

GENERAL DESIGN GUIDE



AMENDED ON JANUARY 16, 2007

FURTHER AMENDED ON OCTOBER 7, 2008

PREPARED BY: CITY OF MUSKEGO PLANNING DEPARTMENT
AND THE CITY OF MUSKEGO PLAN COMMISSION

ACKNOWLEDGEMENTS

Honorable Mayor John R. Johnson

Common Council

Council President Nancy Salentine, District 4
Alderman Tracy Snead, District 1
Alderman Chris Buckmaster, District 2
Alderman Neil Borgman, District 3
Alderman Bob Melcher, District 5
Alderman Tina Schaefer, District 6
Alderman Eileen Madden, District 7

Plan Commission

Mayor John R. Johnson
Alderman Chris Buckmaster
Mr. Jerald Hulbert
Mr. Michael Michalski
Ms. Neome Schaumberg
Mr. Russ Stinebaugh
Mr. James Burke

Planning Department Staff

Jeff Muenkel AICP, Planning Director
Adam Trzebiatowski, Associate Planner
Tom Zagar, City Forester
John Wisniewski, GIS Coordinator
Sean Meehan, Planning/GIS Intern
Matt Kulinski, Conservation Technician
Kellie Renk, Secretary

RESOLUTION #P.C. 007-2007
APPROVAL OF AMENDMENTS TO ALL CITY OF MUSKEGO DESIGN GUIDES TO BRING THEM
INTO COMPLIANCE WITH THE CHAPTER 17 ZONING CODE REVISIONS AND CURRENT CITY
POLICIES

WHEREAS, The City of Muskego maintains seven (7) Design Guides in order to serve as a reference in guiding and reviewing future development for citizens, developers, and commissioners, and

WHEREAS, There is a General Design Guide that applies to the entire City along with six (6) other area specific Design Guides that are unique to the character of each said area, and

WHEREAS, The six (6) area specific Design Guides are as follows: Business Park, Downtown, Durham Hill, Historic Crossroads, Moorland Corridor South, and Racine Avenue Gateway, and

WHEREAS, Said guides sets the minimum design standard for building, site, and operation plans that are to be submitted to the City for more complete and accurate Planning Staff and Plan Commission review, and

WHEREAS, Said guides are prepared under the authority of Section 62.23 of the Wisconsin State Statutes and Chapter 17 of the City of Muskego Zoning Ordinance being deemed necessary to promote the public health, safety, morals and welfare of the City of Muskego, and

WHEREAS, The guides require various updates due to policy changes and/or references to the new zoning code as per PC Resolution #004-2007.

THEREFORE BE IT RESOLVED, That the Plan Commission recommends approval of the proposed amendments to the seven (7) City of Muskego Design Guides.

Plan Commission
City of Muskego

Adopted: January 16, 2007

Defeated:

Deferred:

Introduced: January 16, 2007

ATTEST: Kellie Renk, Recording Secretary

**CITY OF MUSKEGO
GENERAL DESIGN GUIDE**

SECTION 1 - Preamble	1
1.01 Authority	1
1.02 Purpose	1
1.03 Scope	1
1.04 Citation of Guide	1
1.05 Geographic Area	1
SECTION 2 – Definitions	2
2.01 Manual of Definitions	2
SECTION 3 – Site Plans	6
3.01 Minimum Site Plan / BSO Requirements	6
3.02 Architectural Control	9
3.03 Special Events and Temporary Sales	10
SECTION 4 – Basic Regulations	12
4.01 Minimum Lot Requirements	12
4.02 Setback Requirements and Offset Regulations	12
4.03 Building Height	12
4.04 Relationship of Building to Site	12
4.05 Relationship of Building and Site to Adjoining Area	13
4.06 Building Design	13
4.07 Materials	14
4.08 Color	14
SECTION 5 – Accessory Structures, Screening Devices, & Zoning Permits	15
5.01 Permanent Accessory Structures	15
5.02 Residential Accessory Structures	15
5.03 Agricultural Accessory Structures	16
5.04 Architectural Requirements for Residential Accessory Structures	16
5.05 Minimum Requirements for Multiple Residential Accessory Structures	17
5.06 Miscellaneous Screening Devices	17
5.07 Zoning Permits	18
SECTION 6 – Signs	19
SECTION 7 – Miscellaneous Structures and Street Hardware	20
SECTION 8 – Lighting	21
SECTION 9 - Landscaping and Site Treatment	22
SECTION 10 – Parking	25
10.01 Parking Requirements	25
10.02 Off-Street Loading and Unloading	26
SECTION 11 – Noise	27
SECTION 12 – Maintenance	28
SECTION 13 – Individual Zoning Districts	29
APPENDIX A - City of Muskego Design Guide Areas	29
APPENDIX B - Building, Site, and Operational Plan Example	30
APPENDIX C - Minimum Site Layout Requirements	42
APPENDIX D - Fire Street Examples for Site Planning	43
APPENDIX E - Sample Landscape Plan	44

GENERAL DESIGN GUIDE

CITY OF MUSKEGO

SECTION 1 PREAMBLE

1.01 AUTHORITY

The City of Muskego Design Manual (Manual) is prepared by the City of Muskego Planning Department and Muskego Plan Commission, for adoption by the city of Muskego Plan Commission, and for transmittal to the Common Council of the City of Muskego, pursuant to Section 62.23 of the Wisconsin State Statutes and Section 66.1001 of the Wisconsin Statutes and Chapter 17 of the City of Muskego Zoning Ordinance, and The City of Muskego 2010 Comprehensive Plan, deeming it necessary to promote the public health, safety, morals and welfare, and further expresses the concepts, rationale and intent employed by the Plan Commission and Planning Staff when applying Chapter 17 of the City of Muskego Zoning Ordinance, deeming it necessary to promote the health, safety, morals and welfare.

1.02 PURPOSE

The general purpose of this Manual is to aide the Planning Staff and Plan Commission in planning, design, and redesign of the built environment of the City of Muskego so as to enhance its visual character, and avoid monotony. These standards will also assist in fostering sound, functional, attractive and quality development. The provisions herein shall be liberally construed in favor of the City and shall be considered as minimum standards.

1.03 SCOPE

It is not the intent of this manual to repeal, abrogate, annul, impair or interfere with any existing easements, covenants, or agreements between parties or with the rules, regulations, or permits previously adopted or issued pursuant to laws: provided, however that where this Manual in any way imposes greater standards than are required by other rules, regulations or permits or by easement, covenants or agreements, the provisions of this Manual shall be the guide, with the exception of single family residential uses.

1.04 CITATION OF GUIDE

This Manual shall be cited as follows, e.g.: General Design Manual, Section 1.04.

1.05 GEOGRAPHIC AREA

The geographic area affected by this manual shall be defined as those lands within the corporate limits of the City of Muskego. Specific areas of the City, or specific developments may utilize design references such as the Downtown Design Guide, Historic Crossroads Design Guide, planned unit development documents, subdivisions restrictions, or others which are found by the Plan Commission to represent a higher standard of development applicable to a particular area, shall govern (See *APPENDIX A – City of Muskego Design Areas*).

The Planning Department should be consulted to see which areas are covered under more restrictive guidelines.

SECTION 2 DEFINITIONS

2.01 MANUAL OF DEFINITIONS

- (1) **Agricultural Use:** Beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits, nuts and berries; sod farming; placing land in federal programs in return for payments in kind; owning land, at least 35 acres of which is enrolled in the conservation reserve program under 16 USC 3831 to 3836; participating in the milk production termination program under 7 USC 1446 (d); and vegetable raising (As per Chapter 91.01(1) of Wisconsin State Statutes).
- (2) **Base Setback Area:** The land lying between the edge of the existing street right of way line and the Base Setback Line.
- (3) **Base Setback Line:** The line from which all required setbacks are measured, Also to be referred to as the ultimate street right of way line.
- (4) **Building, Accessory:** A building or portion of a building used for a purpose customarily incidental to the permitted principal use of the lot or to a principal building and located on the same lot as the principal use. Principal building required before accessory building.
- (5) **Building, Principal:** The building on a lot in which is conducted the principal use as permitted on such lot by regulations of the district in which it is located.
- (6) **Building, Height of:** The vertical distance from the average established street grade in front of the lot or the average finished grade at the front building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable or a gambrel, hip or pitch roof.
- (7) **Dwelling, Multiple Family:** A building or portion thereof designed for and occupied by 2 or more families, including 2 family flats”, apartment houses and apartment hotels.
- (8) **Floor Area Ratio:** The term “Floor Area Ratio” or F.A.R. shall be used to indicate the total floor area of buildings, exclusive of basement, allowed on a given lot, expressed as a percentage ratio to the total area of the lot (i.e., a F.A.R. of 100% allows a floor area equal to the total area of the lot, a F.A.R. of 50% allows a floor area of ½ the total area of the lot, etc. A floor area ratio of 50% could be applied to a one-story building occupying 50% of the lot or a two-story building occupying 25% of the lot).
- (9) **Four Sided Architecture:** Continuing an architectural theme on all exposed exterior surfaces through the use of the same building materials.
- (10) **Garage, Private:** A structure in excess of 120 square feet primarily used for the non-commercial storage of private motor vehicles and household items. This structure is accessory to the residential use of the property on which it is located.
- (11) **Garage, Public or Commercial:** Any garage not falling within the definition of “private garage”, and used for storage, repair or servicing of motor vehicles, and equipment.
- (12) **Grade, Established:** The elevation of the finished street at the centerline or curb as fixed by the Engineer or by such authority as shall be designed by law to determine such an elevation.
- (13) **Gross Farm Profits:** Gross receipts, excluding rent, from agricultural use, as defined in above, including the fair market value at the time of disposition of payments in kind for placing land in

- federal programs or payments from the federal dairy termination program under 7 USC 1446 (d), less the cost or other basis of livestock or other items purchased for resale which are sold or otherwise disposed of during the taxable year (As per Chapter 71.58(4) of Wisconsin State Statutes).
- (14) Lot: A single parcel of contiguous land occupied or intended to be occupied by such structures and uses as permitted under zoning ordinance together with the open spaces required by ordinance, and abutting on a public street or officially approved way.
 - (15) Lot Area: The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfare.
 - (16) Lot Lines: The lines forming the boundary of a lot as defined herein (i.e. Property lines).
 - (17) Lot Width: How measured: In determining the minimum average width of a lot such measurement shall be made by a line perpendicular to the line establishing the average depth of the lot, at any point where one-half (1/2) the required minimum lot area would fall on each side of such line establishing the minimum average width.
 - (18) Masonry: The art of shaping, arranging, and uniting stone, brick, building blocks, etc., to form walls and other parts of a building.
 - (19) Off-street Parking Space: the area on a lot designed to accommodate a parked motor vehicle as an accessory service to the use of said lot and with adequate access thereto from the public street. For purposes of satisfying parking requirements of this manual on off-street parking space shall be an area of no less than 200 square feet.
 - (20) Offset: The shortest horizontal distance between any structure and a lot line, other than a street line. Offset measured from the wall (including fireplaces and other similar features), unless overhang exceeds 24 inches.
 - (21) Open Space: An unoccupied space open to the sky on the same lot with the building and not used for the building, parking or driveway purposes.
 - (22) Primary floor Area (P.F.A.): The floor area of a building for purposes of determining required parking ratios, which area shall include only that portion of the total floor area devoted to customer service, sales and office space and shall not include warehouse, utility, hallways and other accessory space which does not generate parking demand.
 - (23) Property Line: See lot line.
 - (24) Quality in Design Concept: A design that reflects the utilization of materials which maximize the value of the subject and adjacent developments. The design itself should project a sense of permanence and enhancement while being cognizant of the relationship of the development to its surroundings.
 - (25) Road: A public or private right of way usually affording primary access to abutting property. (Typically with an improved surface).
 - (26) Road Right of Way: The area dedicated to public for road or street purposes.
 - (27) Setback: The shortest horizontal distance from any structure and the base setback line.
 - (28) Sign: Any structure or part thereof, or any device attached to a structure, or any other form of visual communication applied by paint, illumination, embossed or other technique to a structure

- for the purpose of directing, advertising, informing, warning or otherwise conveying information visually to the viewer.
- (29) Sign, Directional: A sign intended solely for purpose of directing patrons or customers to an establishment off the main travel road and not including promotional advertising unnecessary to such directional purpose.
- (30) Sign, Off Premise: A sign related to commercial or similar activities other than those actually engaged in on the site on which such off premise sign is located.
- (31) Story: That portion of a building included between the surface of a floor and the surface of the floor next above it, or, if there is no floor above it, then the space between the floor and the ceiling next above it. A basement or cellar having one-half or more of its height above grade shall be deemed a story for the purposes of height regulations.
- (32) Street: Synonymous with road.
- (33) Street, Frontage: A street contiguous and parallel to a traffic artery and affording direct vehicular access to abutting property.
- (34) Streetscape: The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, plantings, street hardware, and miscellaneous structures.
- (35) Street Line: A dividing line between a lot, tract or parcel of land and a contiguous street. (i.e., Front property line).
- (36) Structure: A combination of materials other than natural terrain or plant growth erected or constructed to form a shelter, enclosure, retainer, container, support, base, pavement or decoration, and extends greater than 6" above grade.
- (37) Structure, Principal: A structure used or intended to be used for the principal use as permitted on such lot by the regulations of the district in which it is located.
- (38) Structure, Accessory: A structure or portion of a structure used for a purpose customarily incident to the permitted principal use of the lot and located on the same lot as the principal use.
- (39) Structure, Permanent: A structure placed on or in the ground or attached to another structure in a fixed and determined position, and intended to remain in place for a period of more than 9 months.
- (40) Structure, Temporary: Any structure other than a permanent structure.
- (41) Structural Alterations: Any change in the supporting members of a building or any substantial change in the roof structure or in the exterior walls.
- (42) Substantial Change: Any major change in a site plan regarding the structure or general site layout that warrants the need for the site to adhere to all current design guidelines by the Plan Commission.
- (43) Traffic Artery: A right-of-way, designated on a comprehensive system, for the principal purpose of providing vehicular thoroughfare and not necessarily affording direct access to abutting property.
- (44) Ultimate Road Right of Way: That which is identified on the adopted highway plan and shall be used to determine building setbacks. (See base setback line).

- (45) Vision Setback Area: A triangular space, at the street corner of a corner lot, in which no structure of any kind shall be permitted which exceeds a height of 2½ feet above the elevation of the center of the intersection. (See Zoning Ordinance).

SECTION 3 SITE PLANS

A detailed Building, Site, and Operational Plan (BSO) is important to any proposed development. It allows staff and the commission to visualize how the development area will fit into the existing surroundings. BSOs need Plan Commission approval for all new and existing (When alterations take place) multi-family, commercial, and industrial developments in the City of Muskego.

All site plans / BSOs shall be submitted on or before respective submittal deadlines, accompanied by all fees and deposits which from time to time may be adopted by the Common Council and in effect at the time of submittal. A presubmittal conference with planning staff is highly recommended.

3.01 MINIMUM SITE PLAN / BSO APPLICATION REQUIREMENTS

All site plan / BSO submittals must include a cover letter describing the project, its location or address, the developer and developer's representative, engineer, surveyor, and architect address and phone number. It must also state that all applicable fees have been paid.

A complete application shall be comprised of all of the following, however, not all the details listed below may pertain to each development (See *Appendix A – Concise BSO Example*, *Appendix B – Minimum Layout Requirements*, and *Appendix C – Sample Concise Landscape Plan* to aide in site design and submittal requirements).

1. Written Description of the intended use describing in reasonable detail the:

- Full name and contact information of the petitioner and / or agent, and property owner, if different;
- Full name and contact information of petitioner's engineers / surveyors / architects, and other design professionals used in BSO Plan preparation;
- Existing zoning district(s) and proposed zoning district(s) if different;
- Current land uses present on the subject property;
- Proposed land uses for the subject property
- Land use designation(s) as depicted on the adopted Comprehensive Plan;
- Description of existing environmental features as defined in the Zoning Code;
- Projected number of residents, employees, and / or daily customers;
- Proposed amount of dwelling units, floor area, Open Space area, and landscape surface area, expressed in square feet and acreage to the nearest one-hundredth of an acre;
- Resulting site density, Floor Area Ratio as calculated using the criteria defined in the Zoning Code, Open Space Ratio, and Landscape Surface Area Ratio, as defined in the Zoning Code;
- Operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loadings,
- Traffic generation; Operational considerations relating to potential nuisance creation pertaining to the appropriate design of 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.
- Material Safety Data Sheets (MSDS) for all materials anticipated to be used or stored on site;
- Exterior building and fencing materials;
- Possible future expansion and related implications, and:
- Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

2. Property Site Plan, which includes:

- ❑ A title block which provides all contact information for the petitioner and / or agent, and property owner if different;
- ❑ Full name and contact information of petitioner's engineers / surveyors / architects, and other design professionals used in BSO Plan preparation;
- ❑ The date of the original plan and the latest date of revision to the plan;
- ❑ A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals 100 feet unless otherwise approved by the Planning Director or his designee prior to submittal;
- ❑ 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 and offset lines;
- ❑ All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, walls,
- ❑ All existing and proposed utility and drainage systems, connections and fixtures;
- ❑ The location and dimension of all access points onto public streets including cross-section drawings of the entry throat;
- ❑ 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 Zoning Code;
- ❑ 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 and refuse disposal 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 a limit of 0.5 foot candles at all property lines;
- ❑ The location and type of any permanently protected green space areas;
- ❑ The location of existing and proposed drainage facilities; and
In the legend, data for the subject property:
 - a. Lot Area measured in square feet and acres to the nearest one-hundredth of an acre;
 - b. Floor Area measured in square feet using the criteria of found in the Zoning Code;
 - c. Floor Area Ratio as defined in Section 2 and as calculated using the criteria found in the Zoning Code;
 - d. Open Space Area as defined in Section 2 and as calculated using the criteria found in the Zoning Code;
 - e. Open Space Ratio as defined in Section 2 and as calculated using the criteria found in the Zoning Code
 - f. Building Height as defined in Section 2 and as calculated using the criteria found in the Zoning Code

3. A Detailed Landscaping Plan of the subject property, showing:

- ❑ The name and address of the property owner, the landscape architect or designer who prepared the plan.
- ❑ The name of the proposed project.
- ❑ The plan preparation date and the date of any revisions thereto.
- ❑ A graphic scale and a north arrow.
- ❑ A legal description of the property.
- ❑ A plat of survey, or a sketch drawn to scale approved by the Planning Director or his designee.

- ❑ The location, caliper (size), and common name of all existing deciduous trees six (6) inches or larger in diameter at breast height (d.b.h.), all existing coniferous trees 10 feet or greater in height, and the boundaries of any existing woodlots.
- ❑ Identification of all trees inventoried which are proposed to be moved or destroyed.
- ❑ The location of all proposed plantings.
- ❑ A planting schedule showing all symbols intended to represent plantings, quantities of plant materials, and common and botanical names of plant materials, size and caliper of plant materials, root specifications, and special planting instructions.
- ❑ Typical Sections and details of fences, tie walls, planting boxes, retaining walls, berms, and other landscape improvements.
- ❑ Typical Sections of landscape islands and planter beds identifying materials to be used.
- ❑ Details of planting beds and foundation plantings.
- ❑ Delineation of sodded areas, seeded areas, and wilderness areas indicating square footage, materials to be used, and seed mixtures.
- ❑ Where landscape or man-made materials are used to provide required screening or buffers from adjacent properties or public rights-of-way, a cross-section shall be provided drawn to a recognized engineering or architectural scale illustrating the prospective of the site from the neighboring property and property line elevation.
- ❑ All other design elements found in Section 9 of this document

4. A Grading and Erosion Control Plan to be approved by the Engineering / Building Inspection Director and / or Public Works Committee pursuant to Chapters 29 and 34 of the Municipal Code. Said plans are not subject to Plan Commission review but are required to be submitted concurrent with BSO Plan applications in order for the submittal to be complete.

5. Elevation Drawings of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment, with adequate labels provided to clearly depict exterior materials, texture, color, dimensions, and overall appearance.

6. Color Renderings and Perspective Renderings One copy no smaller than 24" x 36" and eighteen (18) 11" x 17" photo-reduced copies of the color renderings of the proposed project and/or photos of similar structures shall be submitted, unless waived by the Planning Director, or his designee. The Plan Commission reserves the right to require perspective renderings, but not in lieu of adequate drawings showing the actual intended appearance of the buildings. All renderings shall be produced in CAD, acrylic, tempera, or watercolor. Marker or colored pencil produced renderings generally are not acceptable unless the Planning Department determines that sufficient detail is conveyed. All renderings shall become the property of the City and will not be returned.

7. Photo Simulations and 3-D virtual visualizations of the proposed project and/or photos of similar structures may be voluntarily submitted and may be required by the Plan Commission, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

8. A Plat of Survey shall be required for all projects. The survey shall be prepared by a Registered Land Surveyor and shall depict property lines, and existing and proposed buildings, structures, and paved areas. The Engineering / Building Inspection Director may waive this requirement where the application includes a Certified Survey Map or Preliminary Plat prepared in accordance with Chapter 236 of Wisconsin Statutes, or where otherwise authorized by the policies of the Public Works Committee.

9. A Detailed Site Analysis per the following:

When required: A detailed site analysis shall be performed in conjunction with required land division documents or Building, Site and Operational Plan for any and all properties containing:

- a. Permanently protected natural resource areas defined as required protected areas under State or Federal regulations,

- b. All environmental corridor components and areas identified by the adopted Comprehensive Plan and / or by the Southeast Wisconsin Regional Planning Commission.
- c. Environmental features identified in the adopted Conservation Plan.

The detailed site analysis shall be shown on a map of the subject property which depicts the location of all protected natural resource areas and environmental corridor components, as defined by the provisions of this Section, and as located by an on-site property survey. The detailed site analysis shall meet the following requirements:

- ❑ Scale: A minimum scale of one-inch equals 200 feet shall be used unless otherwise approved by the Planning Director or his designee prior to submittal;
- ❑ Topography: Topographic information is not required for any property that does not contain steep slopes. For such properties, topographic information with a minimum contour interval of two feet is required.
- ❑ Specific Natural Resources Areas: All areas subject to the provisions of Section 6.11(4)(i)(2) above, shall be accurately outlined and clearly labeled. Particular care as to clarity shall be taken in areas where different resource types overlap with one-another.
- ❑ All site disruption (including selective cutting) proposed to occur within permanently protected natural resource areas shall be limited to development pads. Development pads shall be depicted on the detailed site analysis map, BSO Plans, and Preliminary Plat of Subdivision (if applicable) or Certified Survey Map (if applicable). Site disruption activities shall not compact soil covering tree roots, or otherwise damage trees beyond the area from which trees are to be removed. The use of snow fences and other barriers to outline development pads during disruption activity is strongly recommended to limit the extent of inadvertent compaction or other disturbance of earth, and collision damage to vegetation intended for protection. Such barriers should be placed no closer to protected trees than a point on the ground directly under their outer canopy edge.

All mitigation areas shall be depicted on the detailed site analysis map with notations provided which describe the mitigation techniques employed.

Information contained on the detailed site analysis map relating to the boundaries of permanently protected green space areas (including natural resource protection areas, other permanently protected green space areas, and required mitigation areas) shall be recorded as a deed restriction which permanently runs with the land. Said areas shall be clearly depicted on any and all site plans required as a precondition for application for any development permit which occurs subsequent to BSO Plan approval (such as a Building Permit) and on any proposed Final Plat of Subdivision or Certified Survey Map.

10. A Surety in a form approved by the Finance Committee. Said surety shall be provided to secure the replacement of all trees with calipers exceeding 6 inches, whose canopies are located adjacent to disturbed areas, which die within a period of five years following site disruption, and to secure the restoration of all mitigation areas identified on the Detailed Site Analysis.

11. A Developers Deposit in an amount required by adopted policies of the Finance Committee, as may be amended from time to time, and attached hereto. The purpose of the Developers Deposit is to provide a surety to address all charges required to be paid by a petitioner under Section 3.085 of the Municipal Code. The requirement for submittal of a Developers Deposit for specific projects may be modified waived by action of the Finance Committee.

No items shall be placed on the Planning Commission agenda until all the above information is provided.

3.02 ARCHITECTURAL CONTROL

In order that the physical environment of the City is developed in a way that will provide the maximum degree of aesthetic satisfaction; through architectural and natural beauty, harmony with adjacent facilities, and thereby provide the most appealing development for the well being, and contentment of its inhabitants. In addition, to promote greater economic stability through preservation and enhancement of property values, it is deemed necessary to exercise regulation over the architectural appearance and construction of buildings erected, remodeled, or in any way placed within the City. Such regulations are not intended to impose a pattern of regimented conformity to any specific architectural style or taste established by the Plan Commission, review board, or the existing residents of any area; but is intended solely to prevent any development which would substantially adversely affect the existing or potential beauty and value to the community, the characteristics of the neighborhood—potentially reducing its desirability and depreciating surrounding property values.

To implement and design criteria for the purposes stated above, to promote Four Sided Architecture and Quality in Design Standards, the following standards are established:

- a) No building shall be permitted a design or exterior appearance which is unorthodox or abnormal character in relation to the surrounding properties as to be unsightly or offensive to generally accepted tastes of the community and professional judgment of the Planning Commission and its Staff.
- b) No building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drab.
- c) No building shall be permitted where any exterior surface is not constructed or faced with a finished material which is esthetically compatible with the exterior surface of adjacent buildings and presents an attractive appearance to the public and to surrounding properties.
- d) No building shall be permitted to be sighted on the property in a manner which 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 unreasonably affect adversely the beauty and general enjoyment of existing residences on adjoining properties.
- e) No building or addition to any building shall be permitted to be sited on the property in a manner which would interfere with the peaceful enjoyment and natural light of adjacent buildings.

3.03 SPECIAL EVENTS AND TEMPORARY SALES

Special events or temporary sales proposed on commercial, industrial, or institutional use properties must receive Plan Commission approval when proposed for a period of time exceeding one day OR if the event is so involved as to require Plan Commission approval as determined by the Planning Director. This is to ensure that proper facilities are accounted for and that proper safety measures are taken. Some events may fall under past approvals or will be under the auspices of another City committee as discussed in the policies here:



1. Licensed Establishments events will usually be governed by the City of Muskego Finance Committee.
2. Public school property events will be under the auspices of the Common Council with recommendation from Plan Commission if requested. Some events and sales of goods may be authorized under existing school board written by-laws and resolutions.
3. Some special events may not be allowed due to past Building, Site, and Operation Plan approvals for a given property.
4. Plan Commission past policies suggest that only one special event should be allowed on a

property at any one time.

Complete application shall be comprised of all of the following, however, not all the details listed below may pertain to each development and Plan Commission may require other information:

1. Narrative describing what the special event entails including the description of event, date and times of event, tent and/or accessory sizes to be used, how parking will be accommodated, how public facilities will be accommodated, and established times that the site will return to it's original condition.
2. Scaled site plan showing the current specifics of the property being utilized (Ex. Parking areas, structures, accesses) plus the size and position of any tent or accessories being used, parking that will accommodate the site, sufficient access for automobiles and pedestrians, and any other site specific items that will accurately portray how the operation will run.
3. A signed letter from the property owner authorizing the use of the property for the event. This letter should also authorize the use of public facilities if applicable.
4. Proof of Transient Merchants license from The Clerk's Department or license may be needed as a contingency of approval if applicable.

SECTION 4 BASIC REGULATIONS

4.01 LOT REQUIREMENTS

1. For each building lot, a minimum lot area, and lot width is required to insure that necessary area is provided for setbacks, offsets, open space, and off street parking.
2. Minimum lot requirements set forth in the City of Muskego's Zoning Ordinance can be viewed in Section 12 of this document.

4.02 SETBACK AND OFFSET REQUIREMENTS

1. Minimum setback and offset requirements are dealt with on an individual basis by districts indicated in the table in Section 12 of this document.
2. Setbacks that exceed the minimum requirements are encouraged to allow for extensive landscaping.
3. When a non-residential use is adjacent to a residential district, offsets shall be equal to, or greater than said residential district requirement.

4.03 BUILDING HEIGHT

1. Buildings shall have similar scale to those in the surrounding area. The relationship of width to height of new structures shall be consistent and compatible with the ratio of adjacent structures.
2. The following shall be excepted from the height regulations of all districts, but shall require screening which is compatible with the architectural character of the building at the discretion of the Planning Commission:
 - A. Chimney and flues.
 - B. Subject to the approval of Planning Commission: cooling towers, elevator bulkheads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, wireless or broadcasting towers, masts, aerials, and necessary mechanical appurtenances.
3. Maximum building height shall not exceed the specified height of structures in regulated districts. See Section 12 of this document for specific height requirements.

4.04 RELATIONSHIP OF BUILDING TO SITE

1. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for required planting, pedestrian movement, and parking areas.
2. Site planning in which setbacks and yards are in excess of zoning restrictions are encouraged to provide an interesting relationship between buildings. Reduced setbacks and offsets may be encouraged in PD zoned areas where a traditional downtown may be intended.
3. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to appropriately screen parking areas from view from public ways and residential areas.

4. The height and scale of each building shall be compatible with its site and adjacent buildings.
5. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground, unless feasibility is prohibited by existing buildings or utility services. Utility pedestals shall be screened.
6. In relating buildings to site, the provisions of the Muskego Zoning Ordinance in regard to bulk regulations, standards, and off-street parking shall be part of this criteria.
7. Where more than one building is located on a lot, the minimum distance between the two buildings should be equal to the combined height of the two buildings unless allowed by Plan Commission due to extenuating circumstances.

4.05 RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA

1. Adjacent buildings of different architectural styles shall be made compatible by use of visual screens, site breaks, materials, and similar architectural elements and forms.
2. An attractive landscape transition to adjoining properties shall be provided.
3. Harmony/compatibility in texture, lines, and mass is required. Monotony/repetition in design shall be avoided.
4. Rhythm/re-occurring patterns in windows and storefronts should be included and encouraged.

4.06 BUILDING DESIGN

1. Architectural style is not restricted, instead, evaluation of the appearance of a project shall be based on professional quality of its design, relationship to surroundings and the community.
2. Four Sided Architecture (as previously defined) representing Quality in Design (as previously defined) concepts is required.
3. Buildings shall have proportionate scale and be in harmonious conformance with existing neighboring development.
4. Building components, such as windows, doors, eaves, and parapet, shall be in proportionate scale in relationship to one another.
5. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.
6. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. All fixtures shall be downcast, cutoff, sodium vapor, with a maximum height of 15 feet (including pedestal), and not placed on artificially elevated surface. Fixtures require dimensions parallel to ground tilt. Fixture bases are to be no larger than 6 inches above grade.
7. Photometric plans showing the foot-candle extent of exterior lighting should be no more than 0.5 foot candles at the property line unless Plan Commission finds that extenuating circumstances exist (Adjacent to right-of-way, cross-access exists, etc.).

8. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
9. Monotony/repetition of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual building color variation may be used to prevent a monotonous appearance.

4.07 MATERIALS

1. Materials shall have good architectural character (i.e., strength, durability and quality) and shall be selected for harmony of the building with adjacent buildings and the surrounding community.
2. Materials shall be selected for suitability to the type of buildings and the design in which they are used.
3. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
4. Materials shall be of durable quality.
5. In any design in which the structural frame is exposed to view, the structural materials shall meet the above criteria for materials.
6. All multi-family buildings shall have a minimum exterior finish of 50% masonry product. Two family structures shall be reviewed on an individual basis to allow for greater flexibility in design: 50% masonry requirement may be relaxed. Determinations of what constitutes masonry product to meet these requirements will be solely up to Plan Commission.
7. All industrial and commercial buildings shall be composed of a minimum of 50% brick, architectural panels, pre-cast concrete, or decorative masonry block (Masonry product). Determinations of what constitutes masonry product to meet these requirements will be solely up to Plan Commission.

4.08 COLOR

1. Colors shall be harmonious, with bright or brilliant colors avoided, unless proposed for accent use only. Colors utilized in the project design shall be non-florescent. Earth tones such as gray, green, brown, burgundy, and tan are encouraged.
2. All proposed color schemes shall be reviewed on their individual merit based upon building design, building materials, longevity of the color choice(s), statement in relation to overall theme, character and color of adjacent structures, mass/size of the proposed and adjacent structure(s), and unity with existing structures on the project site. Plan Commission shall determine appropriateness.

SECTION 5 ACCESSORY STRUCTURES, SCREENING DEVICES, & ZONING PERMITS

Accessory Structures are defined in Section 2 of this document and all accessory uses and structures shall adhere to the following:

1. Any accessory use or structure shall conform to the applicable regulation of the zoning district in which it is located.
2. No accessory use or structure shall be permitted that by reason of noise, dust, odor, appearance, or other objectionable factor creates a nuisance or substantial adverse effect on the property value or reasonable enjoyment of the surrounding properties.
3. Accessory structures shall reflect or compliment the character or materials of the primary structure.

5.01 PERMANENT ACCESSORY STRUCTURES

1. Any permanent, roofed structure, serving an accessory use if attached to the principle building, shall be considered as part of such principle building for all regulatory purposes.
2. If such structure is a building and is not attached to the principle building, it shall conform to the building location, height, and open space requirements of the zoning district in which such building is located.
3. Outdoor lighting (see section VII) installations shall be permitted in the setback and offset areas, but not closer than 3 feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height, and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.

5.02 RESIDENTIAL ACCESSORY STRUCTURES

Accessory structures in a residential district or on a lot where the principle use is residential shall conform to the following:

1. The total accessory structure square footage on a residential lot, less than an acre, may be the greater of the following:
 - 60% of the assessed floor area of the principle building on the lot (Based upon Floor Area Ratio, which is defined above in Section 2).
 - 720 square feet
2. The total square footage of accessory structures on a residential lot, greater than an acre, shall not have a total combined floor area in excess of 2% of the total lot area.
3. No accessory structure shall be erected, structurally altered, or relocated so that any roofed or enclosed portion thereof is closer than 10 feet to the principle building on the lot and/or is closer than 10 feet to any other accessory structure on the lot without Plan Commission approval.
4. No more than one accessory structure in excess of 120 square feet shall be permitted on a lot except when the Plan Commission finds that multiple accessory structures would meet the criteria set forth in the Muskego City Zoning Ordinance.



5. One private garden shed (An accessory structure 120 square feet or less) is permitted on a residential lot and Plan Commission approval is needed when two structures of this nature are sought. An individual may have a private garden shed and an accessory structure greater than 120 square feet without Plan Commission approval.



5.03 AGRICULTURAL ACCESSORY STRUCTURES

An accessory structure intended to be used for agricultural purposes should apply for a building permit to allow the City to confirm that the structure meets all building and zoning requirements. The following scenarios and regulations apply.

1. The structure will not have to incur the main review fees or follow architectural requirements (Section 5.04 of this document) for that building permit if the parcel meets the requirements set forth in the Municipal Building Code Chapter 30.05(1) stating the following:

A building located on a parcel of 35 acres or more of contiguous land which is devoted primarily to agricultural use as defined by s.91.01(1), Wis.Stats., and which during the year preceding, produced gross farm profits, as defined in s.71.58(4), Wis.Stats., of not less than \$6,000 or which, during the 3 years preceding, produced gross farm profits, as defined in s.71.58(4), Wis.Stats., of not less than \$18,000; or a parcel of 35 or more acres of which at least 35 acres are enrolled in the farmland preservation program. Note: In addition to the above criteria, commentary issued from time to time by COMM may also be utilized when determining qualifications for agricultural structure exempt status.

2. If, the parcel does not meet the Building Code referenced above and is within the EA Exclusive Agricultural or A-1 Agricultural zoning districts, then the structure will have to incur the main review fees, although will not have to follow architectural requirements, for that building permit as per the accessory uses for structures found in the EA Exclusive Agricultural and A-1 Agricultural zoning districts of the Municipal Zoning Code.
3. If, the parcel does not meet the Building Code referenced above and is within any other zoning district other than the EA Exclusive Agricultural or A Agricultural zoning districts, the structure will have to incur the main review fees and will have to follow architectural requirements for that building permit unless Plan Commission approvals are sought to allow decreased architectural requirements as per Section 5.04 of this document.

5.04 RESIDENTIAL ACCESSORY STRUCTURE ARCHITECTURAL REQUIREMENTS

All accessory structures are subject to architectural requirements and must conform to the following additional requirements:

1. A minimum base floor consisting of either pressure treated lumber, asphalt flooring, sealed concrete block, or concrete slab must be provided except such areas where domesticated animals and livestock are to be quartered as permitted by this Ordinance (Note: Accessory structures larger than 120 square feet cannot be of a pressure treated lumber base).

2. The architectural materials, color, and style of accessory structures shall conform to the materials, color, and style of the principal structure unless the property is subject to a Design Guide duly adopted as a component of the Comprehensive Plan and the proposed accessory structure is in conformance with the provisions of said Guide. Exceptions to this requirement may be made by the Plan Commission where it is determined that the structure meets one or more of the following:
 - A. The structure is screened from view.
 - B. The principal structure is composed of materials, colors, or styles that are inappropriate in their application to an accessory structure.
 - C. The Plan Commission finds other circumstances to be present which would result in undue harm to the property or its surroundings.

5.05 MINIMUM REQUIREMENTS FOR MULTIPLE ACCESSORY STRUCTURES

As previously stated, Plan Commission approval is needed for multiple accessory structures on a residential lot. This only applies when a second accessory structure in excess of 120 square feet is proposed while the property owner already has one accessory structure in excess of 120 square feet or more residing on the lot. This requirement is set forth in order to insure quality development of a residential area.

All site plan submittals must include a cover letter describing the project, its location or address, the developer or developer's representative, address and phone number. It must also state that all applicable fees have been paid. In addition to the above requirements, a submitted site plan shall include:

- The most current date of preparation.
- Scale and North Arrow.
- An indication of the square footage of the site.
- All paved area – proposed and existing – including, but not limited to, parking, driveways, driveway openings, curbing and sidewalks - public and private.
- Location, use and dimensions of each building or structure—proposed and existing.
- Building materials conforming to the requirements for architectural control of residential accessory structures described herein.
- Elevations, renderings, or schematics of all proposed structures.
- Location, type, and height of all existing and proposed fences or walls.
- Location of outdoor storage areas and their use.
- Landscaping.
- A color palette showing anticipated colors of structures.
- A plat of survey or other suitable accurate information.

Submittals for the Planning Commission shall be filed no later than the date specified on the submittal deadline information sheet.

No items shall be placed on the Planning Commission agenda until all the above information is provided.

5.06 MISCELLANEOUS SCREENING DEVICES

This includes fences, walls, and other architectural screening devices (Carports, tents, etc.) that are anchored to supports that are embedded in the ground. These shall be considered permanent screening structures and are subject to the following:



1. Any such structure, not in excess of 6 feet in height, may be permitted anywhere on the lot consistent with standard set forth in the Muskego Zoning Ordinance.
2. Any such structure, in excess of 6 feet in height, may be permitted provided it conforms to the height, offset, and setback requirements of the zoning district in which it is located.
3. Any such structure, in excess of 6 feet in height, may be permitted closer than the required offset from an adjoining lot line with the written consent of the adjoining property owner and by approval of the Planning Commission.
4. Architectural requirements that exist for residential accessory structures also pertain to screening devices. Screening devices are subject to Plan Commission approval if the architectural elements do not meet the requirements described herein.

5.07 ZONING PERMITS

A Zoning Permit will be required by the Planning Department for any change a properties land use. Also a permit is also required for any fences, retaining walls, driveways, and miscellaneous screening devices (Determination of what screening device needs a permit is solely up to the Planning Department. Examples include Carports, tents, etc.) in the City of Muskego. These items must follow the basic location and architectural requirements set forth within this guide and applicable Muskego Ordinances. The following submittal requirements are needed for approval:

- The proposed should be clearly illustrated on a Plat of Survey for the property. All illustrations must be drawn to scale.
- A description or picture of the proposed must accompany all submittals.
- A narrative letter stating if the proposed is temporary or permanent (Applicable to screening device zoning permits). Where temporary, the narrative must note of when the structure will be removed. Note: As stated in Section 5.06, a permanent screening device is subject to Plan Commission approval where the device does not meet the location and/or architectural requirements described herein.

SECTION 6 SIGNS

All proposed and existing signs shall comply with the City of Muskego's existing sign ordinance. Proposed signs should be part of a BSO Plan where applicable or signs may be approved by Plan Commission or Planning Department staff at a later time.

1. Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjacent buildings. Signs shall have good proportions appropriate for the subject building and its surroundings.
2. Ground signs shall be designed to be compatible with the architecture and materials of the building. The same criteria applicable to wall signs shall apply to ground signs.
3. Identification signs of a prototype design shall conform to the criteria for building and ground signs.
4. Materials used in signs shall be harmonious with building design and surrounding landscape.
5. Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings.
6. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view and directed entirely upon the sign.
7. Where at all possible, freestanding signs should not be located in the required offsets adjacent to a residential area.
8. The location and design of freestanding signs within a setback area should be coordinated with the landscape treatment.
9. Landscaping, including low growing shrubs, flower, and ground cover is to be provided at the base and full perimeter of such freestanding signs.



SECTION 7 MISCELLANEOUS STRUCTURES AND STREET HARDWARE

Miscellaneous structures include any structures, other than buildings, visible to view from any public way or ways. Street hardware includes all objects not commonly referred to as structures and located in streets and public ways outside of buildings.

1. Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with adjacent buildings, scale shall be reasonable, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
2. Miscellaneous structures and street hardware located in public ways and other public property shall be harmonious with design of adjacent buildings and other structures and City landscape.
3. Miscellaneous structures and street hardware located in public ways shall be subject to Public Works Committee review if deemed necessary by the Building and Engineering Director.
4. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs.
5. Miscellaneous structures shall be architecturally compatible with existing primary structures using compatible exterior finishes and materials.

SECTION 8 LIGHTING

Establishment of a lighting system that provides safe and secure travel along vehicular and pedestrian circulation routes is of the utmost importance. The following design standards shall be considered.

A. Concepts:

1. Utilize lighting to direct and orient site users at night.
2. Provide a well designed lighting system that exposes traffic conditions and provides visual orientation.
3. Pedestrian lighting should illuminate obstructions as well as providing a secure feeling through the minimization of dark shadows along walkways, parking and drive areas.



B. Required Elements:

1. All lighting, free standing or wall mounted, shall be high pressure sodium, down cast, cut-off. Freestanding fixtures shall have zero degree tilt.
2. Integrate lighting system with site systems and supply power by underground lines to reduce streetscape clutter.
3. All lighting on a parcel shall be located or shielded to avoid casting any direct rays to adjoining parcels. This is especially important when adjacent to residential uses.
4. Photometric plans must accompany a BSO Plan when exterior lighting is desired. Photometric plans showing the foot-candle extent of exterior lighting should be no more than 0.5 foot candles at the property line unless Plan Commission finds that extenuating circumstances exist (Adjacent to right-of-way, cross-access exists, etc.).
5. The total height of light fixtures including pole, fixture, and pedestal shall not exceed the roofline of the building or 15 feet, whichever is less, and this includes PD and conditional uses.
6. A light pole support base may not exceed 6 inches in height and an individual light pole should be within a curbed landscaped area to avoid damage.

SECTION 9 LANDSCAPING AND SITE TREATMENTS

Concepts:

1. Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and enhanced. Modification to topography will be permitted where it contributes to good appearance (Landscape berms, etc.).
2. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking.
3. Landscape treatment shall be provided to enhance architectural features, strengthen vistas, and provide shade.
4. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
5. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. The use of a diversity of plant materials is encouraged when possible.
6. Indigenous (native) plant species are preferred. Plants known to be invasive or those with a great potential to invade natural areas shall not be used.
7. In locations where plants will be susceptible to injury by pedestrian or motor traffic, appropriate curbs, tree guards, or other devices shall protect them.
8. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Shrubs shall be used only where they will not obscure vision and will not require excessive maintenance.
9. Where building sites limit planting, the placement of trees in parkways or landscaped islands is encouraged.
10. Screening of service yards, and other places that tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
11. In areas where general planting will not prosper, other materials such as fences, walls, paving of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
12. The use of prairie vegetation around stormwater detention ponds is encouraged and often required. Open lawn landscapes along ponds can attract nuisance flocks of Canada geese, which graze on lawn grasses. Geese leave messy droppings that cause human health hazards and diminished water quality of ponds and their associated wetlands



Design Elements:

Landscape and Street Tree Plans shall conform to the specifications below. All Landscape plans are under the review of the City Forester and additional requirements may be necessary.

1. Scale of 1" = 100' or greater resolution

2. North Arrow
3. City of Muskego Tree Planting Diagram and instructions (See Appendix C: Sample Landscape Plan).
4. **Note 1 - *The landscape installer must contact the City Forester prior to planting.***
5. Note 2 - Trees shall be planted in accordance to the Tree Planting Diagram.
6. Note 3 - The landscape installer must receive approval from the City Forester for any substitutions or alterations to the Plan.
7. Note 4 - It is the responsibility of the landscape installer to have underground utilities located by Diggers Hotline prior to installation.
8. Planting list including species, variety, numbers and sizes. Deciduous trees must be between 1.5" and 2.5" in caliper. Coniferous (needle-leafed) trees must be a minimum of 6 feet in height.
9. Tree species must be chosen from recommended list (Appendix B) or those approved by City Forester.
10. Plant material shall conform to American Standard for Nursery Stock and comply with all applicable state and federal laws governing inspection, shipping, selling, and handling of nursery stock.
11. Stock shall be handled properly so that root balls are not loosened or allowed to dry out and trunks and branches are not damaged.
12. Street Trees: One large street tree is required per 50' of street frontage (Note: this is not an "on-center" spacing but an average). Small trees (used in narrow terraces or where overhead utilities exist) shall be spaced 30' on average.
13. No more than 35% of any one species shall be used on any street. It is preferred that each street is diversified rather than one species along a continuous area.
14. Location of trees along public roadways shall be within a 5' planting easement outside of the ROW.
15. Trees should be located appropriate distances from fire hydrants, driveways, utility laterals, etc. (See below). Known locations of these should be shown, otherwise list the setback distances on Landscape Plan. Trees must be located at least:
 - 30' from any street corner
 - 10' from a driveway
 - 20' from a streetlight or utility pole
 - 10' from a fire hydrant
 - 10' from a gas/water valve or utility laterals
16. Plantings shall be guaranteed to be in a healthy and flourishing condition for a period of eighteen (18) months.
17. City Forester must be contacted when landscape installation is complete so that installation can be evaluated. A second inspection shall be conducted 12-18 months following completion of installation to determine whether plantings are healthy and flourishing.

18. Commercial/Industrial Developments: A diversity of large trees, small (flowering) trees, shrubs, and perennial flowers is recommended.
19. Where vision/sound barriers are required along arterials 15-foot planting strips should have a mixture of coniferous and deciduous trees, and masses of shrubs. For screening purposes a minimum spacing of coniferous trees is 15 feet.
20. Native plant species are recommended over non-native species. Species known to be invasive shall not be used.

SECTION 10 PARKING

10.01 PARKING REQUIREMENTS

Locations of parking lots are important to the functional and aesthetic aspect of any development. Locate parking lots convenient to building entrances, while avoiding a lot placement which blocks the view of the buildings (See *Appendix B – Minimum Layout Requirements* for example of parking layout and regulations).



Minimize disruption to natural site features. If possible, incorporate existing vegetation as highlights or screens. In addition, all parking lot islands shall be landscaped and one landscaped island should occur for every grouping of 10 parking stalls.

1. Required: Off-street vehicle parking space shall be provided for buildings and uses as hereinafter specified. Such parking shall be reasonably adjacent to the use or building served; be intended specifically to serve the residents, patrons, or employees of said use or building; and the required number of spaces must be demonstrably usable and accessible for such purpose.
2. Application to Existing Uses: The provision of parking space shall not be required for legally existing uses as of the date of the Parking Ordinance, but shall be required for any expansion for such use by the addition of new primary floor area or other spatial expansion of building or use generating new parking demand.
3. Determination of Need: The number of parking areas required shall be based upon the anticipated parking demand of individual uses as specified by City of Muskego Zoning Ordinance Chapter 17), however, Plan Commission may deem that additional parking is needed for any specific use (Example: Additional guest parking for a multi-family development may require 2.5 - 3 parking stalls per dwelling unit instead of the 2 stalls per dwelling unit needed by ordinance).
 - A. Surfacing: Any driveway or off-street parking area, other than that provided for a residence, having a capacity for more than 4 vehicles shall be hard surfaced. The method of surfacing shall be approved by the Plan Commission. (Ord. #455-5-10-83, Chapter 17:6.05)
 - B. Size: Parking stalls shall be a minimum size of 10' x 20' unless Plan Commission decides that the use of the parking stalls do not warrant a need for this size (Ex. employee only, motorcycle, etc.). Angled parking stalls shall be a minimum size of 10' x 25'.
 - C. Screening: Any off-street parking area, other than that provided for a residence, which abuts or faces a residence shall provide a planting screen, landscaped fence, or wall, at least 4 feet in height along the side abutting or fronting on a residence district. Plans for such screen shall be submitted to Plan Commission for approval before installation.
 - D. Offset: In any off-street parking area, other than that provided for a residence, which abuts a residence, no vehicle shall be allowed to park closer not shall any drive be permitted closer than 10 feet to the abutting residential lot line. A minimum of a 3-foot offset from abutting commercial properties is recommended except in areas where cross access is required/provided.
 - E. Setback: In any off-street parking area no vehicle shall be parked closer than 10 feet to the existing right-of-way line.

- F. Lighting: Lights provided in any parking area shall be hooded so as not to create undesirable glare or illumination of adjacent residential property. See Section VII.
- G. Cross Access: Cross access to and between neighboring properties shall be implemented wherever possible. The goal in this requirement is to remove as much incidental, site to site traffic from adjacent roads as practical thus reducing the possibility of traffic conflicts and accidents. Cross access may be achieved by the interconnection of parking lots or the construction of a separate drive. In either case, the minimum drive isle width should be no less than 24 feet. A “cross access easement for the public benefit” shall be recorded for cross access areas in order to preserve the access for future property owners.

10.02 OFF-STREET LOADING AND UNLOADING

1. Required: In any commercial or industrial district off-street loading and unloading space shall be provided in addition to the required off-street parking area for every building used for commercial or industrial purposes.
2. Standard Dimension: An individual loading space shall be at least 12 feet wide, 45 feet long, and have a minimum height clearance of 14 feet (*See Appendix B – Minimum Layout Requirements* for example).
3. Street Servicing Prohibited: No building for commercial or industrial purposes shall hereafter be erected or placed on a lot in a manner requiring servicing directly from the abutting public street.
4. Screening: All off-street loading and unloading shall be screened from all right of ways as deemed appropriate by Plan Commission.

SECTION 11 NOISE

11.01 NOISE REQUIREMENTS

Any device that creates exterior noise on a property that is subject to a Building, Site, and Operation Plan (BSO) must adhere to the guidelines approved by the City's Planning Commission. The implications of noise are a direct review item that the Plan Commission has review authority over in order to minimize any real or perceived impacts the noise(s) might have on the surrounding properties and land uses.

The Plan Commission may request further noise studies when a proposal is brought forth that has uses or devices proposed on a site that might impact the existing ambient noise levels in a given area. Such noise studies may require a petitioner to show the existing ambient noise levels compared to the proposed noise levels at a variety of distances and real locations. Plan Commission may then act to place a decibel (db) level requirement at a given location of a proposed site (Ex. 50 db Property line or 50 db at "x" amount of feet from a property line, etc.) within a resolution. Failure to comply with a Plan Commission approval for noise will result in the immediate remedy of the noise level violation or the issuance of citations.

SECTION 12 MAINTENANCE

1. Continued good appearance depends upon the extend and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
2. Materials and finishes shall be selected for their durability and wear as well as attractiveness. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
3. ***Compliance in Perpetuity is required.*** Any BSO Plan granted through the authority of this Section shall be perpetually binding upon the development and all aspects of the approval given shall be followed. Further, BSO Plan shall be perpetually binding to the extent that:
 - A. All buildings and structures shall be maintained in a tasteful, safe and appropriate manner as they were originally approved for.
 - B. All landscaping shall be periodically groomed and/or replaced when necessary.
 - C. All drives, parking and pedestrian areas shall be kept in a safe and passable condition. This includes the maintaining of the appropriate pavement markings and the refinishing of the asphalt or concrete when it should become deteriorated.
 - D. All natural areas and environmental areas identified for protection shall be maintained in manner which preserves their aesthetic and natural function.
 - E. All repairs and maintenance shall be executed in a timely manner.

SECTION 13 INDIVIDUAL ZONING DISTRICTS

NEW CITY OF MUSKEGO ZONING DISTRICTS AND REGULATIONS

RESIDENTIAL DISTRICTS	Lot Size Min. in Sq. Ft.	Lot Width Min. in Linear Ft.	Density Min. per Dwg.	Open Space Min. per Dwg.	Setback Min. in Lin. Ft.	Offset Min. on one side	Offset Min. all other sides	Mn Floor Area per Dwg. Unit	Floor Area Lot Ratio Maximum	Principal Height	Max. Accessory
ROE, COUNTRY ESTATE	120,000	260	120,000	80,000	75	40	40	1,900	16%	36	15
RC-1, COUNTRY RESIDENCE	60,000	200	60,000	60,000	40	30	30	1,600	20%	30	15
RC-2, COUNTRY RESIDENCE	60,000	175	60,000	40,000	40	25	25	1,400	20%	30	15
RC-3, COUNTRY RESIDENCE	40,000	150	40,000	30,000	40	20	20	1,200	20%	30	15
RS-E, SUBURBAN ESTATE*	40,000	160	40,000	30,000	40	25	25	1,600	25%	30	15
RS-1, SUBURBAN RESIDENCE*	30,000	120	30,000	20,000	40	20	20	1,600	25%	30	15
RS-2, SUBURBAN RESIDENCE*	20,000	110	20,000	15,000	40	15	15	1,400	25%	30	15
RS-3, SUBURBAN RESIDENCE*	15,000	100	15,000	10,000	40	10	10	1,200	25%	30	15
ERS-1, EXISTING SUBURBAN RESIDENCE	22,500	90	22,500	15,000	40	15	15	1,200	25%	30	15
ERS-2, EXISTING SUBURBAN RESIDENCE	15,000	62.5	15,000	11,250	40	11.25	15	1,200	25%	30	15
ERS-3, EXISTING SUBURBAN RESIDENCE	11,250	62.5	11,250	7,500	40	7.5	11.25	1,200	25%	30	15
RL-1, LAKESHORE RESIDENCE	26,666	100	40,000**	20,000	25	16.7	16.7	1,900	Exempl	30	15
RL-2, LAKESHORE RESIDENCE	18,333	73.3	20,000**	10,000	25	10.0	10.0	1,400	Exempl	30	15
RL-3, LAKESHORE RESIDENCE	10,000	66.6	15,000**	6,666	25	6.7	10.0	1,200	Exempl	30	15
RM-1, MULTIPLE FAMILY RESIDENCE	--	--	5,000	4,000	40	20	20	--	30%	30	15
RM-2, MULTIPLE FAMILY RESIDENCE	--	--	10,000	7,000	40	15	15	1,000	30%	30	15
RM-3, MULTIPLE FAMILY RESIDENCE	40,000***	220***	20,000	15,000	40	15	20	1,000-1,400	25%	30	15
ERM-1, EXISTING MULTIPLE FAMILY RESIDENCE	40,000***	220***	20,000	15,000	40	15	20	1,000-1,400	25%	30	15

*Lot size, Lot width, Density Minimum and Open Space requirements are doubled when not serviced by municipal sewer
**Doubled when not serviced by municipal sewer
***Plan Commission may grant up to a 15% variance where existing buildings are on the lot.

COMMERCIAL DISTRICTS

B-1, NEIGHBORHOOD COMMERCIAL	30,000	150	--	16,000	40	10	15	900	40%	30	15
B-2, LOCAL SERVICE CENTER	20,000	100	--	10,000	40	10	15	600	50%	30	15
B-3, GENERAL BUSINESS	20,000	100	--	10,000	40	10	15	900	60%	30	15
B-4, HIGHWAY BUSINESS	30,000	150	--	10,000	40	10	15	900	30%	30	15
HC-1, TESS CORNERS HISTORIC CROSSROADS	7,200	60	5,000	2,500	10	5	10	1,000-1,200	40%	36	15
DR-1, DOWNTOWN REVIVAL DISTRICT	7,200	60	5,000	2,500	10	5	10	1,000-1,200	40%	36	15
BP-1, BUSINESS & OFFICE PARK SUPPORT*	40,000	160	--	36%	40	20	20	--	65%	30	30
BP-2, OFFICE PARK*	60,000	200	--	4%	40	20	20	5,000	60%	40	30
BP-3, BUSINESS PARK*	80,000	190	--	33%	40	20	20	5,000	60%	40	30
BL-1, LAKESHORE BUSINESS	20,000	110	20,000	15,000**	40	30	40	1,400	30%	30	15
BL-2, LAKESHORE BUSINESS	15,000	110	15,000	10,000**	40	20	30	1,200	30%	30	15

*Lot size, Lot width, and Open Space requirements are increased when not serviced by municipal sewer
**Open Space is as per approved BSO Plan for Commercial use

INDUSTRIAL DISTRICTS

M-1, LIGHT INDUSTRIAL	40,000	150	--	--	50	15	15	--	50%	30	50
M-2, GENERAL INDUSTRIAL	40,000	150	--	--	50	15	15	--	70%	36	70
M-3, LANDFILL & EXTRACTIVE	200,000	300	--	--	75	30	30	--	90%	36	70

OTHER MISCELLANEOUS DISTRICTS

A-1, AGRICULTURAL	120,000	300	120,000	40,000	75	30	30	1,200	20%	36	60
EA, EXCLUSIVE AGRICULTURAL	35 Acres	1,275	35 Acres	35 Acres	75	30	30	1,200	20%	36	60
I-1, GOVT., INSTITUTIONAL, & PUBLIC SERVICE	20,000	100	--	--	40	20	30	500 mm*	40%	30	15
PH-1, PARK & RECREATION LANDS	--	--	--	--	40	10	15	--	--	30	15
GS-1, CONSERVATION LANDS	--	--	--	--	40	20	30	--	--	30	15
SW, SHORELAND WETLAND	--	--	--	--	40	20	30	--	--	30	15

* For accessory residence only.
Special Regulations Apply, See Zoning Book

ZONING OVERLAYS

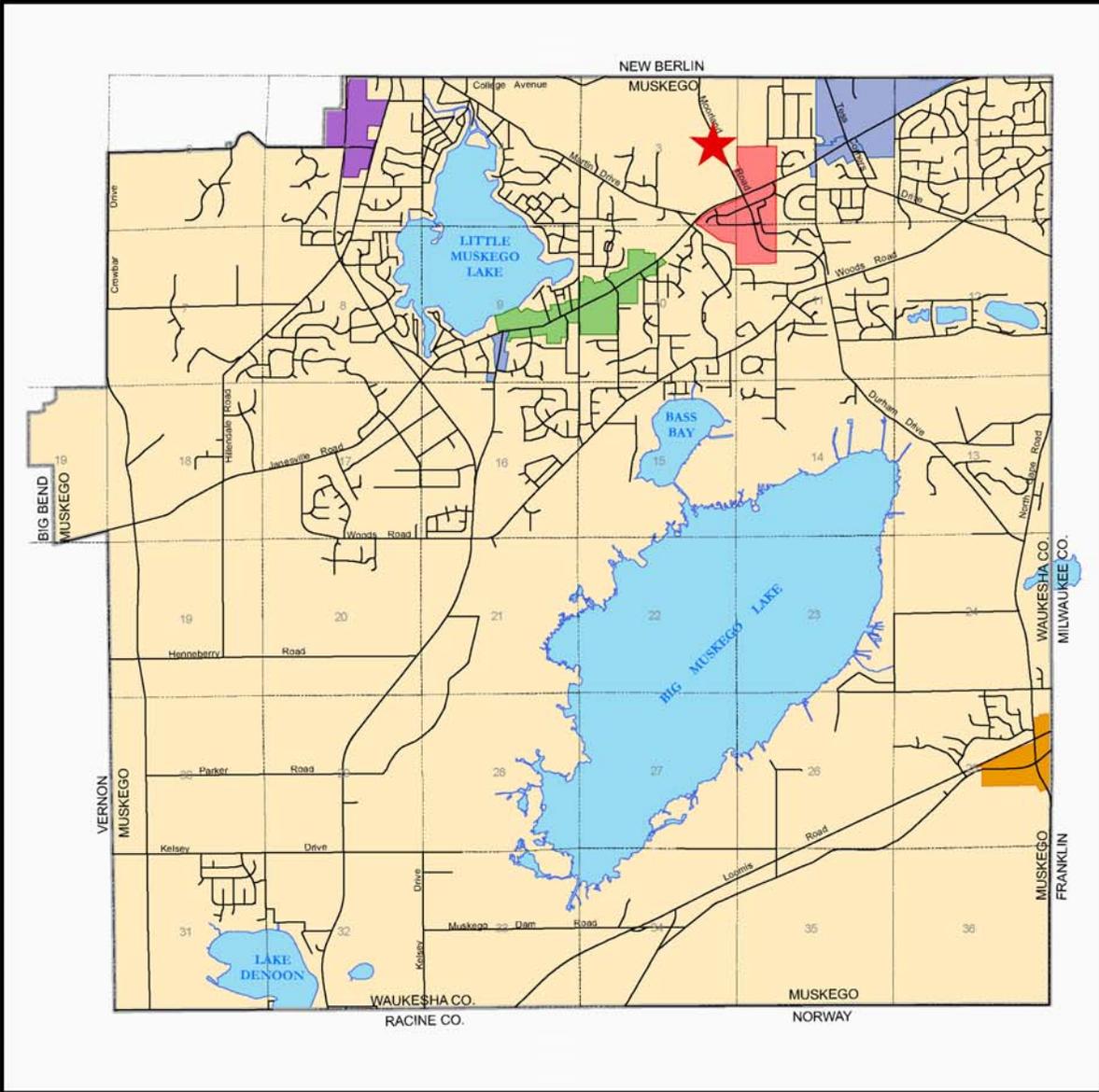
OPD, PLANNED DEVELOPMENT	Special Regulations Apply, See Zoning Book										
OCFD, CONSERVATION/PLANNED DEV.	Special Regulations Apply, See Zoning Book										
OWP, WELLHEAD PROTECTION	Special Regulations Apply, See Zoning Book										
ODG, DESIGN GUIDE	Special Regulations Apply, See Zoning Book										

* Based on underlying district
** See Section 13 for details

APPENDIX A

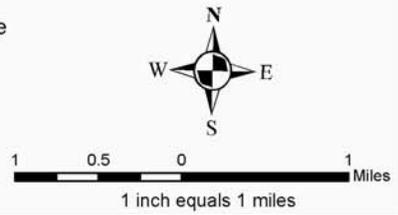


City Design Guide Areas



Map Legend

- General Design Guide (Entire City)
- Downtown Design Guide
- Durham Hill Design Guide
- Historic Crossroads Design Guide
- Moorland South Design Guide
- Racine Avenue Design Guide
- Business Park Design Guide



APPENDIX B

Attached is an example of a concise Building, Site, and Operational Plan that may be used for reference for prospective future developments. While the plan is comprehensive in many aspects, Plan Commission may necessitate other requirements that pertain to different types of land and developments as necessary.

Proposed Maritime Savings Bank

574 W17095 Janesville Road (Existing Burger King Site)
Muskego, Wisconsin

Owner: Maritime Savings Bank
10427 W. Lincoln Ave.
West Allis, WI 53227
Contact: Kate Kronquist, (414) 328-2744

Architect: The Albion Group, Inc.
338 N. Milwaukee St., Suite 503
Milwaukee, WI 53202
Contact: David W. Krummel, AIA (414) 223-3330 (102)

Surveyor: Metropolitan Survey Service
5200 W. Loomis Rd.
Greendale, WI 53129
Contact: Terese M. Page, (414) 529-5380



Existing Zoning District: B-2/OWP

Current Land Use: Fast food restaurant (Burger King)

Proposed Land Use: Financial institution and second floor office tenant(s)

Projected number of employees: Financial institution: 7 employees
Office tenant: unknown at this time

Projected number of customers: Financial institution: approx. 80 per day
Office tenant: unknown at this time

Building footprint area: 4,125 s.f.

Landscape area: 7,925 s.f.

Hours of operation: Mon. –Thurs. : Lobby 9-5, Drive Thru 8:30-5:30
Friday: Lobby 9-6, Drive Thru 8:30-6:00
Saturday: Lobby 9-12, Drive Thru 9-12

Exterior building materials: See attached drawings

Future expansion: None planned at this time



Description

The classic lines and sophisticated construction of the Vision Site luminaire makes it an ideal complement to site design. The combination of smooth contours and sharp rear reveals allow the fixture to change character from different viewing angles while providing excellent low-glare photometrics. U.L. listed and CSA certified for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

A ... Housing

One-piece, die-cast aluminum housing maintains a nominal 0.125" wall thickness. Integral reveal channels along top surface of housing promote heat extraction and prolonged electrical component life. Solid cast wall separates optical chamber from electrical area.

B ... Electrical Tray

Ballast and related electrical componentry are mounted to a reinforced one piece galvanized steel tray with integral handle. For ease of maintenance, tray hinges open via toolless release of one spring loaded latch. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of fixture during installation, and a safer servicing environment. Optional tray mounted fuse connections offer a distinct and easy to maintain alternative to common inline fuse connections.

C ... Door

One-piece die-cast aluminum door frame. Door frame opens via release of two flush mounted toolless latches. Tempered 1/8" thick clear glass lens seals to door with a weather-tight continuous gasket. Optical chamber is sealed against entry of dirt and moisture by a continuous door mounted gasket which firmly compresses against optical enclosure walls.

D ... Lens

Impact resistant 1/8" thick tempered clear flat glass.

E ... Optical Systems

Choice of five (5) efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. Optional high efficiency hydroformed reflectors available in VXM housing only in four (4) distributions patterns. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are field rotatable in 90 degree increments. HID lamp sources in medium housing (VXM) optics feature mogul-base lampholders.

F ... Arm

One-piece extruded rectangular arm available in standard 6" and 10" lengths. Internal bolt guides allow easy positioning of fixture during installation to pole or wall surface.

G ... Suspension Mount

Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish color or optional natural finish. Product works in conjunction with accessory 10" arms. INVUE poles provided pre-drilled for suspension mount option. See INVUE pole brochure for a complete selection of matching poles.

H ... Finish

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.



**VXM
VISION SITE
MEDIUM**

85-400W

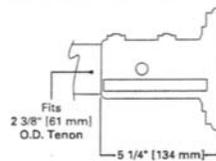
- Metal Halide
- Pulse Start Metal Halide
- High Pressure Sodium
- Compact Fluorescent
- Electrodesless Fluorescent

**ARCHITECTURAL
AREA LUMINAIRE**

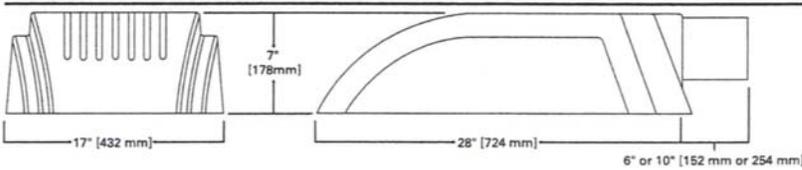


MOUNTING OPTIONS

MAST ARM ADAPTER



DIMENSIONS



Wattage Table

VXM	
Metal Halide	175, 250, 400W
Pulse Start Metal Halide	250, 320, 350, 400W
High Pressure Sodium	150, 250, 400W
Compact Fluorescent	(2) 57, (2) 70W
Electrodesless Fluorescent	85W

Certifications

3G Vibration Tested		
IP54 Rated	U.L. 1598 Listed	FCO Full Cutoff
CSA Listed	40°C Ambient ISO 9001	

Shipping DATA (approx.)
Net Weight (lbs.): 51
Volume (cu. ft): 3.18

AVU041994



Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

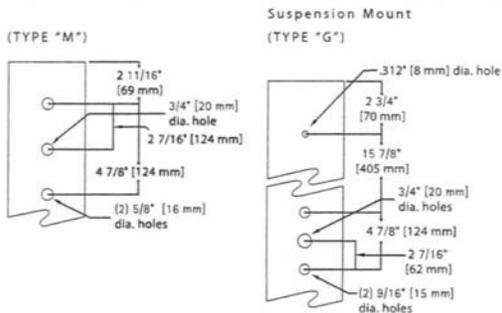
ORDERING INFORMATION

Sample Number: VXM-150-HPS-120-4F-BK

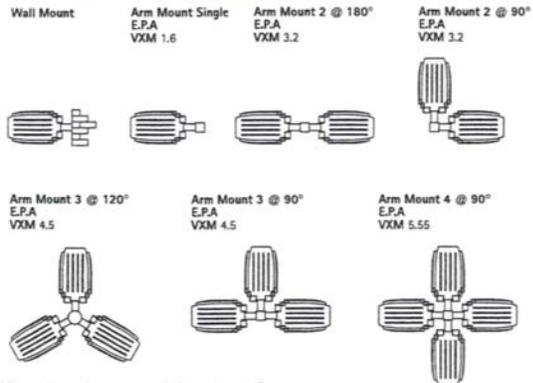
<p>Product Family¹ VXM: Vision Site Medium</p> <p>Lamp Wattage HID²</p> <p>150: 150W 175: 175W 250: 250W 320: 320W³ 350: 350W³ 400: 400W⁴</p> <p>Compact Fluorescent</p> <p>114: (2) 57W⁵ 140: (2) 70W⁵</p> <p>Electroless Fluorescent</p> <p>85: 85W⁶</p>	<p>Lamp Type</p> <p>MH: Metal Halide MP: Pulse Start Metal Halide HPS: High Pressure Sodium CF: Compact⁷ Fluorescent QL: Electroless Fluorescent</p> <p>Voltage⁸</p> <p>120: 120V 208: 208V 240: 240V 277: 277V 347: 347V 480: 480V</p> <p>DT: Dual-Tap wired⁹ 277V MT: Multi-Tap wired¹⁰ 277V TT: Triple-Tap wired¹¹ 347V UNV: Universal</p>	<p>Optical System</p> <p>2S: Type II 3S: Type III 4S: Type IV 5S: Type V SL: Forward Throw w/ Spill Light Eliminator</p> <p>2F: Design 20 Formed 3F: Design 30 Formed 4F: Design 40 Formed 5F: Design 50 Formed</p> <p>Standard Color¹²</p> <p>BK: Black AP: Grey BZ: Bronze WH: White DP: Dark Platinum GM: Graphite Metallic</p>	<p>Structural¹</p> <p>Pole Mount</p> <p>PRCPR: Strut Rod and Clevis Set for¹³ Round Poles PRCPS: Strut Rod and Clevis Set for¹⁴ Square Poles PRCSR: Stainless Steel Strut Rod and¹³ Clevis Set for Round Poles PRCSS: Stainless Steel Strut Rod and¹⁴ Clevis Set for Square Poles</p> <p>Wall Mount</p> <p>WRCP: Strut Rod and Clevis Set for Wall¹⁴ Mount WRCS: Stainless Steel Strut Rod and¹⁴ Clevis Set for Wall Mount</p> <p>Options</p> <p>F: Single Fuse FF: Double Fuse Q: Quartz Restrike¹⁵ EM: Quartz Restrike w/ Time Delay¹⁵ EM/SC: Emergency Separate Circuit¹⁵ 42CFEM: Emergency Battery Backup R: NEMA Twistlock Photocell Receptacle DS: Dual Fluorescent Switching Control¹⁶ HS: House Side Shield¹⁷ VS: Vandal Shield T: Terminal Block L: Lamp Included</p>	<p>Accessories</p> <p>OA/RA1016: NEMA Photocell - Multi-Tap OA/RA1027: NEMA Photocell - 480V OA/RA1201: NEMA Photocell - 347V</p> <p>Vision Mounting Accessories</p> <p>MA1060-XX: 6" Arm for Square Pole MA1051-XX: 10" Arm for Square Pole¹⁸ MA1052-XX: 6" Arm for Round Pole MA1053-XX: 10" Arm for Round Pole¹⁸ MA1054-XX: Wall Bracket with 6" Arm¹⁹ MA1056-XX: Direct Mount for Square Pole MA1057-XX: Direct Mount for Round Pole MA1201-XX: Direct Wall Mount Kit¹⁸ MA1207-XX: Mast Arm Adapter</p> <p>Direct Mount Tenon Adapter</p> <p>MA1017-XX: Single-arm Tenon Adapter (2-3/8" OD) MA1018-XX: 2@180 Tenon Adapter (2-3/8" OD) MA1019-XX: 3@120 Tenon Adapter (2-3/8" OD) MA1045-XX: 4@90 Tenon Adapter (2-3/8" OD) MA1048-XX: 2@90 Tenon Adapter (2-3/8" OD) MA1115-XX: 3@90 Tenon Adapter (2-3/8" OD) MA1116-XX: 2@120 Tenon Adapter (2-3/8" OD) MA1010-XX: Single-arm Tenon Adapter (3-1/2" OD) MA1011-XX: 2@180 Tenon Adapter (3-1/2" OD) MA1012-XX: 3@120 Tenon Adapter (3-1/2" OD) MA1013-XX: 4@90 Tenon Adapter (3-1/2" OD) MA1014-XX: 2@90 Tenon Adapter (3-1/2" OD) MA1016-XX: 3@90 Tenon Adapter (3-1/2" OD) MA1015-XX: 2@120 Tenon Adapter (3-1/2" OD)</p>
--	--	---	--	---

- Notes:**
- Arms not included. See accessories.
 - All HID lamps are mogul-base.
 - 320W and 350W Pulse Start Metal Halide lamps only.
 - 400W Metal Halide requires reduced envelope ED28 lamp.
 - Dual 57W and dual 70W Compact Fluorescent lamp options available in Type 4S distribution only.
 - Electroless Fluorescent QL lamp only. Available in Type 3S and 5S distributions only. 120V only.
 - Compact Fluorescent ballasts contain internal fusing. No supplemental fusing is necessary. CF ballasts are 120 through 277V.
 - Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - Dual-tap is 120/277V wired 277V.
 - Multi-tap is 120/208/240/277V wired 277V.
 - Triple-tap is 120/277/347V wired 347V.
 - Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
 - Compatible with 10" MA1053 arm only.
 - Compatible with 10" MA1051 arm only.
 - Quartz options not available with SL optic.
 - Dual switching requires dual Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
 - House side shield not available on 5S and SL optics.
 - Use when mounting fixture heads at 90 degree increments.
 - For use in down lighting applications only.

DRILLING PATTERNS



MOUNTING VARIATIONS



INDEX OF DRAWINGS

ENTRY NUMBER	DESCRIPTION
001	CITY OF MUSKEGO
002	MUSKEGO ZONING ORDINANCES
003	MUSKEGO SUBDIVISION MAPS
004	MUSKEGO PLANNING AND ZONING DEPARTMENT
005	MUSKEGO PLANNING AND ZONING DEPARTMENT
006	MUSKEGO PLANNING AND ZONING DEPARTMENT
007	MUSKEGO PLANNING AND ZONING DEPARTMENT
008	MUSKEGO PLANNING AND ZONING DEPARTMENT
009	MUSKEGO PLANNING AND ZONING DEPARTMENT
010	MUSKEGO PLANNING AND ZONING DEPARTMENT
011	MUSKEGO PLANNING AND ZONING DEPARTMENT
012	MUSKEGO PLANNING AND ZONING DEPARTMENT
013	MUSKEGO PLANNING AND ZONING DEPARTMENT
014	MUSKEGO PLANNING AND ZONING DEPARTMENT
015	MUSKEGO PLANNING AND ZONING DEPARTMENT
016	MUSKEGO PLANNING AND ZONING DEPARTMENT
017	MUSKEGO PLANNING AND ZONING DEPARTMENT
018	MUSKEGO PLANNING AND ZONING DEPARTMENT
019	MUSKEGO PLANNING AND ZONING DEPARTMENT
020	MUSKEGO PLANNING AND ZONING DEPARTMENT
021	MUSKEGO PLANNING AND ZONING DEPARTMENT
022	MUSKEGO PLANNING AND ZONING DEPARTMENT
023	MUSKEGO PLANNING AND ZONING DEPARTMENT
024	MUSKEGO PLANNING AND ZONING DEPARTMENT
025	MUSKEGO PLANNING AND ZONING DEPARTMENT
026	MUSKEGO PLANNING AND ZONING DEPARTMENT
027	MUSKEGO PLANNING AND ZONING DEPARTMENT
028	MUSKEGO PLANNING AND ZONING DEPARTMENT
029	MUSKEGO PLANNING AND ZONING DEPARTMENT
030	MUSKEGO PLANNING AND ZONING DEPARTMENT
031	MUSKEGO PLANNING AND ZONING DEPARTMENT
032	MUSKEGO PLANNING AND ZONING DEPARTMENT
033	MUSKEGO PLANNING AND ZONING DEPARTMENT
034	MUSKEGO PLANNING AND ZONING DEPARTMENT
035	MUSKEGO PLANNING AND ZONING DEPARTMENT
036	MUSKEGO PLANNING AND ZONING DEPARTMENT
037	MUSKEGO PLANNING AND ZONING DEPARTMENT
038	MUSKEGO PLANNING AND ZONING DEPARTMENT
039	MUSKEGO PLANNING AND ZONING DEPARTMENT
040	MUSKEGO PLANNING AND ZONING DEPARTMENT
041	MUSKEGO PLANNING AND ZONING DEPARTMENT
042	MUSKEGO PLANNING AND ZONING DEPARTMENT
043	MUSKEGO PLANNING AND ZONING DEPARTMENT
044	MUSKEGO PLANNING AND ZONING DEPARTMENT
045	MUSKEGO PLANNING AND ZONING DEPARTMENT
046	MUSKEGO PLANNING AND ZONING DEPARTMENT
047	MUSKEGO PLANNING AND ZONING DEPARTMENT
048	MUSKEGO PLANNING AND ZONING DEPARTMENT
049	MUSKEGO PLANNING AND ZONING DEPARTMENT
050	MUSKEGO PLANNING AND ZONING DEPARTMENT
051	MUSKEGO PLANNING AND ZONING DEPARTMENT
052	MUSKEGO PLANNING AND ZONING DEPARTMENT
053	MUSKEGO PLANNING AND ZONING DEPARTMENT
054	MUSKEGO PLANNING AND ZONING DEPARTMENT
055	MUSKEGO PLANNING AND ZONING DEPARTMENT
056	MUSKEGO PLANNING AND ZONING DEPARTMENT
057	MUSKEGO PLANNING AND ZONING DEPARTMENT
058	MUSKEGO PLANNING AND ZONING DEPARTMENT
059	MUSKEGO PLANNING AND ZONING DEPARTMENT
060	MUSKEGO PLANNING AND ZONING DEPARTMENT
061	MUSKEGO PLANNING AND ZONING DEPARTMENT
062	MUSKEGO PLANNING AND ZONING DEPARTMENT
063	MUSKEGO PLANNING AND ZONING DEPARTMENT
064	MUSKEGO PLANNING AND ZONING DEPARTMENT
065	MUSKEGO PLANNING AND ZONING DEPARTMENT
066	MUSKEGO PLANNING AND ZONING DEPARTMENT
067	MUSKEGO PLANNING AND ZONING DEPARTMENT
068	MUSKEGO PLANNING AND ZONING DEPARTMENT
069	MUSKEGO PLANNING AND ZONING DEPARTMENT
070	MUSKEGO PLANNING AND ZONING DEPARTMENT
071	MUSKEGO PLANNING AND ZONING DEPARTMENT
072	MUSKEGO PLANNING AND ZONING DEPARTMENT
073	MUSKEGO PLANNING AND ZONING DEPARTMENT
074	MUSKEGO PLANNING AND ZONING DEPARTMENT
075	MUSKEGO PLANNING AND ZONING DEPARTMENT
076	MUSKEGO PLANNING AND ZONING DEPARTMENT
077	MUSKEGO PLANNING AND ZONING DEPARTMENT
078	MUSKEGO PLANNING AND ZONING DEPARTMENT
079	MUSKEGO PLANNING AND ZONING DEPARTMENT
080	MUSKEGO PLANNING AND ZONING DEPARTMENT
081	MUSKEGO PLANNING AND ZONING DEPARTMENT
082	MUSKEGO PLANNING AND ZONING DEPARTMENT
083	MUSKEGO PLANNING AND ZONING DEPARTMENT
084	MUSKEGO PLANNING AND ZONING DEPARTMENT
085	MUSKEGO PLANNING AND ZONING DEPARTMENT
086	MUSKEGO PLANNING AND ZONING DEPARTMENT
087	MUSKEGO PLANNING AND ZONING DEPARTMENT
088	MUSKEGO PLANNING AND ZONING DEPARTMENT
089	MUSKEGO PLANNING AND ZONING DEPARTMENT
090	MUSKEGO PLANNING AND ZONING DEPARTMENT
091	MUSKEGO PLANNING AND ZONING DEPARTMENT
092	MUSKEGO PLANNING AND ZONING DEPARTMENT
093	MUSKEGO PLANNING AND ZONING DEPARTMENT
094	MUSKEGO PLANNING AND ZONING DEPARTMENT
095	MUSKEGO PLANNING AND ZONING DEPARTMENT
096	MUSKEGO PLANNING AND ZONING DEPARTMENT
097	MUSKEGO PLANNING AND ZONING DEPARTMENT
098	MUSKEGO PLANNING AND ZONING DEPARTMENT
099	MUSKEGO PLANNING AND ZONING DEPARTMENT
100	MUSKEGO PLANNING AND ZONING DEPARTMENT

PLAN COMMISSION
REVIEW SUBMITTAL



PROPOSED
MARITIME
SAVINGS
BANK
S74 W17095
WEST JANESVILLE ROAD (STH 24)
MUSKEGO, WI

ISSUE DATES:
04/14/05 ISSUED FOR PLAN COMMISSION REVIEW

THE NALBION GROUP
ARCHITECTS
506 W. Wisconsin Ave.
Suite 202
Muskego, WI 53092
414.233.3330
www.nalbion.com

BY THE CITY OF MUSKEGO
APPROVED FOR SUBMITTAL
APR 14 2005



THE ARCHITECTURAL GROUP
 ARCHITECTS
 239 N. Main, Muskego, WI
 Muskego, WI 53222
 414.223.1340 Fax
 www.archgroup.com

MARITIME SAVINGS BANK

874 W 17095
 W. JANESVILLE RD. (9th St)

MUSKEGO WISCONSIN

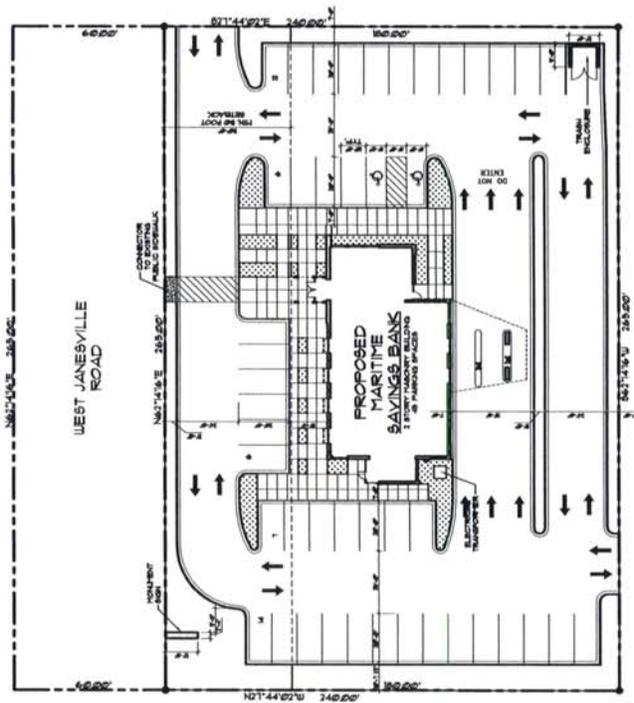
SITE PLAN

REVISIONS

NO.	DATE	BY	APP.

DATE: 04/14/08
 PROJECT NO: 0811-02
 SHEET: **A0.1**

RECEIVED
 APR 14 2008
 MUSKEGO



THE CALSON GROUP
 ARCHITECTS
 275 North Wisconsin St.
 Suite 200
 Appleton, WI 54912
 414.233.1300
 www.calsongroup.com

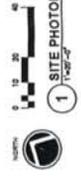
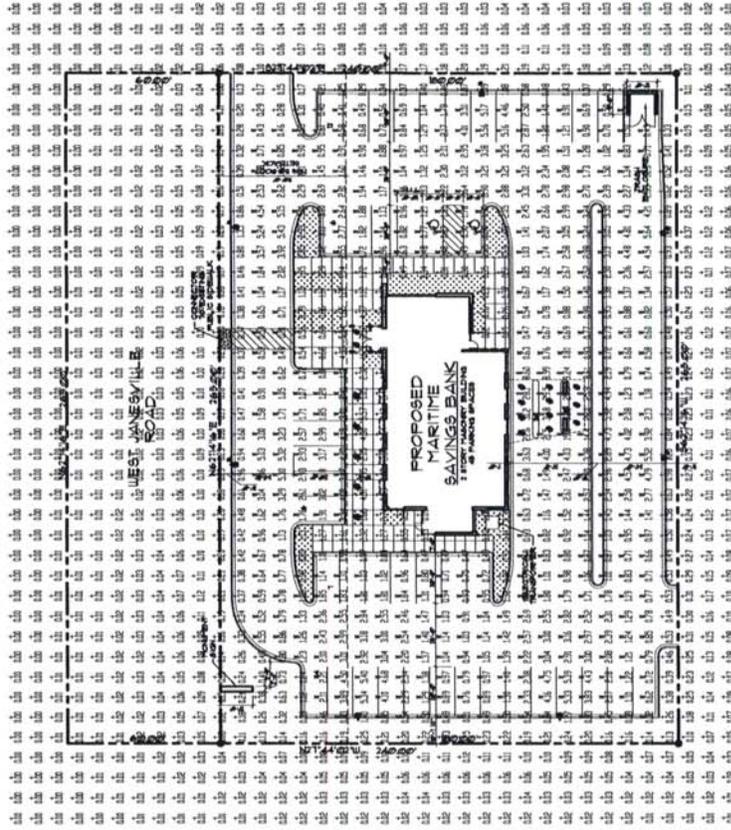


MARITIME SAVINGS BANK
 374 W 17095
 W JANEVILLE RD. (RTH 34)
MUSKEGO WISCONSIN

SITE PHOTOMETRIC PLAN

REVISIONS

DATE: 04/14/08
 PROJECT NO: 0817-02
 SHEET: **A0.2**



NO.	DATE	BY	CHKD.	APP.	DESCRIPTION
1	04/14/08				
2	04/14/08				
3	04/14/08				
4	04/14/08				
5	04/14/08				
6	04/14/08				
7	04/14/08				
8	04/14/08				
9	04/14/08				
10	04/14/08				
11	04/14/08				
12	04/14/08				
13	04/14/08				
14	04/14/08				
15	04/14/08				
16	04/14/08				
17	04/14/08				
18	04/14/08				
19	04/14/08				
20	04/14/08				
21	04/14/08				
22	04/14/08				
23	04/14/08				
24	04/14/08				
25	04/14/08				
26	04/14/08				
27	04/14/08				
28	04/14/08				
29	04/14/08				
30	04/14/08				
31	04/14/08				
32	04/14/08				
33	04/14/08				
34	04/14/08				
35	04/14/08				
36	04/14/08				
37	04/14/08				
38	04/14/08				
39	04/14/08				
40	04/14/08				
41	04/14/08				
42	04/14/08				
43	04/14/08				
44	04/14/08				
45	04/14/08				
46	04/14/08				
47	04/14/08				
48	04/14/08				
49	04/14/08				
50	04/14/08				
51	04/14/08				
52	04/14/08				
53	04/14/08				
54	04/14/08				
55	04/14/08				
56	04/14/08				
57	04/14/08				
58	04/14/08				
59	04/14/08				
60	04/14/08				
61	04/14/08				
62	04/14/08				
63	04/14/08				
64	04/14/08				
65	04/14/08				
66	04/14/08				
67	04/14/08				
68	04/14/08				
69	04/14/08				
70	04/14/08				
71	04/14/08				
72	04/14/08				
73	04/14/08				
74	04/14/08				
75	04/14/08				
76	04/14/08				
77	04/14/08				
78	04/14/08				
79	04/14/08				
80	04/14/08				
81	04/14/08				
82	04/14/08				
83	04/14/08				
84	04/14/08				
85	04/14/08				
86	04/14/08				
87	04/14/08				
88	04/14/08				
89	04/14/08				
90	04/14/08				
91	04/14/08				
92	04/14/08				
93	04/14/08				
94	04/14/08				
95	04/14/08				
96	04/14/08				
97	04/14/08				
98	04/14/08				
99	04/14/08				
100	04/14/08				



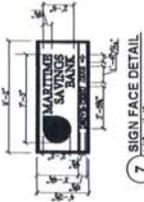
GENERAL NOTES
 1. ALL SIGNAGE SHALL BE CENTERED AS MUCH AS POSSIBLE.
 2. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 3. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 4. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 5. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 6. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 7. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.

STRUCTURAL GENERAL NOTES
 1. ALL SIGNAGE SHALL BE CENTERED ON THE MAJOR SIDEWALK OR DRIVEWAY.
 2. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 3. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 4. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 5. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 6. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.
 7. ALL SIGNAGE SHALL BE PERPENDICULAR TO THE MAJOR SIDEWALK OR DRIVEWAY.

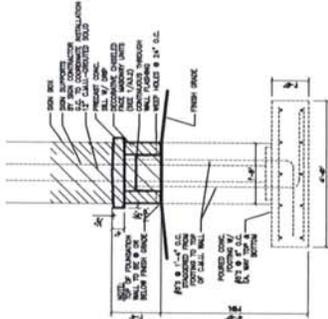
MARITIME SAVINGS BANK
 574 W 17095
 W. JAMESVILLE RD. (RTH 24)
MUSKEGO WISCONSIN

MONUMENT SIGN

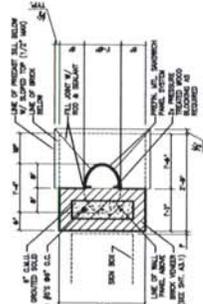
REVISIONS	
DATE	DATE
PROJECT NO.	081702
SHEET	A3.2



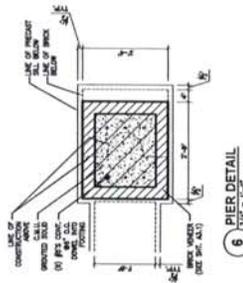
MONUMENT SIGN (DOUBLE SIDED)	34.8 SQ. FT.
SCRIPT SIGN FUNCTION	12 SQ. FT.
LED READER BOARD	48 SQ. FT.
TOTAL MONUMENT SIGN AREA	94.8 SQ. FT.



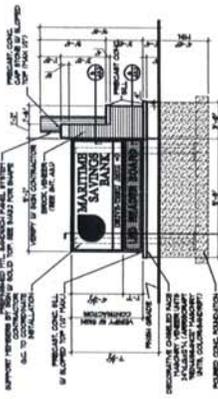
4 SECTION THRU SIGN BOX
 1/4" = 1'-0"



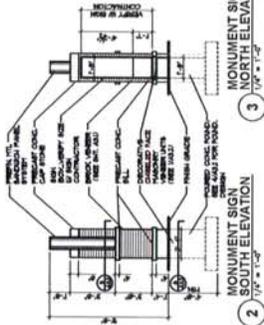
5 PIER DETAIL
 1/4" = 1'-0"



6 PIER DETAIL
 1/4" = 1'-0"



1 MONUMENT SIGN WEST ELEVATION
 1/4" = 1'-0"



2 MONUMENT SIGN SOUTH ELEVATION
 1/4" = 1'-0"



3 MONUMENT SIGN NORTH ELEVATION
 1/4" = 1'-0"



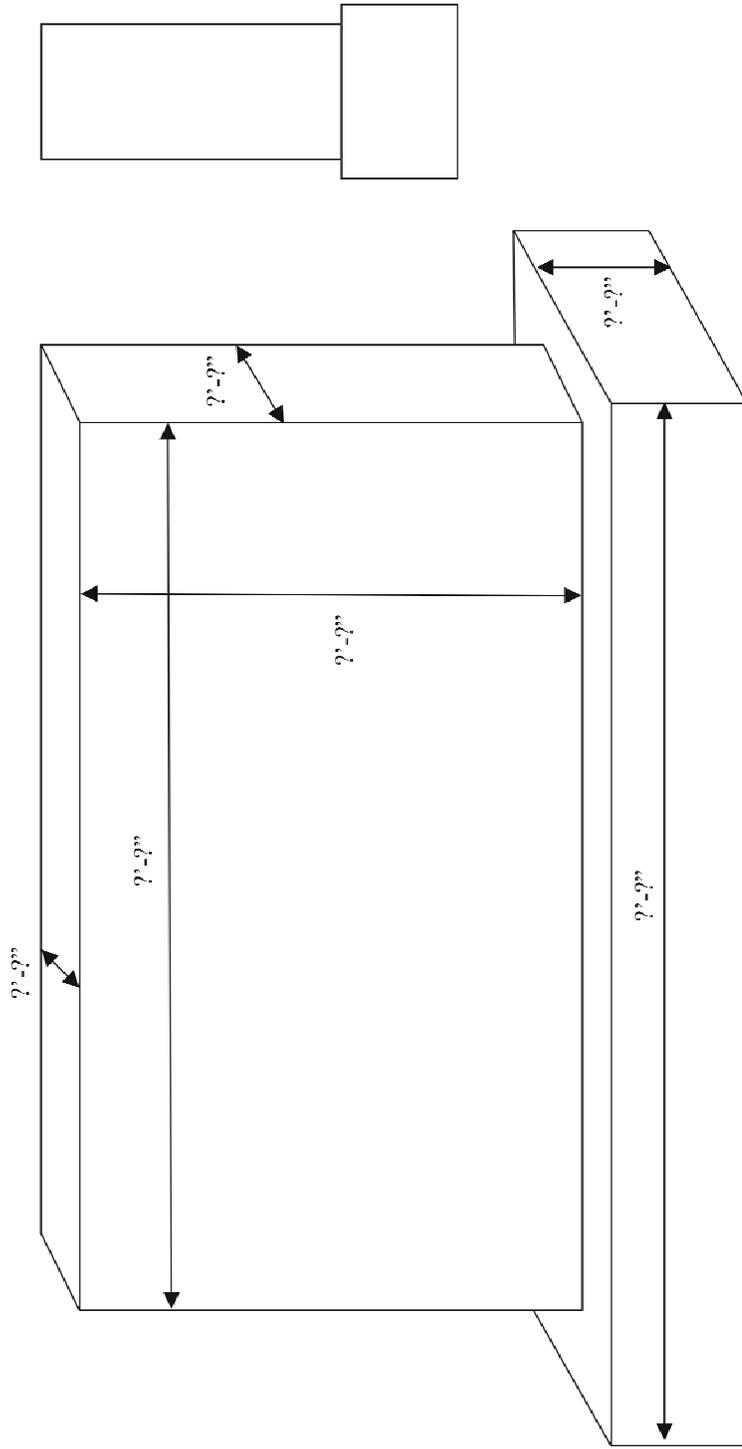


PROPOSED MARITIME SAVINGS BANK - MUSKEGO, WISCONSIN



ABC SIGN COMPANY

S234 W43534 ABCD Drive Muskego, WI 53150 (262) 555-0948 Fax: (262) 555-0949



1" = ???

SPECIFICATIONS

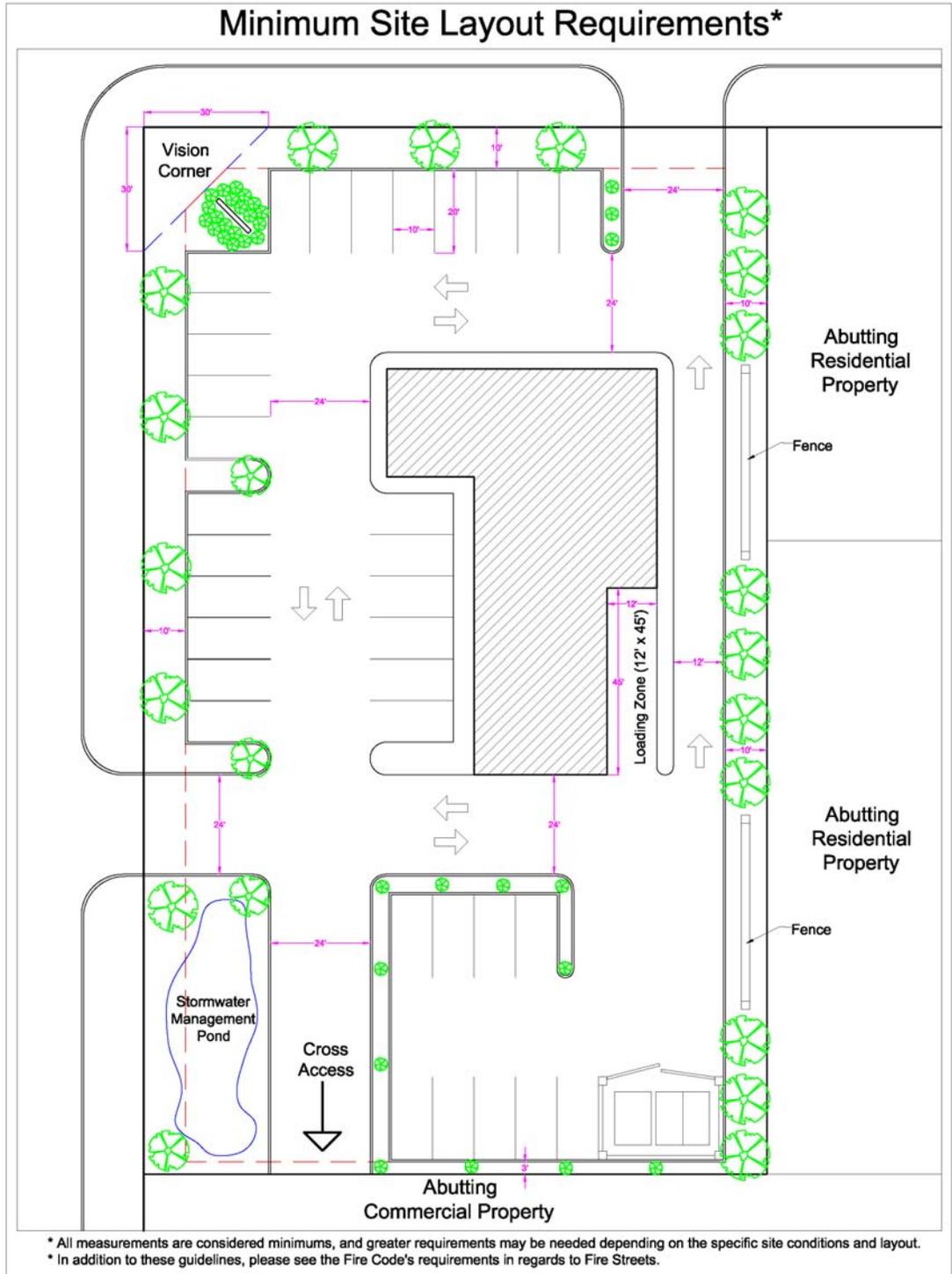
Lighting: Internally Lit, Exterior Lit, Accented, etc. (Show Specifics of lights including type, bulb size, voltages, wattages, etc.)

Materials: Is base brick, metal, other? (Sign bases and other materials should mimic the principal building materials/colors)

Other Notes: Landscaping surrounding?, Types of landscaping?, Colors of all parts of signage?, Mounting type?, Size? (Ex. 1'-5 3/4" x 10'0"), location (Wall Sign, Freestanding, etc.), and all other pertinent information that will help staff and Plan Commission make accurate decisions.

APPENDIX C

Below is a rendering that portrays a depiction of the minimum City of Muskego requirements within a development (Note: All measurements are considered minimums and greater requirements may be needed depending on the specific site conditions and layout; Fire Codes also apply that could change minimum measurements on certain sites – See Appendix D below).

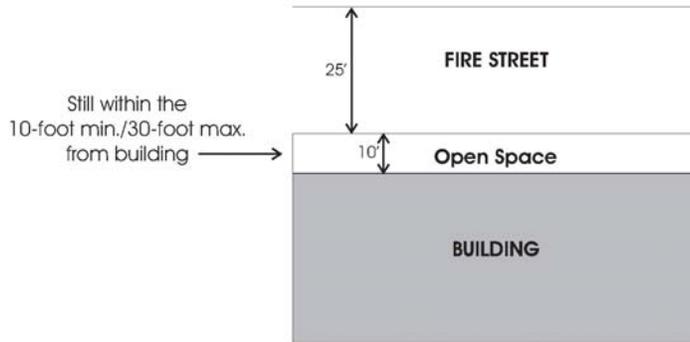


APPENDIX D

Below are diagrams from the Fire Code relating to Fire Streets. Please take these requirements into consideration when designing your site.

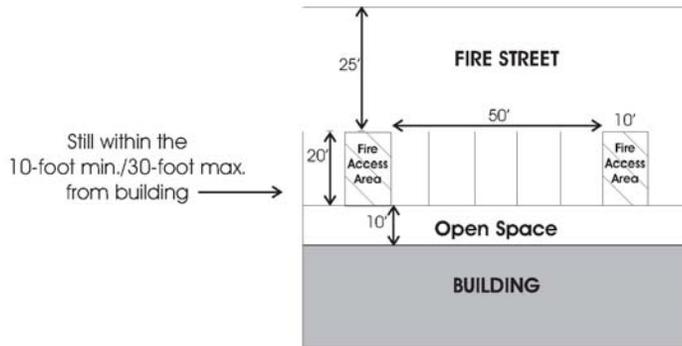
Fire Street Examples for Site Planning

1. Fire street example without parking



Notes:
 ~A fire street must extend for at least 50% of the length of at least one facade of a building.
 ~A fire street must have at least 25 feet in width of unobstructed workable area, although a 30-foot minimum is required when parking abuts both sides of the fire street. The fire street must be at least 10 feet and no more than 30 feet from the structure.

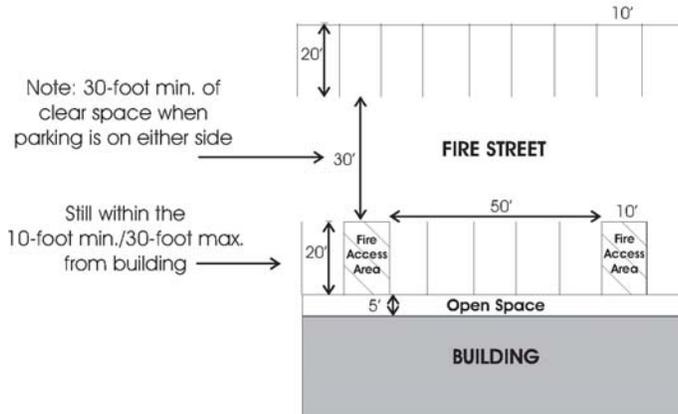
2. Fire street example with parking #1



~The first 10 feet of area dividing the fire street and the structure must consist of open space (Walkway, green way, parking, and landscaping is acceptable in this area as long as access is given to entryways).

~If parking stalls are intended between the fire street and the building, there must be striped fire access points measuring 10 feet wide by 20 feet deep for every fifty feet of fire street.

3. Fire street example with parking #2



APPENDIX E

Below is a sample landscape plan, prepared by the City Forester, that meets all the specified design elements and BSO submittal requirements discussed above.

