

22.15 Site Plan And Architectural Review

1. **PURPOSE.** (Am. #38-02) For the purpose of promoting compatible development, stability of property values, and to prevent impairment or depreciation of property values, no person shall use, erect, construct, alter, or enlarge any structure nor shall any substantial changes be made to any site improvements in any district except T-1, RS-1, RS-2, RS-3, RS-4, RD-1, RD-2, and single family or two-family dwellings or their accessory structures in an RM-1, RM-2 or RM-3 district, without first obtaining the approval of detailed site and architectural plans as set forth in this section. This section shall not apply to interior remodeling work that has no affect on the exterior design or appearance of such building or structure.
2. **PLAN COMMISSION REVIEW.** The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, loading and unloading, highway access, traffic generation and circulation, drainage, sewerage and water systems, other utilities, utilization of landscaping and open space, and the proposed operation.
3. **STANDARD OF REVIEW.** In determining whether to approve site and architectural plans for all new structures, uses and changes or additions to existing structures and uses, the Plan Commission shall consider the following:
 - a. (Am. #11-16) Whether the design, height, or exterior appearance of the structure is architecturally and aesthetically compatible with its surroundings.
 - b. Whether the design or exterior appearance of the structure is identical with those adjoining as to create excessive monotony or drabness.
 - c. Whether any exposed facade of the structure is constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
 - d. Whether the structure or use would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
 - e. Whether the structure and use would have a negative impact on the maintenance of safe and healthful conditions in the City.
 - f. Whether the structure and use shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The Plan Commission may require that drainage easements be executed. Property owners shall comply with existing subdivision or development grading plans.
 - g. Whether there shall be adequate provision for safe traffic circulation and safe driveway locations. In considering the location of driveways, the Commission shall consider those factors set forth in Section 6.13 of the Municipal Code.
 - h. Whether there shall be adequate provision for parking and loading areas.
 - i. Whether lighting shall be installed in accordance with all applicable ordinances.
 - j. Whether there shall be adequate provision for public services as approved by the Board of Public Works and Water Utility.
 - k. Whether the structure and uses shall make appropriate use of open spaces and shall provide appropriate landscaping and planting screens.

l. Appropriate erosion control measures as required by Chapter 32 of the City of Waukesha Municipal Code, and Chapter 21 of the Wisconsin Uniform Dwelling Code, and other applicable State laws and administrative rules shall be utilized in all new development.

m. (Cr. #11-16) Structures must comply with all airport height regulations.

4. SURETIES AND ENFORCEMENT. The Plan Commission may impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule. Any person who fails to meet a deadline the Plan Commission imposes under this subsection may also be subject to enforcement as provided in section 22.67 of this Zoning Code.

5. TIME LIMITS. (Am. #27-09)

a. All preliminary site plan approvals granted under the authority of this Section shall expire one year from the date of approval. All final site plan approvals granted under the authority of this Section shall expire two years from date of approval unless the Plan Commission determines that substantial work has commenced as evidenced by the securing of building permits and the commencement of construction.

b. The Plan Commission may grant an extension to the time limit referenced in (a) above upon the showing of a good faith effort by the owner or developer to continue the development process for the improvements set forth in the site plan.

6. APPEALS. (Ren. 27-09) Any person or persons aggrieved by any decisions of the Plan Commission pursuant to this section, may appeal the decision to the Circuit Court.

(Rep. & recr. #22-76) (Rep. & recr. #66-01) (Repealed & replaced #2020-14)