

Section 22.05 Building Design Standards

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22.05.05. Multibuilding Development Standards

22.05.01. General Provisions

A. **Purpose.** The purpose of the building design standards is to:

1. Ensure that the physical characteristics of proposed development are compatible with the context of surrounding areas,
2. Preserve the unique visual character and streetscapes of Waukesha,
3. Create unique and inspiring places that support the pedestrian experience and promote economic vitality, and
4. Encourage creativity and innovation while avoiding obtrusive, incongruous structures.

B. **Applicability.** The standards of this Section shall apply as detailed in Table 22.05.01(B).

Table 22.05.01(B) Building Design Standards Applicability Overview						
Key:						
<ul style="list-style-type: none"> ● = Standards apply to entire development site ○ = Standards apply to portion of site or building(s) impacted by development activity Blank = Standards do not apply 		New Development	Major redevelopment	Intermediate redevelopment	Minor redevelopment	Change of use
Standard	Reference					
Multi-Unit Residential, Mixed-Use, and Non-Residential Design Standards [1]	22.05.02	●	●	○		
Rowhome Design Standards	22.05.03	●	●	○		
Triplex, Quadplex, and Cottage Home/ Tiny Home Court Design Standards	22.05.04	●	●	○		
Multibuilding Development Standards	22.05.05	●	●	○		
Notes						

Table 22.05.01(B) Building Design Standards Applicability Overview						
Key:						
<ul style="list-style-type: none"> ● = Standards apply to entire development site ○ = Standards apply to portion of site or building(s) impacted by development activity Blank = Standards do not apply 		New Development	Major redevelopment	Intermediate redevelopment	Minor redevelopment	Change of use
Standard	Reference					
[1] These standards shall not apply to single-family, detached residential uses in districts where multi-family development is permitted.						

C. **Exceptions.** The Plan Commission may authorize a modification, waiver, or reduction of the requirements of this Section should it find that the nature of a proposed use, development, or redevelopment, or the shape or size of a property makes strict compliance impractical, unjust, unfair, or unreasonable. Such exceptions shall be to the least extent necessary to address their cause. Approval of exceptions shall be consistent with all applicable Review Criteria in Subsection 22.11.04 (Plan Commission SPAR).

22.05.02. Multi-Unit Residential, Mixed-Use, and Non-Residential Design Standards

A. **Applicability.** The standards of this Subsection shall apply to all multi-unit residential dwellings, mixed-uses, and non-residential uses, including buildings containing a combination of these uses, as set forth in Table 22.05.01(B).

B. **Exterior Building Cladding Materials.**

1. **Establishment of Exterior Building Cladding Material Tiers.**

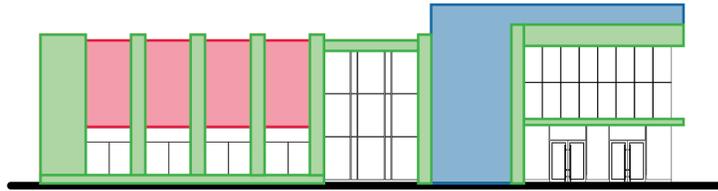
- a. **Tier I Materials.** Tier I materials are characterized by their high quality and long-lasting durability. These materials may commonly reflect traditional building methods and serve as a unifying element throughout buildings in the City. Tier I materials shall include:
 - i. Solid brick,
 - ii. Natural and manufactured stone,
 - iii. Engineered wood, natural wood, and wood composite siding,
 - iv. Brick/stone veneer with a minimum thickness of one and three quarters inches, and
 - v. Fiber cement siding.
- b. **Tier II Materials.** Tier II materials are characterized by their medium-to-high quality with lasting durability, but more frequent maintenance required than Tier I materials. Tier II materials are generally lower cost than Tier I materials. These materials provide variety

and design expressions on the building and have scale, texture and pattern creating visual interest. Tier II materials shall include:

- i. Non-corrugated metal,
 - ii. Precast concrete,
 - iii. Metal composite panels, and
 - iv. Architectural concrete masonry units.
- c. **Tier III Materials.** Tier III materials are medium quality materials and/or monolithic in visual appearance. These materials may require more frequent maintenance than Tier I or Tier II materials but provide up-front cost savings. These materials contribute to variety and design expression. Tier III materials shall include:
- i. Natural stucco,
 - ii. Corrugated metal, and
 - iii. Synthetic stucco
 - a) Allowed as an accent material only, and
 - b) Shall terminate no lower than three feet above finished grade.
- d. **Prohibited Materials.** The following materials are prohibited on all facades.
- i. Vinyl siding, and
 - ii. Unfinished concrete block.
2. **Exterior Building Cladding Material Tier Requirements.** Table 22.05.02(B)(2) below details the requirements for exterior building cladding materials on front and street side yard facing building façades, by district. Glazing and building entrances shall not be included in the material calculations.

Table 22.05.02 (B)(2) Exterior Building Cladding Material Tier Requirements			
Zoning District	Tier I	Tier II	Tier III
<i>RN-3, RN-4</i>	Minimum 50%	Maximum 50%	Maximum 25%
<i>MU, DC</i>	Minimum 75%	Maximum 25%	Prohibited
<i>GC, CC, I</i>	Minimum 25%	Maximum 75%	Maximum 50%
<i>LM, GM, MM, OM</i>	Minimum 0%	Maximum 75%	Maximum 25%

- Tier I Materials
- Tier II Materials
- Tier III Materials



Glazing shall not be included in the façade material calculations

Figure 1 Exterior Building Cladding Materials

C. **Glazing.**

1. **Ground Floor Requirements.** The ground floor of front and street side yard facing facades shall include a minimum percentage of glazing as detailed in Table 22.05.02(C).

Table 22.05.02(C) Minimum Required Ground Floor Glazing		
Zoning District	Front Yard Facing Facade	Street Side Yard Facing Facade
MU, DC	60%	40%
RN-3, RN-4, GC, CC, I	40%	20%
LM, GM, MM, OM	20%	n/a

2. **Materials.** Required glazing shall not be mirrored or tinted in a manner that renders the glass opaque.
3. **Maintenance.** Required glazing shall not be obstructed by interior walls, window displays, or other permanent installations within three feet of the window, unless otherwise permitted by this Chapter.

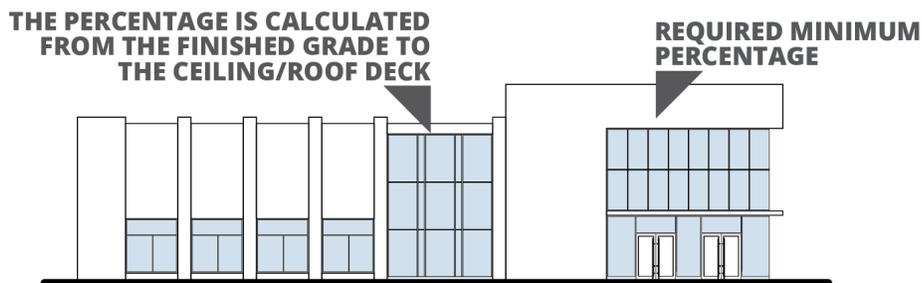


Figure 2 Glazing

D. Building Entryway Design.

1. Building entryway design standards shall apply to each building entrance on a front or street side yard facing façade, including entrances at a chamfered corner, and shall include one or more of the features included in Table 22.05.02(D).

Table 22.05.02(D) Building Entryway Design Standards	
Standards	Diagram
1. Canopy / Roof Overhang	
<p>a. Shall be located above all ground floor windows and doors.</p> <p>b. Shall project a minimum of three and a maximum of six feet from the façade of the building.</p>	<p style="text-align: center;"><i>Figure 3 Canopy / Roof Overhang</i></p>
2. Portico	
<p>a. Shall project a minimum of eight feet from the façade of the building.</p> <p>b. Shall extend a minimum of five feet from either side of the building entry.</p> <p>c. Portico columns shall be wrapped with one of the required exterior building cladding materials utilized on the building.</p>	<p style="text-align: center;"><i>Figure 4 Portico</i></p>
3. Plaza	
<p>a. Shall be located within a recessed portion of the building that is enclosed on two or three sides.</p>	

b. Shall have a minimum area and dimensions proportional to the height of the building to ensure adequate light, air, and usable space.

- Minimum depth - at least 1/3 of the building height.
- Minimum width - at least 1/2 of the building height.

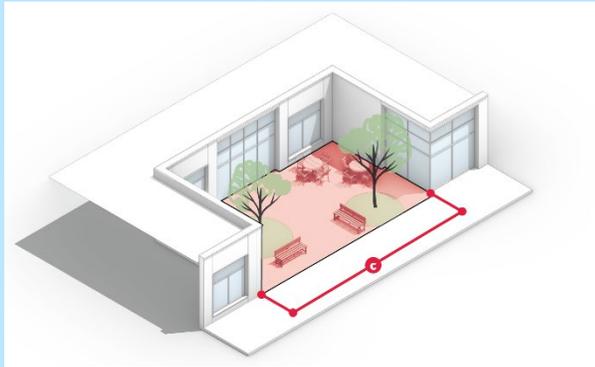


Figure 5 Plaza

4. Pedestrian Arcade

a. Shall run the full length of the building façade.

b. Shall project over the full width of the on-site pedestrian walkway.

c. Shall have a minimum depth of six feet.

d. Pedestrian arcade columns shall be wrapped with one of the required exterior building cladding materials utilized on the building.

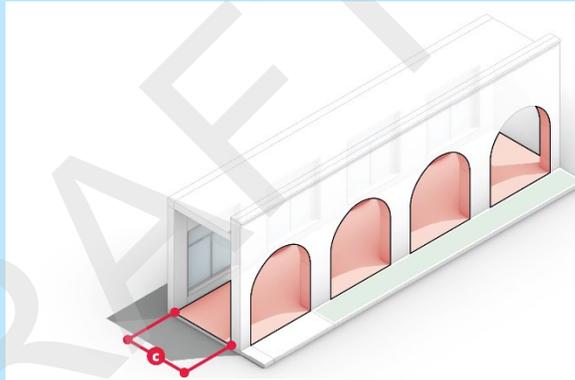


Figure 6 Pedestrian Arcade

5. Landscape Forecourt

a. Shall meet standards from 22.07.05 of this Chapter.

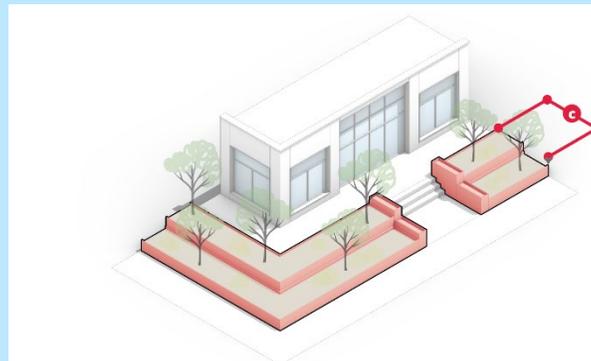
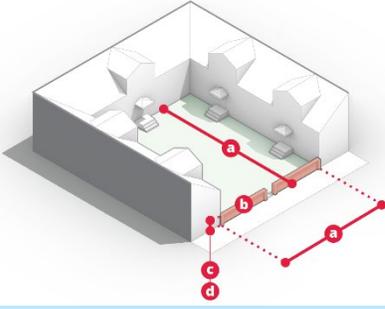
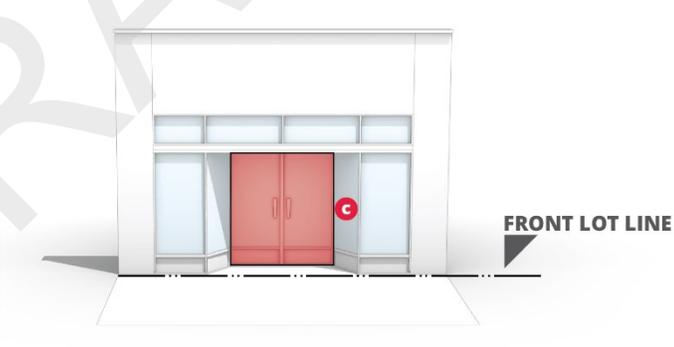
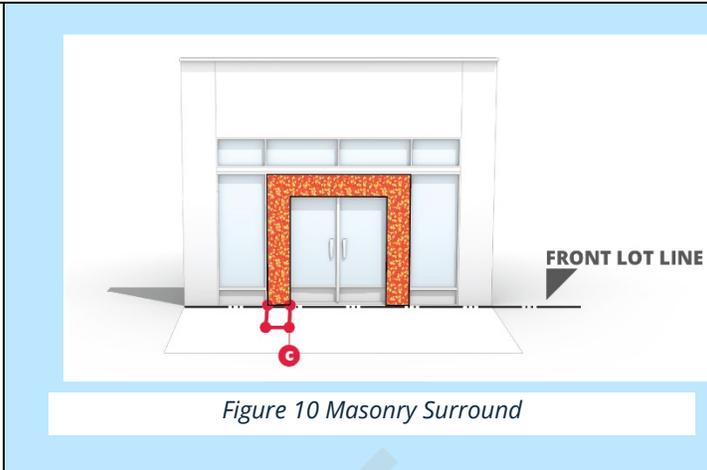


Figure 7 Landscape Forecourt

6. Courtyard

<p>a. The portion of the building façade with the entry, with a minimum width of 10 feet, shall be recessed from the primary façade a minimum of eight feet.</p>	
<p>b. A fence or wall, comprised of the allowed materials detailed in Subsection 22.04.02(E), or a landscape hedge shall extend from the primary façade of the building to create a sense of enclosure in the courtyard.</p>	
<p>c. The fence, wall, or landscape hedge shall have a minimum height of three feet and a maximum height of four feet if more than 20 percent opaque.</p>	
<p>7. Recessed Entrance</p>	
<p>a. Shall apply to buildings with zero-foot front yard setback only.</p>	
<p>b. The recessed area shall be proportionally wider than it is deep and shall have a minimum depth of four feet.</p>	
<p>c. The recessed area shall be decorative through the incorporation of design elements including but not limited to a mosaic tile floor, angled storefront windows, or use of accent building materials.</p>	
<p>8. Masonry Surround</p>	
<p>a. Shall apply to buildings with zero-foot front yard setback only.</p>	
<p>b. Masonry shall be permanently applied to the sides and top of building entry.</p>	

c. Masonry shall have a minimum width of one foot.



E. Façade Articulation.

1. **Applicability.** Façade articulation standards shall apply to all buildings located within the following zoning districts: RN-2, RN-3, RN-4, MU, DC, GC, CC, and I.
2. **Single-Tenant and Common Entrance Buildings.**
 - a. **Bay / Section Façade Articulation Requirements.** The front and street side yard facing façade of a single-tenant or common entrance building shall be divided into architecturally distinct sections or bays with each section taller than it is wide. In no instance shall the width of a bay / section exceed the height of the façade.
 - b. **Dividing Elements.**
 - i. Sections or bays shall be visually established by dividing elements such as columns, ribs, pilasters or piers, changes in plane, or an equivalent element.
 - ii. Required dividing elements shall extend at least the full height of the ground floor of the building.
 - iii. The width of required dividing elements shall be a minimum of 12 inches.
 - iv. The required projection of dividing elements shall be based on the width of the dividing element in accordance with Table 22.05.02(E)(b).

Table 22.05.02(E)(b) Minimum Projection of Façade Dividing Elements	
Width of Façade Dividing Element	Minimum Projection of Façade Dividing Element
12 - 23.99 inches	4 inches
24 - 35.99 inches	8 inches
36 or more inches	12 inches

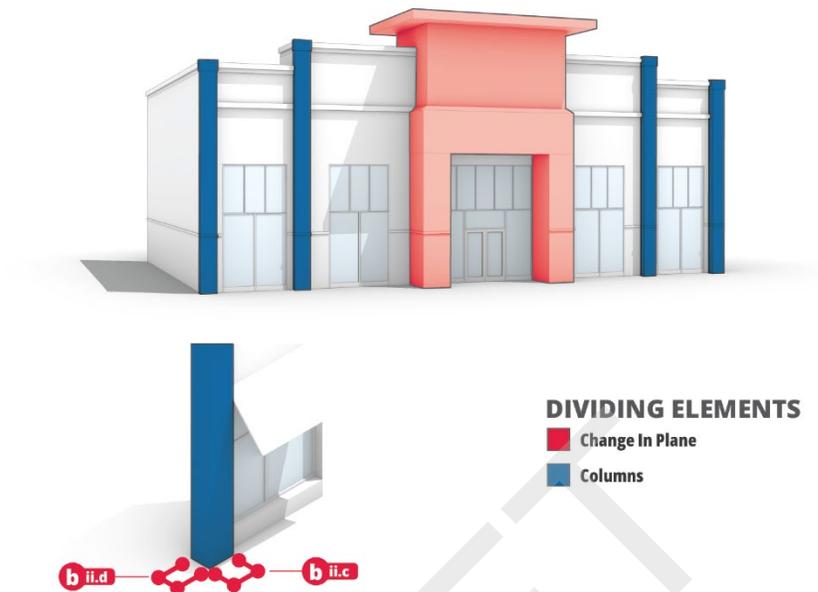


Figure 11 Front and Street Side Facade Articulation

3. Multi-Tenant Buildings.

- a. On all façades of a multi-tenant building, ground floor tenant spaces shall be visually distinguished from one another through the use of two of the following:
 - i. Dividing elements that meet the standards of 22.05.02(E)(2)(b) above,
 - ii. Different building entryway designs per Subsection 22.05.02(D), or
 - iii. Variated exterior building cladding materials including:
 - a) Solid brick,
 - b) Brick / stone veneer with a minimum thickness of one and three quarters inches,
 - c) Architectural concrete masonry units,
 - d) Fiber cement, engineered wood, natural wood, and wood composite siding, or
 - e) Non-corrugated metal or metal composite panels.
 - iv. The design element applied to a tenant space shall not be repeated on immediately adjacent tenant spaces on the same façade.
 - v. On the front and street side yard facing facades of a multi-tenant building upper floor shall meet the facade articulation requirements of 22.05.02(E)(b) above.

4. **All Building Facades.**

- a. At least one horizontal or vertical change in wall plane is required with a minimum depth of two feet for every 60 linear feet of wall length. No single wall plane may extend more than 80 percent of the length of the façade. This standard shall apply to all elevations.
- b. Any building wall greater than 250 linear feet shall provide a recess in the wall plane with a minimum depth of five feet.

5. **Façade Requirements.** If visible from a parking area, adjacent lot, or public right-of-way, expanses of blank facades shall not exceed 20 feet in length unless at least one of the following is provided:

- a. Glazing,
- b. Public art,
- c. Vertical trellises or planters with landscaping integrated with the building wall,
- d. Canopies with a minimum depth of three feet,
- e. At least one horizontal or vertical change in wall plane with a minimum depth of two feet for every 60 linear feet or wall length, or
- f. Decorative masonry such as soldier course, rowlock quoins, flat or segmental arches, or protruding brickwork. Decorative masonry may be done with solid brick or brick / stone veneer with a minimum thickness of one and three quarters inches.

6. **Roofline Articulation.** The following standards shall apply to applicable buildings in RN-2, RN-3, RN-4, MU, DC, GC, CC, and I Districts.

- a. Roofline articulation shall be provided every 60 feet of roof length.
- b. Requirements for roofline articulation may be met by:
 - i. Distinctions in roof pitch, such as through the use gables, dormers, shed dormers, flat roofs, or towers, that are visually apparent as seen from the ground,
 - ii. Variation in roof materials (i.e., varying the materials of roof accent elements), or

- iii. Variation of at least two feet in building section height.

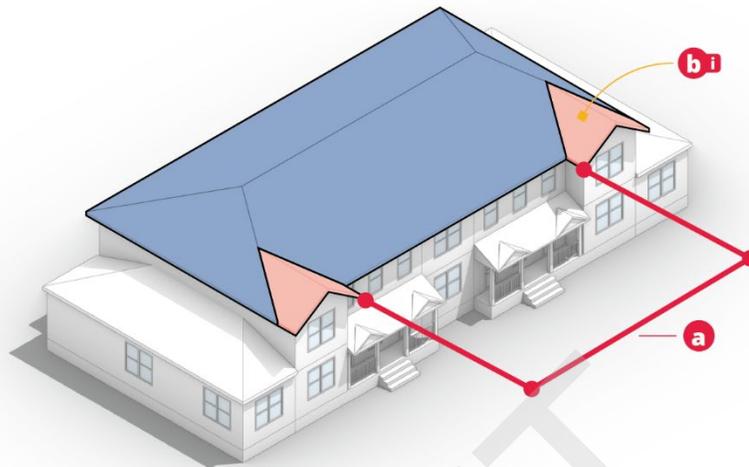


Figure 12 Commercial Roofline Articulation

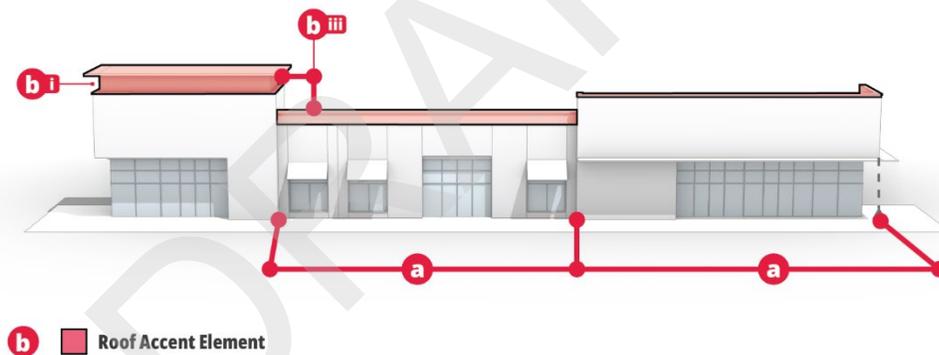


Figure 13 Residential Roofline Articulation

F. Parapet Walls.

1. All flat roofs shall include parapet walls.
2. Parapet walls shall be designed in a manner that prevents views of the rear of the parapet wall or to any portion of the roof from any adjacent property or right-of-way.

22.05.03. Rowhome Design Standards

- A. **Applicability.** The standards of this Subsection shall apply to dwelling-rowhome units and clusters.
- B. **Exterior Building Cladding Materials.**
1. **Establishment of Exterior Building Cladding Material Tiers.**
 - a. **Tier I Materials.** Tier I materials are characterized by their high quality and long-lasting durability. These materials may commonly reflect traditional building methods and serve as a unifying element throughout buildings in the City. Tier I materials shall include:
 - i. Solid brick,
 - ii. Natural and manufactured stone,
 - iii. Brick / stone veneer with a minimum thickness of one and three quarters inches.
 - iv. Engineered wood, natural wood, wood composite siding, and
 - v. Fiber cement siding.
 - b. **Tier II Materials.** Tier II materials are characterized by their medium-to-high quality with lasting durability, but more frequent maintenance required than Tier I materials. Tier II materials are generally lower cost than Tier I materials. These materials provide variety and design expressions on the building and have scale, texture and pattern creating visual interest. Tier II materials shall include:
 - i. Natural Stucco,
 - ii. Vinyl siding, and
 - iii. Synthetic stucco
 - i. Allowed as an accent material only, and
 - ii. Shall terminate no lower than three feet above finished grade.
 - b. **Tier III Materials.** Tier III materials are medium quality materials and/or monolithic in visual appearance. These materials may require more frequent maintenance than Tier I or Tier II materials but provide up-front cost savings. These materials contribute to variety and design expression. Tier III materials shall include:
 - i. Architectural concrete masonry units,
 - ii. Non-corrugated metal or metal composite panels, and
 - iii. Precast concrete.
 - iv. Unfinished concrete block and

- v. Corrugated metal.
2. **Exterior Building Cladding Material Tier Requirements.** Table 22.05.03(B)(2) below details the requirements for exterior building cladding materials on front and street side yard facing building façades, by district. Glazing and building entrances shall not be included in the material calculations.

Table 22.05.03(B)(2) Exterior Building Cladding Material Tier Requirements			
Zoning District	Tier I	Tier II	Tier III
R-2	Minimum 50%	Maximum 50%	Maximum 10%
R-3, R-4	Minimum 50%	Maximum 50%	Maximum 25%
MU	Minimum 75%	Maximum 25%	Maximum 10%

- C. **Orientation.** Rowhome units shall be oriented with their primary entrances either:
- i. Toward the designated front lot line (the primary entrance of end unit rowhome on corner lots may be oriented toward the designated front or street side lot line), or
 - ii. Toward an internal courtyard space (the primary entrance of end unit rowhomes closest to the designated front lot line shall be oriented toward the designated front lot line).

D. **Rowhome Clusters.**

- 1. A maximum of eight rowhome units shall be allowed in a rowhome cluster.
- 2. Individual rowhome units in a cluster shall be articulated via:
 - a. Dividing elements that meet the standards of Subsection 22.05.02(E)(b).
 - b. Different unit entryway designs including a minimum of one of the following options:
 - i. Porches,
 - ii. Canopies,
 - iii. Covered stoops, or
 - iv. Recessed vestibules,
 - c. Variation in Tier I or Tier II exterior building cladding materials,
 - d. Variation in exterior building cladding material colors,
 - e. Distinctions in roof pitch, such as through the use gables, dormers, shed dormers, flat roofs, or towers, that are visually apparent as seen from the ground,
 - f. Variation in roof materials, such as on roof accent elements, or

- g. Variation of at least two feet in unit height.
- 3. The siting of rowhome units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
- E. **Attached Front Yard Facing Façade Garages.** Attached front yard facing garages shall not be permitted unless approved by the Plan Commission (Subsection 22.11.04).

22.05.04. Triplex, Quadplex, and Cottage Home / Tiny Home Design Standards

- A. **Applicability.** The standards in this Subsection shall apply to triplex and quadplex dwelling units, as well as cottage homes and tiny home courts.
- B. **Establishment of Exterior Building Cladding Material Tiers.**
 - 1. **Tier I Materials.** Tier I materials are characterized by their high quality and long-lasting durability. These materials may commonly reflect traditional building methods and serve as a unifying element throughout buildings in the City. Tier I materials shall include:
 - a. Brick,
 - b. Natural and manufactured stone, and
 - c. Fiber cement, LP Smart Side, Everlast composite, natural wood, and wood composite siding.
 - 2. **Tier II Materials.** Tier II materials are characterized by their medium-to-high quality with lasting durability, but more frequent maintenance required than Tier I materials. Tier II materials are generally lower cost than Tier I. These materials provide variety and design expressions on the building and have scale, texture and pattern creating visual interest. Tier II materials shall include:
 - a. Natural and synthetic stucco,
 - b. Vinyl siding,
 - c. Architectural concrete masonry units, and
 - d. Architectural metal panels.
 - 3. **Prohibited Materials.** The following materials are prohibited on all façades of the building:
 - a. Corrugated metal siding,
 - b. Unfinished concrete block, and
 - c. Precast concrete.

- C. **Exterior Building Cladding Materials.** Table 22.05.04(C) below details the requirements for exterior building cladding materials. Glazing and doors shall not be included in the material calculations.

Table 22.05.04(C) Required Exterior Building Cladding Materials		
Building Façade Elevation	Tier I	Tier II
<i>Front and Street Side [1]</i>	Minimum 50%	Maximum 50%
<i>Interior Side and Rear</i>	N/A	N/A
<i>Notes</i>		
[1] Street-side exterior building cladding material requirements shall also apply to facades facing private streets.		

- D. **Orientation.** A minimum of one and maximum of two dwelling entrances shall be oriented toward the front lot line.
- E. **Roof Type.** A pitched roof shall be required.
- F. **Garages.**
1. **Attached Front Yard-Facing Garages.** Attached garages on the front elevation of triplexes, quadplexes, and tiny home/cottage court developments shall be prohibited.
 2. **Street-Facing Garages.** Garages facing a public street shall include at least one of the following architectural features visible from the street:
 - a. Raised or recessed panels on the garage door,
 - b. Trim or molding around the garage door, or
 - c. Material or color accents that match or complement the primary building façade.

22.05.05. Multibuilding Development Standards

- A. **Applicability.** Multibuilding development standards shall apply to developments with multiple principal buildings and internal access drives (Subsection 22.06.02).
- B. **Building Separation.** Buildings within a multibuilding development shall maintain a minimum separation of 15 feet, measured between the nearest points of building walls.
- C. **Relation to Other Requirements.** Design standards established for all buildings in this Section include varying standards based on which yard the façade faces. In multibuilding developments, rather than applying the requirements based on which yard the façade faces, the application of the requirements shall be as detailed below.
 - 1. **Front / Street Side.** Requirements for front and street-side yard-facing façades shall apply to any façade that faces:
 - a. Perimeter public right-of-way,
 - b. Primary internal street, or
 - c. Park or other community and open space/social gathering space.
 - 2. **Interior Side.** Requirements applicable to side yard facing facades shall be applied to a façade without a building entrance if it faces an off-street parking area.
 - 3. **Rear.** Requirements applicable to rear yard facing facades shall be applicable to a façade without a building entrance if it faces:
 - a. The rear or side of adjacent buildings, or
 - b. Loading/service areas.

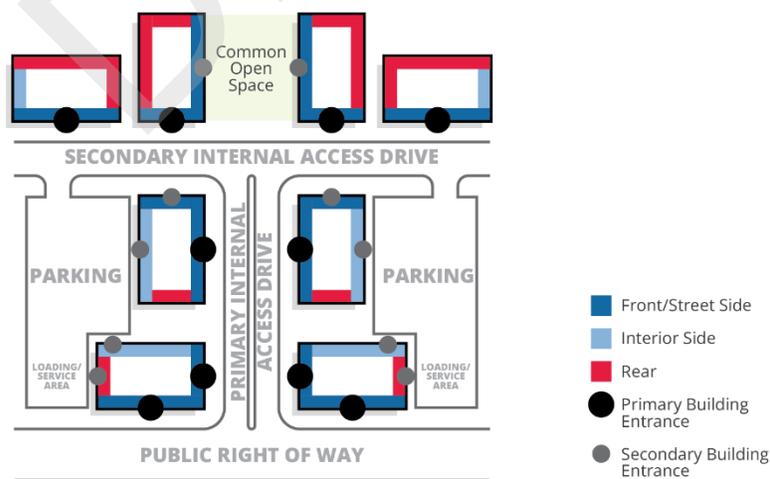


Figure 14 Multibuilding Development