

RACINE AVENUE GATEWAY DESIGN GUIDE



PREPARED BY:

TASK FORCE ON ECONOMIC DEVELOPMENT ON DECEMBER 6, 2000

ADOPTED BY THE COMMON COUNCIL ON JANUARY 23, 2001

ADOPTED BY THE PLAN COMMISSION ON JANUARY 18, 2001 AND AMENDED ON JANUARY 16, 2007

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

CITY OF MUSKEGO
RACINE AVENUE GATEWAY DESIGN GUIDE

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
RACINE AVENUE GATEWAY DESIGN GUIDE

SECTION 1 - PREAMBLE	
1.01 Authority	1
1.02 Purpose	1
1.03 Scope	1
1.04 Citation of Guide	1
SECTION 2 – GEOGRAPHIC AREA	
2.01 Racine Avenue Gateway	2
A. Area	2
B. Intent	2
SECTION 3 – DESIGN STANDARDS	
3.01 General Requirements	
A. Applicability	3
B. Buildings	3
C. Colors	3
D. Parking Areas	3
E. Landscaping	4
F. Signage	4
G. Lighting	4
H. Cross Access	4
I. Corporate Identity	4
SECTION 4 - ILLUSTRATIONS	
4.01 Appropriate Development	6
SECTION 5 - COMPLIANCE	
5.01 In Perpetuity	6
APPENDIX I	
Area Map	7
APPENDIX II	
Illustrations of Appropriate Designs	8 - 10

RACINE AVENUE GATEWAY DESIGN GUIDE

CITY OF MUSKEGO

SECTION 1 PREAMBLE

1.01 AUTHORITY

The Racine Avenue Gateway Design Guide (Guide) is prepared by the Mayor's Task Force on Economic Development for adoption by the Plan Commission of the City of Muskego, and for transmittal to the Common Council of the City of Muskego, pursuant to Section 62.23 of the Wisconsin Statutes and Chapter 17 of the City of Muskego Zoning Ordinance, and The City of Muskego Comprehensive Land Use Plan, deeming it necessary to promote the public health, safety, morals and welfare.

1.02 PURPOSE

The general purpose of this Guide is to aide the Planning Staff and Plan Commission in the planning, design and re-design of the built environment of the Racine Avenue transportation corridor, which links the community to Interstate Highway I-43. The intent is to enhance and unify its visual character while avoiding monotony and repetition. These standards will also assist in fostering sound, functional, attractive and quality development. The provisions hereof shall be liberally construed in favor of the City and shall be considered as minimum requirements for the Racine Avenue corridor.

1.03 SCOPE

It is not the intent of this Guide 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 Guide in any way imposes greater standards than are required by other rules, regulations or permits or by easements, covenants or agreements, the provisions of this Guide shall be the guide.

1.04 CITATION OF GUIDE

This Guide shall be cited as follows, e.g.: Racine Avenue Gateway Design Guide, Section 1.04.

SECTION 2 GEOGRAPHIC AREA

2.01 RACINE AVENUE GATEWAY

- A. **Area.** The Racine Avenue Gateway area shall be defined as those lands located at the northwest corner of Racine Avenue and Tans Drive, and those lands located between Racine Avenue and Hillendale Drive, extending from College Avenue southerly to just north of Lembezeder Drive. A map of the area can be found in Appendix I.
- B. **Intent.** This area is identified as offering a wide range of commercial activities and services in Muskego. It is the goal of this document to maintain the viability and improve and unify the visual aspects of the Racine Avenue corridor.

SECTION 3 DESIGN STANDARDS

3.01 GENERAL REQUIREMENTS

- A. Applicability.** To advance the ideals of this Guide, the following design standards are implemented in the Racine Avenue Gateway corridor. These standards shall apply to all development and re-development of business and multi-family properties within its boundaries.
- B. Buildings.**
1. Buildings shall be constructed to be harmonious with their natural and built surroundings while avoiding repetition and monotony. Building designs shall utilize materials which reflect a residential character. Brick exterior treatment is required. Materials such as decorative masonry and/or natural materials (i.e. cedar siding, stone work) may comprise up to 30% of the exterior treatment; an exterior synthetic plaster system may be used as an accent material. The coloring of all brick, decorative masonry or stone shall be expressed as integral to the product and not painted on the surface of said product.
 2. Upon a minimum of five affirmative votes of the Plan Commission members, designs which present variations on the standards expressed in Section 3.01.A.(1) may be permitted if it is found that:
 - a. The proposed design sets an exceptional standard whose design, quality, longevity, durability and value will equal or exceed that which this document endeavors to promote, and
 - b. The proposed design will not create substantial detriment to adjacent properties, and
 - c. The proposed design will not establish an undesirable precedent.
 3. A quality design which maximizes the value of the proposed project, while protecting or enhancing neighboring values is required. Four sided architecture which utilizes similar building materials and design for all sides of a proposed structure is required.
 4. Pitched roofs such as hip, gambrel, gable, etc. utilizing cedar or architectural asphalt shingles, raised steel seamed panels, or other similar materials shall be required. In the case of strip malls and shopping centers, they shall provide elevations which reflect these standards through facade or parapet wall presentations.
 5. Roof top mechanical installations shall be appropriately screened so as to block the view from adjacent streets and properties. Such screening shall match or compliment the overall theme of the building.
- C. Colors** utilized in the project design shall be non-florescent. Earth tones such as grays, greens, browns, burgundies, and tans are encouraged. However, all proposed color schemes shall be reviewed on their individual merit based upon building design, building materials, longevity of the color choice(s) (fad/non-fad), 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.
- D. Parking areas** shall be designed to avoid a "sea of asphalt" syndrome. The parking field in which the main activities of parking and travel are conducted shall have tree plantings at the minimum rate of one (1) tree for every ten (10) parking spaces. The perimeter of the parking field shall provide for a lawn area in which trees and shrubs will be planted so as to allow ample snow storage capacity yet avoid damage to plantings from same. Perimeter plantings shall be at the

rate of one tree and/or shrubbery grouping for every 50 lineal feet.

E. Landscaping shall be in accordance with the following:

1. Landscaping shall be designed to compliment the built and natural environment of the subject project and adjacent sites. Existing tree lines should be preserved. If removal of existing tree lines is required due to its undesirable nature, new plantings that result in no less of a screening effect shall be required when adjacent to residential uses.
2. Minimum specifications for landscaping are as follows: 2.5 inch minimum diameter measured six (6) inches above grade for deciduous trees; Six (6) foot minimum height for coniferous trees; 24 inch minimum height for shrubs; yard areas shall be sodded.
3. In addition to the guidelines expressed for parking areas in Section 3.01.C above, plantings shall be required around the foundation of buildings. The Plan Commission shall review the placement, numbers and sizes to determine appropriateness.
4. Non-native and invasive plant species are strongly discouraged.
5. Where a proposed commercial or multiple family use of land abuts single family use or two family use of land, the petitioner shall be required to install 100% opaque fencing, eight feet in height above grade. Such fencing shall be constructed of cedar and shall be of a dog-eared board-on-board pattern.

F. Signage shall be in accordance with the following:

1. Signage shall be designed in unity with the building design through the use of the same or similar materials and colors. Ground or monument signs shall be strongly encouraged. Neon tubed accent lighting shall be strongly discouraged unless the same serves to accent an architectural feature of the building it is mounted on.
2. The base of all signs shall be landscaped with plantings. The landscaped area shall at a minimum equal the square footage of the sign face (per the Zoning Ordinance).
3. All other aspects of signage shall be in keeping with the requirements of the Sign Ordinance of the City of Muskego.

G. Lighting shall be down cast, cutoff, high pressure sodium fixtures not exceeding 15 feet in height (including the light pole base and/or pedestal). Lighting shall be positioned so as not to cause glare on adjacent properties and streets. At a minimum, site lighting marking the entrance to the site.

H. 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 public thoroughfares thus reducing the possibility of traffic conflicts and accidents. Cross access drives may be either 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. When considering provision for cross access, the Plan Commission may allow decreased side and rear yard offsets for parking and drive areas but only if such decreases are a result of the provision of cross access.

I. Corporate Identity shall not be prohibited yet the Plan Commission shall not recognize same as the driving factor in the design of the facility. Corporate identity shall be apparent yet reserved in

its display. The driving factor in the design of any facility shall be the criteria as expressed in this document.

SECTION 4 ILLUSTRATIONS

4.01 APPROPRIATE DEVELOPMENT

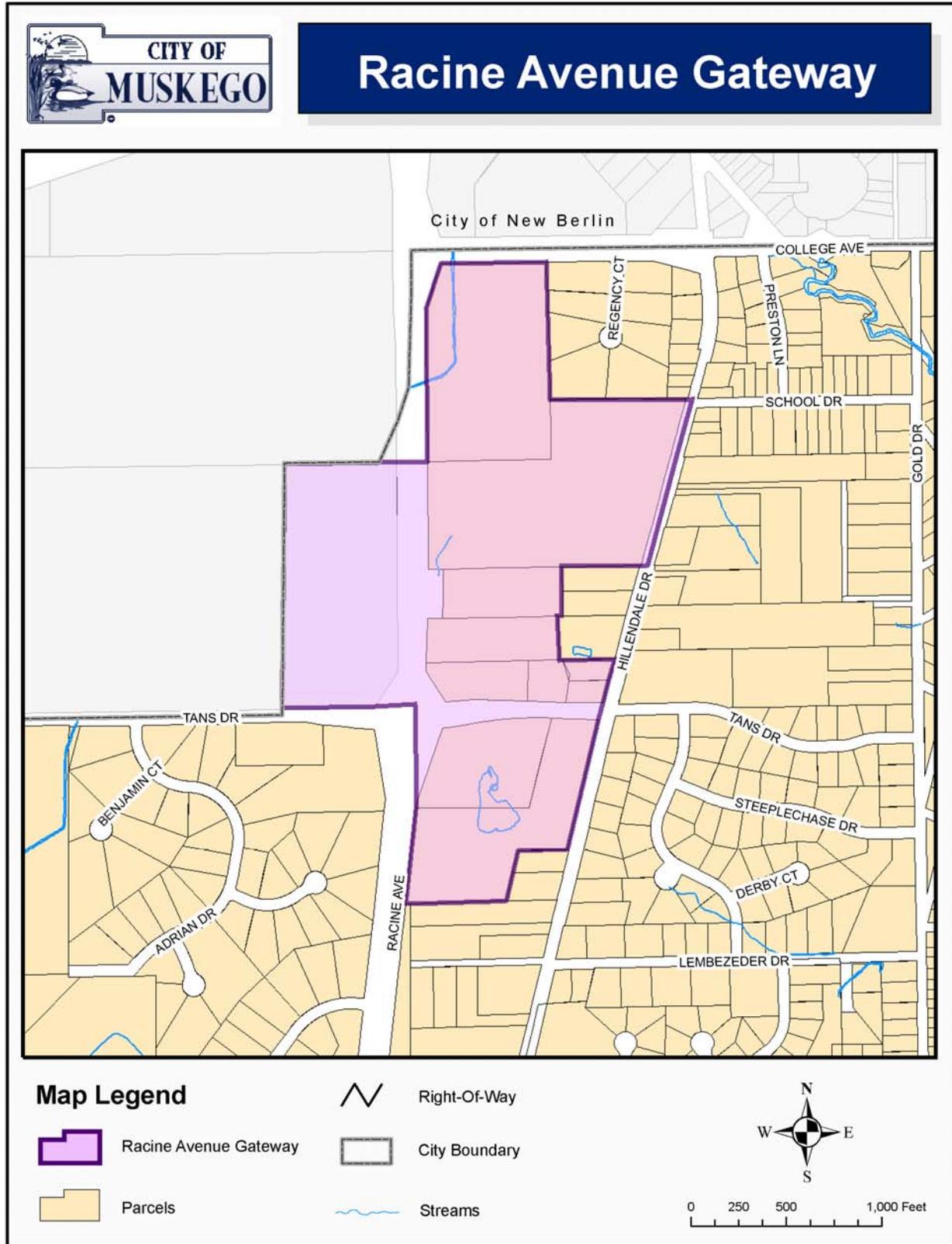
Appendix II of this document includes photographs which the Plan Commission of the City of Muskego have found to illustrate good and appropriate design, applicable to the Racine Avenue Gateway area.

SECTION 5 COMPLIANCE

5.01 IN PERPETUITY

Per the City of Muskego Zoning Ordinance, Compliance in Perpetuity is required in that, "Any Building, Site and Operational Plan granted through the authority of this Section shall be perpetually binding upon the development to the extent that: all buildings and structures shall be maintained in a tasteful, safe and appropriate manner; all landscaping shall be periodically groomed and/or replaced when necessary; all drive, parking and pedestrian areas shall be kept in a safe and passable condition. All repairs and maintenance shall be executed in a timely manner".

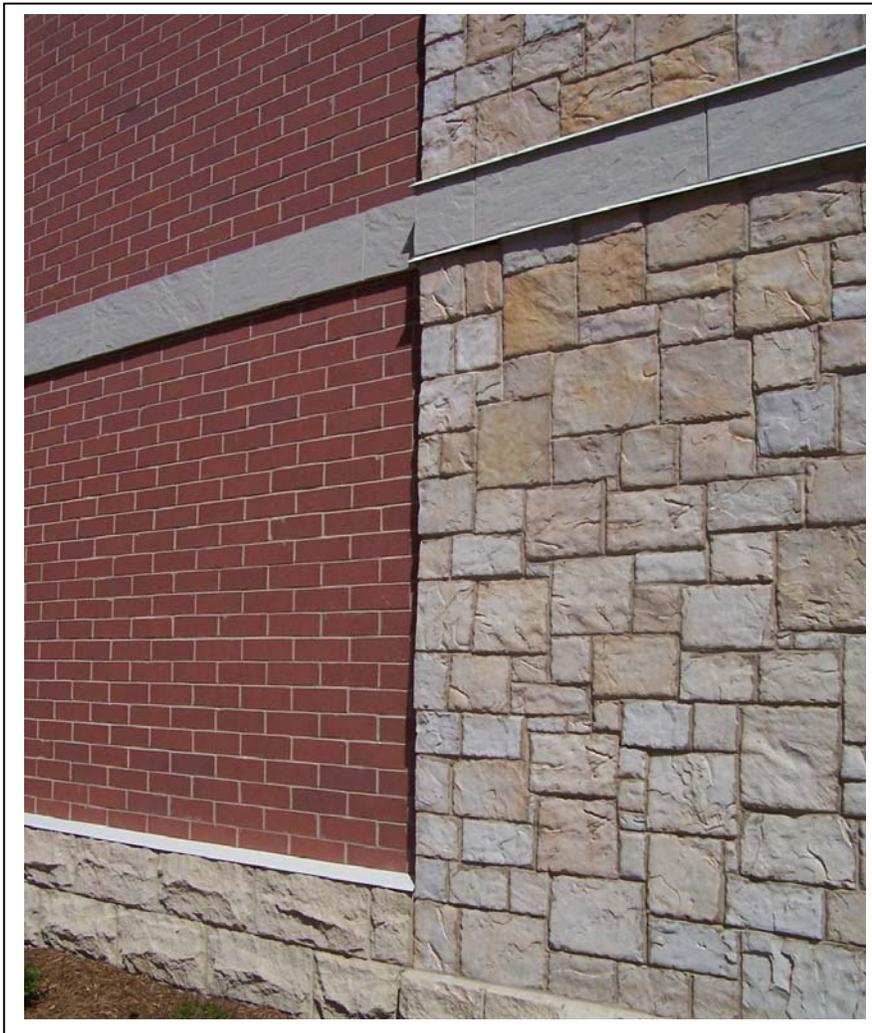
APPENDIX I



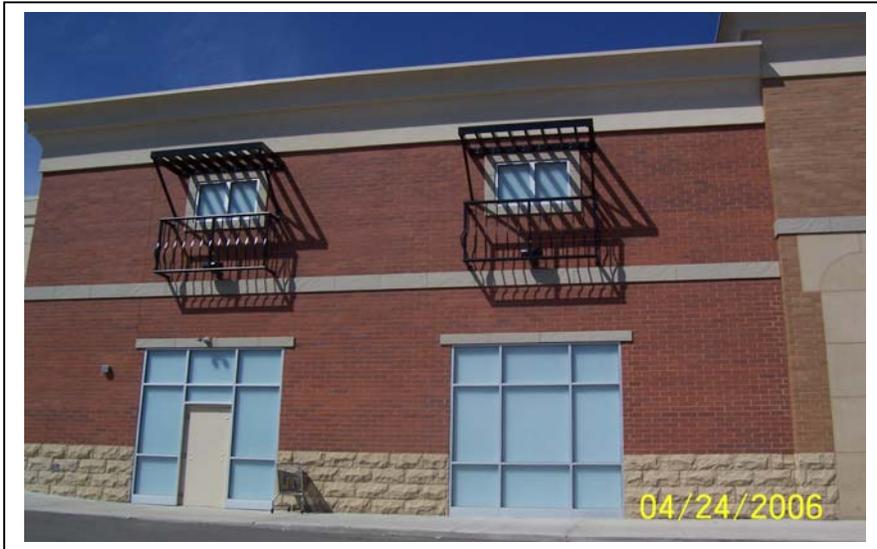
APPENDIX II



Example of Appropriate Material Types and Usage



Upgraded Building Materials



Upgraded Architectural Features & Accents



Commercial Building with Residential Features (i.e. Roof Type, Overall Design)



Commercial Building with Residential Features and Added Decorative Architectural Elements



Decorative Architectural Features
and Appropriate Use of Materials



Example of Appropriate Use of
Materials, Roof Lines, and
Landscaping