

VILLAGE OF BROWN DEER LANDSCAPE STANDARDS

The purpose of these landscape standards is to provide guidance to developers of multi-family, business, commercial, and manufacturing areas (Zoning Districts B1 - B4, M, PD, BPD, OVPD, RPD). These standards shall apply to new development and redevelopment as it occurs. These standards shall apply to residential development and redevelopment (Zoning Districts R1 - R5) as noted. These standards shall not supercede or force non-compliance with any Brown Deer Code or ordinance.

(1) Site Restrictions

- (a) At least one ornamental deciduous tree, not less than 2.5" caliper, shall be incorporated into the design for every 1,500 square feet of green space.
- (b) Shade trees shall be incorporated into the site plans wherever possible. There is no specific number or ratio specified.
- (c) At least 25% of the total green space shall be landscaped utilizing plant materials, other than maintained turf, that contribute to "at-grade" coverage.

For purposes of determining the number of plants necessary to meet the minimum 25% "at grade" coverage requirement, plant types are categorized by their general size and potential mature "at-grade" coverage area.

<u>Plant Type</u>	<u>Area of Coverage Provided</u>
Evergreen Tree (>8' Dia)	75 sq. ft.
Large Shrub (6-8' Dia.)	38 sq. ft.
Medium Shrub (4-6" Dia.)	20 sq. ft.
Small Shrub (2-4' Dia.)	12 sq. ft.
Perennial (4.5" Pot)	6 sq. ft.

- Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.
- (d) To assure a diversity of color, texture and year round interest, the species of shrub type plant materials shall be varied, with evergreens comprising 25% to 70% of the total plantings.
- (e) Plants and shrubs within landscaped vision triangle (as determined by the Brown Deer Police Department) shall not exceed 30" in height at maturity, or obstruct the view between the street and the access drives near the street entries and exits. Trees shall not have branches lower than 7 ft. within the vision triangle. All measurements shall be from the adjacent pavement or sidewalk surfaces.

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- (f) Newly developed paved parking areas larger than 5,000 square feet shall have landscaped areas not less than 15% of the paved area and placed throughout the parking area and at the outer perimeter
- (g) For redevelopment projects, landscape plans shall comply with the 15% requirement unless determined to be unfeasible by the Beautification Committee.
- (h) Landscaping shall be installed within 9 months of occupancy or substantial completion of the building, whichever comes first, weather and appropriate planting seasons permitting.

(2) Public Safety and Security

Landscape plans shall be reviewed by the Brown Deer Police Department in regards to traffic and pedestrian visibility and property security.

(3) Maintenance Requirements

The owner of the site shall have the duty of, and the responsibility for:

- (a) Keeping all grass, trees, shrubbery and other green space areas in a well-maintained, safe, clean and attractive condition comparable with the surrounding area properties at all times. This maintenance shall include practices that promote healthy plant growth, free from diseases, pests, weeds and litter.
- (b) The repair or replacement of landscape structures (i.e.: berms, screening plantings, planters, etc).
- (c) The regular maintenance, repair, and/or replacement where necessary, of any screening or buffering required by the Plan Commission or the Beautification Committee.
- (d) Required plant materials, if dead, diseased, or severely damaged shall be removed by the owner as soon as possible, but no later than 30 days after notification. These plants shall be replaced within 3 months of removal or by the next planting season, whichever comes first.
- (e) Replacement plants shall be of the same or greater size and species (as established plantings or as shown on the approved landscape plan) approved by the Beautification Committee.

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(4) Required Information

Submitted landscape plans shall include details of all proposed landscaping, buffering, and screening. These plans shall be prepared by a landscape professional, or evidence provided that the plans were reviewed by a landscape professional. The plans shall show the location and dimensions of all existing and proposed structures, parking, drives, rights-of-ways and any other permanent features, and all other information required by the Plan Commission and/or the Beautification Committee including but not limited to the following:

- (a) A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing, and the scientific and common names of all landscape materials used.
- (b) Existing trees three (3) inches DBH or larger. Existing landscaping shall be preserved and protected from construction activities as much as possible. (DBH - Diameter-Breast-Height - diameter measured 4.5 feet above the mean ground elevation beyond the root flare).
- (c) The location and percent of slope of all proposed berms using 1 ft. contours.
- (d) Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
- (e) Methods used in staking and mulching or any other early tree care used.

(5) Preservation of Topography

In order to preserve the natural topography as much as possible and in order to protect against danger and damage caused by man-made changes in existing topography, no lots nor portions of lots nor any parcels of land shall be excavated or filled unless the following conditions are met for new development and redevelopment in all zoning districts:

- (a) In all development where grading and changes to the natural topography must occur to accommodate the development, all grading shall conform to a site grading and stormwater drainage plan approved by the Village of Brown Deer. Stormwater drainage plans shall conform to the Village of Brown Deer Stormwater Management Guidelines. Individual lot landscape grading, in residential developments, shall conform, as near as practicable, to the approved subdivision-grading plan.

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- (b) If a difference in grade between two adjacent lots along a lot line, or wholly within a single lot, is to be no greater at any point than 3 ft., this difference in levels may be sloped toward or away from the lot line at a gradient of no more than 1 ft. vertical to 3 ft. horizontal or a retaining wall shall be constructed to retain the higher ground. An area along or near the lot line shall be graded to allow stormwater drainage to flow, where practicable, unobstructed to the front and/or rear of the lot.
- (c) If a difference in grade between two adjacent lots along a lot line, or wholly within a single lot, is to be greater than 3 ft. at any point, the following procedure shall govern:
 - 1. An area along or near the lot line shall be graded to allow stormwater drainage to flow, where practicable, unobstructed to the front and/or rear of the lot.
 - 2. Sodded slopes shall not exceed a gradient of 1 ft. vertical to 2.5 ft. horizontal.
 - 3. A slope protected by rip-rap construction may not exceed a gradient of 1 ft. vertical to 1 ft. horizontal.
 - 4. No retaining wall shall exceed 4 ft. in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than 4 ft. in height and shall be set back a minimum of 3 ft. from the previous step.
 - 5. In single and two family residential developments building design shall take into account grade differences within the lot.
- (d) Berms greater than thirty (30) inches in height, for developments in all zoning districts require Beautification Committee approval. Side slopes of Berms shall not exceed a gradient of 1 ft. vertical to 2.5 ft. horizontal unless approved by the Beautification Committee.