

CITY OF WAUKESHA

# Design Policies

PLAN COMMISSION



CITY OF WAUKESHA

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## In Conclusion ...

Once final development plans are approved by the Plan Commission, any changes to the building or site must be presented for Staff or Plan Commission review. Otherwise, changes are not allowed.

### PLEASE NOTE In Regards to Modifications:

*The Plan Commission may amend or waive any of the design policies by a majority vote of members in attendance. Staff is available to answer any questions concerning any of these requirements.*

**Please call the Community Development department at (262) 524-3750 for answers to any questions or to make an appointment to meet with a city planner.**

**To download this information from our website or for other information pertaining to Plan Commission visit us online at:  
[www.ci.waukesha.wi.us/Community\\_Development/plan\\_Commission.html](http://www.ci.waukesha.wi.us/Community_Development/plan_Commission.html)**

# Design Policies

## Specific Policies

**A. Dumpsters** - If outside storage is desired, all waste, refuse, debris or recycling materials are to be stored in the proper receptacles until collection, and must be **fully contained** within the proper enclosure. The proper enclosure is a solid three-sided containment facility, at least seven (7) feet tall, made of brick or masonry to match the existing building. The fourth side is to have gates made of cedar board on board, and attached to a metal framework.



"...debris must be fully contained within the proper enclosure."

**B. Rooftop Mechanicals** - All HVAC devices mounted on the roof or eave areas of any building are to be screened by parapet walls or other acceptable architectural screening the top of which is at least as high as the top of the device being screened. Such screening must match the architectural treatment and color of the building as closely as possible and may not be made out of wood. All architectural building elevation drawings submitted for final approval must show the location of all rooftop mechanicals and their screenings.

### C. Retaining Wall Design:

Must be decorative masonry.  
5 ft. maximum wall height.  
5 ft. separation between walls.

**D. Setbacks in Residential Developments**  
Side-by-side buildings shall be at least 25 feet apart. There shall be at least 40 feet of open space to the rear of each building. Garage doors facing private drives shall be at least 20 feet from the curb, or from the sidewalk if there is a sidewalk, to allow for parking in front of the garage doors.

**E. Sidewalks in Residential Developments**  
All multi-unit residential developments shall have a 5-foot wide sidewalk along one side of the private drives.

**F. Curbing**  
Private drives and parking lots must be edged with concrete curbing. Private roads in residential developments that are less than 32 feet in width are to be constructed with mountable curbs. The mountable curb head shall have a rise of 3 1/2 inches in 12 inches. Roads that are 32 feet wide or greater may use mountable curbs or straight-faced curb. Roads with straight-faced curb must use standard City drive openings.

**G. Lighting**  
The City requires high pressure sodium lighting fixtures. The only exception having been made for car dealerships, which require a "true" light for display of vehicles. All light fixtures are to be fully cut and shielded and directed perpendicular to the ground (i.e., straight down) to minimize ambient light. Pole heights are limited to a maximum 20 foot pole on a four foot base.

**H. Grading**  
Parking areas should not be steeper than 5% or flatter than 1%. Green areas should be no steeper than 3:1.

**I. Architectural Design Compatibility**  
The architectural design of each building must be compatible with the design of other buildings in the area.

### Wrap-Around Architecture

All sides of the building shall be designed with details that complement the front façade. Side and back facades that are visible from

the street or to the public shall receive equal design attention.

### Wall Materials

Durable exterior materials shall be used. Materials such as masonry, stone, stucco, and wood are encouraged. Except for M-1 and M-2 districts, metal is not allowed as the primary building material, though it may be used for accents.

Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction. Plain concrete block is not acceptable.

The use of false brick or other "faux" sidings is discouraged. The lower portion of each wall shall be brick, stone, or masonry to minimize damage to the building.

Painting of brick and stone is discouraged.

Wood siding must be bevel, shingle siding, or channel siding.

Buildings must incorporate changes in relief on at least twenty (20) percent of their primary façade and at least ten (10) percent of each remaining façade. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments.

### Wall Planes

Single, large building masses shall be avoided. A minimum of twenty (20) percent of each façade shall employ actual façade protrusions or recesses such as fascias, balconies, canopies, arcades, building setbacks of 3 feet or more or other multidimensional design features to break up large wall surfaces.

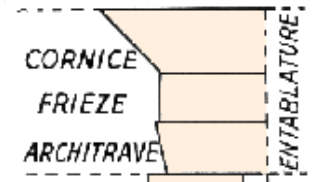
### Windows

Window and door placement should be used to avoid large blank walls on elevations visible from the street or to the public. Every fa-

çade that faces a public street must contain at least twenty (20) percent of the wall area in display windows, windows, or doorways. This standard is lowered to ten (10) percent for all other walls that are visible to the public.

### Roof Lines

Roofs and the tops of building walls shall be designed to sufficiently break planes and horizontal and reflect sunlight, and add interest to the structures they are a part of and to minimize buildings from appearing as big, flat boxes. Decorative devices, such as molding, entablature, and friezes, are expected at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.



A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height. For buildings over fifty thousand (50,000) square feet, such differences must be generally four (4) feet or more as measured eave to eave or parapet to parapet, and shall be in proportion to the scale of the building.

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