

Title 24 - ZONING

Chapter 24.12 LANDSCAPING AND SCREENING

Wauwatosa, Wisconsin, Code of Ordinances Created: 2023-06-07 12:48:08 [EST]

(Supp. No. 80)

Chapter 24.12 LANDSCAPING AND SCREENING

24.12.020 Perimeter Vehicular Use Area Landscaping.

A landscape strip with a minimum depth of 10 feet must be provided between the vehicular use area and the public right-of-way. This perimeter vehicular use area must include at least 2 deciduous trees and 8 shrubs per 50 feet of vehicular use area frontage.

West Wisconsin Ave. Vehicle Use Area - 127 + 37 = 164 LF

REQUIRED: 164 / 50 = 4 4 x 2 = 8 deciduous trees

4 x 8 = 32 shrubs

PROVIDED: 8 deciduous trees

24.12.030 Interior Vehicular Use Area Landscaping.

Minimum Interior Landscape Area. At least 10% of the interior of vehicular use areas must be landscaped.

Vehicle Use Area = 32,020 SF

REQUIRED: 32,030 x 10% = 3,203 SF

PROVIDED: 1,766 SF

Shade trees must be provided in interior landscape islands at a minimum rate of one tree per 180 square feet of required interior landscape area

Required Interior landscape Area = 3,203 SF

REQUIRED: 3,203 / 180 = 18 Shade trees

PROVIDED: 3 Existing Shade trees

10 Proposed Shade trees

NOTE: Milwaukee County Parks will be seeking a variance to the interior landscape requirements, greenspace and shrub plantings for the parking lot.

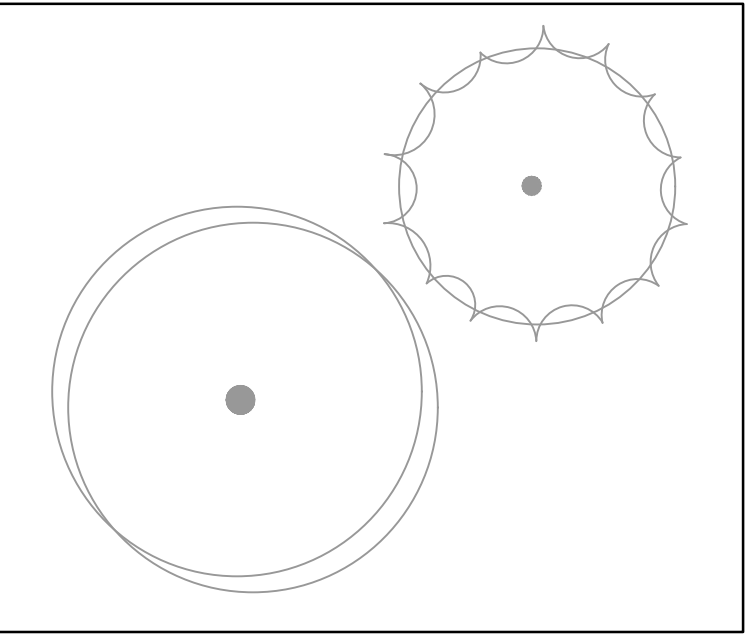
PLANT SCHEDULE PARKING LOT

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING	MATURE SIZE
SHADE TREES							
SM	2	Sugar Maple	Acer saccharum	2" CAL	B&B	Full, matching heads	60' x 45'
HCB	5	Common Hackberry	Celtis occidentalis	2" CAL	B&B	Full, matching heads	50' x 50'
IW	4	Ironwood	Ostrya virginiana	2" CAL	B&B	Full, matching heads	25' x 15'
SWO	3	Swamp White Oak	Quercus bicolor	2" CAL	B&B	Full, matching heads	75' x 65'

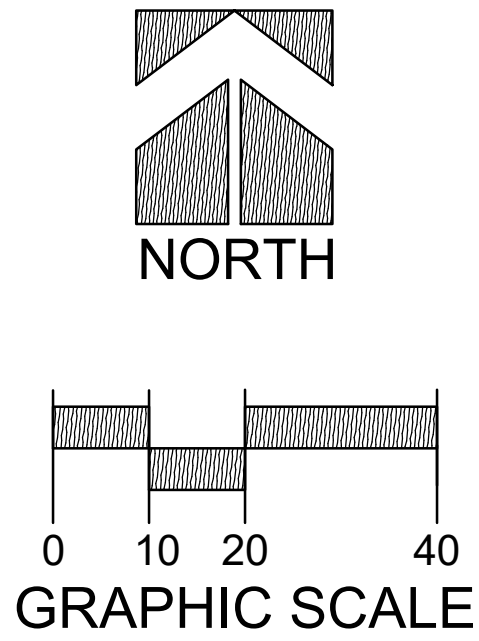
ORNAMENTAL TREES							
RDB	3	Eastern Redbud	Cercis canadensis	2" CAL	B&B	Full, matching heads. Northern grown	25' x 30'

Proposed trees : 34 caliper inches

- NOTES:
- Milwaukee County Parks requires using native trees and shrub species (no cultivars)
 - Top-dress and seed all lawn areas disturbed due to construction



EXISTING TREE TO BE PRESERVED AND PROTECTED

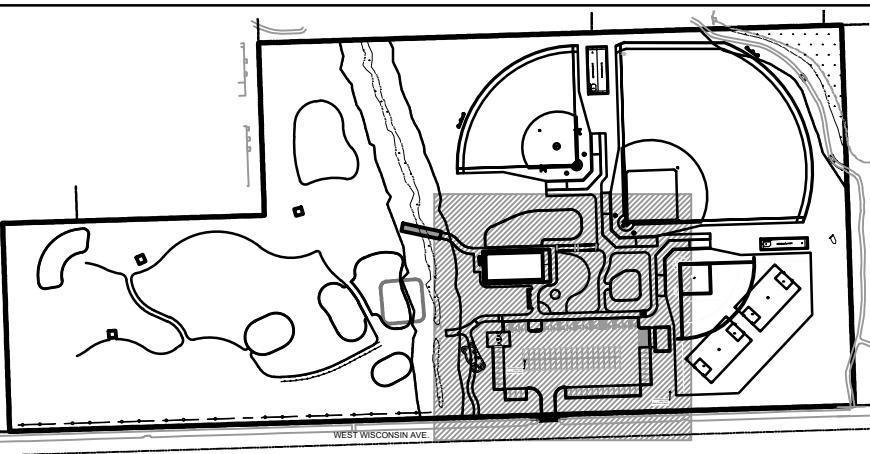


EXISTING PARKING STATISTICS

STANDARD PARKING STALLS	80
ACCESSIBLE STALLS	0
TOTAL PARKING STALLS	80
BIKE PARKING STALLS	0
ON STREET PARKING ON WISCONSIN AVE. - ONLY W/ PROP FRONTAGE	
NORTH SIDE	59
SOUTH SIDE	54
TOTAL ON-STREET PARKING	113

PROPOSED PARKING STATISTICS

STANDARD PARKING STALLS	69
ACCESSIBLE STALLS	14
TOTAL PARKING STALLS	83
BIKE PARKING STALLS	26
ON STREET PARKING ON WISCONSIN AVE. - (ALONG STREET FRONTAGE)	
NORTH SIDE	59
SOUTH SIDE	54
TOTAL ON-STREET PARKING	113



SITE KEY



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DESCRIPTION

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Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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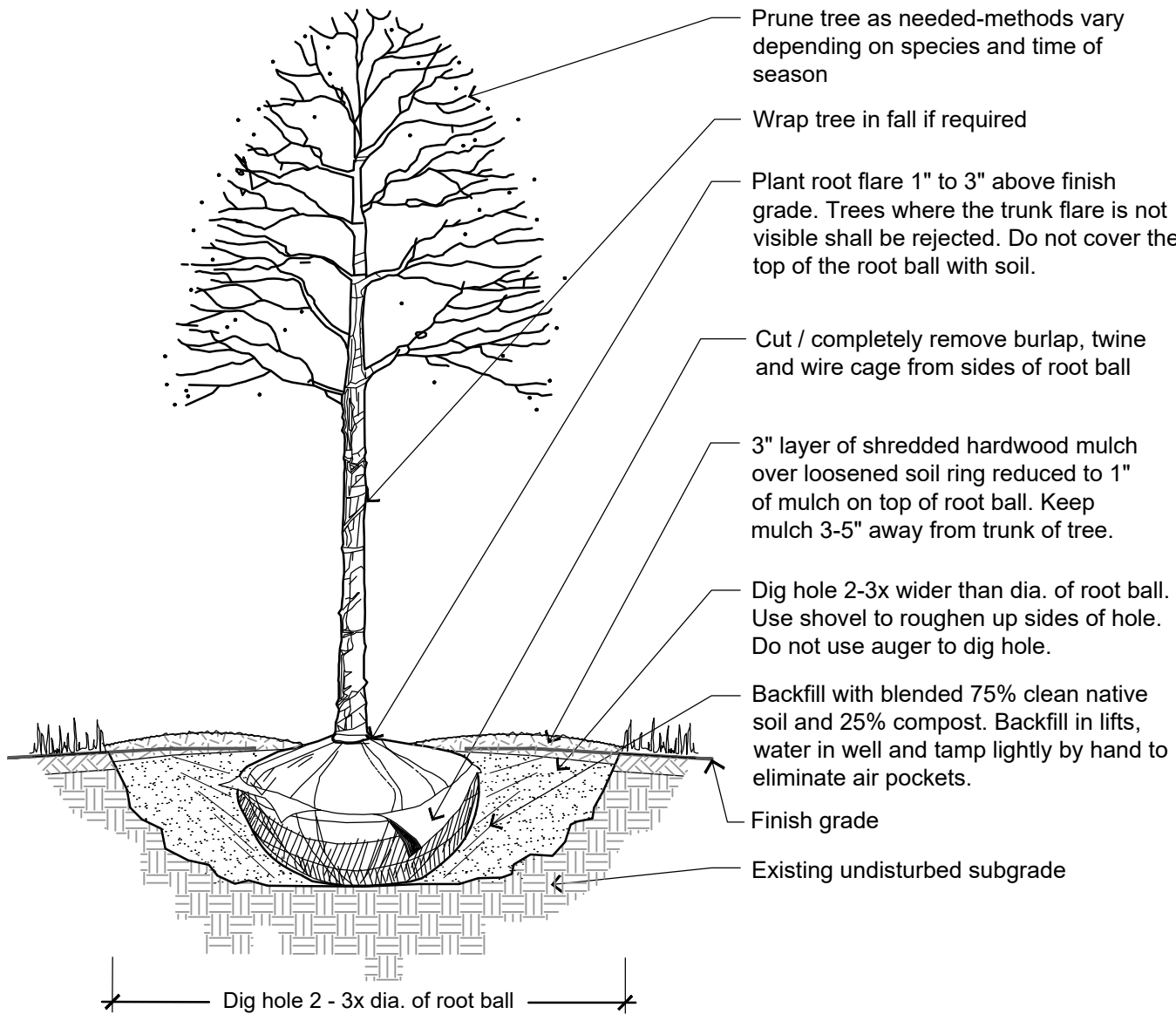
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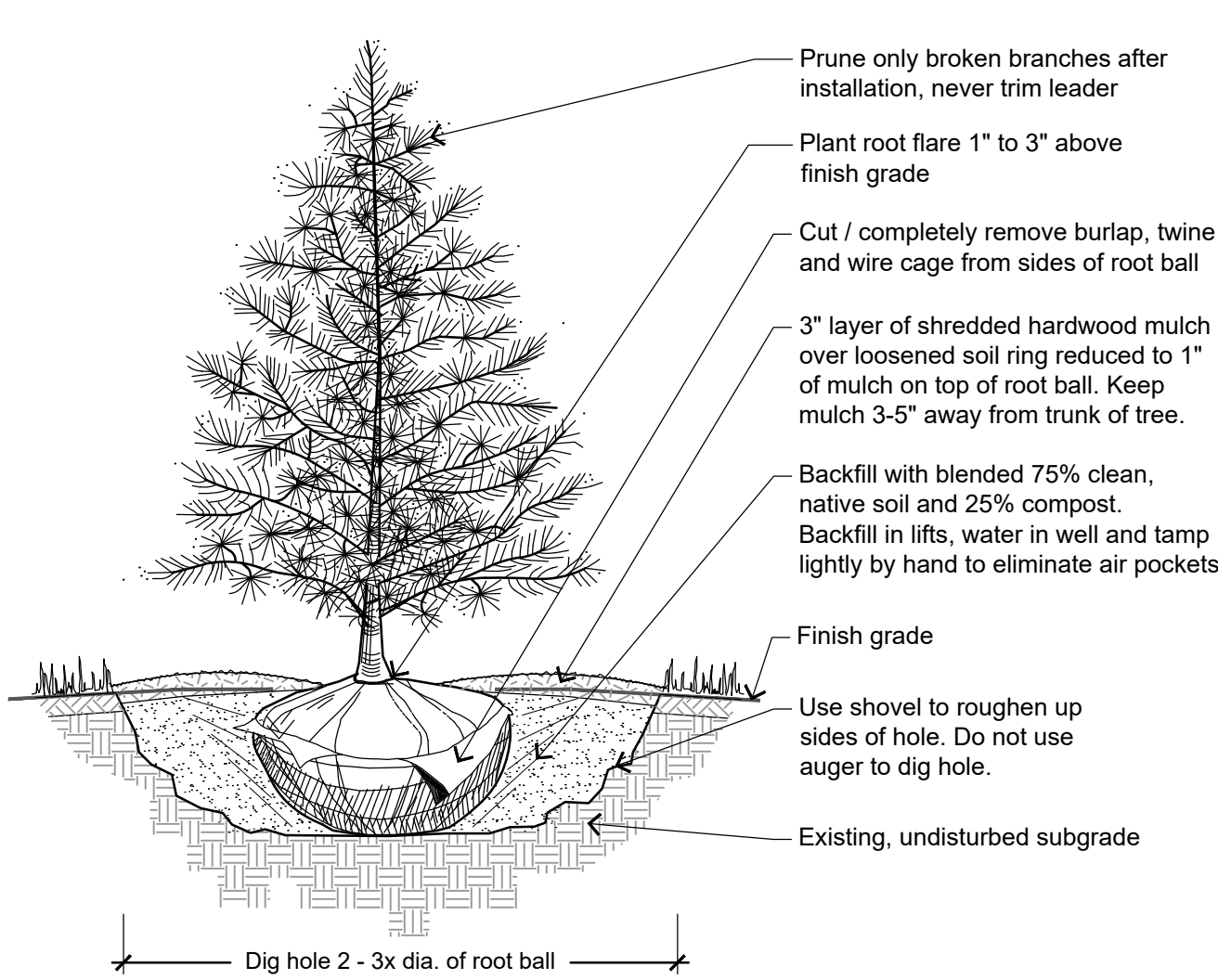
LANDSCAPING PLAN
PARKING LOT & BEER GARDEN

CONDITIONAL
USE PERMIT

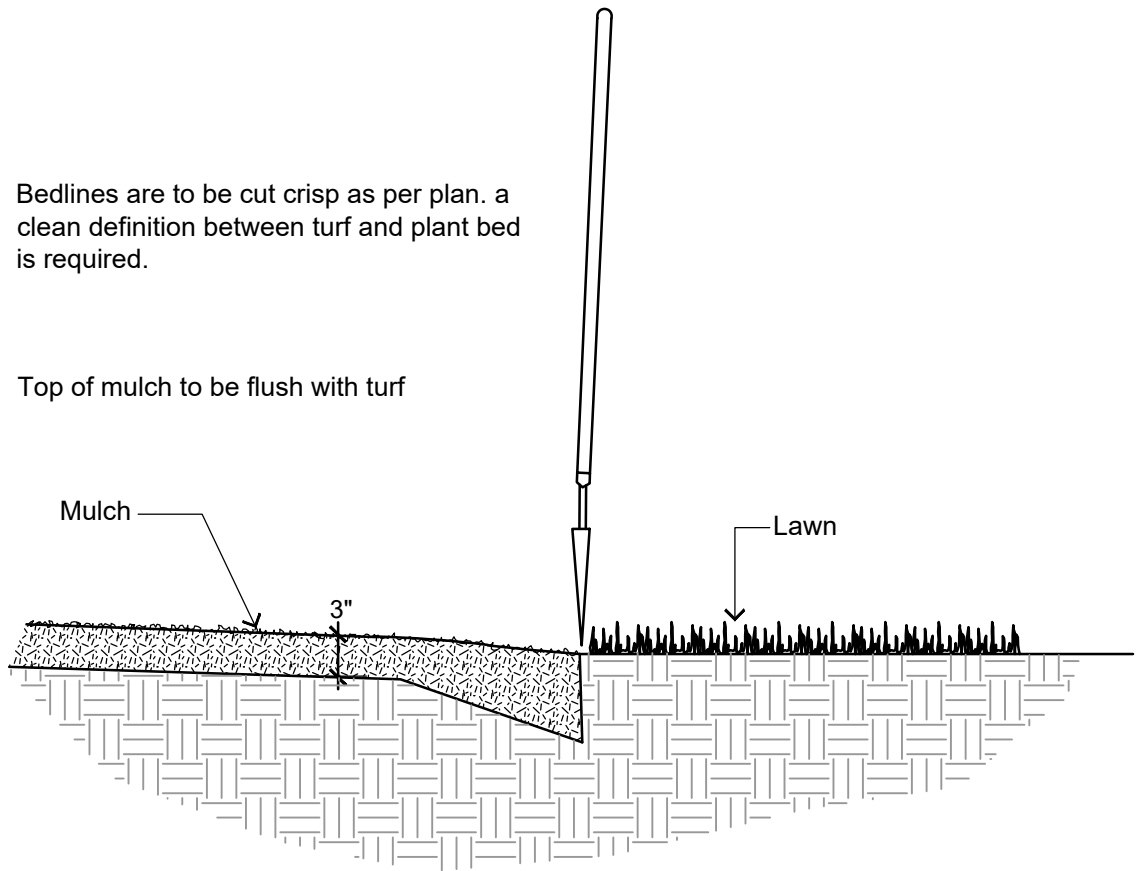
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JOB NO. 3200001
PROJECT MANAGER:
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CHECKED BY: ##
SHEET NUMBER
L100



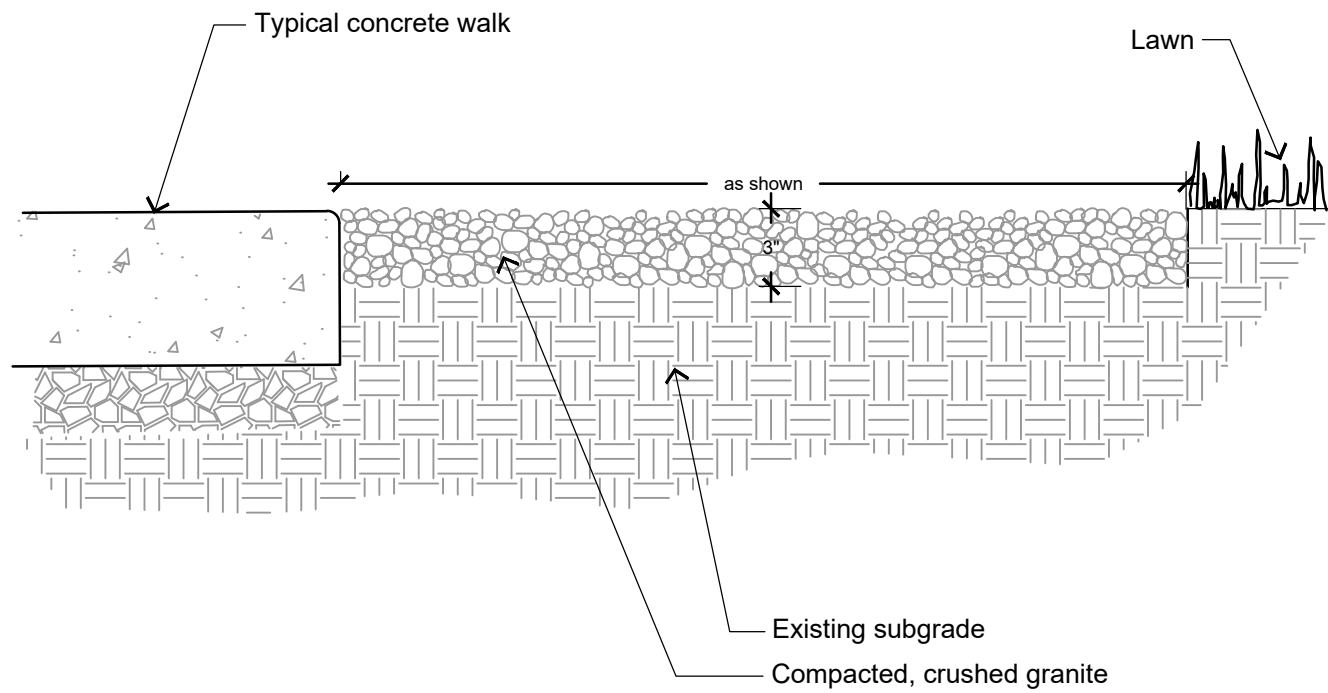
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



3 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE



4 BEER GARDEN GRAVEL DETAIL
NOT TO SCALE

DIVISION 1 - GENERAL REQUIREMENTS

01 5 00 Substitution Procedures

- Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.

01 11 13 Work Covered by Contract Documents

- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, evergreens and turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), applying deer fencing as needed, and any other needs that are required to keep the landscape healthy and well maintained.
- Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
- Warranty and replacements: All plants (trees and evergreens) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

012 16 Work Sequence

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor. Inform landscape architect and general contractor of date(s) when planting shall commence.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 91 00 - PLANTING PREPARATION

32 91 13 Soil Preparation

- Areas to be seeded: remove / kill off any existing unwanted vegetation prior to seeding with a glyphosate herbicide, applied only by a state certified applicator no sooner than 2 weeks prior to seed installation. Prepare seed bed areas to a maximum depth of 1 inch. Prepare the topsoil by removing all surface stones 1" or larger. Soil's surface should be loose and free of any soil clumps exceeding 1 inch in diameter. Do not fertilize native seeding areas.
- Erosion control measures are to be used in swales and on steep grades, where applicable.
- Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.

32 91 13.16 Mulching

- All tree planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. Do not allow mulch to contact tree trunks.

32 91 19 LANDSCAPE GRADING

32 91 19.13 Topsoil Placement and Grading

- The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
- Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
- Topsoil shall be placed to meet proposed finished grade. Parking lot islands to be backfilled with screened topsoil (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 3" of clean topsoil (per note below).
- Topsoil shall be: screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
- Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
- Seeded areas: to receive a settled minimum depth of 3" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.

32 92 00 - TURF AND GRASSES

32 92 19 Seeding

- Seed type for lawn areas - use only a premium quality seed mix. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial ryegrass applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
- Erosion control measures are to be used in swales and on steep grades, where applicable.
- If straw mulch is used as a covering for seeding, a tackifier may be necessary to avoid wind damage.
- Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf and evenly seeded native areas.
- An acceptable quality seed installation is defined as having:
 - No bare spots larger than 1/2 square foot
 - No more than 5% of the total area with bare spots larger than 1/2 square foot
 - A uniform coverage throughout all areas

32 93 00 - PLANTS

- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.

32 93 43 Trees

- Trees shall be planted per planting details.
- Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.
- An auger is not an acceptable method of digging tree planting holes.
- Scarify side walls of tree pit prior to installation.
- Once tree has been placed into the hole, is at the correct depth and vertical alignment and will no longer be moved; brace root ball by tamping soil around the lower portion of the root ball. Remove and discard twine / rope, burlap and support wire from the sides of root ball.
- Backfill tree planting holes with 75% existing soil removed from excavation and 25% compost blended prior to backfilling holes, in six-inch lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay or stones.
- When hole has been backfilled to three-quarters of its depth, pour water around the root ball and allow to soak into soil to settle the soil. Continue backfilling until soil is brought to grade level.
- Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all trees in lawn areas, reduced to 1" deep on top of root ball. Keep mulch 3" - 5" away from trunk of tree.
- Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.
- Trees too large for two people to lift in and out of holes, shall be placed with sling. Do not rock the trees in holes to raise them.

32 94 00 - PLANTING ACCESSORIES

32 94 13 Landscape Edging

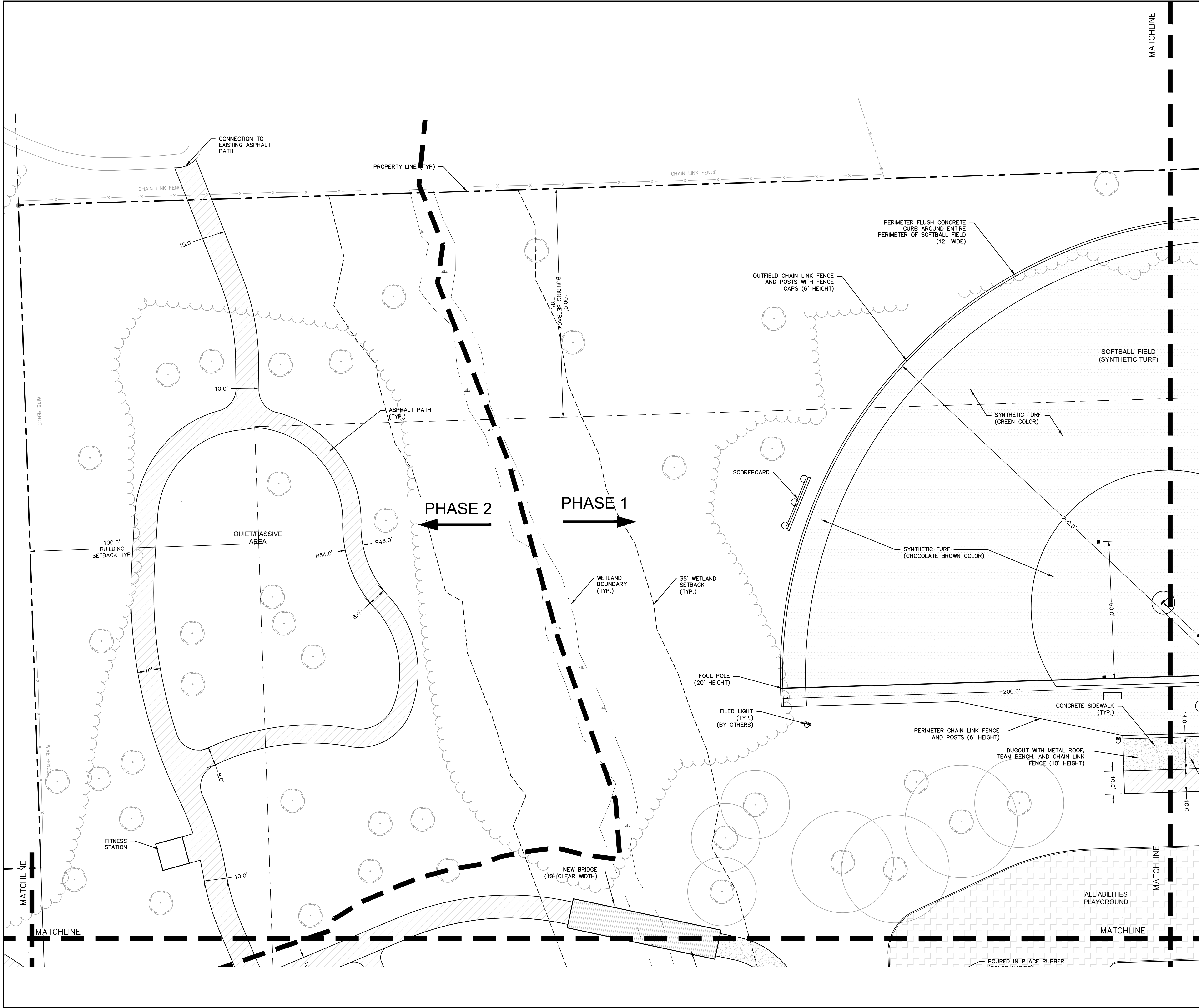
- Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn and plant bed is required.

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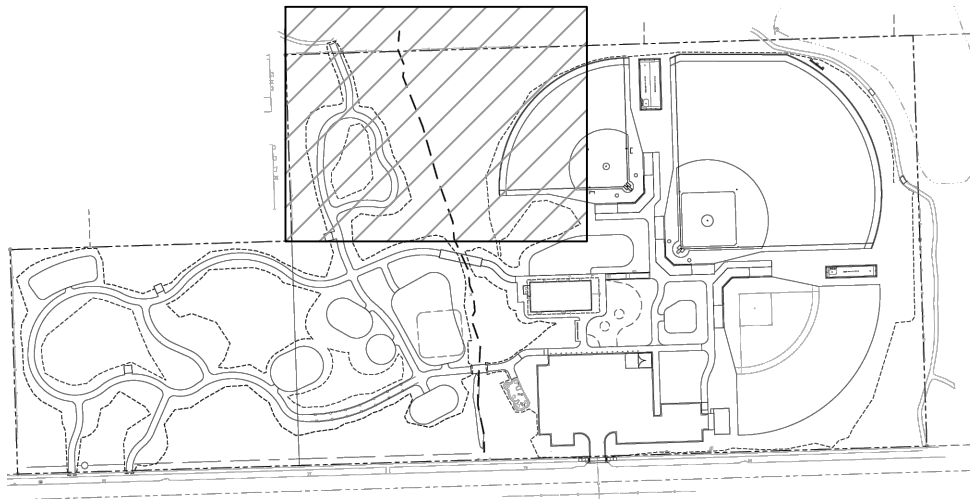


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KEY MAP

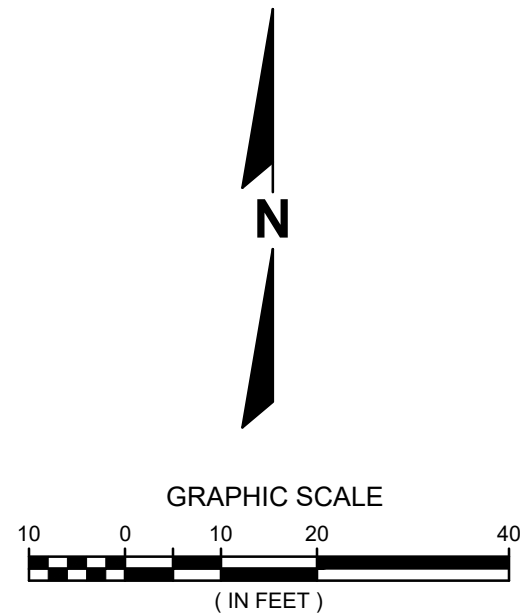


LEGEND

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- CONCRETE SIDEWALK
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- SYNTHETIC TURF
- RUBBERIZED UNIVERSAL FIELD SURFACE MATERIAL
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- GRAVEL PAVING
- BRIDGE
- CONCRETE CURB AND GUTTER
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- SIGN

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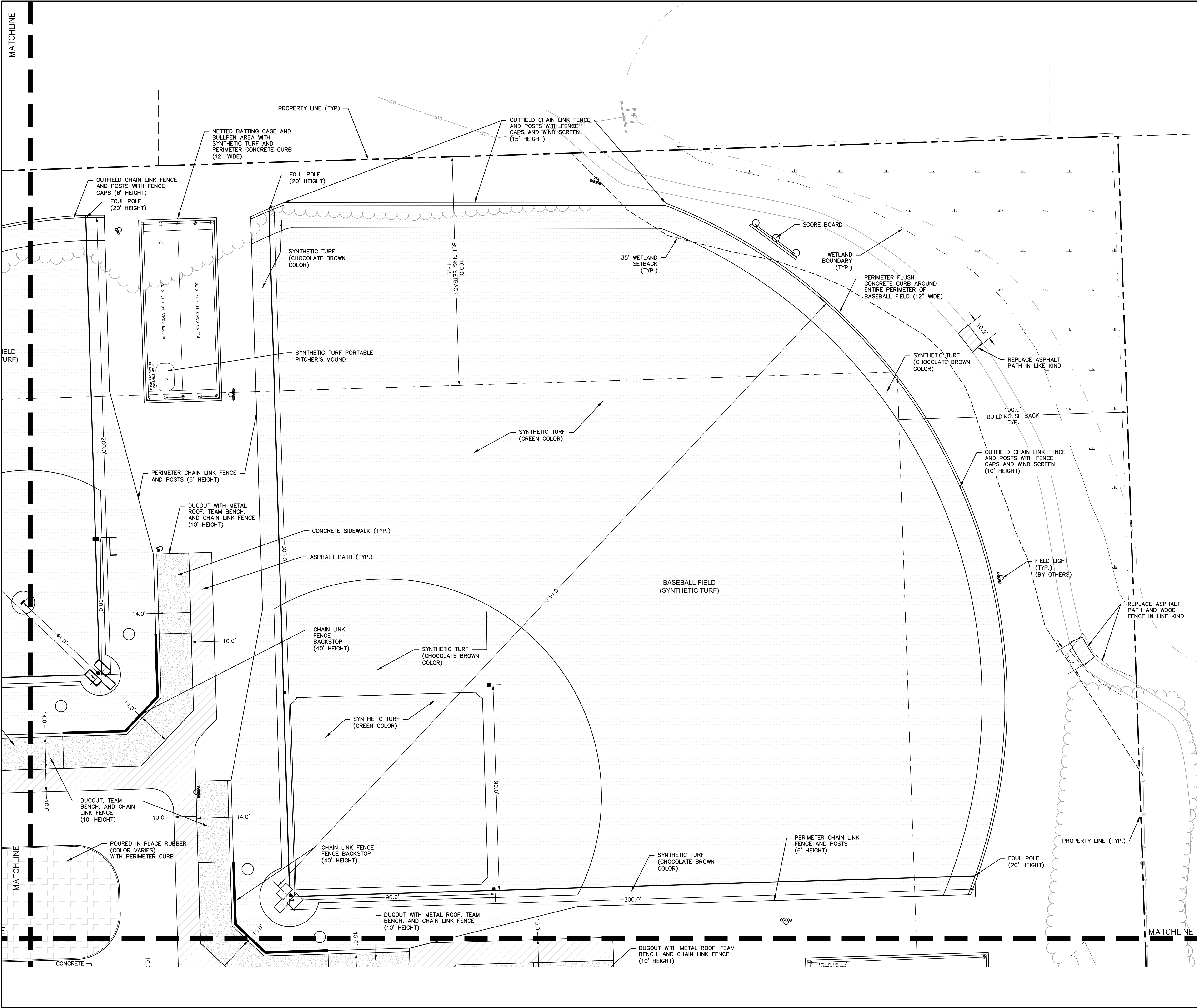
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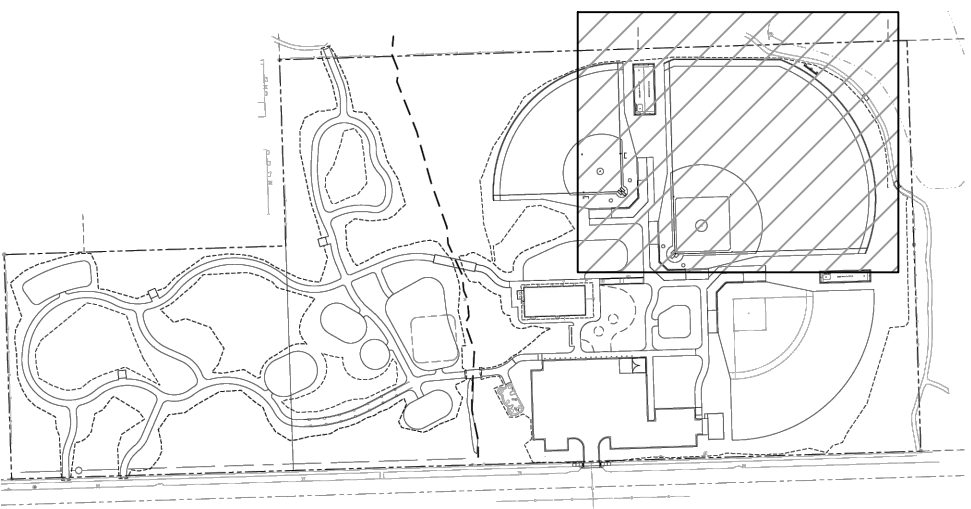
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KEY MAP

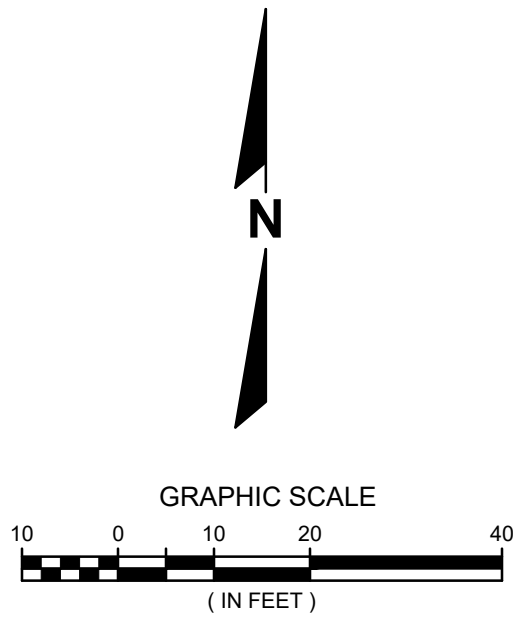


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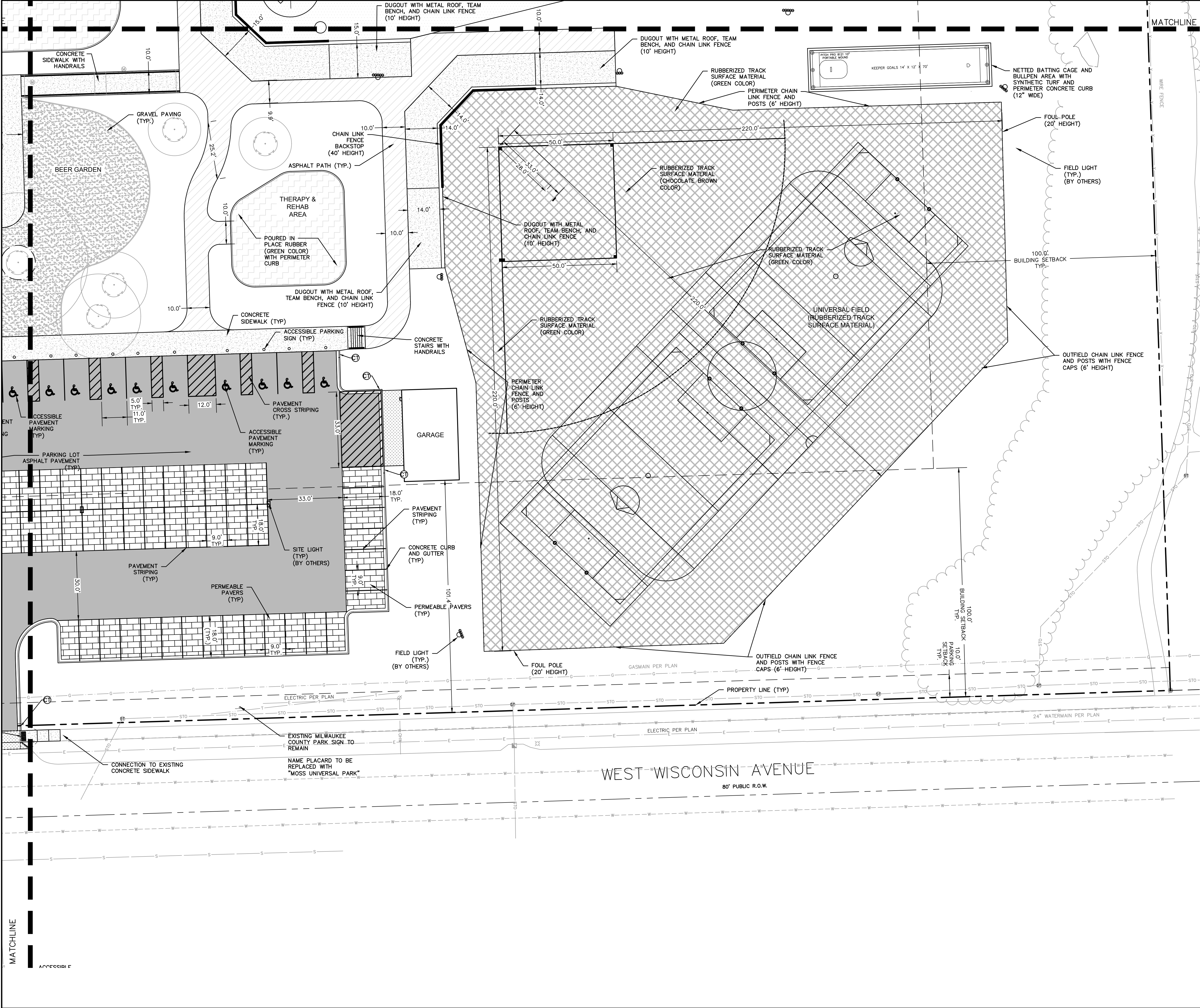
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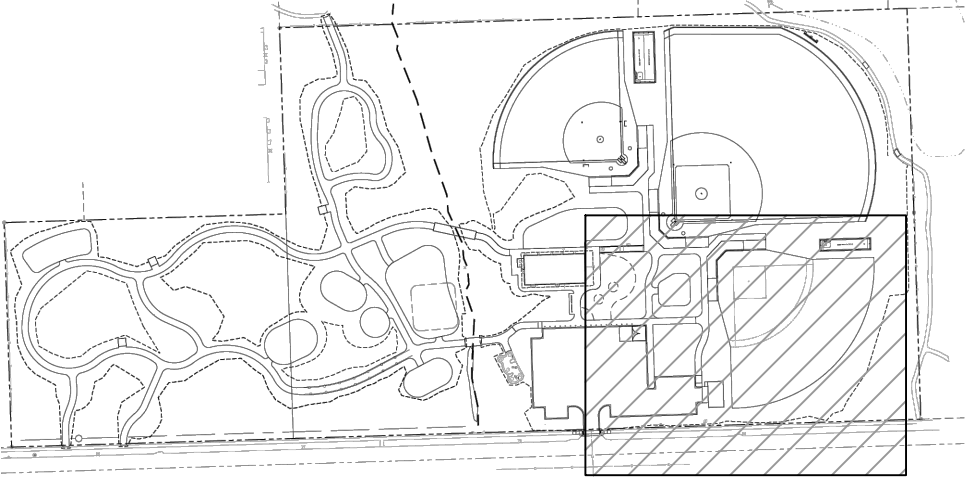
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KEY MAP

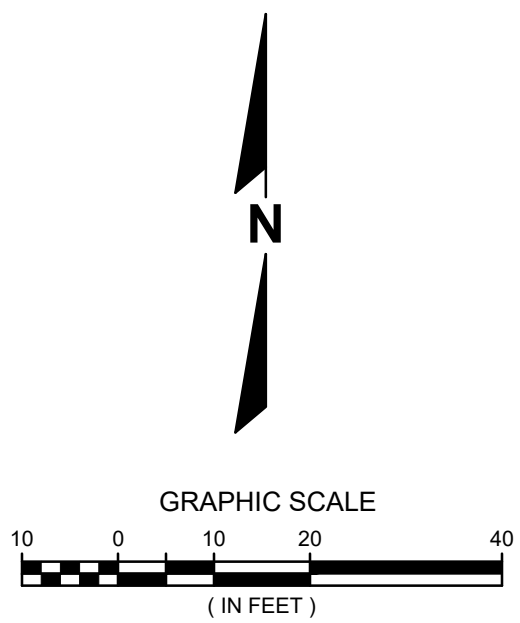


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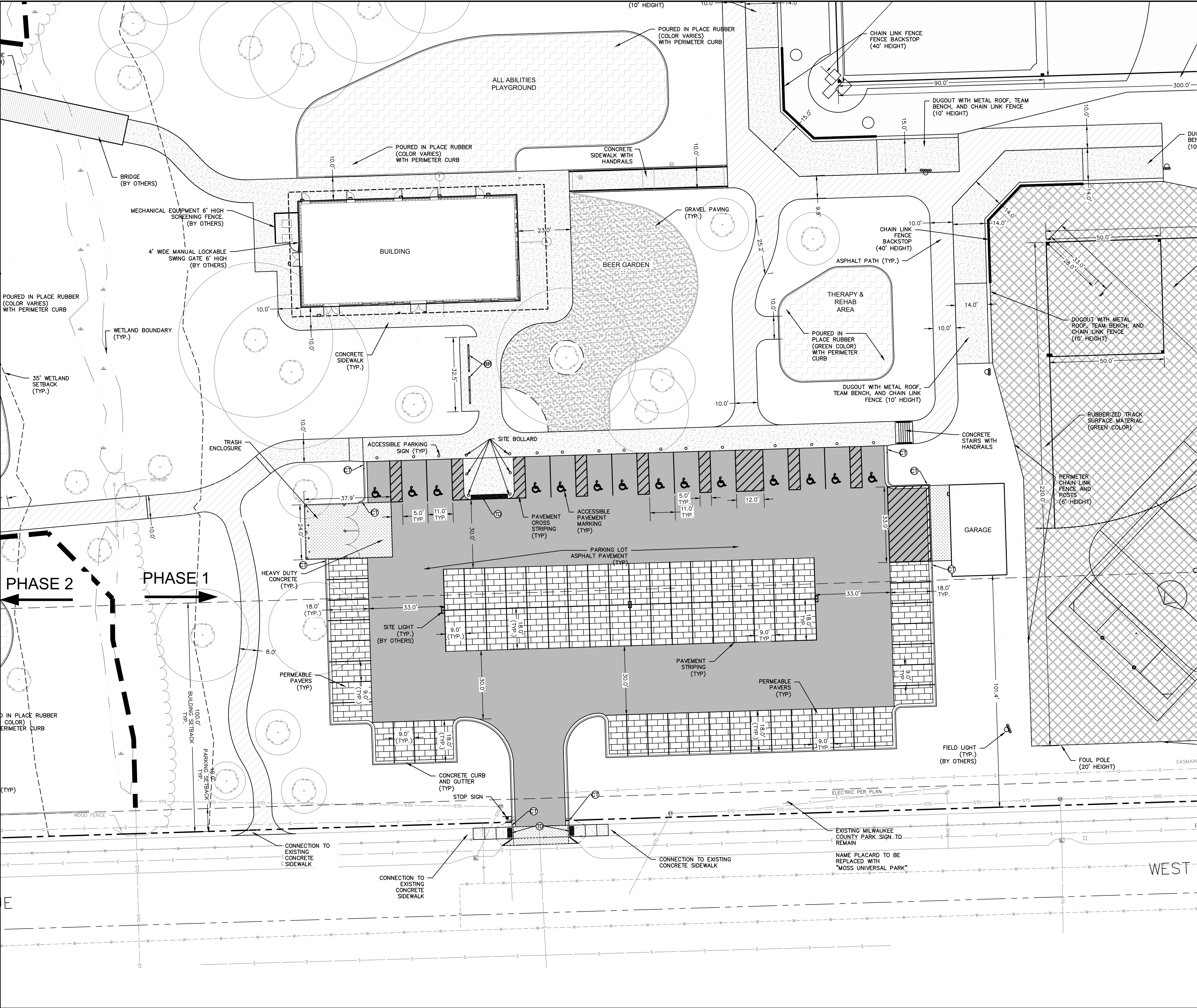
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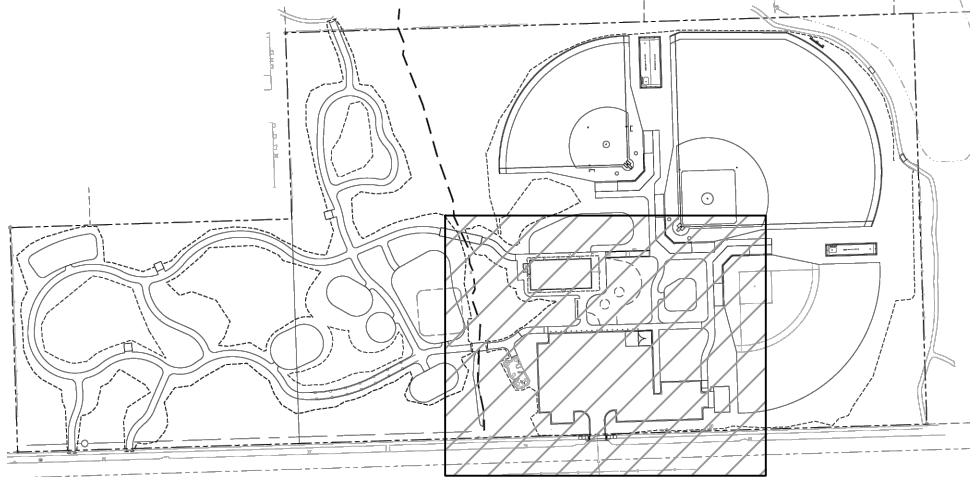


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KEY MAP

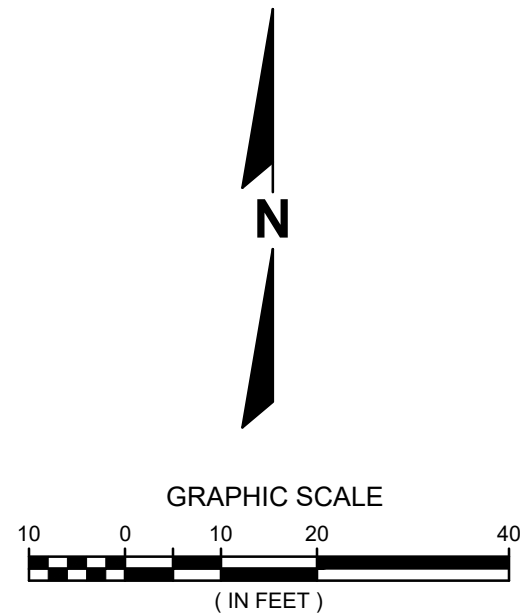


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