



28.142

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size **MUST** be prepared and stamped **by a registered landscape architect.**

The Landscape Plan is an important component of the plan set, and must be carefully coordinated to meet ordinance requirements and maintain consistency with plan set components often prepared by other design professionals. This guide will support designers to ensure that the Landscape Plan and Landscape Worksheet reflect adequate Landscape Points, meet all of the Landscape Distribution Requirements, and address detailed specifications. Please review Section 28.142 [LANDSCAPING AND SCREENING REQUIREMENTS](#) in the City of Madison Zoning Code for further detail.

28.142(2)

APPLICABILITY

Landscape standards apply to exterior construction and development activity, including expansion of existing buildings, structures and parking lots, except the construction of detached single- and two-unit dwellings and their accessory structures (e.g. garage, shed).

The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance during any 10 year period is less than 10% of the entire development site.
- (b) Building additions during any 10 year period result in less than a 10% increase in gross floor area.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

28.142(3)

LANDSCAPE PLAN AND DESIGN STANDARDS

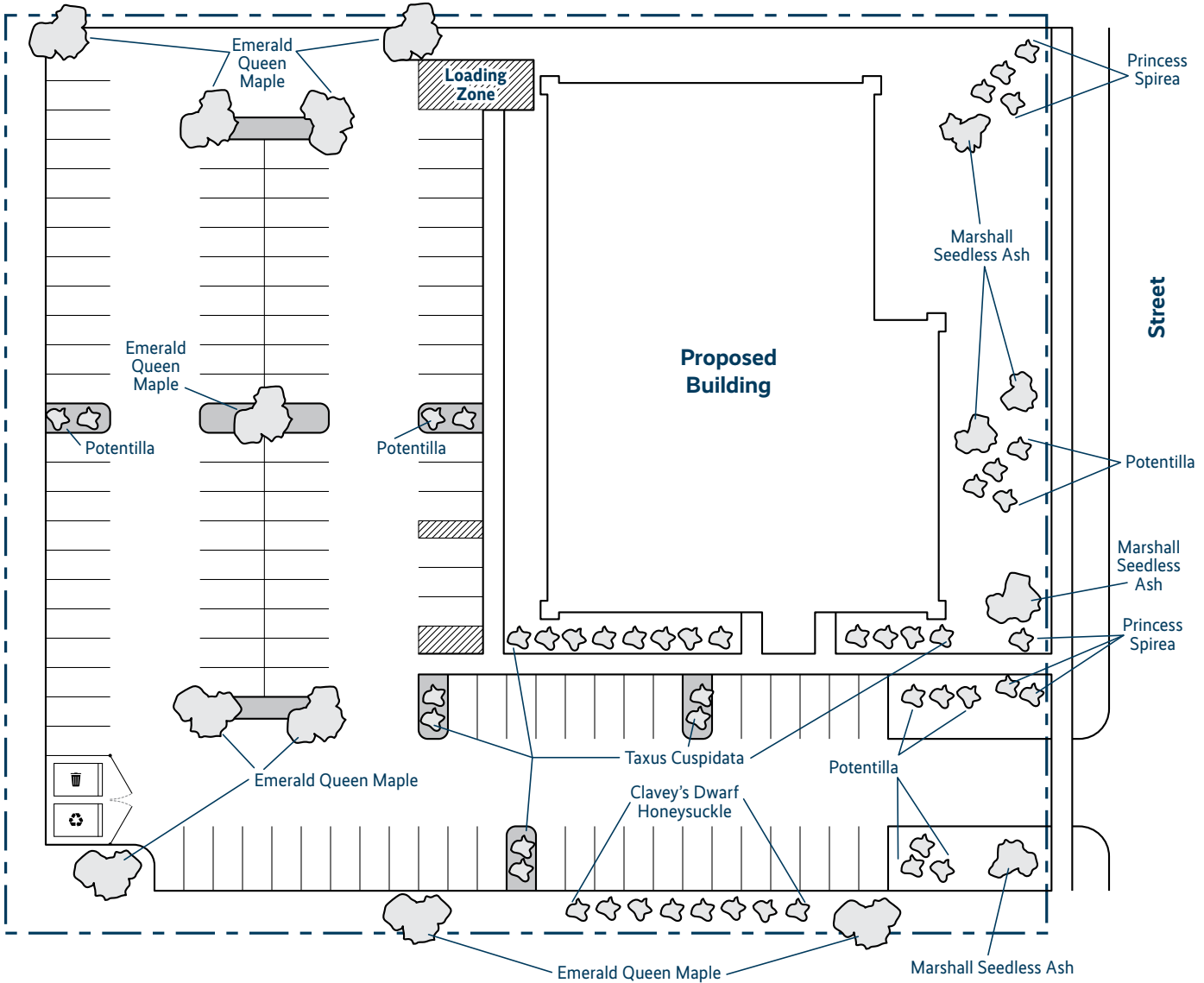
Landscape plans must include all the following elements with labels or references in a clear legend:

1. Plant list, including both common and Latin names, planting size and root condition (e.g., container or ball & burlap).
Note: Plants must be nursery quality and tolerant of individual site microclimates
2. Site amenities, including bike racks, benches, trash receptacles, storage and loading areas, etc.
3. Lighting (landscape, pedestrian or parking area)
4. Irrigation
5. Utility easements
6. Hard surface materials
7. Mulch type, edges and curbs (Mulch = shredded bark, chipped wood or stone installed at a minimum depth of two (2) inches. If stone is used, it shall be spread over weed barrier fabric.)
8. Areas of seeding or sodding
9. Areas to remain undisturbed, and limits of land disturbance
10. Plants shown at their expected size at sixty percent (60%) of growth
11. Existing trees eight (8) inches or more in diameter, with indication of whether they will remain on site or be removed (Trees to be removed should be shown with an "X" or "to be removed" note)
12. Site grading plan, including stormwater management, if applicable, or consistent with more detailed stormwater management plan submitted as part of the plan set



EXAMPLE LANDSCAPE PLAN

Call City Zoning, 608-266-4551, with your questions about this type of plan.



Plant Name	Size	Quantity	Points
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 gallon	8	24
Princess Spirea	1 gallon	7	21
Potentilla	1 gallon	10	30
Taxus Cuspidata	2 gallons	12	60
TOTAL:			585



28.142(5-9)

LANDSCAPE DISTRIBUTION

Landscaping shall be distributed along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping as follows:

	What	Where	Specifications
LANDSCAPING	Development Frontage Landscaping	Between buildings or parking areas and adjacent street(s)	Every 30 lineal feet has 5 shrubs + either 1 canopy tree or 2 ornamental or evergreen trees, or; Decorative fencing (metal, masonry, stone) at least 3' tall
	Interior Parking Lot Landscaping	All parking lots with 20+ parking spaces	Minimum Landscaped Area <ul style="list-style-type: none"> • 8% of parking area for new development • 5% of parking area for changes to site Islands & Strips <ul style="list-style-type: none"> • Planted islands located every 12 parking stalls, or; • 7' wide landscaped strips between parking bays • May be curbed or uncurbed if approved for bioretention Prioritizing Canopy Trees <ul style="list-style-type: none"> • At least 1 canopy tree per 160 sq ft required landscaped area (may substitute 2 ornamental deciduous trees for up to 25% of canopy trees) • No light poles within area of 75% of mature growth from the center of any tree
	Foundation Plantings	Along building facades, except where buildings directly abut sidewalk or hardscape features	Shrubs, perennials, and native grasses
SCREENING	Along District Boundaries	Any side or rear property line between residential & non-residential zoning districts	Solid wall, solid fence, or hedge with year-round foliage, between 6'-8' tall (within front yard setback area, shall not exceed 4')
	Refuse Areas	All 4 sides, with access gate	Solid commercial-grade wood fence, wall, or equivalent material 6'-8' tall
	Outdoor Storage	Screened from any adjacent street, sidewalk, public walkway, public park, or residential uses. Some districts may have different requirements.	
	Loading Areas		
Rooftop & Ground Level Mechanicals	Screened from streets and residential zoning districts	Fully screened with fence, wall, or landscaping as approved by Zoning Administrator	

OTHER IMPORTANT CONSIDERATIONS

28.142(4)(e)

- Mulched planting beds must have at least 75% vegetative cover.

28.142(4)(f)

- Diversity requirements for new canopy trees:

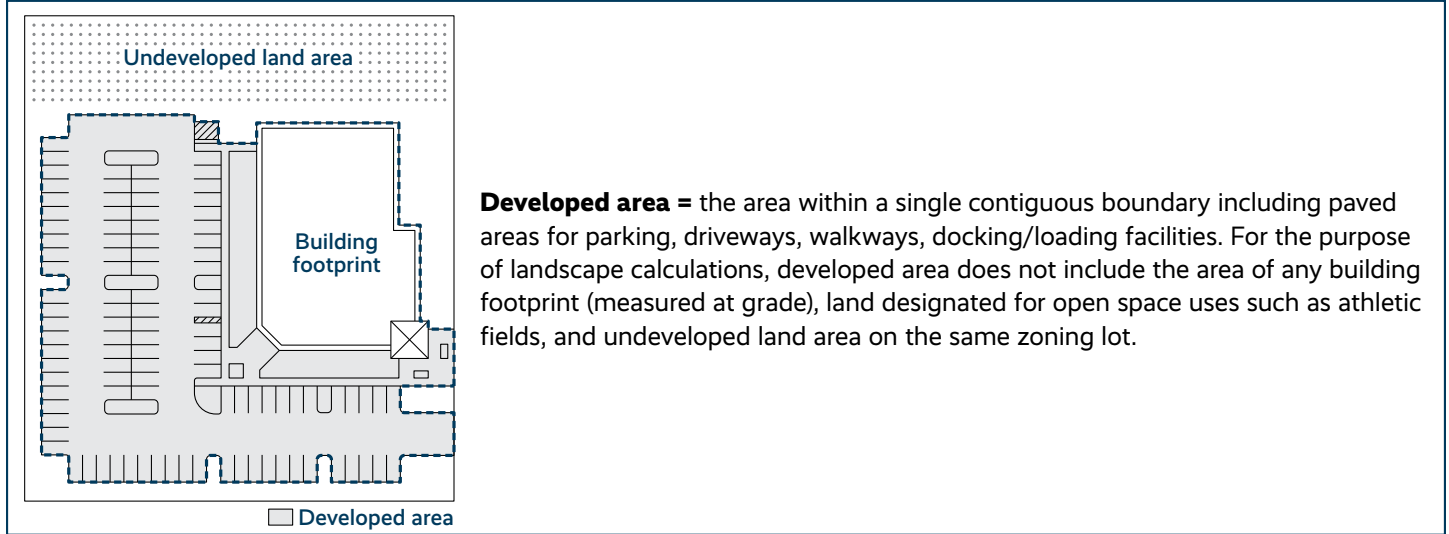
# of New Overstory Trees	Diversity Requirement
<5	None
5-50	No single species can comprise more than 33%
>50	No single species can comprise more than 20%



28.142(4)a-c

DETERMINING LANDSCAPE POINT REQUIREMENTS

Required landscaping points are calculated based upon the total “developed area” of the property.



There are three possible ways to calculate the required landscape points:

For all lots except those described as “Large Lots” or “Industrial Lots” below:

Five (5) landscape points shall be provided for each 300 square feet of developed area.

Total square footage of developed area:	sq. ft.
Total landscape points required:	points

Large Lots:

For lots larger than 5 acres, points shall be provided at 5 points per 300 square feet for the first 5 developed acres, and 1 point per 100 square feet for all additional acres.

Reference:

1 acre = 43,560 sq. ft.
5 acres = 217,800 sq. ft.

Total square footage of developed area:	sq. ft.
Subtotal A: First 5 developed acres	points
Remaining square footage of developed area	sq. ft.
Subtotal B: (1 point per 100 sq. ft.)	points
Subtotal A + Subtotal B = Total landscape points required	points

Industrial Lots:

For properties in the Industrial – Limited (IL) or Industrial – General (IG) zoning districts, 1 point is required per 100 square feet of developed area.

Total square footage of developed area:	sq. ft.
Total landscape points required:	points



28.142(4)c

TABULATING LANDSCAPE POINTS

Complete and submit this table with your complete Landscape Plan sheets to show the quantity and points for all existing and proposed landscape elements.

Project Location / Address:							
Name of Project:							
Owner / Contact:							
Contact Phone:				Contact Email:			
Plant Type / Element	Minimum Size* and Specifications at Installation	Points	Credits / Existing Landscaping		New / Proposed Landscaping		
			Quantity	Points	Quantity	Points	
Tree – Overstory deciduous	2½ inch caliper measured diameter at breast height (dbh)	35					
Tree – Tall evergreen (e.g., pine, spruce)	5–6 feet tall	35					
Tree – Ornamental	1½ inch caliper dbh	15					
Shrub – Upright evergreen (e.g., arborvitae)	3–4 feet tall	10					
Shrub, deciduous	#3 gallon container 12"–24"	3					
Shrub, other evergreen	#3 gallon container 12"–24"	4					
Ornamental grasses / perennials	#1 gallon container 8"–18"	2					
Decorative fence/wall	N/A	4 per 10 lineal ft.					
Existing significant specimen tree	<ul style="list-style-type: none"> • Minimum 2 ½ inch caliper dbh • Must be within developed area • Cannot count for more than 30% of total required points 	14 per caliper inch dbh Maximum 200 points per tree					
Landscape furniture for public seating and/or transit connections	<ul style="list-style-type: none"> • Must be within developed area, publicly accessible • Cannot count for more than 5% of total required points 	5 per "seat"					
SUBTOTALS:							
TOTAL LANDSCAPE POINTS:							

*As determined by ANSI, ANLA-American Standards for Nursery Stock.