

ZONING

480 Attachment 2

City of Monona

Site Design Standards for Parking, Landscaping and Lighting

- I. Introduction
- II. Checklist of Materials to be Submitted for Review of Parking Areas
- III. Schedule of Minimum Required Number of Off-Street Parking Spaces
- IV. Size of Parking Spaces and Layout of Parking Areas
- V. Surfacing, Drainage, Striping and Lighting
- VI. Handicapped Parking Requirements
- VII. Landscaping Standards
- VIII. Adjustments to Parking and Landscaping Requirements

I. Introduction.

- (a) The purpose and intent of these requirements is to establish quantitative standards and guidelines for the application of site performance standards in the City of Monona Zoning Code to any construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure or building. The requirements include requirements on the minimum number of required spaces, size and layout of parking areas, handicap parking requirements, landscaping and light. The landscaping requirements have been reduced to a single worksheet, which the Zoning Administrator may use in assisting applicants in achieving compliance. The worksheet is included in the appendix.¹
- (b) Compliance with these standards and specifications meets the minimum requirement of the City of Monona Zoning Ordinance §§ 480-17 and 480-18. Compliance will also fulfill the requirements of § 346.503, Wis. Stats., with respect to parking spaces for vehicles displaying special registration plates or special identification cards.
- (c) These standards shall apply and be enforced whenever a zoning permit is required according to § 480-52 of the City of Monona Zoning code.

II. Checklist of Materials to be Submitted for Review of Parking Areas.

The following items must be indicated, located and dimensioned on plans for parking areas requiring a zoning permit before any permits will be issued. All plans shall be scaled drawings at one inch to 20 feet (1" = 20') or larger, or as otherwise determined by agreement with the Zoning Administrator. The applicant shall provide three copies of all plan sets.

- (a) Property lines, existing and proposed structures, parking surfaces, and existing and proposed vegetation. Landscape elements and trees should be drawn to the scale equal to their growth within five years of construction.

¹ Said worksheet is on file and available for inspection in the City's offices.

MONONA CODE

- (b) Width of abutting right-of-way, roadways and terraces.
- (c) Location of driveway approaches - exiting, proposed and adjoining.
- (d) Proposed driveway radii.
- (e) Type of surface - driveway approach, driveway and parking lot.
- (f) Proposed routing of motor vehicles entering and leaving.
- (g) Proposed treatment of right-of-way adjacent to or between approaches.
- (h) Rate of slope or grade of approaches and driveways.
- (i) Utility poles, fire hydrants, trees or other structures to be removed.
- (j) Means of separation between parking lot and sidewalk.
- (k) Number, arrangement and size of parking stalls.
- (l) Proposed parking facility lighting, including location, pole height, type of luminaire and manufacturer's specifications.
- (m) Indicate elevation of existing site to City datum. Elevations to be spotted at twenty-five-foot intervals or one-foot contours.
- (n) Location, elevation and size of available storm sewers. If no storm sewers are available, the owner is to include the elevations of the top of curb.
- (o) If the street is unimproved, the plot plan is to indicate the location and elevation of the drainage ditches abutting the site and proposed street center-line elevation.
- (p) Proposed method of drainage including the following:
 - (1) Proposed finished elevation of parking lot, including direction of drainage and elevations of proposed gutters or swales.
 - (2) Elevations, location and size of inlets, catch basin and storm sewers to be constructed in conjunction with this project.
- (q) Areas for winter snow storage.

III. Schedule of Minimum Required Number of Off-Street Parking Spaces.

Accessory off-street parking spaces shall be provided as set forth in the following standards:

ZONING

(a) Residential Uses.

Number of Required Parking Spaces Per Lodging Room or Dwelling Unit				
Lodging Room	Efficiency Unit	One-Bedroom Unit	Two-Bedroom Unit	Three- or More Bedroom Unit
1	1	1.5	2	2

(b) Commercial Uses.

- (1) The following commercial uses shall provide one parking space for each 300 square feet of gross floor area:
 - a. Banks and financial institutions.
 - b. Business and professional offices.
 - c. Medical, dental and optical clinics.
 - d. Retail stores and service uses (except for retail stores and service uses specifically mentioned elsewhere in this section.)
- (2) Automotive sales, service and repair businesses shall provide four parking spaces plus one additional space for each 500 square feet of floor area over the first 1,000 square feet.
- (3) Restaurants, cafes, bars, taverns and nightclubs shall provide at least one parking space for each three seats based on capacity design or, where there is no design layout, one space for each 25 square feet of gross floor area.
- (4) Motels, hotels, bed-and-breakfast establishments and other facilities for transient overnight accommodations shall require one space for each lodging room and/or dwelling unit plus one additional space for each eight units.
- (5) Undertaking establishments and funeral parlors shall provide eight parking spaces for each chapel or parlor, plus one parking space for each funeral vehicle stored on the premises.

(c) Community Service, Institutional and Governmental Uses.

- (1) Libraries and Museums. Libraries, art galleries and museums shall provide one space for each 800 square feet of gross floor area.
- (2) Schools. Elementary and junior high schools shall provide at least 1 1/2 parking spaces for each classroom, plus one additional space for each 100 students.

MONONA CODE

- (3) Schools. High school, vocational and college shall provide one parking space for each 10 students, plus one additional space for each two classrooms.
 - (4) Places of Worship. Churches, synagogues or other religious meeting places shall provide one parking space for each five seats in the main sanctuary or meeting area. Where seats are not fixed, each seven square feet of gross area usable for seating in the main meeting area shall be considered equivalent to one seat.
 - (5) Places of Assembly. Places of assembly, recreation, entertainment and amusement, including, but not limited to, bowling alleys, swimming pools, skating rinks, gymnasiums, racquetball and tennis clubs, community centers, and dance halls shall provide parking spaces equivalent to 100% of the maximum capacity of the facility as determined by the state building codes. Adjustments may be granted under the provisions of Section VIII of these Standards where the applicant can demonstrate that a lesser amount of spaces would meet the needs of the facility.
- (d) Industrial Uses. The following industrial and nonretail sales and service uses shall provide a minimum of four spaces or one parking space for each full-time equivalent employee during the peak work shift, plus one space for each vehicle owned by the business and stored at the site and one visitor parking space for each 500 square feet of office space or sales floor area open to the public, whichever is greater:
- (1) Plants, factories or other facilities for the manufacture, fabrication, assembly or processing of material to be sold.
 - (2) Storage and warehousing establishments.
 - (3) Research and development facilities.
 - (4) Motor freight terminals.
 - (5) Wholesale establishments.

NOTE: Section VIII of these Standards and Specifications provides that adjustments in the minimum number of spaces may be authorized by the Plan Commission where the applicant can document shared facility arrangements with neighboring uses or where there are documented shared-ride or carpooling programs.

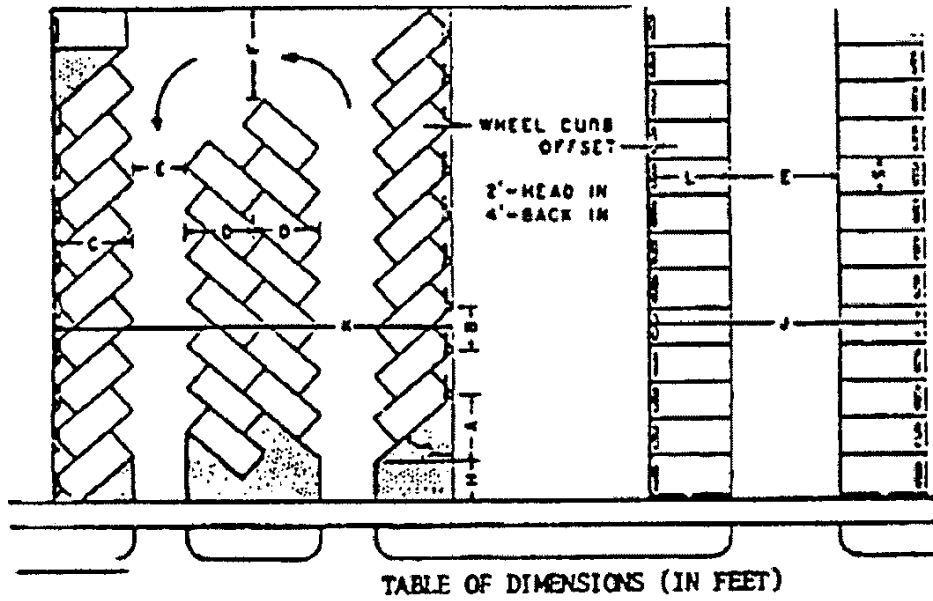
IV. Size of Parking Spaces and Layout of Parking Areas.

- (a) Size of Parking Spaces. Standard size for parking stalls shall be nine feet by 18 feet.
- (b) Layout of Parking Areas. The layout and dimension of parking area shall conform to the Parking Design Standards on the following pages.

ZONING

MONONA CODE

**Parking Design Standards
Medium and Large Vehicles**



**Table of Dimensions
(feet)**

O	S	L	A	B	C	D	E	F	G	H	J	K
0°	8.0	22.0	0.0	22.0	8.0	8.0	11.0		0.0	0.0	27.0	
	8.6	23.0	0.0	23.0	8.5	8.5	10.5		0.0	0.0	27.5	
	9.0	25.0	0.0	25.0	9.0	9.0	10.0		0.0	0.0	28.0	
20°	8.0	18.0	38.5	23.5	14.0	13.0	10.0		19.8	4.0	38.0	74.0
	8.6	18.0	40.0	25.0	14.5	13.5	9.5		21.8	4.0	38.5	75.0
	9.0	18.0	41.0	26.0	15.0	14.0	9.5		22.8	4.0	39.5	77.0
	9.6	18.0	41.0	28.0	15.0	14.5	9.5		23.8	4.0	39.5	77.0
	10.0	18.0	42.5	29.0	15.5	15.0	9.0		24.8	4.0	40.0	79.0
30°	8.0	18.0	28.5	16.0	15.5	12.5	10.5		12.0	6.0	41.5	77.0
	8.6	18.0	29.0	17.0	16.0	12.5	10.0		12.5	6.0	42.0	77.0
	9.0	18.0	30.0	18.0	16.5	13.0	9.5		13.5	6.0	42.5	78.0
	9.6	18.0	30.0	19.0	17.0	13.5	9.0		14.3	6.0	43.0	79.0
	10.0	18.0	30.5	20.0	17.5	13.5	9.0		14.8	6.0	44.0	80.0
40°	8.0	18.0	21.5	12.5	18.0	14.5	11.0		7.3	9.0	47.0	87.0
	8.6	18.0	22.0	13.0	18.5	14.5	10.5		7.8	8.5	47.5	87.0
	9.0	18.0	22.5	14.0	19.0	15.0	10.0		8.3	8.0	48.0	88.0
	9.6	18.0	22.5	15.0	19.0	15.0	10.0		8.8	7.5	48.0	88.0
	10.0	18.0	23.0	15.5	19.5	15.5	9.5		9.0	7.0	48.5	88.0

ZONING

O	S	L	A	B	C	D	E	F	G	H	J	K
45°	8.0	18.0	19.0	11.5	18.0	16.0	11.0	15.0	5.7	10.0	47.0	90.0
	8.6	19.5	19.5	12.0	18.5	16.0	10.5	15.5	6.0	9.5	47.5	90.0
	9.0	18.0	20.0	12.5	19.0	16.0	10.0	16.0	6.4	9.0	48.0	90.0
	9.6	18.0	20.0	13.5	19.5	16.5	9.0	16.5	6.8	8.5	48.0	90.0
	10.0	18.0	20.5	14.0	20.0	16.5	9.0	17.0	7.0	8.0	49.0	90.0
50°	8.0	18.0	16.0	10.5	19.0	16.5	12.0	15.5	4.9	11.0	50.0	95.0
	8.6	18.0	16.5	11.0	19.5	17.0	11.0	16.0	5.0	10.5	50.0	95.0
	9.0	18.0	17.0	12.0	20.0	17.5	10.5	16.5	5.5	10.0	50.5	96.0
	9.6	18.0	17.0	12.5	20.5	18.0	10.0	16.5	5.8	9.5	51.0	97.0
	10.0	18.0	17.0	13.0	20.5	18.0	10.0	17.0	6.0	9.0	51.0	97.0
60°	8.0	18.0	12.0	9.0	20.0	17.5	18.0	15.0	2.3	13.0	58.0	111.0
	8.6	18.0	12.0	10.0	20.5	18.0	17.0	15.0	2.5	12.5	58.0	111.0
	9.0	18.0	12.0	10.5	20.5	18.0	17.0	15.0	2.6	12.0	58.0	111.0
	9.6	18.0	12.5	11.0	21.0	18.0	16.0	15.0	2.8	11.5	58.0	110.0
	10.0	18.0	12.5	11.5	21.0	18.0	15.0	15.0	2.9	11.0	57.0	108.0
70°	8.0	18.0	7.5	8.5	20.5	18.0	19.5	17.0	1.0	15.0	60.5	116.0
	8.6	18.0	7.5	9.0	20.5	18.0	19.0	17.0	1.0	14.5	60.0	115.0
	9.0	18.0	7.5	9.5	20.5	18.0	18.5	17.0	1.0	14.0	59.5	114.0
	9.6	18.0	7.5	10.0	21.0	18.0	17.5	17.0	1.0	13.5	59.5	114.0
	10.0	18.0	7.5	10.5	21.0	18.5	17.0	17.0	1.0	13.0	59.0	113.0
80°	8.0	18.0	3.5	8.0	20.0	17.0	27.0	18.0	0.3	17.5	67.0	128.0
	8.6	18.0	3.5	8.5	20.0	17.5	25.0	18.0	0.3	17.0	65.0	125.0
	9.0	18.0	3.5	9.0	20.0	17.5	23.0	18.0	0.3	16.0	63.0	121.0
	9.6	18.8	3.5	9.5	20.0	17.5	22.0	18.0	0.3	15.5	62.0	119.0
	10.0	18.0	3.5	10.0	20.0	17.5	22.0	18.0	0.3	14.5	62.0	119.0
90°	8.0	18.0	0.0	8.0	18.0	18.0	28.0	20.0	0.0	0.0	64.0	128.0
	8.6	18.0	0.0	8.5	18.0	18.0	26.0	20.0	0.0	0.0	62.0	124.0
	9.0	18.0	0.0	9.0	18.0	18.0	24.0	20.0	0.0	0.0	60.0	120.0
	9.6	18.0	0.0	9.5	18.0	18.0	23.0	20.0	0.0	0.0	59.0	118.0
	10.0	18.0	0.0	10.0	18.0	18.0	22.0	20.0	0.0	0.0	58.0	116.0

MONONA CODE

Parking Design Standards
Small Vehicles

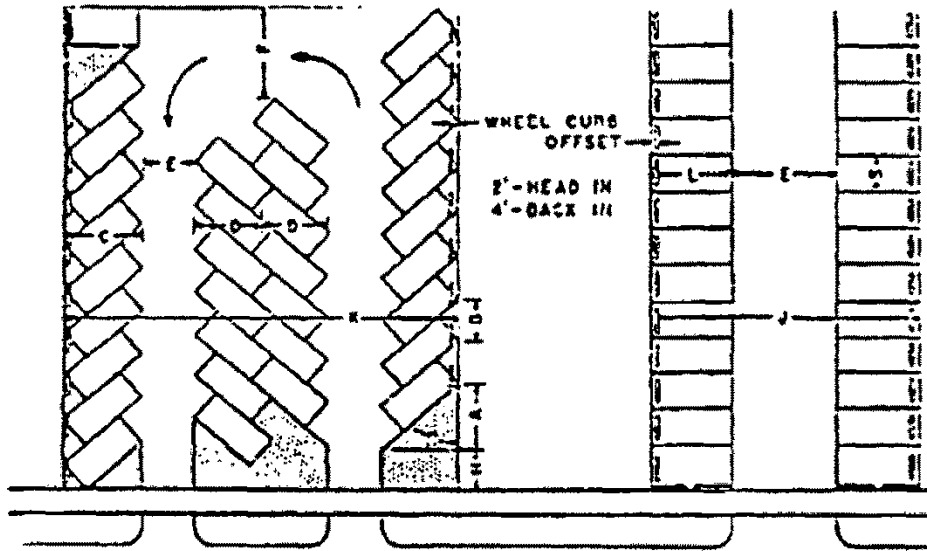


Table of Dimensions
(feet)

O	S	L	A	B	C	D	E	F	G	H	J	K
0°	7.5	20.0	0.0	20.0	7.5	7.5	9.0		0.0	0.0	24.0	
	8.0	21.0	0.0	21.0	8.0	8.0	8.5		0.0	0.0	24.5	
	8.5	22.0	0.0	22.0	8.5	8.5	8.0		0.0	0.0	25.0	
20°	7.5	16.0	36.0	22.0	12.0	9.0	9.0		18.2	3.5	33.0	60.0
	8.0	16.0	37.5	23.5	12.5	9.0	8.5		19.8	3.5	33.5	60.0
	8.5	16.0	39.0	25.0	13.0	9.5	8.5		21.8	3.5	34.5	62.0
	9.0	16.0	40.5	26.0	13.0	10.0	8.5		22.8	3.5	34.5	63.0
	9.5	16.0	42.0	27.0	13.5	10.5	8.0		23.8	3.5	35.0	64.0
30°	7.5	16.0	25.0	15.0	14.0	11.0	9.5		11.0	5.5	37.5	69.0
	8.0	16.0	26.0	16.0	14.5	11.5	9.0		12.0	5.5	38.0	70.0
	8.5	16.0	27.0	17.0	15.0	12.0	8.5		12.5	5.5	38.5	71.0
	9.0	16.0	28.0	18.0	15.5	12.5	8.0		13.5	5.5	39.0	72.0
	9.5	16.0	28.5	19.0	16.0	13.0	8.0		14.3	5.5	40.0	74.0
40°	7.5	16.0	19.0	11.5	16.0	13.0	10.0		6.8	8.0	42.0	78.0
	8.0	16.0	19.5	12.5	16.0	13.5	10.0		7.3	7.5	42.0	79.0
	8.5	16.0	20.0	13.0	16.5	14.0	9.0		7.8	7.5	42.0	79.0
	9.0	16.0	20.5	14.0	17.0	14.0	8.5		8.3	7.0	42.5	79.0
	9.5	16.0	21.0	15.0	17.0	14.5	8.5		8.8	6.5	42.5	80.0

ZONING

O	S	L	A	B	C	D	E	F	G	H	J	K
45°	7.5	16.0	17.0	10.5	16.5	14.0	10.0	13.0	5.2	9.0	43.0	81.0
	8.0	16.0	17.0	11.0	17.0	14.0	9.5	13.5	5.7	8.5	43.5	81.0
	8.5	16.0	17.5	12.0	17.0	14.5	9.5	14.0	6.0	8.0	43.5	82.0
	9.0	16.0	18.0	13.0	17.5	15.0	8.5	14.5	6.4	7.5	43.5	82.0
	9.5	16.0	18.5	13.5	18.0	15.5	8.0	15.0	6.8	7.5	44.0	83.0
50°	7.5	16.0	14.5	10.0	17.0	15.0	11.0	13.5	4.5	10.0	45.0	86.0
	8.0	16.0	15.0	10.5	17.5	15.0	10.5	14.0	4.9	9.5	45.5	86.0
	8.5	16.0	15.0	11.0	18.0	15.5	10.0	14.5	5.0	9.0	46.0	87.0
	9.0	16.0	15.5	12.0	18.0	15.5	10.0	14.5	5.5	8.5	46.0	87.0
	9.5	16.0	16.0	12.5	18.5	16.0	9.0	15.0	5.8	8.0	46.0	87.0
60°	7.5	16.0	10.0	8.5	18.0	15.5	7.0	13.0	2.0	11.5	53.0	101.0
	8.0	16.0	10.5	9.0	18.0	16.0	16.5	13.0	2.3	11.5	52.5	101.0
	8.5	16.0	10.5	10.0	18.0	16.5	16.0	13.0	2.5	11.0	52.0	101.0
	9.0	16.0	11.0	10.5	18.5	16.5	15.5	13.0	2.6	10.5	52.0	101.0
	9.5	16.0	11.0	11.0	18.5	17.0	15.0	13.0	2.8	10.0	52.0	101.0
70°	7.5	16.0	6.5	8.0	18.0	16.0	18.0	15.0	1.0	13.5	54.0	104.0
	8.0	16.0	6.5	8.5	18.0	16.5	17.0	15.0	1.0	13.0	53.0	103.0
	8.5	16.0	6.5	9.0	18.0	16.5	17.0	15.0	1.0	12.5	53.0	103.0
	9.0	16.0	6.5	9.5	18.5	17.0	16.0	15.0	1.0	12.0	53.0	103.0
	9.5	16.0	6.5	10.0	18.5	17.0	16.0	15.0	1.0	11.5	53.0	103.0
80°	7.5	16.0	3.0	7.5	18.0	16.5	24.0	16.0	0.3	15.5	60.0	117.0
	8.0	16.0	3.0	8.0	18.0	16.5	22.0	16.0	0.3	15.5	58.0	113.0
	8.5	16.0	3.0	8.5	18.0	16.5	21.0	16.0	0.3	14.5	57.0	111.0
	9.0	16.0	3.0	9.0	18.0	17.0	20.0	16.0	0.3	14.0	56.0	110.0
	9.5	16.0	3.0	9.5	18.0	17.0	19.0	16.0	0.3	13.0	55.0	108.0
90°	7.5	16.0	0.0	7.5	16.0	6.0	25.0	18.0	0.0	0.0	57.0	114.0
	8.0	16.0	0.0	8.0	16.0	16.0	23.0	18.0	0.0	0.0	55.0	110.0
	8.5	16.0	0.0	8.5	16.0	16.0	22.0	18.0	0.0	0.0	54.0	108.0
	9.0	16.0	0.0	9.0	16.0	16.0	21.0	18.0	0.0	0.0	53.0	106.0
	9.5	16.0	0.0	9.5	16.0	16.0	20.0	18.0	0.0	0.0	52.0	104.0

MONONA CODE

V. Surfacing, Drainage, Striping and Lighting.

- (a) Surfacing. All open off-street parking areas for vehicles shall be improved with a hard surface of bituminous or portland cement concrete pavement or paving brick. Gravel surfaced parking areas or parking access drives are not acceptable surfaces. All parking area surfaces must be maintained in good condition capable of holding striping. Minimum pavement thickness shall be Type I pavement for light-duty use and Type II for heavy-duty use, or an alternative design submitted by a design professional (i.e., soils engineer, architect, etc.), approved by the City. Standards for Type I and Type II use shall be as follows:

Type I: eight-inch gravel base; 2 ½-inch bituminous pavement

Type II: 10-inch gravel base; 3 ½-inch bituminous pavement

- (b) Drainage. All parking areas for four or more vehicles shall be graded according to a drainage plan designed and installed in accordance with accepted engineering practice, which may include catch basins, sumps and underground storm sewers. All drainage plans shall be reviewed and approved by the City Engineer, and subject to Chapter 216, Erosion and Stormwater Control, of the Code of the City of Monona.
- (c) Striping. All parking stalls on parking areas for four or more vehicles shall be clearly striped with white or yellow strips (or blue stripes for handicapped stalls) a minimum of three inches wide. Such striping shall delineate parking stall dimensions consistent with the stall number and size requirements of the City of Monona.
- (d) Lighting. Illumination of off-street parking areas shall be established and directed so as not to be cast directly upon public rights-of-way, occupied structures, or neighboring properties or to be illuminated in intensity, color or character in a manner that is likely to be seriously disturbing to neighboring properties. Lights for illuminating parking and loading areas shall not have an intensity at the property line of more than three footcandles. The applicant shall submit a plan for illumination of the building and site along with the zoning permit application. Plan Commission review shall take into account the use of the site and any nearby street lighting in determining the amount of on-site lighting needed to satisfy the guidelines.
- (e) Signage. Adequate signage to direct on-site traffic movement and points of ingress/egress shall be shown on parking site plans and be consistent with Sign Code standards for operational signs.

ZONING

HORIZONTAL ILLUMINANCES FOR PARKING FACILITIES

a. Open Parking Facilities

Level of Activity	General Parking and Pedestrian Area			Maximum Watts ² / Square Foot Lighting Load ³	Vehicle Use Area (driveway)		
	Minimum Footcandles on Pavement ¹	Maximum Average Footcandles on Pavement	Maximum Uniformity Ratio ¹ (Avg:Min)		Minimum Footcandles on Pavement ¹	Maximum Average Footcandles on Pavement	Maximum Uniformity Ratio ¹ (Avg:Min)
High	0.6 fc	3.75 fc	4:1	0.05	0.670 fc	2.5 fc	3:1
Medium	0.4 fc	2.50 fc	4:1	0.04	0.330 fc	1.5 fc	3:1
Low	0.2 fc	1.50 fc	4:1	0.03	0.125 fc	1.0 fc	3:1

b. Covered Parking Facilities

Areas	Minimum Footcandle Average on Pavement	Minimum Footcandles on Pavement	Maximum Average Footcandles on Pavement	Maximum Uniformity Ratio (Avg:Min)	Maximum Watts/Sq. Ft. Lighting Load
General parking and pedestrian areas	5 fc	1.25 fc	9 fc	4:1	0.2
Private controlled-entry parking	3 fc	0.75 fc	6 fc	4:1	0.2

NOTES:

¹ Not mandatory within 4 feet of the pavement edge.

² Not mandatory for driveways.

³ Watts shall mean lamp wattage and ballast consumption.

VI. Handicapped Parking Requirements.

All handicapped parking shall conform to Americans with Disabilities Act guidelines and § 346.503, Wis. Stats.

VII. Landscaping Standards.

The standards herein are designated to provide flexibility in meeting the landscape requirement. Applicants can establish a landscaping design which most effectively achieves the desired aesthetic results and is consistent with the need of providing readily accessible and visible parking.

(a) Landscaping Objectives.

- (1) The objectives of the landscape standards are to recognize both the functional importance of parking areas and the public benefits associated with well-designed landscaped areas, which enhance the visual environment, promote

MONONA CODE

public safety, moderate the microclimate and reduce nuisances, such as noise and glare.

- (2) The overall intent of the landscape standards is to soften visual and other sensory impacts. This can be achieved through the use of large canopy trees and well-designed clustered plantings as opposed to the requirement of screening the entire perimeter with a hedge or fence. Points standards are to be the minimum requirements on the site, and acceptance of the landscaping plan will also be based on the distribution of landscaping on the site. All sites will generally be required to cover up to 30% of the site in open green space.

(b) Minimum Canopy Tree and Parking Space Requirements.

- (1) All off-street vehicular parking areas with more than six vehicles shall provide and maintain one canopy-type tree for each 12 parking spaces, or fraction thereof, over the initial six spaces. Canopy trees shall be located in tree islands or within 10 feet of the periphery of the parking area surface. The preservation of desirable existing trees is encouraged. Existing mature trees which are a minimum of two inches to 2 1/2 inch caliper and are within the distance requirements may be applied toward the canopy standard. All newly planted canopy trees must also have a minimum of two-inch to two-and-one-half-inch caliper.
- (2) Parking spaces must be broken by a tree island at the rate of one tree island for each linear row of 12 parking spaces, for single-row configurations, or for each 24 parking spaces in double-row configuration.

Schedule for Canopy Trees Standards

Number of Stalls	Trees Required
1 to 6	0 trees
7 to 18	1 tree
19 to 30	2 trees
31 to 42	3 trees
43 to 54	4 trees
55 to 66	5 trees
67 to 78	6 trees
79 to 90	7 trees
91 to 102	8 trees
103 to 114	9 trees
Over 114	9 trees plus 1 tree for each 12 spaces or fraction thereof

(c) Screening Standards for Parking Areas near Residentially Zoned Parcels or Streets.

- (1) In the following situations there shall be a screening barrier for the purpose of obstructing light beams and muffling noise.

ZONING

- a. Where an off-street parking area for four or more vehicles abuts within 25 feet of an adjoining lot line in a Single-Family Zoning District (SF).
 - b. Where an off-street parking for four or more vehicles is located in a manner where nearby residentially zoning properties would be affected by headlight glare (i.e., directly across a public right-of-way).
- (2) The effective height of the barrier shall be a minimum of 3 1/2 feet above the surface of the parking area. Such a barrier may consist of wood or masonry fencing, walls, berming or the use of plant material. Where plant materials are used for screening, they shall be of suitable size and density to accomplish the screening objective within three years from the time of planting.
- (d) Maximum Landscape Element Standards.
- (1) All parking areas shall be required to accumulate a minimum number of points. The number of points required is based on the number of parking spaces. Parking areas for four or more vehicles are required to accumulate 15 points for each space.
 - (2) To qualify for points, the landscape elements must be located in manners which primarily meet the objectives of landscaping parking areas. The criteria used to determine which landscape elements qualify are:
 - a. Perimeters adjacent to public rights-of-way;
 - b. Interior areas and immediate perimeters to the parking area; and
 - c. Perimeter of lots adjacent to other property. Landscaping which also serves the aesthetic enhancement of the building and related open areas will also qualify for the accumulation of points. Points are tabulated in the following manner:

Point Schedule for Landscape Elements

Landscape Element	Minimum Planted Size	Points
Canopy trees	2 inches to 2 1/2 inches or 1 inches to 1 1/2 inches for multi-stem trees	50
Canopy trees	1 1/2 inches to 2 inches or 8 to 10 feet	30
Evergreen trees	4 feet	30
Low ornamental trees	5 feet and BB stock	20
Tall shrubs	2 1/2 to 4 feet	9
Medium shrubs	18 inches to 36 inches	6
Low shrubs	15 inches to 24 inches	3
Walls, decorative fences, earth berms, ground covers and shrubs with a mature height of less than 2 feet		No fixed points

MONONA CODE

NOTES:

- a. Trees used to meet the canopy standard and landscape materials used to meet the screening of abutting and residentially zoned property may be applied toward the minimum landscape element standards.
 - b. To qualify for the points indicated, trees and shrubs shall be of good nursery stock and not less than the minimum required planting size.
 - c. The following publication will be used to determine which plants are “low-ornamental trees” and “tall/medium/low shrubs”: A Guide to Selecting Landscape Plants for Wisconsin, E. R. Hasselkaus, UW-Extension publication A2865.
 - d. The planting plan list shall include the size of the material to be planted. All landscape plants shall be delineated on the landscape plan and include the crown width the plant will achieve five years after plan implementation.
 - e. The applicant may request points for decorative fences, earth berms, ground covers, existing vegetation and shrubs of the mature height of not less than two feet. It must be demonstrated by the applicant that these landscape elements will contribute to the overall landscape objectives. The number of points credited will be negotiated with the Zoning Administrator and subject to review by the Plan Commission.
- (e) Minimum Dimensions for Tree Islands and Planted Areas.
- (1) All tree islands and landscaped areas with trees shall be a minimum of four feet as measured from the inside of any curb or frame.
 - (2) All landscape areas without trees, but planted with shrubs, shall have a minimum width of three feet measured from inside the curb or frame.
- (f) Unsuitable Species. Several shrubs and tree, which are not native to Wisconsin, have an established history of spreading to nearby parks and conservancy areas. These nonnative plants tend to become overly abundant and ultimately eliminate many desirable native species. The control and eradication of these unsuitable plants create a costly management problem. The following species of plant material are unsuitable for use as landscape plants:

Honeysuckle

Lonicera x-bella
Lonicera marraui
Lonicera tartarica

Buckthorn (common)

Rhamnus cathartica
Rhamnus frangula (tall hedge)

Norway Maple

Acer negundo

ZONING

VIII. Adjustments to Parking and Landscaping Requirements.

- (a) Adjustments in the minimum of spaces may be authorized by the Plan Commission where the applicant can document shared facilities arrangements with neighboring uses or where there are documented shared-ride or carpooling programs. The documentation for the joint use of shared parking facilities must be in the form of an easement or contract between property owners specifying the number of shared parking spaces and the terms and conditions of the joint usage of parking areas and access.
- (b) The Plan Commission may authorize stalls sized for smaller vehicles (eight feet by 16 feet) where the number of stalls being provided exceeds the minimum number required and where all of the minimum required stalls are full sized (nine feet by 18 feet).
- (c) The Plan Commission may authorize adjustments to the requirements where literal compliance with the specifications and standards would make the parking lot landscaping ineffective or unnecessary. Topographic constraints, existing vegetation, traffic safety or compliance with fire or other public safety requirements may necessitate adjustments. The applicant should be prepared to respond to the following criteria in requesting an adjustment:
 - (1) The specific conditions which are unique to the applicant's land and do not exist on other land.
 - (2) The manner in which the strict application of the standards would deprive the applicant of a reasonable use of the land in the manner equivalent to the use permitted other landowners.
 - (3) Reasons that an adjustment to the standard would preserve, not harm, the public safety and welfare and will not alter the essential character of the area.
- (d) Landscape Standards for Industrial Areas.
 - (1) Introduction. The adopted Monona landscape standards for parking areas are intended to achieve desired aesthetic and environmental results from both within the interior and along the perimeter of parking areas. This is accomplished, in part, by applying the canopy tree, tree island and a minimum point schedule of 15 points for each parking space. The application of requirements provides a pleasing landscape transition between structures and the necessary parking facility. In addition, the landscape standards provide acceptable levels of community appearance for parking areas which are viewed from adjacent streets, public recreation areas and residentially zoned lands. The intent, however, is to provide landscaped parking areas which are planned and designed to blend with the overall desired community appearance. The standard requirements do not attempt to fully screen or hide parking areas.

MONONA CODE

- (2) Variance for Industrial Parking. Applicants proposing industrial parking lots other than for designated visitor parking may propose a landscape option of effectively screening parking lots from off-site view. This variance would not require compliance of the canopy tree, Tree Island and minimum point schedule requirements. However, the proposed parking lot must conform to the landscape standard of full screening of the parking lot from public ROWs, public recreation sites and residentially zoned lands.
- (3) Minimum Industrial Screening Standard. The proposed plan must satisfy the following conditions:
 - a. Effectively screen the parking area from views from public ROWs, public recreation sites and residentially-zoned lands.
 - b. Where plant materials are used for barrier screening, they must be of suitable size and density to accomplish the screening objective in the leaf-on season and within five growing seasons.
 - c. The effective height of the screen shall be not less than four feet.
 - d. Designated visitor parking areas and major entry drives are not included in this variance.
 - e. The screening area plan shall be subject to design review to determine the functional conditions of the screen and the aesthetic appearance of the proposal. Designs should strive for some level of diversity in utilizing landscape elements. This may include some combination of trees and shrubs, fence and landscape berms. The design review still includes an equal expectation of functional screening and a design which provides a visually pleasing character to the parking area perimeter.
- (4) Preliminary Plan. Applicants may find it useful to submit a preliminary proposal to determine the specific areas requiring screening. The specific proposal will provide the detail of contractual plans.