

10.102(12) General Provisions Applicable to All Uses in All Zoning Districts

proposed conditions including, but not limited to, detailed topographical information of the subject and adjoining properties, before land disturbing activities commence.

(12) Visual Screening

(a) Purpose.

Visual screening is intended to protect enjoyment and use of neighboring properties by reducing the visual impact of utilitarian, commercial facilities near residential areas.

(b) Applicability and waivers.

1. Unless specifically waived under 3. below, screening is required along the interior boundary of any lot in the Limited Commercial (LC), General Commercial (LC), Heavy Commercial (HC) and Manufacturing/Industrial (MI) districts that are adjacent to land in the Single Family Residential (SFR), Two Family Residential (TFR), Multi Family Residential (MFR), Rural Residential (RR) or Rural Mixed-Use (RM) Districts.
2. At the zoning committee's discretion, screening may also be required as a condition on any conditional use permit, where appropriate to minimize visual impact to neighboring properties.
3. Waivers. If the town board and zoning committee find that there will be no significant visual impact, or no negative impact on neighborhood or rural character from the proposed use, the town board and zoning committee may:
 - a. Approve alternative landscaping plans, differing from the specific standards in this section, or
 - b. Waive visual screening requirements entirely.

- (c)** When a use requires a vegetative screening, the requirements of this section shall apply. A vegetative screening plan shall be submitted at the time of permit application, and no permit shall be issued until an acceptable vegetative screening plan has been approved. The plan shall provide for a minimum of 15 feet in depth, parallel to any area used for vehicles or buildings. The vegetative screening area shall not be used for any purpose other than screening, except at designated points of ingress and egress delineated in the plan. Vegetative screens that are within 1,000 feet of the ordinary high water mark of a lake, pond or flowage, or 300 feet of the ordinary high water mark of a navigable river or stream, must comply with applicable portions pursuant to Chapter 11, Dane County Code.

(d) Dimensions and design.

1. Vegetative screening. Within the screening area, vegetation shall consist of:
 - a. A minimum of 2 parallel rows of trees, with all rows planted 10 feet apart.
 - b. Within any given row, there shall be a minimum of one tree every 12 feet.
 - c. Vegetative screening densities along the front of the property adjacent to the road right-of-way may be reduced to not less than one tree every 20 feet.
 - d. Not less than 75% of the trees shall be evergreens.
 - e. A minimum of 2 different species of evergreens shall be utilized.
 - f. Non-native species which have the potential to be invasive shall not be utilized as part of the screening.

- g. Deciduous trees shall be either single stem or multi-stem trees, with the smallest trunk measured at a minimum of a one-inch diameter at the time of planting. The trunk shall be measured 6 inches above the ground.
 - h. Evergreen trees shall be a minimum of 4 feet tall at the time of planting.
 - i. There shall be a ground cover of either native grasses and flowers, or lawn grasses.
2. Vegetative screens shall not interfere with applicable vision triangle requirements.
3. Within the screening area, vegetation shall be maintained in viable growing conditions. Maintenance of the ground cover shall be completed in a manner so as to maintain the shape or appearance of trees within the buffer area.
4. Screens shall be maintained along the interior boundaries of the lot to a point 15 feet from the street right-of-way.