

From: John Harrington [mailto:jaharrin@wisc.edu]
Sent: Monday, January 25, 2010 6:57 AM
To: Martin, Al; Tucker, Matthew
Subject: Special Meeting

Al, Matt

I won't be able to attend Wednesday's UDC meeting, but I've a few comments on the landscaping and screening requirements for your consideration along with that of the committee.

28.142 Landscaping and Screening Requirements

(1) consider adding under Statement of Purpose

(e) Enhance the environment for successful plant establishment and growth

(2) Under elements of the landscape plan to be shown

10. I still feel strongly that a provision needs to be made that for plants planted in parking areas or for those surrounded by pavement the size on the plan should be shown at 15 years of growth. To show plants in such locations at 2/3s their mature size is a major misrepresentation of what would ever exist.

Suggest adding an 11th item: Existing trees 8" in diameter or greater noting those that are to be removed and their size

(5) Landscape calculations

Overstory deciduous trees should be planted at a minimum 2 1/2" caliper not 2"

(6) Development Frontage Landscaping

(a) One (1) overstory deciduous tree and a *minimum* of five (5) shrubs shall be planted for each thirty.....*Sufficient shrub numbers and spacing should allow for continuous foliage cover at mature size.*--I suggest something to this effect, some shrubs may only spread 2-3', others could spread 5 or 6'. Some ordinances provide a opacity factor, but I think this would be hard to enforce.

(7) Interior Parking Lot Landscaping

(a) 5% is very small area if you really want to accomplish what is in the Statement of Purpose. I'd increase to 10% but at least go to 8%. Madison is certainly not approaching the landscape level in its zoning of many cities its size.

(b) The primary plant material shall be shade trees with at least one...for every 160 sf of landscaped area. Again I would increase this to 1 for every 140 or even better 120 sf. This also ensures two trees per larger islands that extend nearly two car stalls.

(c) add There shall be a maximum of 12 contiguous parking stalls without a break from a tree island -- wording needs work

(d) Parking lot lighting should not conflict with tree growth or the use of trees in islands.

(e) Parking areas with more than 4 parallel rows of car stalls shall have a minimum of one 7' wide planted median between and extending the length of every other head-to-head car row.

(11) Maintenance

Planting material that has died shall be replaced no later than the upcoming June 1. (this allows *up* to 12 months depending on when the plant died but ensures that plants be replaced by the start of the next growing season

It would also be nice to have some wording about establishing safe pedestrian circulation internal to parking lots.

Attached are a couple of other thoughts borrowed from other landscape ordinances.

Thanks.

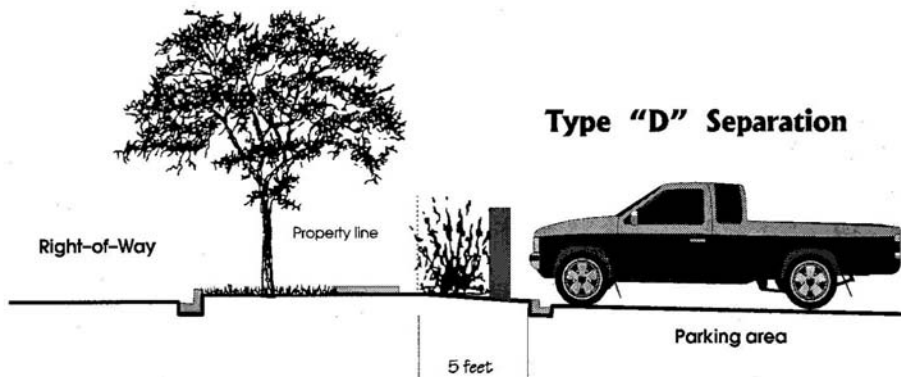
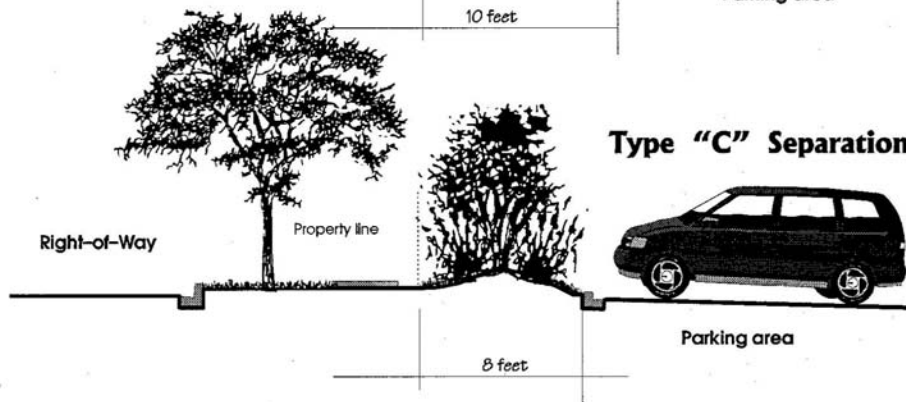
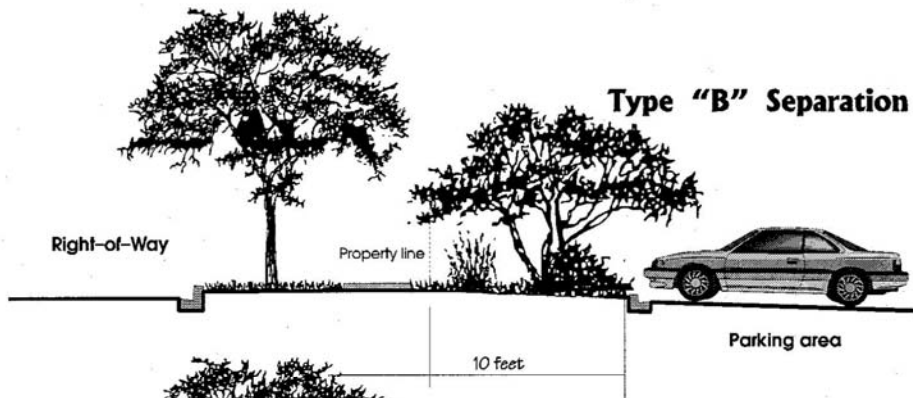
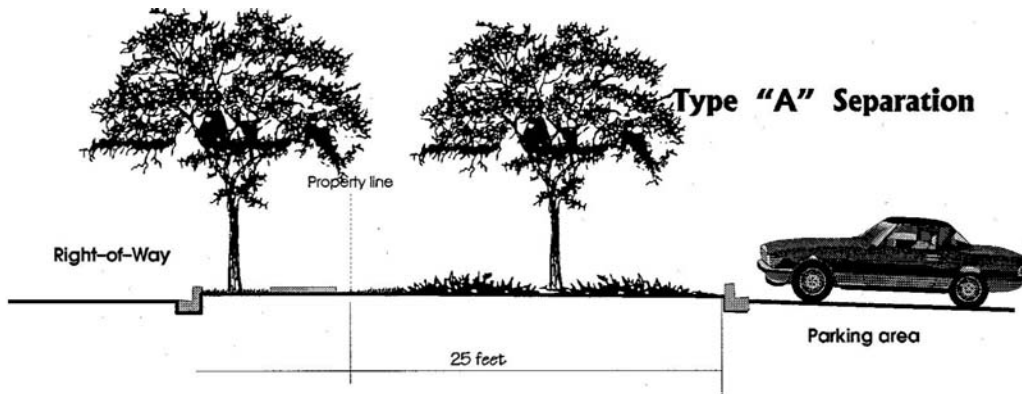
John

Matt if you still want to get together to discuss landscaping send me an email.

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Other considerations from ordinances around the country:

3. Landscaped medians at least ten feet in width shall be required for aisles that align with street access. (Utah)



1. Existing Trees. Where trees with a trunk caliper of six inches or more already exist on a proposed parking lot site, a tree preservation plan that makes the best use of as many trees as possible shall be reviewed and approved by the city landscape architect and the approval body