

**TOWN OF CLAYTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Plan Commission of the Town of Clayton, Winnebago County, will hold a Public Hearing at 7:00 PM on Wednesday, April 12, 2023, in the Town Hall Meeting Room located at 8348 CTR T, Larsen WI 54947. The purpose of the Public Hearing is to receive Public Comment regarding proposed batch text amendments to the Town of Clayton Zoning Ordinance requested by the Town Plan Commission. A summary of the proposed text amendments is as follows:

1. Division 13 of Article 7, Site Plan: Fixing grammatical errors; Updating/amending application, review & decision procedures/requirements for development projects requiring site plan review.
2. Section 9.08-21, Land Uses Generally Allowed within Zoning Districts, & Exhibit 8-1, Land Use Matrix: Fixing grammatical errors; Clarifying permit requirements; adding site plan review requirement for Multifamily Building (3+ units) & Community Living Arrangement (9-15 residents) uses; & removing site plan review requirement for Stormwater Management Facility, Minor Utility Installation, Short Term Rental, Hobby Kennel, Pond, On-Site/Off-Site Earth Materials Stockpile, Off-Site Construction Yard, Seasonal Product Sales, & Snow Disposal Site uses.
3. Division 8 of Article 8, Special Site Design Principles & Architectural Standards: Fixing grammatical errors; Amending/clarifying applicability & specific requirements regarding site design, architectural and landscaping design, outdoor storage, exterior lighting, signs, & personal storage facilities.
4. Attachment B, Horizontal Site Design Requirements: Repealing & replacing Attachment B, describing site design requirements for driveways, vision clearance triangles, stormwater/erosion control, private on-site wastewater treatment systems, private well construction, stockpiling, & utilities.
5. Attachment C, Architectural Design Standards: Repealing & replacing Attachment C, describing architectural requirements for exterior building/roofing materials for the three design tiers/zones, existing structures, infill development, accessory buildings, architectural screening, loading docks & overhead doors, awnings, canopies & projections, sustainable design, building orientation, & internal building layout.
6. Attachment D, Architectural & Landscape Design Zones: Repealing & replacing Attachment D, consisting of a map dividing the Town into three design tiers/zones.
7. Attachment E, Landscape Design Standards: Repealing & replacing Attachment E, describing landscaping requirements for site landscaping for the three design tiers/zones, maintenance, & alternative compliance landscape plans.
8. Attachment F, Environmental & Energy Efficiency Guidelines: Repealing & replacing Attachment F, describing guidelines for incorporation of environmental & energy efficiency components into a development.

Copies of the text amendments are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. All interested parties & any objections will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:30 P.M. on the date of the Public Hearing.

Dated: March 27, 2023

Publish on: Wednesday March 29, 2023

and

Wednesday April 5, 2023

Post on or before March 29, 2023

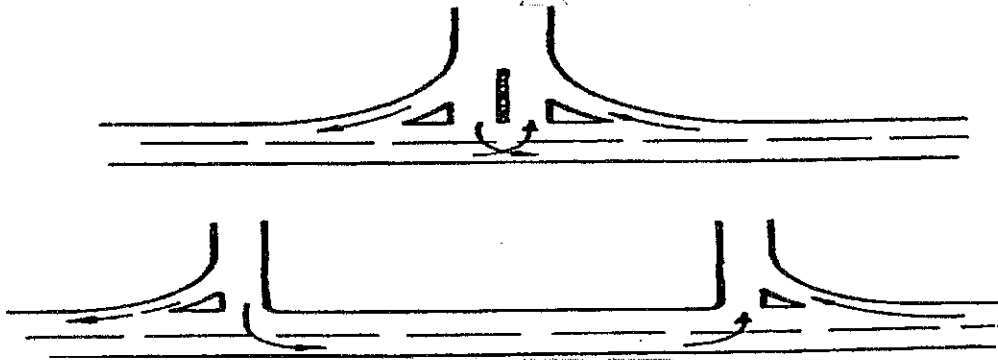
By: Kelsey Faust-Kubale, Clerk

**ATTACHMENT B
HORIZONTAL SITE DESIGN STANDARDS**

A. Horizontal Site Design Standards

(1) Driveways

- (a) Configuration. Driveways shall ordinarily intersect with public streets as nearly as possible at right angles provided, however, that for high intensity uses and/or parcels with access to streets with posted speeds of 45 miles per hour or greater, a channelized "T" intersection as depicted below, may be required at the discretion of the Town Board upon recommendation by the Town Engineer. For high intensity uses, acceleration and deceleration lanes may also be required at the discretion of the Town Board upon recommendation by the Town Engineer. Appropriate accommodation of traffic volume may be addressed by requiring additional stacking room and at no time shall stacking interfere with internal and external traffic flow.



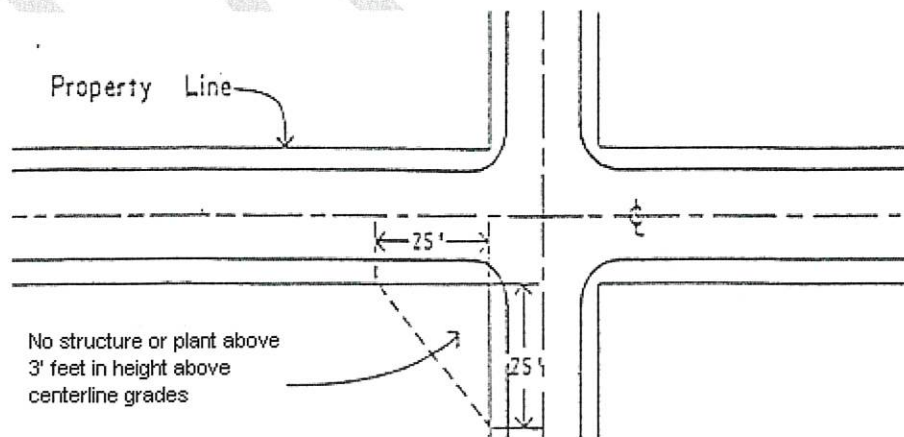
- (b) Multiple Frontage. Where a parcel abuts two streets, access shall be limited to the street with the lowest functional classification, i.e., arterial, collector and local.
- (c) Number and Spacing
- 1) All driveway accesses shall comply with the Town of Clayton Access Control Ordinance.
 - 2) No parcel fronting on a public street for less than 100 feet shall ordinarily have more than one driveway access to that street.
 - 3) No parcel fronting on a public street for between 100 feet and 250 feet shall ordinarily have more than two driveway accesses to that street provided, however, that the centerline of the two driveways should not be closer than 50 feet for local or collector streets or closer than 75 feet for arterial streets. One additional access may be approved for each additional 250 feet subject to the centerline separation of 50 feet for local or collector streets and 75 feet for arterial streets.
 - 4) These provisions do not apply to driveway accesses to State or County roads/highways. Driveway accesses to State or County roads/highways shall be regulated as per State or County Requirements, as applicable.

(d) Street Intersection and Property Line Setbacks.

- 1) No driveway shall be constructed with its centerline closer than the distances listed below to a street intersection. Minimum setback shall be measured along the public right-of-way line from the centerline of the driveway to the nearest corner of the street intersection.
 - a) 50 feet to a local street intersection;
 - b) 75 feet to a collector street intersection; or
 - c) 100 feet to an arterial street intersection.
 - 2) No driveway shall be constructed with its centerline closer than 25 feet to a property line, except when the driveway is jointly shared with the adjoining property.
- (e) Width. Minimum driveway widths of 24 feet are required. Driveways shall not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the public right-of-way line.
- (f) Coordination With Opposite Side Driveways, Roadways, and Buildings. Driveways shall be located to minimize potential interference and conflicts with the use of buildings, roadways and driveways located on the opposite side of the street. To the greatest extent possible, driveways should align with existing driveways or roads on the opposite side of the street.

(2) Vision Clearance Triangle.

- (a) No obstructions, such as structures, parking or vegetation, greater than 3 feet in height above the centerline of intersecting street or driveway grades, whichever grade is lower, shall be permitted in a vision clearance triangle.
- (b) Vision Clearance Triangle Dimensions.
 - 1) Vision clearance triangles for the intersection of a driveway and street shall be 25 feet from the intersection into the subject property and 25 feet along the public right-of-way with a connecting line between their furthest points to create a triangle



2) Vision clearance triangles for the intersection of two streets shall be based on Table A-1.

Table A-1. Vision Clearance Triangle Distance	
Posted Speed of Roadway (miles per hour)	Distance (feet) ¹
25	25
30	35
35	45
40	55
45	65
50	75
55	85

Note:

1. Distances are calculated based on WI DOT FDM 11-10 Attachment 5.10, assuming a sixty-six (66) foot R/W.

(3) Storm Water and Erosion Control.

- (a) Storm Water & Erosion Control Requirements. Any parcel developed or redeveloped shall require submittal of a storm water management plan and erosion and sediment control plan meeting the requirements set forth by Winnebago County and State of Wisconsin, as applicable.
- (b) Existing Drainage. To the maximum extent practicable and as appropriate for the specific site/development, existing watercourses and drainage patterns shall be maintained. Modifications of existing watercourses or drainage patterns shall not unduly impair or impede drainage from other parcels in the watershed. All drain tile shall not be terminated or discontinued without provision to accommodate tile flows. There shall be no hard-piping of storm water directly off-site, unless hard-piping stormwater to an off-site regional stormwater management device or a public storm sewer, as allowed. Storm water hard-piping within a parcel is permitted.
- (c) Storm Water Design Considerations. The designer shall strive to achieve an environmentally sensitive approach to storm water management during the site layout process. Low impact development shall be a priority, with a goal of maintaining and enhancing pre-development hydrologic conditions. Regional stormwater management in lieu of individual site stormwater management is desired and encouraged.

Recommendations to achieve this goal are contained in Attachment F, Environmental and Energy Efficiency (E3) Guidelines.

- (d) Wetlands. Wisconsin Wetland Inventory Maps shall be reviewed to determine if mapped wetlands or wetland indicators/soils are present on the subject parcel, which indicates the potential for wetlands. If mapped wetlands or wetland indicators/soils are present on the subject parcel, a "Wetland Delineation Report" is required. The Town Board reserves the right to require a "Wetland Delineation Report" even if mapped wetlands or wetland indicators/soils are not present on the subject parcel per the Wisconsin Wetland Inventory Maps.

(4) Private On-Site Wastewater Treatment Systems (POWTS)

- (a) Winnebago County and State of Wisconsin Requirements. Private on-site wastewater treatment systems (POWTS) shall meet all applicable Winnebago County and State of Wisconsin requirements. Soil and site evaluations and horizontal setback parameters shall be in accordance with all applicable County and State requirements.

- (b) Location and Size. The Site Plan shall show the areas designated for construction of the private on-site wastewater treatment system (POWTS). The Site Plan shall show an additional area designated for a future POWTS dispersal component if failure of the system requires construction of a new POWTS dispersal component.
- (c) Suitability. The site designated for the proposed and future POWTS dispersal components shall be areas with un-compacted soil. The Site Plan shall indicate that these areas designated for POWTS dispersal components, plus 15 feet on the down slope side of any mound system, shall remain un-compacted and free of vehicular traffic of any kind during construction and for the life of the system.

(5) Private Well Construction

- (a) State of Wisconsin Requirements. Private wells and appurtenances shall be constructed in accordance with State of Wisconsin requirements.
- (b) Location and Size. The Site Plan shall show the proposed location of the private well. Placement of the private well shall meet the minimum separation distances in accordance with State of Wisconsin requirements.

(6) Stockpiling

Stockpiling of spoils and top soil shall be utilized on site and off site trucking shall be limited. Temporary stockpiles shall be indicated on the site plan and conform to Winnebago County and State of Wisconsin requirements. Applicant shall submit a plan for the utilization or disposal of any stockpiles. Temporary stockpiles shall be removed from the site prior to final occupancy.

(7) Utilities

All utilities shall be shown on the site plan along with any existing or proposed public and private easements for utility, drainage, sewer and other purposes, and all easements on surrounding properties benefiting the subject property. If existing utilities are to be abandoned, clearly state the method of abandonment. All utilities must be below grade and conform to proper engineering standards.

ATTACHMENT C
ARCHITECTURAL DESIGN STANDARDS

A. Architectural Design Standards

(1) General Design Criteria.

- (a) Architectural Design Zones. Architectural design zones have been applied to the Town of Clayton to encourage appropriate development through the provided standards for regional and community uses. Each of these zones encourages compatibility with adjacent properties and consistency with the Town's Comprehensive Plan that results in a positive impact on the community through prescribed minimum architectural design requirements. Refer to Attachment D, Town of Clayton Architectural and Landscape Design Zones, of this Chapter for Tier 1, Tier 2, and Tier 3 design zone locations.
- (b) Architectural Design Intent. One dominant roofing material, exterior building material, and building theme shall be selected based upon its own natural integrity.
 - 1) Additional exterior roofing and building materials shall maintain the building theme and accentuate the dominant materials.
 - 2) Exterior roofing and building materials shall convey permanence, substance, durability, timelessness and restraint, with low maintenance.
 - 3) Sustainable design principles and conservation of natural raw materials by utilizing renewable and or recycled materials should be applied.
 - 4) Building size and massing shall be compatible with other structures on adjoining properties.
 - 5) Proposed exterior roofing and building materials and colors shall be compatible with materials and colors of adjoining properties.
 - 6) Mechanical equipment, including battery energy storage systems, that will be readily visible when viewed at ground level from other properties or from public right-of-ways shall be softened by screening or covered in a manner that forms an integral part of the building design.
 - 7) Architectural design features should be a part of the design that may include distinctive main building entrance features as well as reduction of apparent size of long facades by introduction of offsets, roof lines, cornice lines, or change of materials. The Town Board may require additional architectural design features on street-facing building facades to mimic the appearance of primary building entrances being located on the street facing side(s) of buildings.
- (c) Acceptable Roofing Materials.
 - 1) Any of the following roofing systems or materials, consistent with the design theme of the building, may be acceptable:
 - a) Asphalt, fiber-cement, slate or wood shingles.
 - b) Architectural metal roof panels.
 - c) Vegetated roofs.

- d) Materials as approved for flat roofs.
 - e) Other materials as approved by the Town Board.
- 2) Solar Reflective Index. Roof materials shall have a Solar Reflective Index (SRI) of 29 or higher on roof slopes of greater than 2:12, or an SRI index of 78 or higher on roof slopes less than or equal to 2:12.
 - 3) All roofing systems and materials shall comply with the most recent version of local and state building code(s), as applicable.
 - 4) Material samples shall be provided for review and consideration by the Plan Commission and Town Board.
- (d) Acceptable Exterior Building Materials. It is the intent to create a high level of aesthetic development and to promote a positive community and regional influence. A primary (dominant) material shall be used with additional secondary (accent) materials to present a consistent design theme. Proposed building materials and colors shall be compatible with materials and colors of adjoining properties.
- 1) Any of the following exterior building materials, consistent with the design theme of the building, may be acceptable for exterior walls:
 - a) Clay or masonry brick
 - b) Natural or manufactured stone
 - c) Decorative concrete masonry (sealed) with color consistent with design theme.
 - d) Poured-in-place, tilt-up or precast architectural concrete (shall have stone, texture or coating appearance consistent with design theme)
 - e) Glass curtain walls (Note: Glass windows and doors are not considered glass curtain walls)
 - f) Other materials as approved by the Town Board
 - 2) All exterior walls shall be constructed with any of the acceptable exterior building materials described above in the minimum percent coverage stated below for the applicable architectural design zone for the site.
 - 3) Material samples shall be provided for review and consideration by the Plan Commission and Town Board.
- (e) Temporary Exterior Wall Exception. For buildings where a future addition is planned, it is not the intention of this section to limit growth within the community by requiring temporary exterior walls to be constructed of the higher quality acceptable exterior building materials.
- 1) Except for street-facing façade(s), the following materials may be considered as exceptions for temporary exterior walls:
 - a) Non-decorative exposed concrete block where block is painted and maintained in a color consistent with the building design theme and dominant material.
 - b) Non-flat metal panels.

- c) Stucco system.
 - d) Other material as approved by the Town Board.
- 2) Temporary exemption shall not exceed 10 years after original occupancy.

(2) Tier 1 Architectural Design Zone.

(a) Exterior Materials.

- 1) Except as provided below, Acceptable Exterior Building Materials shall cover 75 percent or more of all exterior wall surfaces. Windows and doors, including overhead doors, shall not be included in the total wall surface area calculation.
- 2) In those areas deemed to be of limited exposure to the general public, percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.
- 3) For those uses that require the location of exposed overhead or coiling doors, and not allow for the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained. The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(3) Tier 2 Architectural Design Zone.

(a) Exterior Materials.

- 1) Except as provided below, Acceptable Exterior Building Materials shall cover:
 - a) 50 percent or more of exterior wall surfaces facing a street yard and side yard; and
 - b) 33 percent or more of wall surfaces facing a rear yard. Windows and doors, including overhead doors, shall not be included in the total wall surfaces area calculation.
- 2) In those areas deemed to be of limited exposure to the general public percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.
- 3) For those uses that require the location of exposed overhead or coiling doors, and not allow for the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained. The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(4) Tier 3 Architectural Design Zone.

(a) Exterior Materials.

- 1) Acceptable Exterior Building Materials shall cover 33 percent or more of wall surfaces facing a street yard and side yard. Windows and doors, including overhead doors, shall not be included in the total wall surfaces area calculation.
- 2) Those areas deemed to be of limited exposure to the general public percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.
- 3) For those uses that require the location of exposed overhead or coiling doors, and not allow for the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained. The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

(b) Roofing Materials. Any of the listed acceptable roofing materials as defined in this section.

(5) Existing Structures. It is the intent to improve the architectural design of existing development governed by these standards.

- (a) Principal buildings or structures that have been erected or constructed prior to the effective date of adoption of these provisions are allowed to make minor improvements to these structures.
- (b) These improvements must make significant efforts to conform to the intent of the architectural design standards.
- (c) Any additional square footage added to these structures must be in full compliance to the architectural design standards.
- (d) Percentages of Acceptable Exterior Building Materials may be decreased to allow for consistency in architectural design with the existing structures.

(6) Infill Development. It is the intent to preserve the existing architectural image of the community. For that purpose, developments that will "infill" between adjoining developed properties shall be compatible in massing, scale, use of exterior materials and general aesthetic design in such a manner to enhance the overall appearance of the entire grouping of properties.

(7) Accessory Buildings.

- (a) Accessory buildings shall be located on the site per requirements of the zoning district, and shall maintain the same theme and material selections as the principal building.
- (b) The Town Board has the authority to direct additional landscaping and screening and building location and orientation within the parcel to maintain the aesthetic value of the area.

- (c) Any unheated storage structure, attached or unattached to the primary building, that later is occupied for any other use but cold storage, shall be upgraded to meet the standards required for that Architectural Design Zone.

(8) Architectural Screening Requirements.

- (a) It is the intent of this section to provide screening of roof-mounted mechanical equipment, including battery energy storage systems, that will be readily visible when viewed at ground level from other properties or from public right-of-ways.
- (b) Screening of roof-mounted solar collectors and wind energy systems that will be readily visible when viewed at ground level from other properties or from public right-of-ways may be required at the discretion of the Town Board. Screening requirements for solar collectors and wind energy systems shall not significantly increase the cost of the system or significantly decrease its efficiency, consistent with Wisconsin Statutes.
- (c) View towards equipment shall be screened to 75% opacity or covered in a manner that forms an integral part of the building design.
- (d) Screening shall be permanent and complementary to the design intent of the building.
- (e) Screening may be in the form of fencing, screen walls or parapets and shall be constructed of one of the following materials:
 - 1) Wood or masonry fencing.
 - 2) Metal solid or louvered screen wall.
 - 3) Parapet using same material as building.

(9) Loading Docks and Overhead Doors.

- (a) Adequate loading dock space shall be provided to address the needs of a building function.
- (b) Except as provided in sub. (c) below, loading docks and overhead doors shall be located in the side yard or rear yard and shall not be located facing a street yard.
- (c) Should the building orientation or parcel not provide a suitable accommodation or present an undue hardship for locating loading docks and overhead doors in and/or facing the side or rear yard, the Town Board may allow loading docks in and/or facing the street yard if a practical alternative does not exist.
- (d) A landscape buffer yard shall be constructed, according to "Buffer Yard Landscaping Requirements" of Attachment E of this Chapter between loading docks and/or overhead doors and any residentially zoned property or property containing a single-family dwelling, two-family building, or twin home.
- (e) Loading docks and overhead doors shall be located on the site such that they fully accommodate the length and maneuvering clearances required without extending into required landscaped buffer yards or street yard setbacks, unless allowed by the Town Board in accordance with sub. (c) above. Maneuvering of vehicles to enter or exit from the loading docks or overhead doors shall not encroach upon any public or private road right-of-way or easement.

(10) Awnings, Canopies and Projections. The use of awnings, canopies and projections in the architectural design is encouraged to divide the massing of a building into “pedestrian-friendly” areas. Awnings, canopies and projections shall be consistent with the architectural design intent of the building and compatible with adjoining properties. Awnings, Canopies and projections shall be of size, proportion, material and color to compliment or enhance the features of the building. These elements must also meet other zoning regulations regarding setbacks and size in addition to the requirements of this section.

(11) Sustainable Design. It is the intent of the Town of Clayton to encourage sustainable development and design. Sustainable design reduces dependency upon energy and impact on the environment while meeting development needs of the community. While certification to a specific environmental standard (e.g., LEED, Green Globe, Energy Star) is not required, the site plan review process will include review of a project’s adherence to Attachment F, Environmental and Energy Efficiency (E3) Guidelines, of this Chapter. Projects that aim to meet an established, specific environmental standard such as those named above are strongly encouraged.

(12) Building Orientation.

- (a) The Town Board may require building orientation to be adjusted to meet specific site concerns and address aesthetic considerations of nearby properties.
- (b) The Town Board may require additional architectural design features on street-facing building facades to mimic the appearance of primary building entrances being located on the street facing side(s) of buildings.

(13) Internal Building Layout. Floor plans shall be submitted which indicate general uses and provide adequate accommodation for the public where appropriate. Common areas such as entrances shall provide the necessary square footage to prevent overcrowding.

(14) Exceptions. Should a particular parcel present an undue hardship or needs arise to mitigate adjoining land use impacts, the Town Board may modify provisions of these regulations so long as the intent is protected and such modifications are not utilized in significant fashion as to warrant revision.

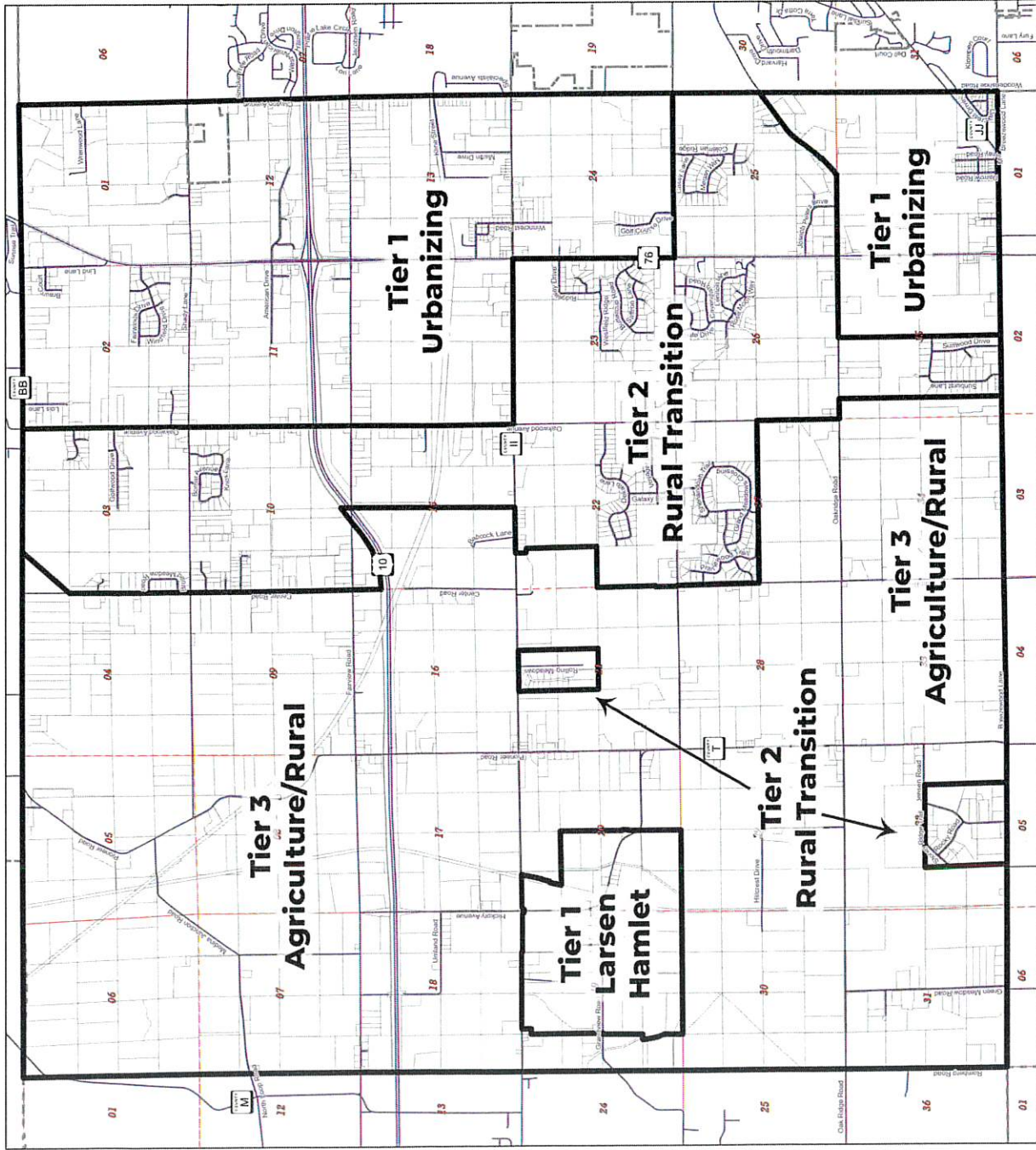
ATTACHMENT D
ARCHITECTURAL AND LANDSCAPE DESIGN ZONES

DRAFT

Town of Clayton Winnebago County

Architectural & Landscape Design Zones

-  Tiered Development Boundaries
-  Cities, Towns, & Villages
-  Sections
-  Roads
-  Parcels



ATTACHMENT E
LANDSCAPE DESIGN STANDARDS

A. Required information

- (1) All landscape plans submitted for approval shall be of professional quality prepared by a professional landscape architect/designer, drawn to an appropriate scale, and contain the following information:
- (a) The location of all lot lines and all existing and proposed easements and rights-of-way; location and dimensions of all existing and proposed structures, building entrances, parking lots and drives, loading areas, sidewalks, bicycle paths, ground mounted signs, refuse disposal areas, bicycle parking areas, fences, freestanding electrical equipment (including electric vehicle charging stations, solar panels/arrays, etc.), recreational facilities and other freestanding structural features.
 - (b) The location, caliper size, and species (common and botanical name) of all existing trees over four (4) inches in diameter, and/or the outline and description of masses of existing trees, shrubs, and/or ground covers. Other smaller trees and shrubs greater than (1 ½) inches in diameter shall be identified as a group, indicating overall quantities and general specimen.
 - (c) Designation of intended treatment (save, relocate, remove) of existing plant material, and the method and location of protection from construction/earthwork activities for plant material that will remain on-site.
 - (d) A Plant List that identifies, for proposed plant material and plant material proposed to remain, the common and botanical names, proposed and existing quantity, transplant or existing size and spacing in groups.
 - (e) Existing and proposed grading of the site, including proposed berming (indicating contours at one (1) foot intervals), spot elevations for high and low points, the flow line of drainage swales and grading features such as retaining walls, etc.
 - (f) Specification of the type and boundaries of all proposed ground cover.
 - (g) Elevations, including dimensions and materials, of all fences proposed for construction on the site.
 - (h) All plant quantity calculations shall be listed on the plan.

B. General Design Criteria

- (1) Landscape plans shall be prepared, evaluated and approved based on design criteria as identified below:
- (a) Development sites shall have no more than 70 percent impervious surface.
 - (b) Any landscaping located within required vision corners or within fifteen (15) feet of road right-of-ways/easements (public or private) shall be no greater than (3) feet in height above the centerline of intersecting street or driveway grades, whichever grade is lower.

(c) The mature spread and overhang of plantings shall not obstruct pedestrian use of walkways or vehicular use of drives, parking stalls, or public right-of-ways. At maturity, plantings shall be maintained so there is:

- 1) Seven (7) foot clearance over pedestrian walkways; and
- 2) Ten (10) foot clearance over vehicular drives, parking stalls, and public right-of-way.

(d) **Landscape Design Zones.** Landscape design zones have been applied to the Town of Clayton to encourage appropriate development through the provided standards for regional and community uses. Each of these zones encourages compatibility with adjacent properties and consistency with the Town's Comprehensive Plan that results in a positive impact on the community through prescribed minimum landscape design requirements. Refer to Attachment D, Architectural and Landscape Design Zones, of this Chapter for Tier 1, Tier 2, and Tier 3 design zone locations.

(e) **Minimum Planting Size and Landscape Points.** In order to satisfy the requirements of this Section, the minimum size of existing and proposed plant material at the time of planting/establishment and associated landscape points are as follows:

MINIMUM PLANTING SIZE AND LANDSCAPE POINTS

Landscape Material Type	Minimum Planting Size	Landscape Points
Tall and medium deciduous tree	2 ½ inch caliper	30 points
Low deciduous tree	1 ½ inch caliper	10 points
Evergreen tree	6 feet in height	30 points
Tall and medium shrub	24 inches in height	5 points
Low shrub	18 inches in height or spread	3 points

The publication "A Guide to Selecting Landscape Plants for Wisconsin", by E.R. Hasselkus, UW-Extension publication A2865, shall be used to determine which plants are tall/medium/low deciduous trees, evergreen trees, and tall/medium/low shrubs.

- (f) Trees and plant materials used in landscaping and screening shall conform to the current edition of "American Standard for Nursery Stock" as published by the American Nursery and Landscape Association, and shall have passed any inspection required under state regulations.
- (g) Detention/retention basins and ponds shall be landscaped with appropriate plant material that controls sedimentation and erosion.
- (h) Trees to be maintained on and adjacent to the property shall be protected during construction by placing a barrier beyond the dripline of the tree canopy.
- (i) New plantings shall not be allowed to shade an existing solar panel receptor on an adjacent property.
- (j) Plant material shall be selected for its form, texture, color, and maintenance, and with consideration for its ultimate size at maturity and its adaptability to site conditions.
- (k) Existing plant material shall, wherever practical, be incorporated into the landscape treatment of a site.
- (l) Where utilities are to be installed within an existing root zone area, augering under the roots rather than trenching shall be used. Augering at a depth of four (4) feet is recommended.

- (m) Planting beds shall be mulched with bark, shredded mulch, wood chips, stone, or other similar natural quality landscaping materials.

(n) Easements.

- 1) Except as provided in sub. 3) below, landscaping, fencing, and walls shall not be located within any easement.
- 2) If an easement exists or is required and landscaping or screening is required in an easement location, landscaping and/or screening shall still be required but shall be designed/located to comply with applicable requirements outside of the easement.
- 3) The Town Board may allow landscaping, fencing, and/or walls within easements on a case-by-case basis so long as it will not conflict with the purpose of the easement.

C. Design Standards

- (1) Landscaping required shall be of the following five (5) types as specified below: Buffer Yard Landscaping, Parking Lot Landscaping, Screening Requirements, Building and Grounds Landscaping, and Ground Sign Landscaping.

- (a) Buffer Yard Landscaping. Buffer yard landscaping shall be provided as required below to afford protection for existing and future residential uses from the glare of lights, visual encroachment, and the transmission of noise.

- 1) Buffer yard landscaping shall be provided along the full length of a common lot line of any commercial, institutional, industrial, or multi-family (3+ units) use that shares a common side or rear yard lot line with a property that:
 - a) Is located in the Rural Residential (R-1), Suburban Residential (R-2) or Two-Family Residential (R-3) District;
 - b) Contains a Single-Family Dwelling, Twin Home or Two-Family Building use; or
 - c) Is designated in the Town Comprehensive Plan for future single and/or two-family residential purposes
- 2) The required buffer yard shall be a landscaped green space where no building, parking area, driveway, loading area, storage area, utilities, or easement may be located.
- 3) Required buffer yards shall be landscaped as described below. Combinations of trees and shrubs (at maturity), berms and fences shall create a 100 percent screening of visual sight from the normal finished ground elevation to six feet (6') above the ground elevation.
 - a) Commercial, Institutional, and Multi-Family (3+ Units) Development. Buffer yards required for commercial, institutional, and multi-family (3+ units) developments shall be a minimum of 20 feet wide and shall be in accordance with sub. 1. or sub. 2. below:
 1. Planted with 350 landscape points per 100 linear feet. At minimum, the following landscaping plantings shall be incorporated into the buffer yard:
 - a. Three (3) tall or medium deciduous or evergreen trees with a minimum height of 25 feet at maturity;

- b. Ten (10) evergreen trees or shrubs with a minimum height of ten (10) feet at maturity; and
 - c. Fifteen (15) deciduous or evergreen shrubs with a minimum height of four (4) feet at maturity.
2. An opaque fence with a minimum height of six (6) feet and 175 landscape points per 100 linear feet. The required landscaping plantings shall be located on the outside of the fence. At minimum, the following landscaping plantings shall be incorporated into the buffer yard:
- a. Three (3) tall or medium deciduous or evergreen trees with a minimum height of 25 feet at maturity;
 - b. Five (5) evergreen trees or shrubs with a minimum height of ten (10) feet at maturity; and
 - c. Eight (8) deciduous or evergreen shrubs with a minimum height of four (4) feet at maturity.
- b) Industrial Development. Buffer yards required for industrial developments shall be a minimum fifty feet (50') wide and shall be accordance is sub. 1. or sub. 2. below:
1. Planted with 400 landscape points per 100 linear feet. At minimum, the following landscaping plantings shall be incorporated into the buffer yard:
- a. Three (3) tall or medium evergreen trees with a minimum height of 25 feet at maturity;
 - b. Three (3) tall or medium deciduous trees with a minimum height of 25 feet at maturity;
 - c. Ten (10) evergreen trees or shrubs with a minimum height of ten (10) feet at maturity; and
 - d. Fifteen (15) deciduous or evergreen shrubs with a minimum height of four (4) feet at maturity.
2. An opaque fence with a minimum height of eight (8) feet and 200 landscape points per 100 linear feet. The required landscaping plantings shall be located on the outside of the fence. At minimum, the following landscaping plantings shall be incorporated into the buffer yard:
- a. Three (3) tall or medium evergreen trees with a minimum height of 25 feet at maturity; and
 - b. Three (3) tall or medium deciduous trees with a minimum height of 25 feet at maturity.

(b) Parking Lot Landscaping

- 1) Any off street parking area in excess of 5,000 square feet shall have landscaped areas equaling not less than 15 percent of the parking area intermittently placed within the parking area or within 10 feet of the parking area perimeter. Planting requirements shall be consistent with Town requirements and are factored into their provisions where applicable. Curbed planting islands or peninsulas shall be provided as described below.
- a) Parking spaces must be separated by a planting island or peninsula at the rate of one (1) island/peninsula for each row of twelve (12) consecutive parking spaces for single row configurations, or for each twenty-four (24) consecutive parking spaces in double row configurations.

- b) Each required planting island or peninsula shall be at least 270 square feet in area for single row configurations, and 540 square feet in area for double row configurations.
- c) Where practicable, islands and peninsulas shall be placed at the ends of parking rows or along designated pedestrian circulation areas. Planted boulevards within off-street parking areas may be considered as an alternative to islands and peninsulas.
- d) The islands shall be underlain by soil and shall be protected by curbing unless a modified curb is used for drainage.

2) **Parking Lot Screening.** Parking lots shall be screened from view from off the site to block the view of masses of vehicles and to contain the light from headlamps, as required below.

- a) Parking lots shall be screened from view from off the site if the subject parcel/lot is located within 100 feet of a property:
 - 1. Located in the Rural Residential (R-1), Suburban Residential (R-2) or Two-Family Residential (R-3) District;
 - 2. Containing a Single-Family Dwelling, Twin Home or Two-Family Building use; or
 - 3. Designated in the Town Comprehensive Plan for future single and/or two-family residential purposes
- b) Screening may be earthen berms, walls, fences, and/or plantings.
- c) Screening must be 100 percent (100%) opaque year-round for a height of four (4) feet from the normal finished ground elevation. Landscape plantings used for screening shall achieve this requirement within three (3) years of planting.
- d) Earthen berms should, if at all possible, have varying heights and horizontal alignment. Adequate ground cover shall be used and maintained to prevent erosion of the earth mound.
- e) Walls or fences used to fulfill screening requirements shall be identified and detailed on the required plan, complement the development, and comply with the following requirements:
 - 1. Walls and fences shall be constructed of durable, weatherproof materials and shall be of a continuous wood, brick, or vinyl surface, or other material(s) as approved by the Town Board.
 - 2. Chain Link and barbed wire fencing shall be prohibited unless the need for chain link/barbed wire fencing for security issues is demonstrated by the applicant.
 - 3. When a fence has two distinct sides, the side with protruding posts, studs, etc. shall face the development side.
- f) If earthen berms, walls or fences are used for screening, trees shall be planted at a minimum of one (1) tall or medium deciduous or evergreen tree per thirty (30) linear feet of parking lot perimeter.

3) Interior and Perimeter Parking Lot Landscaping. In addition to its value as a visual screen as per the above requirements, landscaping within and around parking lots shall be used to shade the asphalt and absorb pollutants in the air.

a) Parking Lot Interior Landscaping. If planting islands are required or proposed, one deciduous or evergreen tree shall be planted in each planting island.

b) Parking Lot Perimeter Landscaping. One (1) tall or medium deciduous or evergreen trees per 50 linear feet or parking lot perimeter shall be equally spaced around the perimeter of the parking lot.

(c) Screening Requirements

1) The intent of these requirements is to provide a visual screen around service, storage, and trash collection structures and areas within non-residential and multi-family (3+ units) developments. Service structures shall include, but not be limited to, loading docks, propane tanks, trash containers, electrical transformers, battery energy storage systems, utility vaults which extend above the ground, ground mounted utility equipment, transformer boxes, ground-mounted solar collectors and wind energy systems, and other equipment or elements providing service to a building or a site. These requirements do not apply to roof-mounted structures.

a) Screening of ground-mounted solar collectors and wind energy systems is not required, but may be required at the discretion of the Town Board. Screening requirements for solar collectors and wind energy systems shall not significantly increase the cost of the system or significantly decrease its efficiency, consistent with Wisconsin Statutes.

b) The screening height shall be based upon the tallest point of the structure(s) being buffered.

c) A continuous staggered planting of evergreens or fencing shall enclose service, storage, and trash collection areas so they are not visible from adjacent properties and public right-of-ways.

d) If evergreens are used for screening, screening shall be 70 percent (70%) opaque at the time of planting and 100 percent (100%) opaque within three (3) years of planting.

e) If access to service, storage, and trash collection areas on a regular basis is necessary, screening shall be a sufficient distance from such areas to prevent damage to the screening when the area is being accessed.

(d) Building and Grounds Landscaping. The intent of this section is to provide minimum standards regarding number and placement of plant materials in and around developed areas. The placement of plantings shall provide an overall landscape improvement to the property. The following requirements are in addition to those already stated.

1) Grounds Landscaping

a) A minimum of 20 landscape points consisting of deciduous and evergreen trees shall be provided on a prorated basis for every 4,500 square feet of impervious surface area.

1. For industrial development, low deciduous trees shall not make up more than 25 percent of the total number of trees; and

2. For commercial, institutional, and multi-family (3+ units) development:
 - a. Low deciduous trees shall not make up more than 50 percent (50%) of the total number of trees.
3. Evergreen trees shall make up at least 15 percent (15%) of the total number of trees
- b) A minimum of three (3) landscape points consisting of deciduous and/or evergreen shrubs shall be provided on a prorated basis for every 1,000 square feet of impervious surface area.

2) Building Landscaping

a) Tier 1 Building Landscaping

1. 75% of all building sides must be landscaped with a variety of appropriate plant materials in a wood mulch or stone landscaping bed which is a minimum of 6' wide measured from building façade.

b) Tier 2 Building Landscaping

1. 100% of the building side(s) facing public right-of-ways shall be landscaped with a variety of appropriate plant materials in a wood mulch or stone landscaping bed which is a minimum of 6' wide measured from building façade and continuing around the corners of adjacent sides for a minimum distance equal to 25% of the length of the entire side walls.

c) Tier 3 Building Landscaping

1. 100% of the building side(s) facing all public right-of-ways shall be landscaped with a variety of appropriate plant materials in a wood mulch or stone landscaping bed which is a minimum of 6' wide measured from building façade.

- 3) Buildings shall be landscaped to achieve energy conservation by shading the sun and blocking winter winds.
- 4) Buildings shall be landscaped to enhance the appearance of the building. Plant material shall be placed intermittently against long expanses of building walls, fences and other barriers to achieve a softening effect of hard building lines. The character of the landscaping shall complement the surrounding properties.
- 5) Grounds shall be landscaped to enhance on-site stormwater management, provide wildlife habitat, and create visual interest.
- 6) Earthen berms and existing topography shall be incorporated into the landscape treatment of a site, as appropriate. Berms shall conform to the following standards:
 - a) The maximum side slope of any berm shall be four horizontal to one vertical (4:1) and shall be designed to provide proper drainage and erosion prevention and control practices.
 - b) Berms shall be designed with physical variations in height and alignment throughout their length.
 - c) Adequate ground cover shall be used and maintained to prevent erosion of berms.

(e) Ground Sign Landscaping

- 1) Plantings around the base of ground signs is required. A minimum area equal to the total sign face area of one (1) side of a sign shall be landscaped at the base of the sign.
- 2) Lighting for externally illuminated signs shall be shielded with landscaping so the light fixture and/or source is not visible from off-site.

D. Maintenance

- (1) **Responsibility.** The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscaping materials and barriers, including refuse disposal areas, as may be required by the provisions of this chapter. The owner or developer must provide a maintenance plan which indicates how the established buffer and landscaped areas will be maintained.
- (2) **Landscaping materials.** All landscaping materials shall be installed and maintained to accepted nursery practices. All plant material shall be maintained in good condition and shall be kept free of refuse and debris so as to present a healthy, neat and orderly appearance. All unhealthy or dead plant material shall be replaced at the next planting period.
- (3) **Fences and walls.** Fences, privacy slats, walls and other barriers shall be maintained in good repair.
- (4) **No disturbance.** Once a buffer has been approved by the Town Board and established by the owner, it may not be used, disturbed or altered for any purpose without review and approval of a new landscape plan submitted by the applicant.

E. Alternative Compliance Landscape Plan

- (1) An alternative compliance landscape plan may be approved by the Town Board, upon request, if an applicant demonstrates that the intent of this section can be more effectively met, in whole or in part, through alternative means. If approved, an alternative compliance landscape plan shall be substituted, in whole or in part, for a landscape plan meeting the express terms of this section. Alternative compliance is not a departure, variance or a waiver. The proposed solution must meet or exceed otherwise applicable landscaping and screening requirements as established in this section.
 - (a) **Procedure.** Alternative compliance landscape plans shall be prepared and submitted in accordance with the landscape plan procedures as identified in this section. The plan shall be clearly labeled as an "Alternative Compliance Landscape Plan," and it shall clearly identify the modifications and alternatives proposed.
 - (b) **Review criteria.** In reviewing proposed alternative compliance landscape plans, favorable consideration shall be given to exceptional landscape designs that attempt to preserve and incorporate existing vegetation in excess of minimum standards and plans that demonstrate innovative design and use of plant materials. Alternative compliance landscape plans may be approved upon a finding that any of the following circumstances exist on the proposed building site or surrounding properties:
 - 1) Natural land characteristics or existing vegetation on the proposed development site would achieve the intent of this article;
 - 2) Innovative landscaping or architectural design is employed on the proposed development site to achieve a screening effect that is equivalent to the screening standards of this section;

- 3) The required landscaping or buffering would be ineffective at maturity due to topography or the location of improvements on the site; or
- 4) The proposed alternative represents a plan that is as good or better than a plan prepared in strict compliance with the other standards of this section.
- 5) The alternative landscaping plan would achieve a better way to help achieve the containment of stormwater or enhance the overall quality of stormwater.

F. Modifications of Standards

- (1) The Town Board shall have the authority to waive or modify the requirements and standards of this section for good cause shown by the applicant. In lieu of any modification, a substitution of higher standards or inclusion of E3 components described in Attachment F can be required by the Town Board to offset any corresponding waiver or modification. Documentation of any modification shall be on file at the Town of Clayton and available for public review.

G. Installation

- (1) All landscaping requirements shall be installed within six (6) months of occupancy. Should extension be needed specific approval by the Town Board is required and shall be set to a date certain.

ATTACHMENT F
ENVIRONMENTAL AND ENERGY EFFICIENCY (E³) GUIDELINES

A. Purpose and Intent

- (1) To promote the public health, safety and general welfare of the citizens of the Town of Clayton, the following guidelines, Environmental and Energy Efficiency (E³), are intended to:
 - (a) Show environmental leadership.
 - (b) Reduce the needs for present day and future municipal maintenance and infrastructure.
 - (c) Promote healthy and environmentally friendly interior and exterior work environments and design standards.
 - (d) Reduce the negative environmental impacts associated with commercial development.
 - (e) Reduce long-term capital costs associated with storm water requirements.
 - (f) Promote green, sustainable, high performance and high efficient building in a flexible manner that complements development.
 - (g) Focus on items that bring return on investment.

B. Applicability

- (1) The E³ standard is strongly recommended, but not required, for all commercial development, including the expansion of existing buildings, structures and parking lots, except construction of detached single-family and two-family dwellings and their accessory structures.

C. Implementation

- (1) The E³ components list included in this attachment is included as part of the application packet.
- (2) During preliminary review, Town Officials will review the E³ components list for components included in the site plan design. The Plan Commission and Town Board may require additional E³ components to be included in the site plan design prior to approval, based on environmental and engineering factors and/or in exchange for modifications and waivers of other site design standards.

Area	Component	E ³ Components That Are:		Brief Notes/Explanation
		Already In Ordinance	Strongly Recommend	
All	National standard		X	LEED, Green Globe, Green Tier, etc
Bldg	Roof Heat Island	X		Light colored roofing materials (SRI Rating)
Bldg	Vegetated Roof		X	Significant area of roof space
Ext	Increase # plants		X	
Ext	Parking Lot Heat Island		X	Light colored, shading, Interrupted w/ green space
Ext	Native plantings		X	Significant areas w/ native plantings, not mowed
Ext	Storm Sewer Piping	X		No hard pipe of water directly off site, internal ok
Ext	Natural Feature Preservation	X	X	Mature trees, wood lots, native vegetation
Ext	Riparian Buffers		X	Min 20' wide along all major ditchlines
Ext	Rain Garden/Bioretenion		X	All storm water - roof, paved
Ext	Non potable irrigation		X	
Ext	Design for energy conservation		X	Trees, orientation, colors, daylighting, etc
Ext	Existing site		X	Redevelop ex commercial site
Ext	Minimize sprawl		X	Develop w/in 1/8 mi of current comm development
Ext	Light pollution		X	Further reduced beyond current ordinance
Ext	Porous Pavement		X	Helps reduce % developed requirement
Ext	Rain Barrels		X	Must include plan for using captured water
Ext	Fitness Trail		X	Min 1/4 mile long
Ext	Outdoor employee area		X	Seating, dining, shaded, usable
Ext	Larger plantings than required		X	Must be at least 50% of plant list
Ext	Sustainable materials for landscape		X	Fences, benches, pots, etc
Ext	Reduced flow leaving site		X	Infiltration, retention devices
Ext	Planned no mow zones		X	
Ext	Ponds		X	Real ponds instead of just detention/stormwater
Ext	Minimize impervious areas	X		70% maximize impervious surface on site
Ext	Maximize storm water infiltration		X	
Mech	Grey water		X	Recycling grey water, rain water, etc
Mech	Alternative energy		X	Wind, solar, com, hydropower, geothermal
Mech	ASHRAE 189		X	Include downspouts, sumps, etc
Mech	Water Sense		X	
Mech	Energy Star		X	
Mech	Design Sense		X	
Bldg/ Ext	Solar Thermal Reflective Coating/Paint		X	Significant area of roof or pavement space