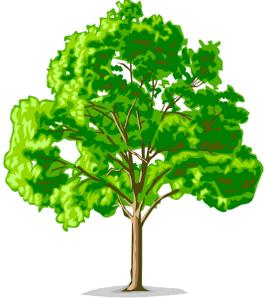




Planning Department
Jeff Retzlaff, Village Planner
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735 *direct line*
(262) 253-8255 *fax*



LANDSCAPING STANDARDS AND GUIDELINES

To be used in preparing Landscape plans as part of the Site Plan Review Process.

WHY

As Germantown continues to grow, the proper design and maintenance of landscaping is increasingly important. The seductive appeal and aesthetic power of plant materials may be used to soften the harshness of the modern urban environment. Very often, the presence or absence of plant material determines whether a neighborhood, shopping center, or office complex is popular, well used, and perceived as one of quality. Trees and plants unquestionably contribute to an overall sense of community and bring environmental, aesthetic, and economic benefits together.

In addition, trees, grass, leaves, shrubs, and even twigs and branches absorb and disperse sound energy, reducing overall noise levels. From an economic point of view, certain arrangements of plants around buildings may help to conserve energy. Trees, providing shade and filtering sunlight, lower indoor temperatures during the summer, reducing the need for air conditioning.



SUBMITTAL REQUIREMENTS

The Village requires applicants to submit **thirteen (13) full size sets** of the landscaping plan, as well as **thirteen (13) sets of reduced 11" x 17" copies**. Plans should be at a scale no smaller than 1' = 30 feet. The landscaping plan shall be submitted at the same time as the other site plan review materials.

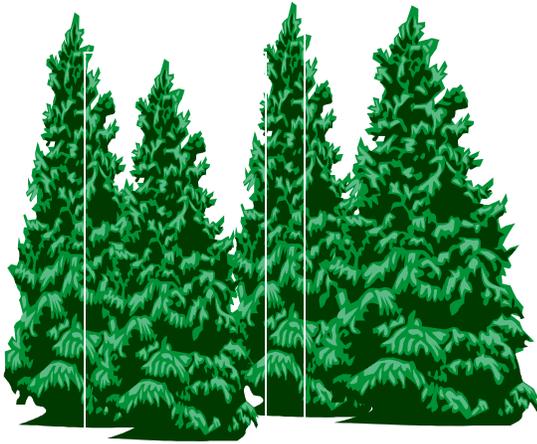
The Landscape Plan should include the following information:

- 1)** All existing plantings on site shall be shown and identified.
- 2)** Removal or relocation of the existing plantings shall be indicated.
- 3)** A schedule of the proposed plantings, including the common name, number and size shall be shown.
- 4)** A site map locating the exact location of the proposed plantings and relocated plantings.
- 5)** The plan shall also include the type of ground cover including grasses and materials to be placed inside landscape islands.
- 6)** The landscape contractor shall be listed on the plan.

APPLICABILITY

These guidelines shall apply to all new construction in Germantown=s **commercial, industrial, institutional and multi-family zoning districts**. Additions and/or upgrades to existing landscaping schemes shall require Plan Commission review and shall be required to comply with these guidelines. Minor amendments may be approved through the Planning Department.

These guidelines do not override or supersede any existing covenants or deed restrictions that are currently in place.



OFF-STREET PARKING AREAS

All public off-street parking areas which are created or redesigned and rebuilt subsequent to the adoption of this section shall be provided with accessory landscape areas totaling not less than 5% of the surfaced parking area. The minimum size of each landscape area shall not be less than 75 square feet. Each such parking area shall be bounded by a greenbelt of at least 8 feet in width between the parking area and all property boundaries. The location of landscape areas and plant materials and the protection afforded the plantings, including curbing and provision for maintenance, shall be subject to approval by the Plan Commission.

Existing trees, shrubs, and other natural vegetation in the parking area may be included in the required minimum landscape area. All of the requirements of the off-street parking areas, shall be completed within one year after the occupancy permit is issued.

LANDSCAPING PLAN DETAILS

In addition to showing the new plantings added to the site, the following information shall be shown on the submitted plan:

- X Major improvements on site (buildings, parking areas, drives, walks)
- X Proposed outdoor amenities (benches, paths, etc.)
- X Existing vegetation
- X Vegetation to be destroyed
- X Proposed method of saving existing vegetation during construction
- X Proposed landscape features (berms, fountains, etc.)
- X Existing and proposed lighting
- X Irrigation watering systems
- X Installation details/staking
- X Proposed erosion control
- X Typical sections of landscape islands and planter beds identifying the materials to be used
- X Delineation of sodded areas, wilderness areas and seeded areas indicating square footage, materials to be used and seed mixtures



SPECIFIC LANDSCAPE GUIDELINES

When reviewing non-residential development within the Village of Germantown, the following guidelines will be considered by the Plan Commission.

- X **Parking areas** shall be screened from all public right-of-ways with evergreen plantings. No plantings shall be placed in the public right-of-way.
- X **Street trees** shall be installed for all arterial streets. Street trees shall be a mix of deciduous trees with a minimum caliper size of 3" measured two feet from the ground elevation.
- X Large flat **building surfaces** shall be broken up with plantings. Plantings shall be along each building facade visible from a public right-of-way.
- X **Deciduous trees** (other than street trees) shall have a minimum caliper size of 2.5" measured two feet from ground level. **Coniferous trees** shall have a minimum height of 5'. Plantings shall be appropriately spaced apart.
- X **Bushes and shrubs** shall be a minimum of 24" in height.
- X **Ornamental trees** shall have a minimum caliper size of 1.5" measured two feet from ground level.
- X All dead or diseased or dead vegetation shall be removed and replaced within one year.
- X An 8' **vegetative buffer strip** shall be planted with prairie grasses along the shoreline of all wet ponds.
- X All **landscape islands** shall be curbed with a minimum 18" curb size.
- X For safety purposes, landscape islands shall include only low plantings for ground cover and taller species with canopies a minimum of 6' above grade.
- X The **number of plantings** per site shall be determined by the Village Plan Commission. Each new development shall incorporate a variety of planting species and enough to add aesthetic value to the property.

PROHIBITED PLANT MATERIALS

There are some woody plant species that are regarded as invasive or undesirable by the Wisconsin Department of Resources, and therefore should not be planted. They include

Common Name
Box Elder
Silver Maple
Japanese Barberry
Russian Olive
Ginkgo
Tartarian Honeysuckle
Cottonwood
Common Buckthorn
Smooth Sumac
Black Locust
Honey Locust
Multiflora Rose
Siberian Elm



METHOD OF INSTALLATION

All deciduous and coniferous trees shall be ball and burlap, and staked and guyed in accordance with American Association of Nurserymen Standards. Trees may also be transplanted with use of a tree spade. All shrubs shall be ball and burlap, or potted.