

Appendix A – Recommended Illumination Levels of the Illuminating Engineering Society of North America

PARKING LOTS:

Level of Activity	Examples	General Parking & Pedestrian			Vehicle Use Only		
		Average	Minimum	Uniformity (Ave./Min.)	Average	Minimum	Uniformity (Ave./Min.)
HIGH	Major League Athletic Events	3.6 fc	0.9 fc	4:1	1.8 fc	0.6 fc	3:1
	Major Cultural or Civic Events	60,000 lu ¹	15,000 lu ¹		30,000 lu ¹	10,000 lu ¹	
	Regional Shopping Centers	750 W MH	185 W MH		375 W MH	125 W MH	
		750 W HPS	185 W HPS		375 W HPS	125 W HPS	
		375 W LPS	90 W LPS		375 W LPS	65 W LPS	
MEDIUM	Community Shopping Centers	2.4 fc	0.6 fc	4:1	0.9 fc	0.3 fc	3:1
	Cultural, Civic, or Recreational Events	40,000 lu ¹	10,000 lu ¹		15,000 lu ¹	5,000 lu ¹	
		500 W MH	125 W MH		185 W MH	60 W MH	
	Office or Hospital Parking	500 W HPS	125 W HPS		185 W HPS	60 W HPS	
	Transportation Parking (Airports, Commuter Lots, Etc.)	250 W LPS	65 W LPS		90 W LPS	30 W LPS	
					90 W LPS	30 W LPS	
	Fast Food Facilities						
Residential Complex Parking							
LOW	Neighborhood Shopping	0.9 fc	0.18 fc	4:1	0.45 fc	0.12 fc	3:1
	Industrial Employee Parking	15,000 lu ¹	3,000 lu ¹		7,500 lu ¹	2,000 lu ¹	
	Educational Facility Parking	185 W MH	35 W MH		90 W MH	25 W MH	
	Church Parking	185 W HPS	35 W HPS		90 W HPS	25 W HPS	
		90 W LPS	18 W LPS		45 W LPS	15 W LPS	

Level of Activity Guidelines:

	Level of Activity
Regional shopping centers containing retail space of 200,000 SF or greater	HIGH
Sports Arenas	HIGH
Community shopping centers containing retail space of 4,000 SF to 199,000 SF	MEDIUM
Neighborhood shopping containing retail space of less than 4,000 SF	LOW
Fast Food Facilities	MEDIUM
Automotive Dealerships	MEDIUM
Entertainment Theaters	MEDIUM
Restaurants	MEDIUM
Hotels/Motels	MEDIUM
Security Lighting	LOW

Other Recommendations:

Automotive Dealership Display Lots:	35 fc (600,000 lumens for a single light) ¹	7,500 W MH
Service Stations:	Pump Island 20 fc (200,000 lumens for a single light) ²	2,500 W MH
	Service Area 3 fc (50,000 lumens for a single light) ²	625 W MH
Entrance Doorways:	Active 5 fc (11,000 lumens) ³	135 W MH, 135 W HPS, 75 W LPS
	Inactive 1 fc (2,000 lumens) ³	25 W MH, 25 W HPS, 15 W LPS

¹ Assumes light is at a height of 20 feet. If light is at 30 feet the lumens needs to be doubled to achieve the same fc at the ground.

² Assumes a canopy height of 15 feet.

³ Assumes light at a height of 10 feet.

DETAILED CLASSIFICATION OF PLANT SPECIES

DETAILED CLASSIFICATION OF PLANT SPECIES -- Climax Trees (75 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
* <i>Acer saccharum</i> ^{RF}	Sugar Maple	S	Round	Rich soil; salt sensitive; oval when young; yellow, orange, or scarlet fall color.
'Green Mountain'			Round	Scorch resistant; leathery leaves.
* <i>Carya ovata</i> ^{RF}	Shagbark Hickory			Native and very adaptable, salt sensitive, fruit-nut, lawn tree.
<i>Ginkgo biloba</i>	Ginkgo	S	Pyramidal	Very urban; dioecious, females produce smelly fruits; golden yellow fall color.
'Fastigiata'	Sentry Ginkgo		Columnar	Seedless.
<i>Juglans nigra</i> ^{RF}	Walnut Eastern Walnut Black Walnut	F		Best in public open spaces or lawns; not to be used as a street tree; poisonous to other plants within the drip zone; susceptible to caterpillars and leaf spot disease.
* <i>Quercus alba</i> ^{RF}	White Oak	S	Round	Extremely sensitive to soil compaction; tolerant of urban conditions; dry soil; subject to iron chlorosis; red fall color; very difficult to transplant; excellent lawn or shade tree.
Continued on the next page.				
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Climax Trees (Cont.) (75 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
* <i>Quercus bicolor</i> ^{RF}	Swamp White Oak	S	Round	Very tolerant of urban conditions; moist to wet, intolerant of alkaline soil; tolerates poor drainage; difficult to transplant; yellow fall color.
* <i>Quercus macrocarpa</i> ^{RF}	Bur Oak Mossycup Oak	S	Round	Sensitive to soil compaction; tolerant of urban conditions; dry to wet soil; no fall color; very difficult to transplant.
* <i>Quercus palustris</i>	Pin Oak	M	Pyramidal	Sensitive to soil compaction; tolerant of urban conditions; moist, acid soil; pendulous lower branches; red fall color; iron chlorosis on alkaline soil; lawn tree; cultivar 'Sovereign' best for streets.
* <i>Quercus rubra</i> ^{RF} (also known as <i>Quercus Borealis</i>)	Northern Red Oak Red Oak	M	Round	Sensitive to soil compaction; tolerant of urban conditions; pyramidal when young; red fall color; well-drained soil; fast growing for oaks, excellent lawn, shade, and street tree.
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Trees (30 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
<i>Acer nigrum</i>	Black Maple	M	Oval	Does well in poor, dry soils; red to bright gold fall color; excellent for lawn, shade, or street.
<i>Acer platanoides</i>	Norway Maple	M	Round	Shallow root system, not to be used along streets.
'Cleveland'		F	Oval-upright	Uniform, dense foliage.
'Columnare'			Columnar	Indistinct central leader.
'Crimson King'				Keeps deep purple leaf color through out summer; susceptible to sun scald, bark splitting, and transplant shock.
'Drummondii'	Harlequin N.M.	S	Round	Variegated, cream-edged leaves.
'Emerald Queen'		F	Oval	Vigorous; crisp foliage.
'Globosum'	Globe N.M.	S	Globe	Useful on a standard under utility wires, 20' height.
'Greenlace'			Round	Deeply divided, fine textured leaves.
'Royal Red'		S	Round	Best for purple summer foliage.
'Schwedleri'			Round	New foliage reddish; bronze by summer.
'Summershade'		F		Rapidly growing cultivar; deep green, large, leathery leaves.
* <i>Acer rubrum</i> ^{RF}	Red Maple Scarlet Maple Swamp Maple	F	Round	Moist, acid soil; tolerates poor drainage; smooth gray bark; yellow, orange, or red fall color; salt sensitive.
'Armstrong'			Fastigiate	No fall color, light gray bark.
'Autumn Flame'				Early scarlet fall color.
'Bowhall'			Oval	Orange fall color.
'Red Sunset'				Late, scarlet fall color.
'Schlesingeri'				Red-orange fall color.
Continued on the next page.				
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DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Trees (Cont.) (30 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
* <i>Acer saccharinum</i> ^{RF}	Silver Maple Soft Maple White Maple River Maple	F	Vase	Hearty and fast growing; moist soil; tolerates poor drainage; fine-textured; weak-wooded (develops heart rots after 50 years, limbs may fall); yellowish or no fall color.
'Blair'		VF		Strong branch structure; storm resistant.
'Pyramidale'	Upright S.M.		Pyramidal	Improved branch structure.
'Silver Queen'	Seedless S.M.		Round	Seedless.
'Wieri'	Cutleaf S.M.			Shredded leaves, pendulous branches.
<i>Aesculus hippocastanum</i>	Horsechestnut	M	Round	Urban; coarse; showy, white, May flowers; litter problem; no fall color; difficult to transplant; pest or disease problems may limit use.
<i>Alnus glutinosa</i>	European Alder Black Alder	F	Oval	Rich or wet soils; produces catkins; possible winterkill.
<i>Betula lutea</i> ^{RF}	Yellow Birch	M	Round	Drooping branches; moist well drained soils; yellow-orange bark; rusty yellow fall color.
<i>Catalpa speciosa</i>	Northern Catalpa	F	Oval	Poor, dry soil; showy, white, June flowers; coarse; litter problem; no fall color.
* <i>Celtis occidentalis</i> ^{RF}	Common Hackberry	M	Vase	Tolerates alkaline soils; "pebbled" bark; yellowish fall color; pest or disease problem may limit use.
* <i>Fagus grandifolia</i> ^{RF}	American Beech	S	Oval	Moist, rich soil; smooth, gray bark; yellow-bronze fall color; difficult to transplant; salt sensitive; sensitive to soil compaction.
<i>Fagus sylvatica</i>	European Beech	S	Round	Moist, rich soil; less difficult to transplant than above; several cultivars available; excellent lawn tree.
Continued on the next page.				
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DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Trees (Cont.)				
(30 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
<i>*Fraxinus americana</i> ^{RF}	White Ash	M	Round	Moist soil; tolerates poor drainage; dioecious; orange to purple fall color; tolerates urban conditions.
'Autumn Purple'			Round	Seedless, superior fall color.
'Rosehill'			Oval	Seedless, superior fall color.
<i>Fraxinus excelsior</i>	European Ash	F	Round	Jet black buds; no fall color.
'Aurea'	Golden E.A.	M	Round	Golden, young foliage, twigs and fall color; green summer foliage.
'Hessei'	Hesse E.A.		Round	Simple leaves.
<i>Fraxinus nigra</i> ^{RF}	Black Ash	M	Irregular	Deep, rich, moist soils; tolerates wet soils; yellow fall color, scaly bark.
<i>Fraxinus pennsylvanica</i> ^{RF}	Green Ash Red Ash	F	Oval; irregular	Dry to wet soils; tolerates poor drainage; slat tolerant; twiggy and weak-wooded; yellow fall color; pest or disease problem may limit use; tolerates urban conditions.
'Marshall's Seedless'			Oval	Seedless; glossy, dark green foliage; improved habit of growth.
'Summit'			Upright	Finer textured foliage.
<i>*Gleditsia triancanthos inermis</i>	Thornless honeylocust	F	Vase	Tolerates poor drainage; thornless, as are all the following; pest or disease problem may limit use; salt tolerant; yellow fall color.
'Imperial'			Round	Podless; low-growing; flat-topped; pest or disease problem may limit use.
'Shademaster'			Irregular	Podless; vase shape in age; pest or disease problem may limit use.
'Skyline'			Upright	Podless; tends to form central leader; good golden fall color; pest or disease problem may limit use.
'Sunburst'			Irregular	Podless; yellow new foliage; poor branch structure; pest or disease problem may limit use.
Continued on the next page.				
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Trees (Cont.)				
(30 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
* <i>Gymnocladus dioica</i>	Kentucky Coffeetree	M	Upright	Moist, rich soil; coarse and rugged; dioecious; yellowish fall color.
<i>Juglans cinerea</i> ^{RF}	Butternut	S		Needs good soil and consistent moisture; fairly good shade tree; susceptible to butternut decline.
<i>Larix decidua</i>	European Larch	F	Pyramidal	Full sun; graceful, fine-textured; transplant in spring before buds open; yellow fall color.
'Pendula'		F		Interesting weeping branches.
<i>Larix kaempferi</i>	Japanese Larch	F	Wide-Pyramidal	Similar to above, more picturesque.
<i>Larix laricina</i> _{RF}	American Larch Tamarack	M	Narrow-Pyramidal	Hardy; drought tolerant; used in shelterbelts.
<i>Liriodendron tulipifera</i>	Tuliptree	F	Upright	Rich, moist soil; unique leaves and interesting June flowers; yellow fall color; purchase from northern source.
* <i>Platanus occidentalis</i>	Sycamore American Planetree	F	Pyramidal	Moist soil; tolerates poor drainage; mottled bark; coarse, maple-like leaves; no fall color; pest or disease problem may limit use.
<i>Populus alba</i> 'Pyramidalis'	White Poplar	F	Fastigiate	Moist soil; tolerates poor drainage; mottled bark; coarse, maple-like leaves; no fall color; pest or disease problem may limit use.
<i>Populus deltoides</i> ^{RF}	Eastern Poplar	VF	Fastigiate	Hardy, fast growing; golden yellow fall color; tolerates drought; brittle; may produce "cotton"; too large for homes.
'Robusta'		VF	Upright	Seedless.
'Siouxland'		VF		Larger greener leaves; seedless; uniform in shape; hardy.
'Cottonless'		VF		Seedless; many similar species available.
<i>Populus grandidentata</i> ^{RF}	Bigtooth Aspen	F	Narrow	Moist, sandy, gravelly soils; not shade tolerant; yellow fall color.
Continued on the next page.				
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DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Trees (Cont.) (30 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
* <i>Prunus serotina</i> ^{RF}	Black Cherry	M	Oval	Dry soil; white flowers and black fruits in drooping racemes; orange fall color; pest or disease problem may limit use.
<i>Taxodium distichum</i>	Baldcypress	F	Pyramidal	Moist, intolerant of alkaline soil; tolerates poor drainage; sun; bronze fall color; fine texture; purchase from northern source.
* <i>Tilia americana</i> ^{RF}	American Linden Basswood Linden Tree Linn Tree	M	Round	Sensitive to soil compaction; salt-sensitive; coarse; rich soils.
<i>Tilia cordata</i>	Littleleaf Linden	S	Pyramidal	Urban; moist soil; fragrant flowers; poor branch structure, needs training while young; yellow fall color.
'Chancellor'				Uniform, upright habit.
'Greenspire'				Improved branching habit.
<i>Tilia x euchlora</i> 'Redmond'	Redmond Linden	M	Pyramidal	Urban; dark green foliage.
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Medium Deciduous Trees (15 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
<i>Aesculus x carnea</i> 'Briotii'	Ruby Horsechestnut	S	Round	Rich, moist soil; red flowers.
<i>Aesculus glabra</i>	Ohio Buckeye	S	Round	Rich, moist soil; yellow-green flowers; orange fall color.
<i>Alnus glutinosa</i>	European Alder	F	Oval	Wet; tolerates poor drainage; catkins; cone fruits; no fall color.
* <i>Betula nigra</i> ^{RF}	River Birch	M	Vase	Wet to dry, intolerant of alkaline soils; tolerates poor drainage; pinkish, peeling bark.
* <i>Betula papyifera</i> ^{RF}	Paper Birch	M	Oval	Cool, moist soil; white, peeling bark; golden yellow fall color; pest or disease problem.
<i>Betula pendula</i> 'Gracilis'	Cutleaf European Birch	M	Weeping	Cool, moist soil; dissected leaves; yellow fall color; pests & disease.
<i>Betula platyphylla</i> <i>japonica</i>	Japanese White Birch	M	Pyramidal	White bark; some resistance to bronze birch borer.
<i>Cercidiphyllum</i> <i>japonicum</i>	Katsuratree	M	Columnar	Moist soil; dioecious; form controlled by pruning, wide spreading if multi- trunked; yellow to red fall color.
<i>Cladrastis lutea</i>	American Yellowwood	S	Round	Moist, rich soil; smooth, light gray bark; fragrant, white June flowers in large clusters; yellow fall color.
<i>Magnolia acuminata</i>	Cucumbertree	F	Pyramidal	Inconspicuous, greenish flowers; pink to red fruits; coarse foliage; no fall color.
* <i>Nyssa sylvatica</i>	Black Gum	S	Pyramidal	Moist soil; tolerates poor drainage; dense habit; dioecious; orange to scarlet fall color; difficult to transplant.
<i>Phellodendron</i> <i>amurense</i>	Amur Corktree	M	Round	Urban; dry soil; dioecious; compound leaves; corky bark; yellow fall color.
<i>Prunus maackii</i>	Amur Chokecherry	M	Round	Amber exfoliating bark; does well in containers.
Continued on the next page.				
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Medium Deciduous Trees (Cont.) (15 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
<i>Prunus padus commutata</i>	Harbinger European Bird Cherry	S	Round	Sun; early to leaf out in spring; pest or disease problem.
* <i>Prunus pennsylvanica</i> ^{RF}	Pin Cherry	M	Upright	Poor, dry soil; sun; graceful; shortlived; suckering; red fruits; orange to red fall color.
<i>Prunus sargentii</i>	Sargent Cherry	M	Upright	Sun, well-drained soil; early, pink flowers; red fall color.
<i>Salix alba tristis</i>	Golden Weeping Willow	F	Weeping	Wet soil; tolerates poor drainage; bright yellow twigs; fine-textured; litter problem.
<i>Ulmus parvifolia</i>	Chinese Elm	M	Vase	Disease resistant; exfoliating bark.
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Deciduous Trees (10 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
<i>Acer ginnala</i>	Amur Maple	M	Round	Sun, shade; red fruit; red fall color.
* <i>Alnus rugosa</i>	Speckled Alder	F	Round	Wet soil; tolerates poor soil; lenticeled bark.
* <i>Amelanchier arborea</i> ^{RF}	Downy Serviceberry	S	Upright	Dry soil; shade; gray bark; white flowers; yellow to red fall color; edible fruits.
<i>Amelanchier x grandiflora</i>	Apple Serviceberry	S	Spreading	Semi-shade; large, white flowers, edible fruits.
* <i>Amelanchier laevis</i>	Allegheny Serviceberry	S	Upright	Moist soil; shade; white flowers; orange to red fall color, edible fruits.
* <i>Carpinus caroliniana</i> ^{RF}	American Hornbeam	S	Spreading	Moist soil; shade; smooth, gray muscle-like trunks; orange fall color.
<i>Cercis canadensis</i>	Eastern Redbud	M	Spreading	Sun or shade; purplish-pink flowers; yellow fall color; purchase form northern source.
* <i>Cornus alternifolia</i>	Pagoda Dogwood	M	Spreading	Cool, moist soil; shade; blue-black berries on red stalks; early, maroon fall color.
* <i>Crataegus crus-galli</i> 'Inermis'	Thornless Cockspur Hawthorn		Spreading	Urban; sun; persistent, brick red fruits; orange to red fall color; no thorns.
<i>Crataegus laevigata</i> 'Paulii'	Paul's Scarlet Hawthorn	S	Upright	Heavy soil; sun; double, scarlet flowers in late May; no fall color; pest or disease problem.
'Superba'	Crimson Cloud Hawthorn			Single, scarlet flowers; resistant to leaf spot.
<i>Crataegus x lavalleyi</i>	Lavalle Hawthorn	S	Upright	Urban; sun; glossy foliage; bronzy-red fall color.
* <i>Crataegus mollis</i>	Downy Hawthorn	S	Upright	Sun; large, red, early-ripening fruit; yellow fall color; pest or disease problem.
Continued on the next page.				
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Deciduous Trees (Cont.) (10 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
<i>Crataegus phaenopyrum</i>	Washington Hawthorn	M	Upright	Urban; sun; latest blooming; small, persistent, orange-red fruits in clusters; orange fall color.
* <i>Crataegus punctata</i>	Dotted Hawthorn	S	Spreading	Moist, heavy soil; sun; picturesque; pest or disease problem may limit use.
<i>Crataegus</i> x 'Toba'	Toba Hawthorn	S		Sun; double, pink, fragrant flowers; glossy leaves; red fruits; dwarf-15.
<i>Elaeagnus angustifolia</i>	Russianolive	F	Round	Dry, alkaline soil; sun; fragrant, inconspicuous flowers; silver-gray foliage; no fall color; pest or disease problem may limit use.
<i>Magnolia x loebneri</i> 'Merrill'	Dr. Merrill Magnolia	M	Pyramidal	Rich soil; sun; white, many-petaled flowers; difficult to transplant.
<i>Magnolia x soulangiana</i>	Saucer Magnolia	S	Round	Rich soil; sun; large pink flowers; difficult to transplant.
<i>Malus</i> species & cultivars	Flowering Crabapples			All require sun and well drained soil. They all possess a high degree of resistance to the apple scab disease.
<i>M.</i> 'Adams'	Adams F.C.	M	Spreading	Slightly susceptible to fire blight; rose-red flowers; 5/8" diam., persistent, deep red fruits.
<i>M. baccata jackii</i>	Jack F.C.	M	Upright spreading	Slightly susceptible to fire blight; white flowers; tiny 1/3-1/2"diam., dark red fruits.
<i>M.</i> 'Bob White'	Bob White F.C.	M	Rounded	Moderately susceptible to fire blight; white flowers; 5/8" diam., persistent, yellow fruits.
<i>M.</i> 'Candied Apple'	Weeping Candied Apple F.C.		Weeping	Slightly susceptible to scab; pink flowers; 5/8" diam., persistent cherry-red fruits; foliage tinged with red.
<i>M.</i> 'Centurian'	Centurian F.C.		Narrow-Upright	Disease resistant; rose-red flowers; 5/8" diam., persistent, cherry-red fruits.
Continued on the next page.				
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Deciduous Trees (Cont.)

(10 Landscaping Points)

Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
<i>M.</i> 'David'	David Flowering Crabapple	M	Rounded	Slightly susceptible to fire blight and scab; white glowers; 1/4-1 1/2" diam., reddish fruits for in alternate years.
<i>M.</i> 'Dolgo'	Dolgo F.C.	M	Upright-Spreading	Slightly susceptible to fire blight and scab; white flowers; 1 1/4-1 1/2" diam., persistent red fruits.
<i>M.</i> 'Donald Wyman'	Donald Wyman F.C.	M	Rounded	Disease resistant; white flowers; 3/8" diam., persistent red fruits.
<i>M.</i> 'Dorothea'	Dorothea F.C.	S	Horizontal	Moderately susceptible to scab; clear pink semi-double flowers; 1/2" diam., yellow fruits.
<i>M.</i> 'Gibb's Golden Gage'	Gibb's Golden Gage F.C.		Rounded	Disease resistant; white flowers; 1" diam., persistent, yellow fruits.
<i>M.</i> 'Indian Summer'	Indian Summer F.C.		Rounded	Disease resistant; rose-red flowers; 5/8-3/4" diam., red fruits.
<i>M.</i> 'Mary Potter'	Mary Potter F.C.	S	Horizontal	Moderately susceptible to fire blight and scab; white flowers; 1/2" diam., red fruits; 10' height.
<i>M.</i> 'Ormiston Roy'	Ormiston Roy F.C.	M	Rounded	Slightly susceptible to fire blight; white flowers, 3/8" diam., persistent, yellow fruits.
<i>M.</i> 'Profusion'	Profusion F.C.	M	Rounded-Spreading	Slightly susceptible to fire blight; rose-red flowers; 1/2" diam., deep red fruits; bronze-green foliage.
<i>M.</i> 'Red Jewel'	Red Jewel F.C.		Horizontal	Moderately susceptible to scab; white flowers; 1/2" diam., persistent, bright red fruits.
<i>M.</i> 'Robinson'	Robinson F.C.		Upright-Spreading	Disease resistant; rose-red flowers; 3/8" diam, persistent, bright red fruits, bronze-green foliage.
<i>M.</i> 'Sentinel'	Sentinel F.C.		Narrow-upright	Slightly susceptible to fire blight and scab; pale pink flowers; 1/2" diam., persistent, bright red fruits.
<i>M.</i> 'White Cascade'	White Cascade F.C.	S	Weeping	Disease resistant; white flowers, 1/2" diam., yellowish fruits.
Continued on the next page.				
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DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Deciduous Trees (Cont.) (10 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Form	Adaptation and Remarks
* <i>Ostrya virginiana</i> ^{RF}	Hophornbeam	S	Pyramidal	Dry soil; shade; catkins; elm-like leaves; yellow fall color.
* <i>Prunus americana</i> ^{RF}	American Plum	F	Horizontal	Dry soil; sun; suckering habit; white flowers; yellow to orange fall color.
<i>Prunus cerasifera</i> 'Newportii'	Newport Plum	M	Round	Sun; reddish-purple summer foliage.
* <i>Prunus virginiana</i> ^{RF}	Chokecherry	M	Upright	Dry, infertile soil; suckering habit; white flowers; yellow to orange fall color.
'Canada Red' or 'Shubert'	Shubert Chokecherry			Sun; foliage changes from green to purple in early summer.
<i>Pyrus calleryana</i> and <i>cultivars</i>	Callery Pear	M	Oval	Sun; early, white flowers; late red fall color.
<i>Salix matsudana</i> 'Tortuosa'	Corkscrew or Contorted Willow	F	Upright	Wet soil; tolerates poor drainage; sun; twisted branches; pest or disease problem may limit use.
<i>Salix pentandra</i>	Laurel Willow	M	Round	Wet soil; sun; foliage glossy, dark green; dense habit.
<i>Sorbus alnifolia</i>	Korean Mountainash	S	Oval	Cool soil; simple leaves; small flowers and fruits; orange to red fall color; pest or disease problem.
<i>Sorbus aucuparia</i> and <i>cultivars</i>	European Mountainash	M	Oval	Cool soil; orange fruits; pest or disease problem
* <i>Sorbus decora</i>	Showy Mountainash	S	Upright	Cool Soil; large, reddish fruits; pest or disease problem.
<i>Syringa reticulata</i>	Japanese Tree Lilac	S	Horizontal	Sun; large, pyramidal, cream-white flower clusters in June; tan fruits.

KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast

DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Evergreen Trees (40 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Height	Adaptation and Remarks
<i>Abies concolor</i>	White Fir	M	70'	Dry soil; heat; gray-green foliage.
<i>Picea abies</i>	Norway Spruce	F	75'	Deep soil; dark green foliage; long cones; pendulous branchlets
* <i>Picea glauca</i> ^{RF}	White Spruce	M	50'	Moist soil; sun; light green needles.
<i>Picea omorika</i>	Serbian Spruce	S	50'	Sun; narrow habit; pendulous branchlets.
<i>Picea pungens glauca</i>	Blue Colorado Spruce	S	60'	Sun; urban; blue needles; stiff, formal habit.
<i>Pinus cembra</i>	Swiss Stone Pine	S	50'	Sun; narrow habit.
<i>Pinus nigra</i>	Austrian pine	M	50'	Sun; urban; stout, dark green needles, pest or disease problem.
* <i>Pinus resinosa</i> ^{RF}	Red Pine	F	50'	Dry soil; sun; reddish bark; yellow-green winter color.
* <i>Pinus strobus</i> ^{RF}	Eastern White Pine	M	75'	Moist soil; sun; picturesque; soft, green foliage, pest or disease problem.
<i>Pinus sylvestris</i>	Scots Pine	F	50'	Dry soil; sun; orange bark; bluish needles.
<i>Pseudotsuga menziesii</i>	Douglasfir	M	70'	Half-shade; flat, dark green needles.
* <i>Tsuga Canadensis</i> ^{RF}	Canada Hemlock	M	75'	Moist soil; soft, feathery foliage.
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Medium Evergreen Trees (20 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Height	Adaptation and Remarks
* <i>Thuja occidentalis</i> ^{RF}	American Arborvitae	M	40'	Wet soil; half-shade; light green, soft, scale-like foliage.
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Evergreen Trees (12 Landscaping Points)				
Botanical Name	Common Name	Growth Rate	Height	Adaptation and Remarks
<i>Juniperus chinnensis</i> 'Keteleeri'	Keteleer Juniper	S	20'	Dry soil; sun; green foliage; large fruits.
'Mountbatten'	Mountbatten Juniper	S	20'	Dry soil; sun; narrow, columnar form; large fruits.
* <i>Juniperus virginiana</i> ^{RF}	Eastern Redcedar	S	20'	Dry soil; sun; brownish winter color.
'Burkii'	Burke E.R.			Fine-textured, gray-green foliage.
'Canaertii'	Canaert E.R.			Dark green, tufted foliage.
'Glauca'	Silver E.R.			Silver-gray foliage; informal habit.
'Hillii'	Hill Dundee E.R.			Gray-green foliage turns purple in winter, no fruits.
* <i>Picea glauca</i> ^{RF} Densata	Black Hills Spruce	S	20'	Dry soil; sun; narrow, dense habit.
<i>Taxus cuspidata</i>	Japanese Yew	S	20'	Shade; urban, deep green needles; often sold a <i>T. cuspidata</i> 'Capitata'
* <i>Thuja occidentalis</i> ^{RF} 'Fastigiata'	Pyramidal Arborvitae	M	25'	Narrow columnar form.
'Techny'	Techny Arborvitae	S	20'	Deep green foliage, year round.
KEY: * Wisconsin native; S = Slow; M = Medium; F = Fast				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Shrubs (5 Landscaping Points)			
Botanical Name	Common Name	Form	Adaptation and Remarks
* <i>Amelanchier sp.</i> (see low trees)	Serviceberry	Upright	Shade; alkaline soil; white flowers; edible purple fruits; smooth, gray bark; yellow to orange fall color; fireblight a problem.
<i>Caragana arborescens</i>	Siberian Peashrub	Erect, Oval	Dry, alkaline soils; yellow flowers; green twig.
<i>Chionanthus virginicus</i>	Fringetree	Spreading	Moist soil; shade; white flowers; blue fruits; coarse.
* <i>Cornus alternifolia</i>	Pagoda Dogwood	Spreading	Moist soil; shade; white flowers; blue fruits; horizontal branches; early, maroon fall color.
<i>Cornus mas</i>	Corneliancherry Dogwood	Oval	Shade; urban; yellow flowers in April; flower buds may be injured or killed during some winters; edible red fruits.
* <i>Cornus racemosa</i>	Gray Dogwood	Erect	Dry or wet soils; shade; white flowers; white fruits; purple fall color.
* <i>Cornus sericea</i>	Redosier Dogwood	Spreading	Wet, moist soils; tolerates poor drainage; white flowers; white fruits; red twigs; often sold a <i>C. stolonifera</i> .
<i>baileyi</i>	Bailey R.D.	Erect	
<i>Cotoneaster multiflora</i>	Manyflowered Cotoneaster	Mounded	Sun; well-drained soil; white flowers; red fruits; very wide-spreading; pests/diseases.
<i>Elaeagnus umbellata</i>	Autumnolive	Spreading	Poor, dry soil; sun; fragrant flowers; edible, red fruits; twiggy.
<i>Euonymus alata</i>	Winged Euonymus	Spreading	Sun or shade; well-drained soil; corky, winged twigs; pink to rose fall color.
* <i>Euonymus atropurpurea</i>	Eastern Wahoo	Tree-like	Moist soil; shade; tiny, purplish flowers; orange to purple fall color.
<i>Euonymus europaea</i>	Spindletree of European Euonymus	Tree-like	Dry-soil; urban; striped bark; persistent pink fruit; orange to purple fall color.
'Aldenhamensis'	Aldenham E.E.		Bright pink fruit; shrubby form.
'Redcap'	Redcap E.E.		Bright red fruit.
<i>Exochorda racemosa</i>	Pearlbush	Leggy	Sun; pearl-like flower buds; tan fruit capsules.
* <i>Hamamelis virginiana</i>	Common Witchhazel	Spreading	Shade; yellow October flowers.
Continued on next page.			
* Wisconsin native			

DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Shrubs (Cont.)

(5 Landscaping Points)

Botanical Name	Common Name	Form	Adaptation and Remarks
<i>Hydrangea paniculata</i> 'Grandiflora'	Peegee Hydrangea	Upright	Moist soil; white to pink flowers in August; persistent, tan flower clusters.
<i>Kolkwitzia amabilis</i>	Beautybush	Upright	Alkaline soil; sun; pink flowers in June; shredded bark; leggy.
<i>Ligustrum amurense</i>	Amur Privet	Erect	Dry soil; white flowers; black fruits; hedge plant.
<i>Ligustrum vulgare</i> 'Cheyenne'	Cheyenne Privet	Erect	Dry soil; urban; white flowers; black fruits; hedge plant.
<i>Lonicera x bella</i> 'Candida'	White Belle Honeysuckle	Upright-mounded	Dry soil; white flowers; red fruits; may become weedy, pest problem.
<i>Lonicera tatarica zabelii</i>	Zabel Honeysuckle	Rounded	Dry soil; urban; red flowers; dense, red fruits; may become weedy, pest or disease problem, may be sold as <i>L. korolkowii zabelii</i> .
<i>Magnolia stellata</i>	Star Magnolia	Rounded	Rich soil; white flowers; orange fruits; finest textured magnolia.
* <i>Physocarpus opulifolius</i>	Eastern Ninebark	Vase	Dry soil; semi-shade; white flowers; red, capsular fruit; shredded bark; course.
<i>Prunus tomentosa</i>	Manchu Cherry	Rounded	Dry soil; sun; white flowers; edible, red fruits.
<i>Prunus triloba</i>	Double Flowering Plum	Rounded	Sun; double, pink flowers; no fruit.
<i>Rhamnus frangula</i> 'Columnaris'	Tallhedge Glossy Buckthorn	Columnar	Moist soil; shade; red to black fruits; holds leaves late.
* <i>Rhus glabra</i>	Smooth Sumac	Suckering	Dry soil; sun; persistent red fruits; smooth stems; scarlet fall color.
<i>Rhus typhina</i>	Staghorn Sumac	Suckering	Dry soil; sun; persistent red fruits; felty stems; orange to red fall color.
'Dissecta'	Shredleaf S.S.	Picturesque	Dry soil; sun; red fruits; dissected leaves, orange to red in fall.
<i>Salix caprea</i>	Goat Willow or French Pussy Willow	Oval	Wet or dry soil; sun; large silver catkins in early spring.
<i>Shepherdia argentea</i>	Buffaloberry	Irregular	Dry soil; sun; yellowish flowers; dioecious; edible red fruits; silvery foliage.
Continued on the next page.			
* Wisconsin native			

DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall Deciduous Shrubs (Cont.)

(5 Landscaping Points)

Botanical Name	Common Name	Form	Adaptation and Remarks
* <i>Staphylea trifolia</i>	American Bladdernut	Upright	Moist soil; shade; whitish flowers; green to brown, bladder-like fruits; white-striped bark.
<i>Syringa x chinensis</i>	Chinese Lilac	Vase	Dry, alkaline soil; purple-lilac flowers; fine texture.
<i>Syringa x hyacinthiflora</i> cvs.	Hyacinth Lilacs	Upright	Sun; white, pink, lilac, purple flowers; early blooming.
<i>Syringa x prestoniae</i> cvs.	Preston Lilacs	Rounded	Sun; pink to purple flowers; late-blooming; coarse textured.
<i>Syringa reticulata</i>	Japanese Tree Lilac	Tree-like	Sun; white flowers in June; tan fruits; cherry-like bark; often sold as <i>S. amurensis japonica</i> .
<i>Syringa vulgaris</i> cvs.	Common Lilac	Upright	Well-drained soil; sun; white, pink, lilac, purple, fragrant flowers; pest or disease problem may limit use.
<i>Tamarix ramosissima</i>	Tamarisk	Irregular	Dry soil; sun; tiny, pink flowers; very fine texture; often sold as <i>T. pentandra</i> .
<i>Viburnum dentatum</i>	Arrowwood Viburnum	Vase	Moist soil; shade; white flowers in June; blue fruits; maroon fall color.
<i>Viburnum lantana</i>	Wayfaringtree V.	Upright	Dry soil; shade; white flowers; red to black fruits; late maroon fall color.
* <i>Viburnum lentago</i>	Nannyberry V.	Upright	Moist or dry soil; sun or shade; white flowers; black fruits; leggy; maroon fall color; pest or disease problem.
* <i>Viburnum prunifolium</i>	Blackhaw Viburnum	Spreading	Dry soil; shade; white flowers; black fruits; single or multi-trunked; maroon fall color.
<i>Viburnum sieboldii</i>	Siebold Viburnum	Tree-like	Rich soil; white flowers; red to black fruits; large, coarse leaves.
* <i>Viburnum trilobum</i>	American Cranberrybush Viburnum	Upright	Moist soil; shade; lacy, white flowers; persistent, edible fruits.

* Wisconsin native

DETAILED CLASSIFICATION OF PLANT SPECIES -- Medium Deciduous Shrubs (3 Landscaping Points)			
Botanical Name	Common Name	Form	Adaptation and Remarks
<i>Aronia arbutifolia</i>	Red Chokeberry	Erect	Wet soil; shade; tolerates poor drainage; white flowers; red fruits; red fall color.
<i>Cornus alba</i> 'Argenteomarginata'	Creamedge Dogwood	Mounded	Moist soil; white flowers; white fruit; variegated foliage.
* <i>Corylus americana</i>	American Filbert or Hazelnut	Rounded	Dry soil; shade; catkins in March; orange fall color.
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	Mounded	Dry alkaline soil; red fruits; fine texture; late maroon fall color; not fully hardy in zone indicated -- needs a special site or ideal conditions.
<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	Upright	Dry soil; shade; black fruits; orange to maroon fall color; good hedge plant; <i>C. acutifolius</i> is similar.
<i>Euonymus alatus</i> 'Compacta'	Dwarf Winged Euonymus	Spreading	Sun or shade; pink and orange fruits; red fall color.
<i>Forsythia x intermedia</i> cvs.	Border Forsythia	Vase	Sun; urban; large, pale to yellow flowers; flower buds may be injured or killed at temperatures lower than -14°F
<i>Forsythia ovata</i>	Early Forsythia	Mounded	Sun; urban; smaller, earlier, yellow flowers; flower buds may be injured or killed at temperatures lower than -25°F.
<i>Forsythia suspensa</i>	Weeping Forsythia	Mounded	Sun; urban; yellow flowers; slender, drooping twigs; flower buds may be injured or killed at temperatures lower than -15°F.
* <i>Ilex verticillata</i>	Winterberry	Upright	Wet, acid soil; tolerates poor drainage; dioecious; red fruits.
<i>Ligustrum obtusifolium</i> <i>regelianum</i>	Regel's Border Privet	Spreading	Dry soil; shade; white flowers; blue-black fruits; late, purple fall color.
<i>Malus sargentii</i> 'Tina'	Sargent Crabapple	Spreading	Disease resistant; 5' mature height.
<i>Myrica pensylvanica</i>	Bayberry	Upright	Dry soil; sun; gray, fragrant fruits; dioecious; semi-evergreen; suckering.
<i>Philadelphus x virginialis</i> 'Glacier'	Glacier Mockorange	Rounded	Sun; double, white, fragrant flowers.
Continued on the next page.			
* Wisconsin native			

DETAILED CLASSIFICATION OF PLANT SPECIES -- Medium Deciduous Shrubs (3 Landscaping Points)			
Botanical Name	Common Name	Form	Adaptation and Remarks
<i>Prunus x cistena</i>	Purple-leaved Sand Cherry	Rounded	Dry soil; sun; white flowers; purple foliage all season.
<i>Rhodotypos scandens</i>	Jetbead	Spreading	Dry soil; shade; white flowers; sparse red fruits; fine texture.
<i>Rosa hugonis</i>	Father Hugo Rose	Vase	Poor soil; sun; yellow flowers; sparse red fruits; fine texture.
<i>Rosa rugosa cvs.</i>	Rugosa Rose	Rounded	Dry soil; sun; white, yellow, pink, or red flowers; large edible red fruits; fall color; wrinkled leaves; tolerant of salt.
* <i>Rosa setigera</i>	Prairie Rose	Sprawling-mounded	Sun; pink flowers in July; red fruits; orange fall color; can be used as a climber.
<i>Spiraea prunifolia</i>	Bridalwreath Spirea	Upright	Sun; double, white flowers; orange to red fall color.
<i>Spiraea thunbergii</i>	Thunberg Spirea	Vase	Sun; white flowers; yellow to orange fall color; fine-textured.
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	Vase	Sun; white flowers; arching branches.
<i>Syringa meyeri 'Palibin'</i>	Palibin Lilac	Rounded	Sun; purple flowers; dense; fine-textured; good informal hedge plant often sold as <i>S. palibiniana</i> .
<i>Viburnum carlesii</i>	Koreanspice Viburnum	Rounded	Shade; urban; pink to white, fragrant flowers; blue-black fruits; red fall color.
* <i>Viburnum cassinoides</i>	Witherod Viburnum	Rounded	Wet, acid soil; tolerates poor drainage; white flowers; pink to red to blue fruits; red fall color.
<i>Weigela florida</i>	Old-fashioned Weigela	Spreading	Well-drained soil; pink, funnel-shaped flowers.
<i>Weigela x 'Vanicekii'</i>	Vanicek Weigela	Spreading	Well-drained soil; red flowers.
* Wisconsin native			

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Deciduous Shrubs (1 Landscaping Point)			
Botanical Name	Common Name	Form	Adaptation and Remarks
<i>Acanthopanax sieboldianus</i>	Fiveleaf Aralia	Upright	Dry soil; shade; urban; leaves palmately compound; thorny.
* <i>Amelanchier stolonifera</i>	Running Serviceberry	Suckering	Dry soil; shade; white flowers; edible fruits; orange fall color.
* <i>Aronia melanocarpa</i>	Black Chokeberry	Suckering	Wet soil; shade; white flowers; black fruits; red fall color.
<i>Berberis thunbergii</i>	Japanese Barberry	Mounded	Dry soil; shade; red fruits; orange fall color; thorns; good hedge plant.
'Atropurpurea'	Redleaf J.B.		Sun; red summer foliage.
'Crimson Pygmy'	Crimson Pygmy J.B.	Low-mound	Sun; red summer foliage; 2' tall.
<i>Buxus microphylla koreana</i>	Korean Littleleaf Box	Rounded	Shade; broadleaf evergreen; good hedge plant.
<i>Chaenomeles japonica alpina</i>	Dwarf Japanese Floweringquince	Spreading	Dry soil; urban; orange flowers; yellow, edible fruits; dense; 1' tall; flower buds may be injured or killed during some winters.
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	Mounded	Dry soil; red fruits; red fall color.
<i>Deutzia x lemoinei</i> 'Compacta'	Compact Lemoine <i>Deutzia</i>	Rounded	Well-drained soil; white flowers.
* <i>Diervilla lonicera</i>	Dwarf Bushhoneysuckle	Mounded	Dry soil; shade; yellow flowers; good bank cover.
<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Forsythia	Low-mound	Sun; small yellow flowers; fine texture; purple fall color.
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	Mounded	Moist soil; shade; white, clustered flowers; dense; blooms on new wood.
'Grandiflora'	Snowhill Hydrangea	Mounded	Smaller flower clusters and less dense than above.
* <i>Hypericum kalmianum</i>	Kalm's St. Johnswort	Rounded	Dry soil; sun; yellow flowers; shiny brown twigs.
Continued on next page.			
* Wisconsin native			

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Deciduous Shrubs (Cont.)

(1 Landscaping Point)

Botanical Name	Common Name	Form	Adaptation and Remarks
<i>Lonicera x xylosteoides</i> 'Clavey's Dwarf'	Clavey's Dwarf Honeysuckle	Rounded	Dense growth; good hedge or screening plant.
<i>Lonicera xylosteum</i> 'Nanum'	Emerald Mound Honeysuckle	Mounded	Lower growing than preceding; 2'-3'.
<i>Mahonia aquifolium</i> 'Mayhan'	Mayhan Oregongrape	Suckering	Shade; urban; yellow flowers; blue fruits; holly-like evergreen foliage; not fully hardy in zone - need special site or ideal conditions.
<i>Philadelphus coronarius</i> 'Aureus'	Golden Mockorange	Rounded	Sun; white flowers; yellow summer foliage.
<i>Philadelphus x lemoinei</i> 'Mont Blanc'	Mont Blanc Mockorange	Mounded	Sun; single; white, fragrant flowers; dense.
<i>Physocarpus opulifolius</i> 'Nanus'	Dwarf Common Ninebark	Rounded	Dry soil; shade; creamy-white flowers; red capsular fruits; shredded bark.
* <i>Potentilla fruticosa</i> cvs.	Bush Cinquefoil	Mounded	Dry soil; sun; yellow and white flowers; blooms all summer.
<i>Prunus glandulosa</i> 'Sinensis'	Pink Dwarf Floweringalmond	Rounded	Sun; light soil; double, pink flowers; no fruits; narrow leaves.
<i>Rhododendron x kosteranum</i>	Mollis Hybrid Azaleas	Spreading	Moist, acid soil; pink flowers; red fall color.
<i>Rhododendron x</i> 'PJM Hybrid'	PJM Hybrid Rhododendron	Rounded	Moist, acid soil; shade; lavender flowers; evergreen leaves turn purple in autumn.
* <i>Rhus aromatica</i>	Fragrant Sumac	Mounded	Dry soil; sun; red fruits; fragrant foliage; turns orange-maroon in fall.
'Gro-Low'	Gro-low Fragrant Sumac		Uniform 2 1/2' height; glossy leaves.
<i>Ribes alpinum</i>	Alpine Currant	Rounded	Shade; urban; good hedge plant.
<i>Rosa virginiana</i>	Virginia Rose	Suckering	Dry soil; pink flowers; red fruits; red stems; good bank cover.
<i>Salix repens argentea</i>	Silver Creeping Willow	Spreading	Moist soil; sun; silvery foliage.
<i>Spiraea x arguta</i> 'Compacta'	Compact Garland Spirea	Mounded	Sun; white flowers; fine texture.
Continued on next page.			
* Wisconsin native			

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Deciduous Shrubs (Cont.)

(1 Landscaping Point)

Botanical Name	Common Name	Form	Adaptation and Remarks
<i>Spiraea x billiardii</i>	Billiard Spirea	Upright	Sun; pink flowers, in July and August.
<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	Rounded	Dry soil; sun; raspberry red flowers; unattractive fruits.
'Froebelii'	Froebel Spirea	Rounded	Dry soil; sun; raspberry red flowers; orange to maroon fall color.
<i>Spiraea japonica alpina</i>	Daphne Spirea	Low-mound	Sun; pale pink flowers in July; 10" height.
<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	Mounded	Sun; white flowers; blue-green foliage; possible disease problem.
<i>Symphoricarpos</i> <i>rivularis</i>	Snowberry	Vase	Dry soil; shade; tiny pink flowers; showy white fruits; often sold as <i>S. albus laevigatus</i> .
<i>Symphoricarpos</i> <i>orbiculatus</i>	Indiancurrant Coralberry	Suckering	Dry soil; shade; pink fruits; good bank cover.
<i>Viburnum opulus</i> 'Compactum'	Compact European Cranberrybush V.	Rounded	Shade; white flowers; persistent, red fruit; dense habit.
<i>Viburnum opulus</i> 'Nanum'	Dwarf European Cranberrybush V.	Globe	Shade; no flowers or fruits; twiggy.
* Wisconsin native			

DETAILED CLASSIFICATION OF PLANT SPECIES -- Tall to Medium Evergreen Shrubs (5 Landscaping Points)				
Botanical Name	Common Name	Height	Form	Adaptation and Remarks
<i>Juniperus chinensis</i> 'Ames'	Ames Juniper	9'	Broad pyramid	Sun; bluish green foliage.
'Blaauw'	Blaauw Juniper	4'	Upright-vase	Sun; grayish blue foliage.
'Herzii'	Herz Blue Juniper	15'	Ascending-Spreading	Sun; silvery blue foliage.
'Maney'	Maney Juniper	6'	Upright, bushy	Sun; bluish green foliage.
'Old Gold'	Old Gold Juniper	4'	Spreading	Sun; green with gold tips.
'Pfitzerana'	Pfitzer Juniper	6'	Wide-spreading	Sun; green foliage; no fruits.
'Pfitzerana Glauca'	Blue Pfitzer J.	5'	Spreading	Sun; blue-gray foliage.
* <i>Juniperus communis depressa</i>	Oldfield Common Juniper	4'	Spreading	Dry soil; sun; light green; brownish in winter.
<i>Juniperus sabina</i> 'Von Ehren'	Von Ehren Savin Juniper	4'	Spreading	Dry soil; sun; light green; brownish in winter.
<i>Juniperus squamata</i> 'Meyeri'	Meyer Singleseed Juniper	5'	Picturesque	Sun; blue foliage.
<i>Picea glauca</i> ^{RF} 'Conica'	Dwarf Alberta Spruce	7'	Pyramidal	Shelter from winter sun; light green foliage.
<i>Pinus mugo</i>	Mugo Pine	4'	Mounded	Dry soil; sun; green foliage.
<i>Taxus cuspidata</i> 'Expansa'	Spreading Japanese Yew	6'	Spreading	Shade; urban; dark green foliage; needs ideal conditions.
'Nana'	Dwarf Japanese Yew	4'	Mounded	Shade; urban very dark green foliage; needs ideal conditions.
<i>Taxus x hunnewelliana</i>	Hunnewell Yew	6'	Spreading	Shade; green.
<i>Taxus x media</i> cvs.	Anglojapanese Yew	1-10'	Round or upright	Shade; very dark green; needs ideal conditions.
<i>Thuja occidentalis</i> ^{RF} 'Robusta'	Ware American Arborvitae	8'	Broad Pyramid	Wet soil; half-shade; dark green foliage. Often sold as <i>T.o.</i> 'Wareana'.
'Woodwardii'	Woodward Globe American Arborvitae	6'	Globe	Wet soil; half-shade; bright green.
* Wisconsin native				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Low Evergreen Shrubs (3 Landscaping Points)				
Botanical Name	Common Name	Height	Form	Adaptation and Remarks
<i>Juniperus chinensis procumbens</i>	Japanese Garden Juniper	2'	Creeping	Sun; blue-green, year-round foliage.
<i>Juniperus chinensis sargentii</i>	Sargent Juniper	1'	Creeping	Sun; green; or blue-green in cv. 'Glauca'
* <i>Juniperus horizontalis</i>	Creeping Juniper	1'	Creeping	Dry soil; sun; variable color-brown in winter.
'Bar Harbor'	Bar Harbor Juniper	8"	Creeping	Dry soil; sun; bluish green foliage; slaty in winter.
'Douglasii'	Waukegan Juniper	18"	Creeping	Dry soil; sun; steel blue; purplish in winter.
'Plumosa'	Andorra Juniper	18"	Radial-creeping	Dry soil; sun; gray-green; purplish in winter.
'Prince of Wales'	Prince of Wales Juniper	4-6"	Prostrate	Dry soil; sun; bright green; bronzed in winter.
'Wiltonii'	Blue Rug Juniper	4-6"	Flat-trailing	Dry soil; sun; silvery blue.
'Youngstown'	Youngstown Juniper	18"	Radial-creeping	Dry soil; sun; gray-green; purplish in winter.
<i>Juniperus sabina</i> 'Arcadia'	Arcadia Savin Juniper	18"	Low-spreading	Sun; green.
'Broadmoor'	Broadmoor Savin Juniper	2'	Mounded	Sun; soft grayish green; fine textured.
'Skandia'	Skandia Savin Juniper	12"	Low-spreading	Sun; grayish blue.
'Tamariscifolia'	Tamarix Savin Juniper	2'	Dense, spreading	Sun; bluish green; pest or disease problem.
* Wisconsin native				

DETAILED CLASSIFICATION OF PLANT SPECIES -- Non-Contributing Species (0 Points)				
Botanical Name	Common Name	Height	Height	Adaptation and Remarks
<i>Acer negundo</i>	Boxelder			Weed tree.
	Buckthorn			Invasive
	Crown Vetch			Invasive ground cover; aggressive.
* <i>Crataegus crus-galli</i>	Cockspur Hawthorn	S	Spreading	Urban; sun; persistent, brick red fruits; orange to red fall color; evil thorns.
* <i>Gleditsia triacanthos</i> ^{RF}	Common Honeylocust	F	Vase	Urban; tolerates poor drainage; salt tolerant; dioecious, females produce pods; fine-textured foliage; wicked thorns; yellow fall color; pest or disease problems may limit use.
<i>Lonicera x bella</i>	Belle Honeysuckle			Dry soil, white flowers; red fruits; <u>may become weedy</u> , pest problem.
<i>Lonicera tatarica</i>	Tatarian Honeysuckle			Dry soil; urban, pink to white flowers; dense, red fruits; <u>may become weedy</u> , pest or disease problem.
<i>Lonicera morrowi</i>	Morrow Honeysuckle			Urban, dense, white flowers, pest and disease problem, <u>weedy</u> .
	Purple Loosestrife			Perennial, common marsh plant, may choke out native plants.
<i>Rhamnus cathartica</i>	Common Buckthorn			Becomes weak.
<i>Rhamnus frangula</i>	Glossy Buckthorn			Becomes weak.
* Wisconsin native				

^{RF} refers to reforestation. Marked species are native to Wisconsin, and recommended for reforestation efforts by the Wisconsin DNR. (See Section 17.609.)

The following sources were used in compiling the preceding lists of plant species:

Department of Natural Resources. Forest Trees of Wisconsin: How to Know Them. Madison, Wisconsin: Department of Natural Resources, 1987.

Hasselkus, E.R. A Guide to Selecting Landscape Plants for Wisconsin. Madison, Wisconsin: College of Agricultural and Life Sciences University of Wisconsin - Extension, Cooperative Extension Programs, 1982.

Hightshoe, Gary L. Native Trees, Shrubs, and Vines for Urban and Rural America: A Planting Design Manual for Environmental Designers. New York: Van Nostrand Reinhold, 1988.

Iowa State University. Landscape Plants for Iowa. Ames, Iowa: Iowa State University Cooperative Extension Service, May 1984

**CITY OF LAKE GENEVA REQUIREMENTS CHECKLIST FOR:
LANDSCAPING FOR BUILDING FOUNDATIONS (Requirements per Section 98-604)**

This form should be used by the Applicant as a guide to calculate the minimum required landscaping.

PLANT TYPES (See Table 98-611 and Plant Classification Appendix)	LANDSCAPE POINT CALCULATIONS PER THE BUILDING FOUNDATIONS REQUIREMENTS				
	<i>Example: Bldg Side = 150 ft (PB dist.)</i>	Building Side #1: = ____ feet	Building Side #2: = ____ feet	Building Side #3: = ____ feet	Building Side #4: = ____ feet
Calculation of Landscape Points Required per Side in Specific Zoning District	Calculation Formula: (____ feet of building side ÷ 100 linear feet building foundation) x ____ points per 100 linear feet building foundation in the ____ zoning district = ____ Total Points per Side (See Table 98-604 for required number of points per zoning district)				
Total Points Required for Each Building Side	<i>40 pts per 100 ft in PB = 60 pts</i>	_____ points	_____ points	_____ points	_____ points
1: Plant Type	<i>Pfitzer Juniper</i>				
# of Plants @ Points per Plant	<i>2 plants @ 5 pts</i>				
Total Points	<i>10 points</i>				
2: Plant Type	<i>Crabapple</i>				
# of Plants @ Points per Plant	<i>3 trees @ 10 pts</i>				
Total Points	<i>+ 30 points</i>				
3: Plant Type	<i>Chinese Lilac</i>				
# of Plants @ Points per Plant	<i>4 shrubs @ 5 pts</i>				
Total Points	<i>+ 20 points</i>				
4: Plant Type					
# of Plants @ Points per Plant					
Total Points					
5: Plant Type					
# of Plants @ Points per Plant					
Total Points					
6: Plant Type					
# of Plants @ Points per Plant					
Total Points					
7: Plant Type					
# of Plants @ Points per Plant					
Total Points					
8: Plant Type					
# of Plants @ Points per Plant					
Total Points					
TOTAL POINTS PROVIDED	<i>= 60 points</i>				
TOTAL POINTS REQUIRED	<i>60 points</i>				

**CITY OF LAKE GENEVA REQUIREMENTS CHECKLIST FOR:
LANDSCAPING FOR DEVELOPED LOTS (Requirements per Section 98-605)**

This form should be used by the Applicant as a guide to calculate the minimum required landscaping.

PLANT TYPES (See Table 98-611 and Plant Classification Appendix)	LANDSCAPE POINT CALCULATIONS PER THE DEVELOPED LOTS REQUIREMENTS				
	<i>Example: Floor Area = 5,000 sf (PB dist)</i>	Floor Area = _____ square feet	Floor Area = _____ square	Floor Area = _____ square feet	Floor Area = _____ square feet
Calculation of Landscape Points Required per Lot Area in Specific Zoning District	Calculation Formula: (_____ square feet of lot area ÷ 1,000 square feet of floor area) x _____ points per 1,000 square feet of floor area in the _____ zoning district = _____ Total Points per Lot (See Table 98-605 for required number of points per zoning district)				
Total Points Required for Each Lot Area	<i>10 pts per 1,000 sf in PB = 50 pts</i>	_____ points	_____ points	_____ points	_____ points
1: Plant Type	<i>Pfitzer Juniper</i>				
# of Plants @ Points per Plant	<i>3 plants @ 5 pts</i>				
Total Points	<i>15 points</i>				
2: Plant Type	<i>River Birch</i>				
# of Plants @ Points per Plant	<i>1 tree @ 15 pts</i>				
Total Points	<i>+ 15 points</i>				
3: Plant Type	<i>Chinese Lilac</i>				
# of Plants @ Points per Plant	<i>4 shrubs @ 5 pts</i>				
Total Points	<i>+ 20 points</i>				
4: Plant Type					
# of Plants @ Points per Plant					
Total Points					
5: Plant Type					
# of Plants @ Points per Plant					
Total Points					
6: Plant Type					
# of Plants @ Points per Plant					
Total Points					
7: Plant Type					
# of Plants @ Points per Plant					
Total Points					
8: Plant Type					
# of Plants @ Points per Plant					
Total Points					
TOTAL POINTS PROVIDED	<i>= 50 points</i>				
TOTAL POINTS REQUIRED	<i>50 points</i>				

**CITY OF LAKE GENEVA REQUIREMENTS CHECKLIST FOR:
LANDSCAPING FOR STREET FRONTAGES (Requirements per Section 98-606)**

This form should be used by the Applicant as a guide to calculate the minimum required landscaping.

PLANT TYPES (See Table 98-611 and Plant Classification Appendix)	LANDSCAPE POINT CALCULATIONS PER THE STREET FRONTAGES REQUIREMENTS				
	<i>Example: Frontage = 150 ft (PB dist.)</i>	Frontage #1: = _____ feet	Frontage #2: = _____ feet	Frontage #3: = _____ feet	Frontage #4: = _____ feet
Calculation of Landscape Points Required per Frontage in Specific Zoning District	Calculation Formula: (_____ feet of street frontage ÷ 100 linear feet street frontage) x _____ points per 100 linear feet street frontage in the _____ zoning district = _____ Total Points per Frontage (See Table 98-606 for required number of points per zoning district)				
Total Points Required for Each Street Frontage	<i>40 pts per 100 ft in PB = 60 pts</i>	_____ points	_____ points	_____ points	_____ points
1: Plant Type	<i>Black Maple</i>				
# of Plants @ Points per Plant	<i>1 tree @ 30 pts</i>				
Total Points	<i>30 points</i>				
2: Plant Type	<i>Amur Maple</i>				
# of Plants @ Points per Plant	<i>1 tree @ 20 pts</i>				
Total Points	<i>+ 20 points</i>				
3: Plant Type	<i>Chinese Lilac</i>				
# of Plants @ Points per Plant	<i>2 shrubs @ 5 pts</i>				
Total Points	<i>+ 10 points</i>				
4: Plant Type					
# of Plants @ Points per Plant					
Total Points					
5: Plant Type					
# of Plants @ Points per Plant					
Total Points					
6: Plant Type					
# of Plants @ Points per Plant					
Total Points					
7: Plant Type					
# of Plants @ Points per Plant					
Total Points					
8: Plant Type					
# of Plants @ Points per Plant					
Total Points					
TOTAL POINTS PROVIDED	<i>= 60 points</i>				
TOTAL POINTS REQUIRED	<i>60 points</i>				

**CITY OF LAKE GENEVA REQUIREMENTS CHECKLIST FOR:
LANDSCAPING FOR PAVED AREAS (Requirements per Section 98-607)**

This form should be used by the Applicant as a guide to calculate the minimum required landscaping.

PLANT TYPES (See Table 98-611 and Plant Classification Appendix)	LANDSCAPE POINT CALCULATIONS PER THE PAVED AREAS REQUIREMENTS				
	<i>Example: Paved Area = 15,000 sf (PB dist)</i>	Paved Area = ___ square feet			
Calculation of Landscape Points Required Paved Area in Specific Zoning District	Calculation Formula: (___ square feet of paved area ÷ 10,000 square feet of paved area) x ___ points per 1,000 square feet of paved area in the ___ zoning district = ___ Total Points per Paved Area (See Table 98-607 for required number of points per zoning district)				
Total Points Required for Each Paved Area	<i>80 pts per 10,000 sf in PB = 120 pts</i>	_____ points	_____ points	_____ points	_____ points
1: Plant Type	<i>Pfitzer Juniper</i>				
# of Plants @ Points per Plant	<i>5 plants @ 5 pts</i>				
Total Points	<i>25 points</i>				
2: Plant Type	<i>Japanese Yew</i>				
# of Plants @ Points per Plant	<i>2 shrubs @ 5 pts</i>				
Total Points	<i>+ 10 points</i>				
3: Plant Type	<i>Chinese Lilac</i>				
# of Plants @ Points per Plant	<i>5 shrubs @ 5 pts</i>				
Total Points	<i>+ 25 points</i>				
4: Plant Type	<i>Red Maple</i>				
# of Plants @ Points per Plant	<i>2 trees @ 30 pts</i>				
Total Points	<i>+ 60 points</i>				
5: Plant Type					
# of Plants @ Points per Plant					
Total Points					
6: Plant Type					
# of Plants @ Points per Plant					
Total Points					
7: Plant Type					
# of Plants @ Points per Plant					
Total Points					
8: Plant Type					
# of Plants @ Points per Plant					
Total Points					
TOTAL POINTS PROVIDED	<i>= 120 points</i>				
TOTAL POINTS REQUIRED	<i>120 points</i>				

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
AMENDMENT OF ZONING REGULATIONS (Requirements per Section 98-902)**

This form should be used by the Applicant as a guide to submitting a complete application to amend the Zoning Ordinance text and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ ___ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) **Date:** _____ **by:** _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)* **Date:** _____ **by:** _____



___ ___ **(a) A copy of the provisions of the current Zoning Ordinance which are to be amended:**

___ With said provisions clearly indicated in a manner which is clearly reproducible with a photocopier.

___ ___ **(b) A copy of the text which is proposed to replace the current text.**

___ ___ **(c) Written justification for the proposed text amendment:**

___ Indicating reasons why the Applicant believes the proposed text amendment is in harmony with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-902(4)(c)1.-5. (*See following page.*)

III. JUSTIFICATION OF THE PROPOSED ZONING ORDINANCE AMENDMENT

1. How does the proposed Official Zoning Ordinance amendment further the purposes of the Zoning Ordinance as outlined in Section 98-005?

2. How does the proposed text amendment further the purposes of the general Article in which the amendment is proposed to be located?

3. How does the proposed text amendment further the purposes of the specific Section in which the amendment is proposed to be located?

4. Which of the following has arisen that are not properly addressed in the current zoning text?
a. The provisions of the Zoning Ordinance should be brought into conformity with the Comprehensive Plan. (If a factor related to the proposed amendment, note pertinent portions of the Comprehensive Plan.);
b. A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);
c. New methods of development or providing infrastructure make it necessary to alter the Zoning Ordinance to meet these new factors;
d. Changing governmental finances require amending the Zoning Ordinance in order to meet the needs of the government in terms of providing and affording public services.

5. If the proposed text amendment is concerned with the provisions of Articles II and/or III: how does the proposed amendment maintain the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts?

IV. FINAL APPLICATION PACKET INFORMATION

___ Receipt of Final Application Packet by Zoning Administrator: Date: _____ by: _____

___ Receipt of 25 Copies of Final Application by Zoning Administrator: Date: _____ by: _____

___ Certification of complete Final Application Packet and
required copies to Zoning Administrator by City Clerk: Date: _____ by: _____

___ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

___ Class 2 Legal Notice published on _____ and _____ by: _____

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
AMENDMENT OF OFFICIAL ZONING MAP (Requirements per Section 98-903)**

This form should be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ _____ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: _____ *by:* _____

↓

___ (a) **A copy of the Current Zoning Map of the subject property and vicinity:**

- ___ Showing all lands for which the zoning is proposed to be amended;
- ___ Showing all other lands within 300 feet of the subject property;
- ___ Referenced to a list of the names and addresses of the owners of said lands;
- ___ Map and all its parts are clearly reproducible with a photocopier;
- ___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;
- ___ All lot dimensions of the subject property provided;
- ___ Graphic scale and north arrow provided.

___ (b) **A copy of the Land Use Plan Map of the subject property and vicinity:**

___ (c) **Written justification for the proposed map amendment:**

- ___ Indicating reasons why the Applicant believes the proposed map amendment is in harmony with the recommendations of the City of Lake Geneva Master Comprehensive Plan, particularly as evidenced by compliance with the standards set out in Section 98-903(4)(c)1.-3. *(See following page.)*

III. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

1. How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 98-005 (and, for floodplains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA))?

2. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Please provide explanation in space below.)

- a. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;
- b. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading;
- c. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;
- d. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.

3. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
CONDITIONAL USE REVIEW AND APPROVAL (Requirements per Section 98-905)**

This form should be used by the Applicant as a guide to submitting a complete application for a conditional use and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ ___ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: _____ *by:* _____

↓

___ (a) **A map of the proposed conditional use:**

___ Showing all lands for which the conditional use is proposed;

___ Showing all other lands within 300 feet of the boundaries of the subject property;

___ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);

___ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;

___ Map and all its parts are clearly reproducible with a photocopier;

___ Map size of 11" by 17" and map scale not less than one inch equals 800 ft;

___ All lot dimensions of the subject property provided;

___ Graphic scale and north arrow provided.

___ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:**

___ (c) **A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general**

locations (see Site Plan Review checklist);

_____ (d) **A site plan (conforming to the requirements of Section 98-908(3)) of the subject property as proposed for development OR if the proposed conditional use is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan per Section 98-908.**

_____ (e) **Written justification for the proposed conditional use:**
_____ Indicating reasons why the Applicant believes the proposed conditional use is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b)1.-6. (See below)

III.JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

1. How is the proposed conditional use (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

2. How is the proposed conditional use, in its specific location, in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

3. Does the proposed conditional use, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

4. How does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

5. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public

agencies serving the subject property?

6. Do the potential public benefits of the proposed conditional use outweigh all potential adverse impacts of the proposed conditional use (as identified in Subsections 98-905(4)(b)1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

IV.FINAL APPLICATION PACKET INFORMATION

- _____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

- _____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

- _____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

- _____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

- _____ Class 2 Legal Notice published on _____ and _____ by: _____

- _____ Conditional Use recorded with the County Register of Deeds Office: Date: _____ by: _____

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
TEMPORARY USE REVIEW AND APPROVAL (Requirements per Section 98-906)**

This form should be used by the Applicant as a guide to submitting a complete application for a temporary use and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled, as needed:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meeting scheduled, as needed:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ _____ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

The Applicant shall submit an application packet for staff review which includes the following information:

Application Packet (1 Copy to Zoning Administrator) **Date:** _____ **by:** _____



___ (a) **A map of the subject property:**

- ___ Showing all lands for which the temporary use is proposed;
- ___ Showing all other lands within 300 feet of the boundaries of the subject property;
- ___ Indicating current zoning of the subject property and environs, and the jurisdiction(s) which maintains that control;
- ___ Map and all its parts are clearly reproducible with a photocopier;
- ___ Map scale not less than one inch equals 800 feet;
- ___ All lot dimensions of the subject property provided;
- ___ Graphic scale and north arrow provided.

___ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole;**

___ (c) **A written description of the proposed temporary use:**

- ___ Describing the type of activities, buildings and structures proposed for the subject property and their general locations;

___ (d) **A site plan of the subject property as proposed for development conforming to all requirements of Section 98-908(3). (See "Site Plan Approval" checklist)**

III.FINAL APPLICATION PACKET INFORMATION

___ **Certification of complete Application by Zoning Administrator:** **Date:** _____ **by:** _____

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
SITE PLAN REVIEW AND APPROVAL (Requirements per Section 98-908)**

This form should be used by the Applicant as a guide to submitting a complete application for a site plan review and by the City to process said application. Part II should be used by the Applicant to submit a complete application; Parts I - III should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ _____ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) *Date:* _____ *by:* _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)* *Date:* _____ *by:* _____



___ (a) **A written description of the intended use describing in reasonable detail the:**

___ Existing zoning district(s) (and proposed zoning district(s) if different);

___ Land use plan map designation(s);

___ Current land uses present on the subject property;

___ Proposed land uses for the subject property (per Section 98-206);

___ Projected number of residents, employees, and daily customers;

___ Proposed amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density, floor area ratio, impervious surface area ratio, and landscape surface area ratio;

___ Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings, and traffic generation;

- ___ Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 98-701-98-721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials;
- ___ If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII.";
- ___ Exterior building and fencing materials (Sections 98-718 and 98-720);
- ___ Possible future expansion and related implications for points above;
- ___ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

___ (b) **A Small Location Map** at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)

___ (c) **A Property Site Plan drawing which includes:**

- ___ A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
- ___ The date of the original plan and the latest date of revision to the plan;
- ___ A north arrow and a graphic scale (not smaller than one inch equals 100 feet);
- ___ A reduction of the drawing at 11" x 17";
- ___ A legal description of the subject property;
- ___ All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
- ___ All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
- ___ All required building setback lines;
- ___ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
- ___ The location and dimension (cross-section and entry throat) of all access points onto public streets;
- ___ The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance;
- ___ The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas;
- ___ The location of all outdoor storage areas and the design of all screening devices;
- ___ The location, type, height, size and lighting of all signage on the subject property;
- ___ The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property -- including the clear demonstration of compliance with Section 98-707;
- ___ The location and type of any permanently protected green space areas;
- ___ The location of existing and proposed drainage facilities;
- ___ In the legend, data for the subject property on:
 - ___ Lot Area;
 - ___ Floor Area;
 - ___ Floor Area Ratio (b/a);
 - ___ Impervious Surface Area;
 - ___ Impervious Surface Ratio (d/a);
 - ___ Building Height.

- ____ (d) **A Detailed Landscaping Plan of the subject property:**
- ____ Scale same as main plan (> or equal to 1" equals 100')
 - ____ Map reduction at 11" x 17"
 - ____ Showing the location of all required bufferyard and landscaping areas
 - ____ Showing existing and proposed Landscape Point fencing
 - ____ Showing berm options for meeting said requirements
 - ____ Demonstrating complete compliance with the requirements of Article VI
 - ____ Providing individual plant locations and species, fencing types and heights, and berm heights;

- ____ (e) **A Grading and Erosion Control Plan:**
- ____ Same scale as the main plan (> or equal to 1" equals 100')
 - ____ Map reduction at 11" x 17"
 - ____ Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

- ____ (f) **Elevation Drawings of proposed buildings or remodeling of existing buildings:**
- ____ Showing finished exterior treatment;
 - ____ With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance;
 - ____ Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 98-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III.FINAL APPLICATION PACKET INFORMATION

____ **Receipt of 5 full scale copies in blue/line or black/line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**

____ **Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
VARIANCE REVIEW AND APPROVAL (Requirements per Section 98-910)**

This form should be used by the Applicant as a guide to submitting a complete application for a variance and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ _____ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

II.APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ *by:* _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)*

Date: _____ *by:* _____

↓

___ (a) **A map of the subject property:**

- ___ Showing all lands for which the variance is proposed;
- ___ Showing all other lands within 300 feet of the subject property;
- ___ Referencing a list of names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as determined by the City of Lake Geneva).
- ___ Indicating current zoning of the subject property and environs, and the jurisdiction(s) which maintains that control;
- ___ Map and all its parts are clearly reproducible with a photocopier;
- ___ Map scale not less than one inch equals 800 feet;
- ___ All lot dimensions of the subject property provided;
- ___ Graphic scale and north arrow provided.

___ (b) **A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole;**

- _____ (c) **A written description of the proposed variance describing the type of specific requirements of the variance proposed for the subject property;**
- _____ (d) **A site plan of the subject property as proposed for development conforming to all requirements of Section 98-908(3). (See "Site Plan Approval checklist")**
- _____ (e) **Written justification for the requested variance consisting of the reasons why the Applicant believes the proposed variance is appropriate, particularly as evidenced by compliance with the standards set out Section 98-910(4)(c)1.-6. (See below)**

III.JUSTIFICATION OF THE PROPOSED VARIANCE

1. What exceptional or extraordinary circumstances or special factors are present which apply only to the subject property? The response to this question shall clearly indicate how the subject property contains factors which are not present on other properties in the same zoning district.
 - a. Describe the hardship or difficulty that is peculiar to the subject property and different from that of other properties, and not one which affects all properties similarly. Such a hardship or difficulty shall have arisen because of the unusual shape of the original acreage parcel; unusual topography or elevation; or because the property was created before the passage of the current, applicable zoning regulations, and is not economically suitable for a permitted use or will not accommodate a structure of reasonable design for a permitted use if all area, yard, green space, and setback requirements are observed;

NOTE:

- *Loss of profit or pecuniary hardship shall not, in and of itself, be grounds for a variance;
- *Self-imposed hardship shall not be grounds for a variance. Reductions resulting from the sale of portions of a property reducing the remainder of said property below buildable size or cutting-off existing access to a public right-of-way or deed restrictions imposed by the owner's predecessor in title are considered to be such self-imposed hardships;
- *Violations by, or variances granted to, neighboring properties shall not justify a variance;
- *The alleged hardship shall not be one that would have existed in the absence of a zoning ordinance. (For example, if a lot were unbuildable because of topography in the absence of any or all setback requirements.)

2. In what manner do the factors identified in 1., above, prohibit the development of the subject property in a manner similar to that of other properties under the same zoning district? The response to this question shall clearly indicate how the requested variance is essential to make the subject property developable so that property rights enjoyed by the owners of similar properties can be enjoyed by the owners of the subject property.

3. Would the granting of the proposed variance be of substantial detriment to adjacent properties? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on adjacent properties.

4. Would the granting of the proposed variance as depicted on the required site plan (see (d), above), result in a substantial or undue adverse impact on the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the intent, provisions, and policies of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide growth and development? The response to this question shall clearly indicate how the proposed variance will have no substantial impact on such long-range planning matters.

5. Have the factors which present the reason for the proposed variance been created by the act of the Applicant or previous property owner or their agent (for example: previous development decisions such as building placement, floor plan, or orientation, lotting pattern, or grading) after the effective date of the Zoning Ordinance (see Section 98-011.) The response to this question shall clearly indicate that such factors existed prior to the effective date of the Ordinance and were not created by action of the Applicant, a previous property owner, or their agent.

6. Does the proposed variance involve the regulations of Section 98-203 (Table of Land Uses)? The response to this question shall clearly indicate that the requested variance does not involve the provisions of this Section.

IV.FINAL APPLICATION PACKET INFORMATION

- ____ **Receipt of Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____
- ____ **Receipt of 25 Copies of Final Applications by Zoning Administrator:** **Date:** _____ **by:** _____
- ____ **Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____
- ____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____
- ____ **Class 2 Legal Notice published on _____ and _____** **by:** _____

**CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR:
PLANNED DEVELOPMENT REVIEW AND APPROVAL (Per Section 98-914)**

This form should be used by the Applicant as a guide to submitting a complete application for a planned development and by the City to process said application. Parts II, III, V, and VII should be used by the Applicant to submit a complete application; Parts I - VIII should be used by the City as a guide when processing said application.

I.RECORDATION OF ADMINISTRATIVE PROCEDURES

___ **Pre-submittal staff meeting scheduled:**

Date of Meeting: _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

Follow-up pre-submittal staff meetings scheduled for:

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Date of Meeting:** _____ **Time of Meeting:** _____ **Date:** _____ **by:** _____

___ **Application form filed with Zoning Administrator:** **Date:** _____ **by:** _____

___ **Application fee of \$ ___ received by Zoning Administrator:** **Date:** _____ **by:** _____

___ **Reimbursement of professional consultant costs agreement executed:** **Date:** _____ **by:** _____

**II.APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 1: PRE-APPLICATION**

Step 1 does not require the submittal of an application packet; however, Steps 2-4 do require submittal of all draft and final application packets to the Zoning Administrator prior to Plan Commission review.

___ A. **Contact the Zoning Administrator** to place an informal discussion item for the PD on the Plan Commission agenda. No details beyond the name of the Applicant and the identification of the discussion item as a PD is required to be given in the agenda.

___ B. **Engage in an informal discussion with the Plan Commission** regarding the potential PD. Appropriate topics may include: location, project themes and images, general mix of dwelling unit types and/or land uses being considered, approximate residential densities, and non-residential intensities, general treatment of natural features, general relationship to nearby properties and public streets, and relationship to the Comprehensive Plan.

NOTE: Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the Applicant or the City, but should be considered as the informal, non-binding basis for proceeding to the next step.

III. APPLICATION SUBMITTAL PACKET REQUIREMENTS
PD PROCESS STEP 2: CONCEPT PLAN

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator)

Date: _____ by: _____

↓
Draft Final Packet (1 Copy to Zoning Administrator)

Date: _____ by: _____

↓

_____ A. Provide Zoning Administrator with draft PD Concept Plan Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for Concept Plan review. The submittal packet shall contain all of the following items:

_____ (1) **A location map of the subject property** and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

_____ (2) **A general written description of proposed PD** including:

_____ General project themes and images;

_____ The general mix of dwelling unit types and/or land uses;

_____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;

_____ The general treatment of natural features;

_____ The general relationship to nearby properties and public streets;

_____ The general relationship of the project to the Master Plan;

_____ An initial draft list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and, a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility; and,

_____ (3) **A written description of potentially requested exemption** from the requirements of the underlying zoning district, in the following order:

1. Land Use Exemptions;

2. Density and Intensity Exemptions;

3. Bulk Exemptions;

4. Landscaping Exceptions;

5. Parking and Loading Requirements Exceptions;

_____ (4) **A conceptual plan drawing** (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction.

**IV.FINAL APPLICATION PACKET INFORMATION
PD PROCESS STEP 2: CONCEPT PLAN**

- _____ Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- _____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____
- _____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

**V.APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

- Initial Packet (5 Copies to Zoning Administrator)* Date: _____ by: _____
- ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: _____ by: _____
- ↓

- _____ A. Provide Zoning Administrator with a draft GDP Submittal Packet for determination of completeness prior to placing the proposed PD on the Plan Commission agenda for GDP review. The submittal packet shall contain all of the following items:
 - _____ (1) **A location map of the subject property** and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;
 - _____ (2) **A map of the subject property** for which the PD is proposed:
 - _____ Showing all lands within 300 feet of the boundaries of the subject property;
 - _____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 - _____ Map and all its parts clearly reproducible with a photocopier;
 - _____ Map size of 11" x 17" and map scale not less than one inch equals 800 feet;
 - _____ All lot dimensions of the subject property provided;
 - _____ Graphic scale and north arrow provided.

- _____ (3) **A general written description** of proposed PD including:
 - _____ General project themes and images;
 - _____ The general mix of dwelling unit types and/or land uses;
 - _____ Approximate residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - _____ The general treatment of natural features;
 - _____ The general relationship to nearby properties and public streets;
 - _____ The general relationship of the project to the Master Plan,
 - _____ A statement of Rationale as to why PD zoning is proposed. This shall identify barriers that the Applicant perceives in the form of requirements of standard zoning districts and opportunities for community betterment the Applicant suggests are available through the proposed PD zoning.

- _____ A complete list of zoning standards which will not be met by the proposed PD and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- _____ A written description of potentially requested exemption from the requirements of the underlying zoning district, in the following order:
 1. Land Use Exemptions;
 2. Density and Intensity Exemptions;
 3. Bulk Exemptions;
 4. Landscaping Exceptions;
 5. Parking and Loading Requirements Exceptions.

- _____ (4) **A General Development Plan Drawing** at a minimum scale of 1"=100' (11" x 17" reduction shall also be provided by Applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - _____ A conceptual plan drawing (at 11" x 17") of the general land use layout and the general location of major public streets and/or private drives. The Applicant may submit copies of a larger version of the plan in addition to the 11" x 17" reduction;
 - _____ Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - _____ Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
 - _____ Notations relating the written information provided in (3), above to specific areas on the GDP Drawing.

- _____ (5) **General conceptual landscaping plan** for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this Ordinance (except as noted in the listing of exceptions) and the use of extra landscaping and bufferyards;

- _____ (6) **A general signage plan** for the project, including all:
 - _____ Project identification signs;
 - _____ Concepts for public fixtures and signs (street light fixtures and/or poles or street sign faces and/or poles) which are proposed to vary from City standards or common practices;

- _____ (7) **Written justification** for the proposed Planned Development. (*See Section 98-905 for requirements of the conditional use procedure.*)

**VI.FINAL APPLICATION PACKET INFORMATION
PD STEP 3: GENERAL DEVELOPMENT PLAN (GDP)**

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/GDP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

- _____ **Receipt of 5 full scale copies in blueline or blackline of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**
- _____ **Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____**
- _____ **Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____**
- _____ **Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____**
- _____ **Class 2 Legal Notice published on _____ and _____ by: _____**

VII.APPLICATION SUBMITTAL REQUIREMENTS
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

Prior to submitting the 25 complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet based upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) Date: _____ by: _____
 ↓ *Draft Final Packet (1 Copy to Zoning Administrator)* Date: _____ by: _____
 ↓

_____ A. After the effective date of the rezoning to PD/GDP, the Applicant may file an application for the proposed PIP with the Plan Commission. This submittal packet shall contain the following items, prior to its acceptance by the Zoning Administrator and placing the item on the Plan Commission agenda for PIP review.

_____ (1) **A location map** of the subject property and its vicinity at 11" x 17", as depicted on a copy of the City of Lake Geneva Land Use Plan Map;

_____ (2) **A map of the subject property** for which the PD is proposed:
 _____ Showing all lands within 300 feet of the boundaries of the subject property;
 _____ Referenced to a list of the names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 _____ Clearly indicating the current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control;
 _____ Map and all its parts clearly reproducible with a photocopier;
 _____ Map size of 11" by 17" and map scale not less than one inch equals 800 feet;
 _____ All lot dimensions of the subject property provided;
 _____ Graphic scale and north arrow provided.

_____ (3) **A general written description** of proposed PIP including:
 _____ Specific project themes and images;
 _____ The specific mix of dwelling unit types and/or land uses;
 _____ Specific residential densities and non-residential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 _____ The specific treatment of natural features;
 _____ The specific relationship to nearby properties and public streets.
 _____ A Statement of Rationale as to why PD zoning is proposed identifying perceived barriers in the form of requirements of standard zoning districts and opportunities for community betterment through the proposed PD zoning.
 _____ A complete list of zoning standards which will not be met by the proposed PIP and the location(s) in which they apply and a complete list of zoning standards which will be more than met by the proposed PIP and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the Plan Commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.

- _____ (4)A **Precise Implementation Plan Drawing** at a minimum scale of 1"=100' (and reduced to 11" x 17") of the proposed project showing at least the following information in sufficient detail: *(See following page)*
 - _____ A PIP site plan conforming to all requirements of Section 98-908(3). If the proposed PD is a group development (per Section 98-208) also provide a proposed preliminary plat or conceptual plat;
 - _____ Location of recreational and open space areas and facilities specifically describing those that are to be reserved or dedicated for public acquisition and use;
 - _____ Statistical data on minimum lot sizes in the development, the precise areas of all development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the Plan Commission or City Council; and
 - _____ Notations relating the written information (3), above to specific areas on the GDP Drawing.

- _____ (5)A **landscaping plan for subject property**, specifying the location, species, and installed size of all trees and shrubs. Include a chart which provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.

- _____ (6)A **series of building elevations** for the entire exterior of all buildings in the PD, including detailed notes as to the materials and colors proposed.

- _____ (7)A **general signage plan** including all project identification signs, concepts for public fixtures and signs (such as street light fixtures and/or poles or street sign faces and/or poles), and group development signage themes which are proposed to vary from City standards or common practices.

- _____ (8)A **general outline of the intended organizational structure** for a property owners association, if any; deed restrictions and provisions for private provision of common services, if any.

- _____ (9)A **written description** which demonstrates the full consistency of the proposed PIP with the approved GDP.

- _____ (10)A **written description** of any and all variations between the requirements of the applicable PD/GDP zoning district and the proposed PIP development; and,

- _____ (11)**Proof of financing capability** pertaining to construction and maintenance and operation of public works elements of the proposed development.

VIII.FINAL APPLICATION PACKET INFORMATION
PD STEP 4: PRECISE IMPLEMENTATION PLAN (PIP)

The process for review and approval of the PD shall be identical to that for conditional use permits per Section 98-905 of the Zoning Ordinance and (if land is to be divided) to that for preliminary and final plats of subdivision per the Municipal Code. All portions of an approved PD/PIP not fully developed within five years of final City Council approval shall expire, and no additional PD-based development shall be permitted. The City Council may extend this five years period by up to five additional years via a majority vote following a public hearing.

_____ **Receipt of 5 full scale copies in blueline or blackline
of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

_____ **Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics)
copies of complete Final Application Packet by Zoning Administrator:** **Date:** _____ **by:** _____

_____ **Certification of complete Final Application Packet and
required copies to the Zoning Administrator by City Clerk:** **Date:** _____ **by:** _____

_____ **Class 2 Legal Notice sent to official newspaper by City Clerk:** **Date:** _____ **by:** _____

_____ **Class 2 Legal Notice published on _____ and _____** **by:** _____

CITY OF LAKE GENEVA PROCEDURAL CHECKLIST FOR: PRECISE IMPLEMENTATION PLAN REVIEW AND APPROVAL - Requirements per Section 98-914(8)

This form should be used by the Applicant as a guide to submitting a complete application for precise implementation plan and by the City to process said application. Parts II and III should be used by the Applicant to submit a complete application; Parts I - IV should be used by the City as a guide when processing said application.

I. RECORDATION OF ADMINISTRATIVE PROCEDURES

___ Pre-submittal staff meeting scheduled:

Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

Follow-up pre-submittal staff meetings scheduled for:

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Date of Meeting: _____ Time of Meeting: _____ Date: _____ by: _____

___ Application form filed with Zoning Administrator: _____ Date: _____ by: _____

___ Application fee of \$ _____ received by Zoning Administrator _____ Date: _____ by: _____

___ Reimburse professional consultant costs agreement executed: _____ Date: _____ by: _____

II. APPLICATION SUBMITTAL PACKET REQUIREMENTS

Prior to submitting the 25 final complete applications as certified by the Zoning Administrator, the Applicant shall submit 5 initial draft application packets for staff review, followed by one revised draft final application packet upon staff review and comments.

Initial Packet (5 Copies to Zoning Administrator) _____ Date: _____ by: _____

↓ *Draft Final Packet (1 Copy to Zoning Administrator)* _____ Date: _____ by: _____

↓ _____

- ___ A map of the proposed precise implementation plan:
 - ___ Showing all lands for which the precise implementation plan is proposed;
 - ___ Showing all other lands within 300 feet of the boundaries of the subject property;
 - ___ Referenced to a list of the names and addresses of the owners of said lands as they appear on the current records of the Register of Deeds of Walworth County (as provided by the City of Lake Geneva);
 - ___ Clearly indicating the current zoning of the subject property and its environs, and The jurisdiction(s) which maintains that control;
 - ___ Map and all its parts are clearly reproducible with a photocopier;
 - ___ All lot dimensions of the subject property provided;
 - ___ Graphic scale and north arrow provided.

- _____ (b) A map, such as the Land Use Plan Map, of the generalized location of the subject property in relation to the City as a whole:
- _____ (c) A written description of the proposed precise implementation plan describing the type of activities, building, and structures proposed for the subject property and their general locations;
- _____ (d) A site plan (conforming to the requirements of Section 98-908(3) of the subject property as proposed for development OR if the proposed precise implementation plan is a group development (per Section 98-208) a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan, provided said plat contains all information required on said site plan per Section 98-908.
- _____ (e) Written justification for the proposed precise implementation plan:
 - _____ Indicating reasons why the Applicant believes the proposed precise implementation plan is appropriate with the recommendations of the City of Lake Geneva Comprehensive Master Plan, particularly as evidenced by compliance with the standards set out in Section 98-905(4)(b) 1.-6. (See *below*)

III. JUSTIFICATION OF THE PROPOSED PRECISE IMPLEMENTATION PLAN

1. How is the proposed precise implementation plan (the use in general, independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

2. How is the proposed precise implementation plan, in its specific location, in harmony with the proposed goals, objectives, policies and standards of the City of Lake Geneva Comprehensive Plan, the Zoning Ordinance, and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the City?

3. Does the proposed precise implementation plan, in its proposed location and as depicted on the required site plan (see Section 98-905(3)(d)), result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of the Zoning Ordinance, the Comprehensive Plan, or any other plan, program, map ordinance adopted or under consideration pursuant to official notice by the City or other governmental agency having jurisdiction to guide development?

4. How does the proposed precise implementation plan maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

5. Is the proposed precise implementation plan located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

6. Do the potential public benefits of the proposed precise implementation plan outweigh all potential adverse impacts of the proposed precise implementation (as identified in Subsections 98-905(4)(b) 1.-5.), after taking into consideration the Applicant's proposal and any requirements recommended by the Applicant to ameliorate such impacts?

IV. FINAL APPLICATION PACKET INFORMATION

____ Receipt of 5 full-scale copies in blue line or black line of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Receipt of 25 reduced (8.5" by 11" text and 11" x 17" graphics) copies of complete Final Application Packet by Zoning Administrator: Date: _____ by: _____

____ Certification of complete Final Application Packet and required copies to the Zoning Administrator by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice sent to official newspaper by City Clerk: Date: _____ by: _____

____ Class 2 Legal Notice published on _____ and _____ by: _____

____ Conditional Use recorded with County Register of Deeds Office: Date: _____ by: _____