

Design Guidelines- Comparison Community Practices

	Building Form and Architectural Details	Primary Building Materials	Accessory Building Finishes	Window Coverage	Building Colors	Design Guideline Mechanism
C. of Delafield	Compatibility with surrounding architecture required. Organized rhythm of windows above ground floor.	Horizontal wood siding or that which replicates 4-5" siding	NA	Min. 40% 1 st floor for retail buildings	White, compatible with historic district palette	Part of zoning code; applicable when changes to an existing site plan.
V. of Elm Grove	Enhance surrounding neighborhood, avoid significant deviations in height, mass. Avoid monotonous copying of surrounding building forms, break up large monotonous facades by using awnings, windows, doors.	Modular brick, cement board, clap board, natural stone, pre-cast stone if similar to natural stone	Plaster, stucco, metals, wood, cement shingle siding	Significant component of primary facade	No neon/bold colors	Guidelines intended to enhance not replace zoning ordinance.
C. of Muskego	Buildings harmonious with natural and built surroundings, avoid repetition & monotony.	Brick, natural materials or decorative masonry must comprise at least 50%, four-sided architecture required.	NA	NA	Earth tones, non-fluorescent	Apply to all development and re-development of business and multi-family properties in downtown.
C. of Oconomowoc	<p>Pedestrian scaled architecture. Requires use of four of following techniques (1. variation in roof form and parapet heights, 2. pronounced recesses and projections, 3. wall plane offsets, 4. offsets for outdoor gathering spaces, 5. distinct changes in texture and color of wall surfaces, 6. ground level arcades and second or third floor galleries/balconies, 7. protected and recessed entries and 8. vertical accents and focal points).</p> <p>*Step taller buildings away from adjacent lower-scale buildings. All buildings taller than 30' shall incorporate a setback of a minimum of 5' at the 30' or lower building height level. Buildings with an overall height of 50' or greater shall incorporate a minimum of one 5' stepback in the first 30' and a second 10' stepback thereafter.</p>	Brick, stone, masonry, cast concrete, composite siding (steel for accents), four-sided architecture required unless shared walls	NA	High level of ground floor transparency	NA	Design Overlay Zoning District
V. of Pewaukee	Compliment character of adjacent buildings, varied roof forms, scaling and massing, inviting entrances. Architectural details such as cornices, pilasters, lintels, special door and window features.	<p>Acceptable primary materials must comprise 70% of solid (non-window part of building) common size brick, native stone, cedar siding, cement resin siding).</p> <p>*Public facing elevations must have 100% acceptable primary/accent materials, less visible elevations can have 40-60% acceptable materials.</p>	Accent materials limited to 30% of any elevation. Includes precast concrete, cast stone, terra cotta, stucco, wood shingle siding (upper floors, gables)	60% ground floor	NA	Guidelines supplement site, architectural and signage ordinance requirements.
V. of Sussex	Emphasis on form, scale, orientation and materials rather than emulating a specific style. Strong gabled roof forms especially for non-commercial buildings.	Frequent use of exterior masonry, preferably rough hewn stone, brick and stucco. Use of natural materials (wood, glass, stone) instead of synthetic substitutes.	NA	50% window/door openings	Cream colored masonry preferred to match Lannon stone that is common to area.	Downtown Design and Development Plan