

Design Guidelines for Multi-Family Residential Development



Mead & Hunt

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acknowledgements

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purpose & intent

1.1 PURPOSE & INTENT

The Multi-Family Residential Design Guidelines provide guidance for achieving high-quality residential design in portions of the Town reserved for multi-family development. The Guidelines are intended to assist project applicants during the project design phase and Town staff and decision makers in the review and approval process. While conformance with the Town of Ledgeview Code is required for any project approval, these Guidelines offer additional direction about the Town’s expectations and provide clear evaluation criteria that can be used in decision-making. The guidelines are not meant

to dictate a specific design style. Rather, their purpose is to establish a set of guiding principles and elements of design that should be encouraged and creatively applied in Ledgeview. The Guidelines aim to be prescriptive enough to create a framework for design and to carry out the vision in the 2016 Comprehensive Plan and applicable Community Plans, but flexible enough to allow for creativity and innovation in design. Development applications should achieve general consistency with the guidelines.



design objectives

1.2 DESIGN OBJECTIVES

The goal of these design guidelines is to create an attractive and distinct community with an appealing atmosphere that reflects harmony and continuity in development. The standards for new multi-family development are used to ensure that the previous investment in high quality single-family residences within the Town are complimented, enhanced, and maintained.

The main objective of these guidelines is to create a consistent image across a variety of developments, to cultivate planned community growth in order to ensure efficient and long-lasting development, to foster civic pride, and to promote a sense of place.



Foster project designs that create and enhance a **sense of community** and neighborhood.

Consider and **respond to the context** and relationship of adjacent projects.

Create buildings of **superior architectural and visual interest**.

Create projects that encourage **programmed public spaces and other outdoor living areas** that are appropriate to the place and the residents and visitors who will use them.

Ensure community longevity by designing **high quality projects and planned neighborhoods** that will endure over time.

Encourage development patterns and building methods that **make efficient use of land, energy and other resources**.

Protect Ledgview's scenic qualities, especially views of the ledge, woodlands, and farmlands.

building types

DUPLEX, TRIPLEX, QUADRUPLEX

These multi-family housing terms simply define the number of units contained in a multi-family building. A duplex consists of two units per building; a triplex, three units per building; and a quadruplex, four units per building. While the duplex and triplex are generally built side-by-side or upper and lower floors, the units in a quadruplex are generally constructed back-to-back. The building typically consists of separate entrances and typically without common inside areas. The building may be owned by a tenant or each unit may be separately owned.



TOWNHOUSE / ROWHOUSE

The traditional townhouse apartment is defined as a two bedroom unit with the living room in the front on the lower level, the kitchen in the back, and two bedrooms on the front and back of the upper level with a single bathroom between, contemporary designs now include three and four bedrooms, an equal number of bathrooms, and floor plans of great variety. Most modern townhomes also accommodate a one or two car garage. The design of townhouses remains distinct, being relatively narrow, tall (multi-storied) and uniform. This configuration is also known as a “row-house.” Townhouse units can be attached side-by-side in a row creating the illusion of one massive building.

In recent years, the townhouse has evolved to represent non-uniform units that are designed to provide the perception of a single-family home in spite of the product’s inherent “attachment.” The units themselves have also grown in size.



building types

APARTMENT / APARTMENT BUILDING

Apartment is a generic term that can be applied to any multi-family product, including the multi-level townhome. However, in Ledgview, the term apartment is used to describe single-level units, stacked on top of each other in multi-story buildings. Apartments are diverse in size and design, and include studio/efficiency units, and one, two, three, and more, bedroom floorplans. The modern apartment can be as large as a single-family home and can include a family room, den, home office, and/or formal dining room. An apartment building can be owned by one party and each of the apartments rented to tenants or each of the apartments can be owned as a condominium by separate parties.



APARTMENT COMMUNITY

A collection of multi-family buildings on one or adjoining pieces of land, generally owned by one entity. The buildings often share common grounds and amenities, such as pools, parking areas, and a community clubhouse, used as leasing offices for the community. In more urban areas, commercial uses may occupy the ground floor of apartment buildings and provide amenity for community residents.

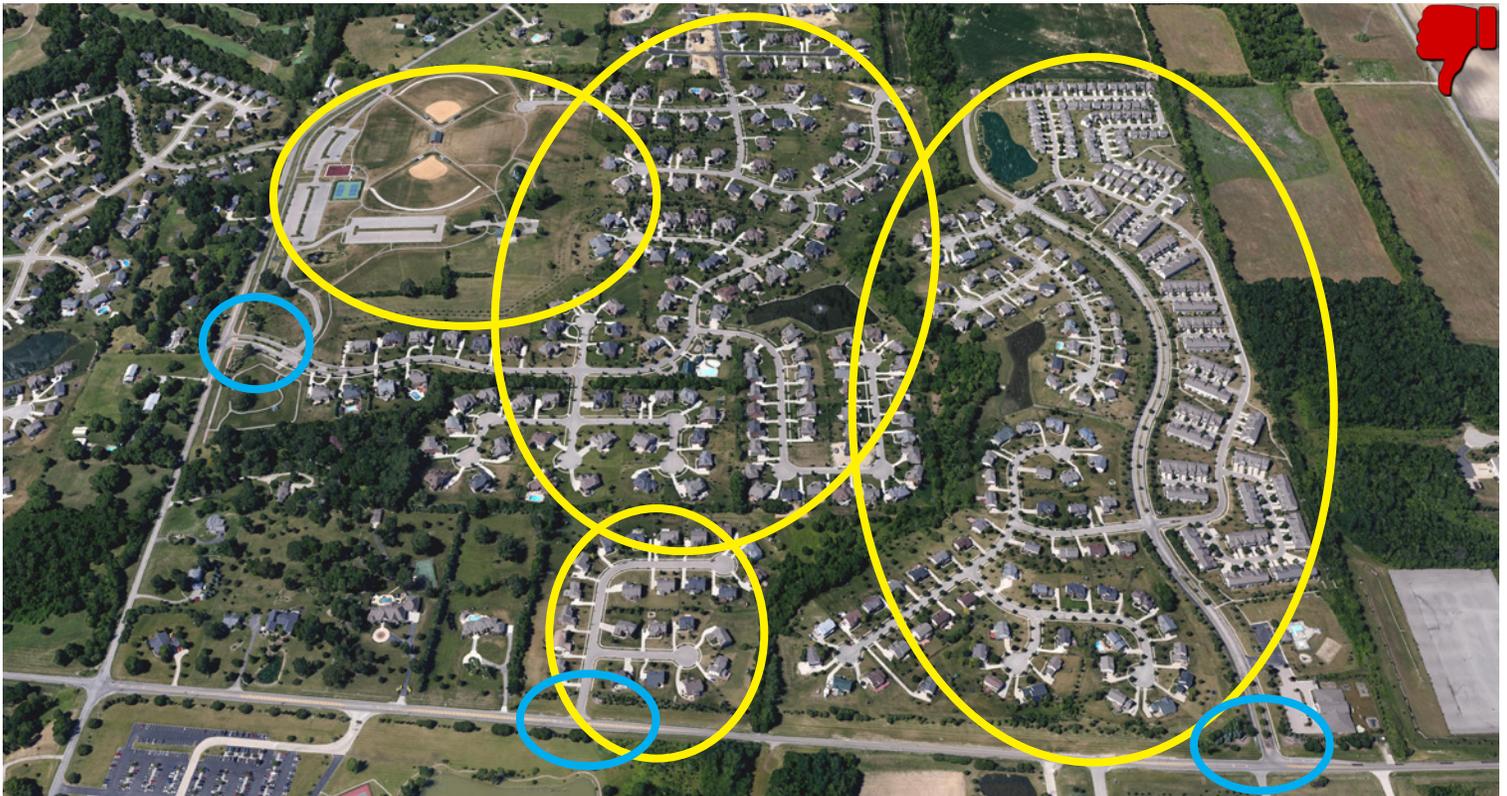


site context

3.1 SITING FOR SMART GROWTH

Façade treatment and the architectural detail of buildings contribute significantly to the way a building ‘reads’ from the street and to the character and continuity of the streetscape. The composition and detailing of the building façade also has an impact on the apparent bulk and scale of a building, or the development as a whole. It is important when considering the design of new development that the predominant patterns, compositions and articulation of façades reinforces the character and continuity of the streetscape. This does not mean replicating the appearance of buildings, rather considering their orientation and their relationship to surrounding development.

While the facade treatment of development is important, maybe more so is the layout of buildings on a site. The layout of buildings is critical because it can be used to break down large sites to make them more accessible, providing a variety of routes for mobility. Additionally, building placement can allow new development to connect to existing or future development immediately adjacent to across a street. The goal is to not isolate developments but rather provide connections within and between them in a similar fashion as is done with single-family development. Long-term, the effect of not properly siting buildings within a development, or providing proper circulation both within and connecting to adjacent parcels can create isolation and detract from the sense of community which should be added to anytime development is added within Ledgeview.



NOT RECOMMENDED - The photo shown above illustrates an undesirable development pattern. Each area within a yellow circle identifies an individual development which is isolated from each other development by a single vehicular access point, shown in blue. While multiple types of residential dwellings exist as well as several recreational resources, each was thought of individually. The result is a collection of isolated cul-de-sacs which leads to vehicle dependency in order to travel to any uses in the surrounding community. In addition, the single access point for more than 200 dwelling units has the potential to create major traffic issues.

3.2 MULTI-FAMILY ADJACENT TO OTHER LAND USES

The majority of multi-family development within the Town will likely be located next to a use other than multi-family development. As such, it is important for developers of new multi-family units to consider the context and architecture of surrounding development. For instance, when multi-family units are proposed adjacent to commercial uses, how is each type of use setback from the street? How can multi-family tenants access the commercial uses for daily or weekly use? In the case of multi-family adjacent to single-family, does an apartment community with a square/flat roof make sense with the single-family architecture? Finally, how does one multi-family development connect into another, immediately adjacent multi-family development?



RECOMMENDED - Greenways and environmental features can act as a buffer or a transition between residential developments or different land uses.



RECOMMENDED - Relate multi-family development to commercial uses by using similar setbacks and connecting entrances and paths.



RECOMMENDED - The massing of the rowhouses in the distance mimics the appearance of the single-family homes in the foreground, providing a consistent street wall and residential feel.



RECOMMENDED - The residential building (red roof, at right) is part of the larger mixed-use block. As such, elements of the residential gable roof are present on the commercial/office building (circled in blue), relating the structures to one another. The flat porch roofs on each structure also match (circled in yellow).

site context

3.3 SMALL SITES

Small sites are generally under 5 acres. It is important on small sites for buildings to be placed efficiently because small sites tend to be those located in more urban areas where land prices are generally higher.

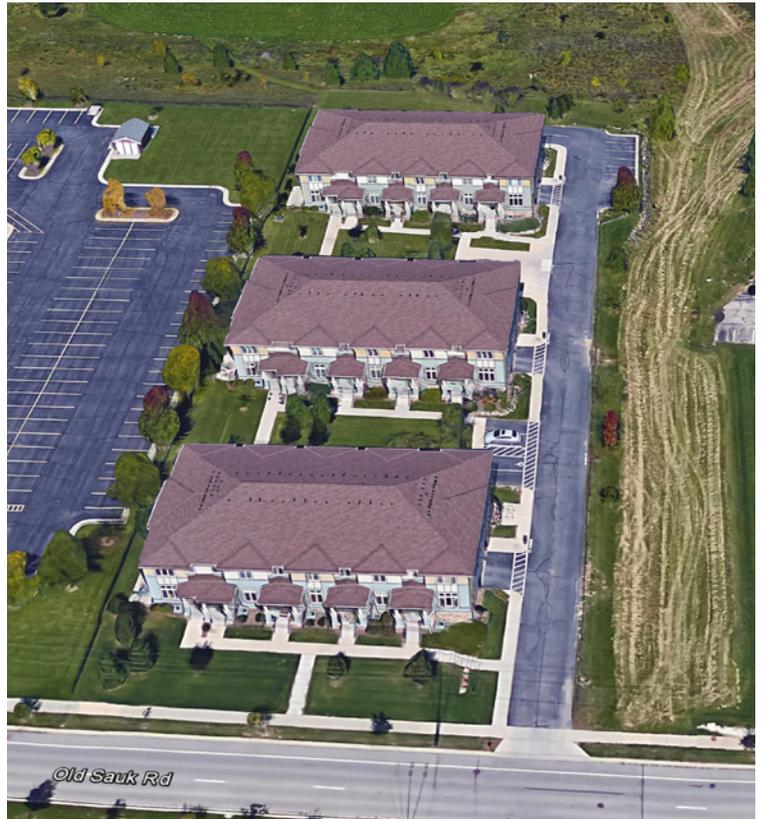
In addition to site efficiency, small sites should contain buildings with a high degree of architecture, showcasing high quality building materials or unique styles (e.g. prairie style). Because some small sites may be adjacent to single-family homes or other multi-family developments, the use of high quality architecture aids in the transition between uses (e.g. single-family to multi-family or multi-family to commercial) or between different types of multi-family developments.

Multi-family buildings can be designed to look like the large single family homes commonly found in Ledgeview. Smaller sites also allow for a diversity of unit types, which provides architectural variety much like a single family neighborhood.

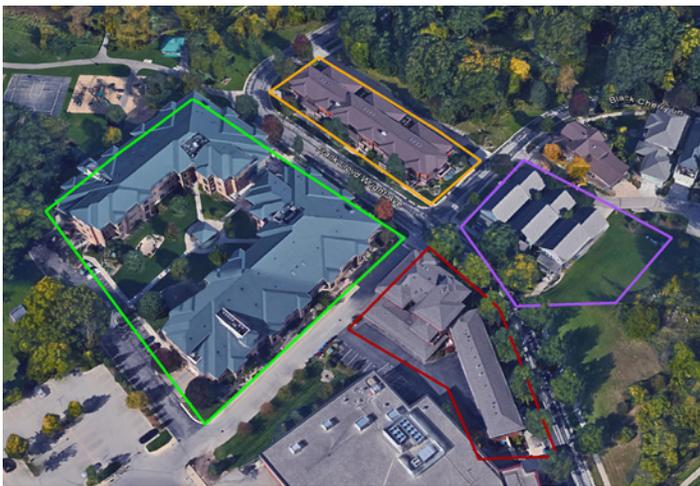
Finally, small sites should generally contain smaller buildings rather than one large building covering the whole site, or the majority of it.



RECOMMENDED - This single building multi-family development is designed to look like a large single-family home, which is similar to the housing stock common in Ledgeview.



RECOMMENDED - This two-story development has 24 units on a 2 acre site with underground parking. The primary building is oriented to the street, creating a welcoming facade. Visitor parking is spread throughout the site and amenity is provided both between buildings and via a path that connects to a park behind the third building.



RECOMMENDED - The areas identified by orange (apartment), purple (duplex), red (mixed-use), and green (apartment community) show how different types of multi-family developments can work together when sited properly. The placement of buildings at the street edge and high quality architecture create a desirable environment.

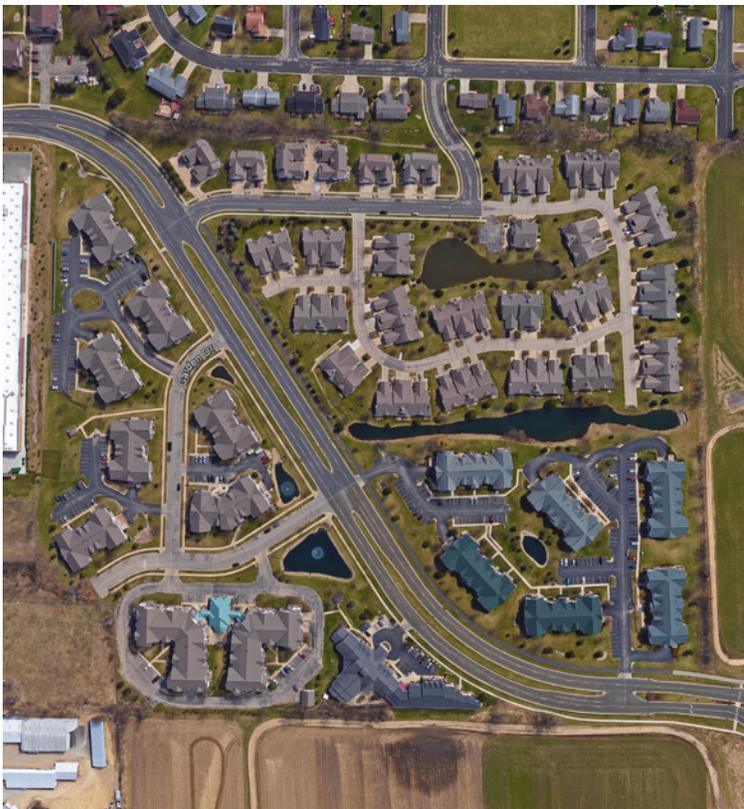
3.4 MEDIUM AND LARGE SITES

Medium and large sites are those that are generally larger than 5 acres. Medium and large sites should provide multiple access points for multiple modes of transportation (bicycle, pedestrian, automobile), so care should be taken with regard to building placement to ensure this. In addition, medium and large sites should be broken down into smaller blocks through the use of internal circulation routes, or more preferably, public rights-of-way. Public roads are preferred over private drives and should have components of complete streets, such as sidewalks, or be of a minimal width, providing mobility and access for all types of users.

An appropriate number of amenities should be provided that can be easily accessed by all units. Amenities such as pools or clubhouses may be located centrally within a site, allowing equal access for all units, provided other barriers don't exist. ADA Compliant access (pathways, sidewalks) also

needs to be provided to and between all buildings and amenities to ensure a complete pedestrian circulation system.

How a building or series of buildings relate to the sidewalk and street affects the experience of the pedestrian, bicyclist, or driver passing by. Maintaining continuous street-facing façades and lining streets with active uses or defining elements, such as windows, helps to create pedestrian-friendly and visually pleasing places.



RECOMMENDED - These various multi-family developments differ in building design, but are well connected interally and externally to adjacent developments.



RECOMMENDED - This large multi-family site is broken down like a traditional single-family neighborhood development with internal blocks, streets, and alleys. Multi-family builds are oriented along streets with garages, located in the rear, accessed through an alley.



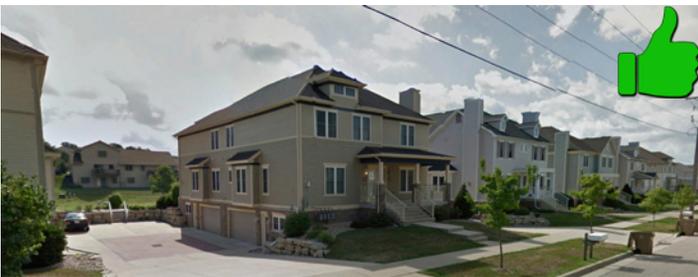
RECOMMENDED - In this development, a second pool amenity was provided because of the distance between units and a steep topography change - a barrier. Residents have easy access.

site planning & layout

4.1 BUILDING ORIENTATION



RECOMMENDED - This development leaves connection points for future growth rather than using cul-de-sacs.



Buildings oriented toward the street rather than inward provide a stronger, more welcoming street facade and invite pedestrians to a front door. The bottom image is not discouraged if this was an internal circulation route, such as an alley, but the building facade shown facing the public right-of-way is not desired.

DESIGN GUIDELINES

Orient buildings to face public/private streets and open space.

Connect building entries to the public sidewalk for all street-oriented dwelling units.

Buildings should be arranged and grouped so their primary orientation complements adjacent, existing development and either frames the corner of an adjacent street intersection, frames and encloses a “main street” pedestrian and/or vehicle access corridor within the development site, or frames and encloses parking areas, public spaces, or other site amenities.

New development should be designed to promote cohesive neighborhoods, providing seamless connectivity. Except when development is clustered to preserve open space, the fronts of buildings should generally face outward toward a neighborhood street. Parking lots should generally be oriented internally.

Multi-family developments should be laid out in a similar fashion as single-family blocks and lots, albeit on one lot with private streets rather than several public rights-of-way.

Address numbers that are identifiable for each unit where buildings face the street or open space provide an orientation feature to the public space or street.

Avoid intruding into open space with disruptive utility and service features.

Corner or end unit architectural treatment can include wrap-around porches and facade detailing in order for a building to face the public street, amenity, or open space.

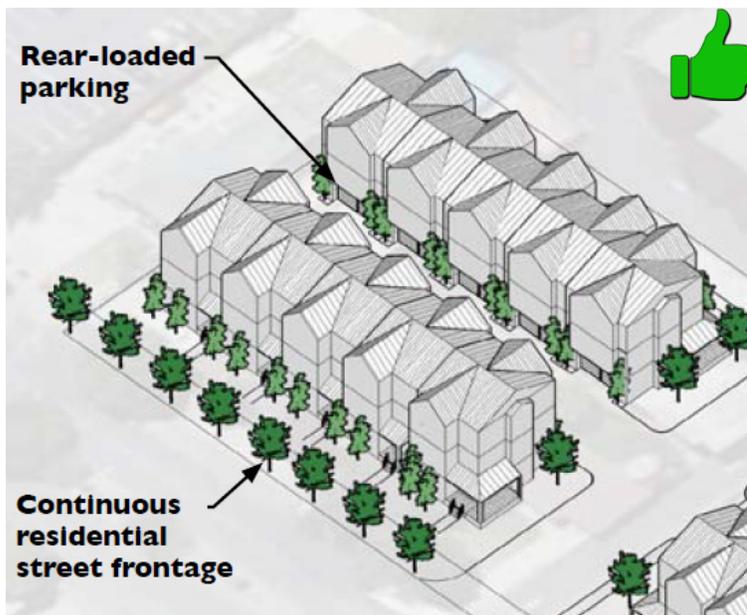
Massing and orientation of rowhouses should be stepped to minimize visual and impacts to neighboring properties.

Rear-loaded units should be the first choice when facing public streets. Front-loaded units should be used when development faces a side or rear property line.

site planning & layout



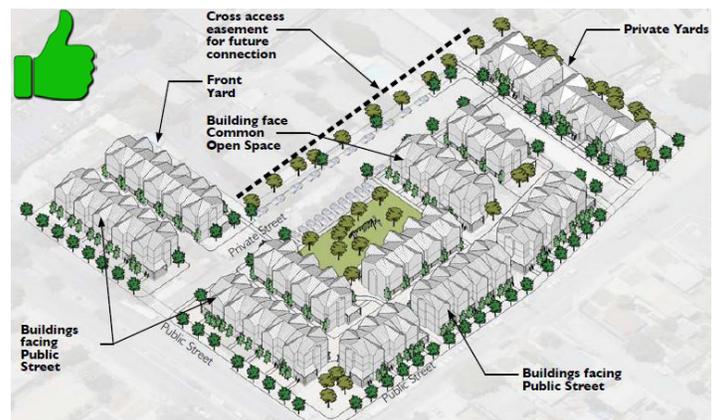
RECOMMENDED - This street shows a cross section of multi-family units on the left and single-family homes on the right. Multi-family homes are oriented with primary entrances on the street, like the single-family homes, creating a welcoming and comfortable streetscape.



RECOMMENDED - Rear-loaded townhouses provide a continuous front or "face" to the street, and have garages facing the rear of the property. The "alley" that is created between garages provides another opportunity for programming usable space.



NOT RECOMMENDED - This side-by-side duplex is unapproachable, and challenges guests to find the entry.



RECOMMENDED - Placement of buildings breaks down the larger site to pedestrian scale blocks, despite the size of the buildings.

site planning & layout

4.2 CIRCULATION & PARKING

DESIGN GUIDELINES

Provide multiple direct connections to the local public street system.

Include through-access drives as a dedicated or a private street, with detached sidewalks and landscaped planting strips between the sidewalk and curb. The through-access drive shall be continuous through the site, and connect to a perimeter public street on either end.

Align internal access drives and through-access drives with drives on adjacent properties.

Locate parking lots and garages internally, behind the building street-wall.

Create on-street parking opportunities for internal streets and alleys.

Provide a network of sidewalks and pedestrian walkways of 5-10 feet in width that connect public rights-of-way, building entrances, parking lots, open spaces, public, and civic uses, and tie-in to adjacent sidewalks or uses.

Break up continuous parking lot drive aisle configurations and associated parking stalls. There should be no more than 10 uninterrupted parking stalls/spaces, whether in garages, carports, or surface parking lots.

Create dispersed parking courts. Avoid perimeter loop or “race-track” parking lot configurations that isolate the project from its surroundings.

Locate parking lots in a series of dispersed parking pods accessed by individual drive aisles.

Provide on-site guest parking along streets via parallel or perpendicular parking wherever possible rather than in parking lots.

Anticipate and plan for future connections to adjacent parcels to provide future opportunities. Work with Town staff to identify future land use and development plans.



RECOMMENDED - Pedestrian connections continue where vehicular connections terminate, which promotes circulation.



RECOMMENDED - Using pavers and programming a space can delineate shared pedestrian and auto space and maximize usable space.



RECOMMENDED - Duplexes with underground parking and a shared drive provide curb appeal on par with single-family homes.

site planning & layout



RECOMMENDED - Vehicular access in the rear of multi-family buildings allows the front, street facade, to welcome visitors while the rear handles vehicles and trash collection.



NOT RECOMMENDED - This development only has one vehicular entry/exit to the minor collector for more than 200 dwellings.



NOT RECOMMENDED - Parking courts like the one above are strongly discouraged. Improve this space by delineating public/private areas.



RECOMMENDED - These secondary entries and garages are appropriate on an internal street or alley. Mirroring the buildings can create a semi-private space / internal courtyard.



RECOMMENDED - Underground parking becomes economically feasible when you work with the topography. Building entries are now at ground level. The number of structured parking entrances should be kept to a minimum and should be located on side streets or interior streets whenever possible.



RECOMMENDED - Additional parking for visitors can be provided in fewer spots meant to mimic driveway entrances and located throughout a development, rather than in one large parking lot.

site planning & layout

4.3 BUILDING & SITE LANDSCAPING



RECOMMENDED - The landscape screening and transparent fence provide privacy and separation of public and private spaces.



NOT RECOMMENDED - Building massing which dominates an auto court or private street without landscape relief creates a “canyon effect”.



NOT RECOMMENDED - Buildings should have landscaping around the based, much like single-family homes. Large areas of asphalt associated with parking lots or garages is discouraged. This unit could use landscaping to separate garage entrances and enhance the common building entrances.

DESIGN GUIDELINES

Plant species native to Wisconsin, as determined by the Wisconsin Department of Natural Resources.

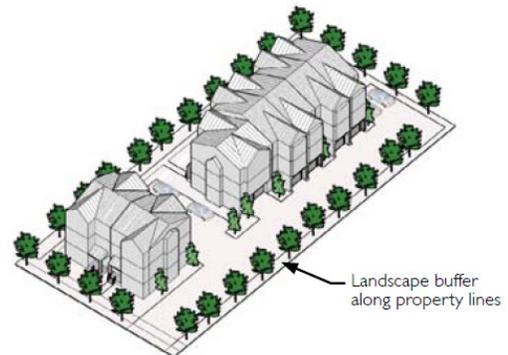
Existing quality/specimen trees and vegetation should be preserved whenever possible to act as buffers between adjoining developments and as site amenities within new development.

Utilize significant trees already existing to fulfill landscaping or buffering requirements. “Significant” trees include deciduous trees with twelve inch (12”) minimum caliper, evergreen trees twelve feet (12’) or more in height, and groups or stands of ten (10) or more trees with a minimum caliper of six inches (6”). Account for loss of mature trees by providing 1 replacement tree for every mature tree removed.

Utilize green infrastructure such as bioswales and rain gardens to enhance stormwater management efforts.

Retention ponds should be designed as site amenities, and broken into multiple amenities dispersed throughout a site, rather than one large pond. If one large pond is utilized, access to it should be provided.

To the extent possible, maintain natural site topography and minimize land disturbance. Extensive grading or unusual site improvements (e.g., large retaining walls) to force a design onto a property is strongly discouraged.



RECOMMENDED - A landscape buffer should be used where private streets abut property lines.

site planning & layout

4.4 COORDINATING AND SCREENING UTILITIES

DESIGN GUIDELINES

Refuse containers, ground-level equipment and loading areas should be screened from view on at least three sides and be architecturally compatible with surrounding structures. They should be located and designed to be inconspicuous to the extent practical, such as by being located away from streets or integrated into a building's volume.

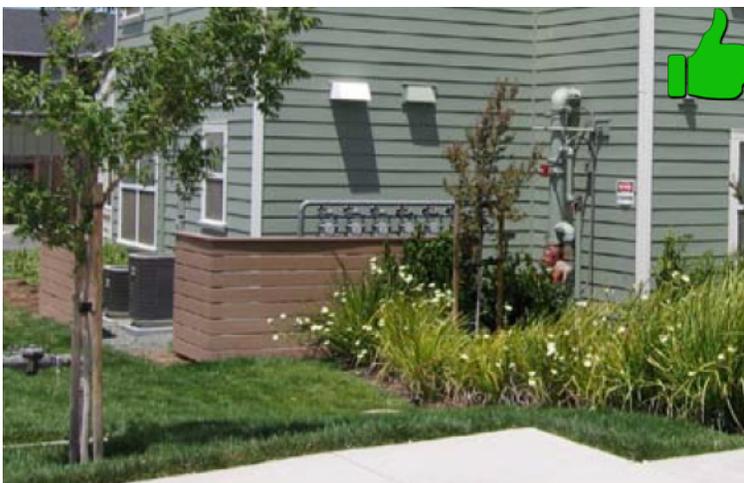
Utility boxes, electrical transformers, gas meters, and other utility cabinets should be undergrounded when possible or located away from public sidewalks and other pedestrian pathways and screened from view. Screen utilities with dense landscaping or decorative masonry walls designed to harmonize with building architecture and materials.

Roof-mounted equipment and antennas should not be visible from public view, except for solar panels or wireless facilities that are camouflaged or disguised. Equipment may be recessed within the profile of the building or screened architecturally.

Noise generating equipment and activities, such as air conditioning units, condensers, trash compactors, and loading docks, should be designed, shielded and located to minimize noise experienced by neighbors.



Dumpsters should be used when buildings contain more than 6 units. Enclosures should match the design of the primary building(s). Dumpsters should be enclosed as to not expose their contents to visitors or the elements, as well as have curbs to avoid runoff into adjacent surface water or sewers.



RECOMMENDED - Screening of electrical equipment disguises it from first glances, providing a more attractive, and quality environment.



NOT RECOMMENDED - Utilities like these AC units should be screened with thick vegetation or located on building roofs. Despite being in the rear of the building, they are noisy neighbors as currently placed directly outside dwelling units.

public spaces & amenities

5.1 OPEN SPACES & PUBLIC USES

DESIGN GUIDELINES

Integrate public amenities and programmed open spaces into the overall design of a development, rather than leaving them as periphery “green space”.

Program small green spaces, courts, squares, parks, plazas, and similar spaces to function as gathering places and focal points for resident recreation and interaction.

Make common open spaces easily accessible for all residents young and old, able and disabled. Requirements for compliance with provisions of the Americans with Disabilities Act (ADA) are included in the Town and State Building Codes.

Utilize both active and passive public spaces. One active space must be provided for every passive space shown.

Active recreation is generally any recreational activity that requires infrastructure for the purposes of active sports or organized events. Examples may include sport fields or courts, playgrounds or play areas, game rooms, or swimming pools.

A passive recreation area is generally an undeveloped space or environmentally sensitive area that requires minimal development. Examples may include hiking / cross-country skiing trails, fishing, wildlife and bird watching areas like ponds or creeks.

Private open space, such as ground-level patios or upper level balconies, may be used in lieu of required shared open space at a ratio of two square feet of private open space for every one square foot of shared space.

Use buildings to frame and enclose meaningful gathering spaces and common areas.

Create usable and defined common open space areas, not a conglomeration of left-over space. Avoid small slivers of, thin, unusable, awkward, and undefined open space areas.

Use existing natural features as transitions, including natural differences in topography (not retaining walls), streams, existing stands of trees, and similar features.



RECOMMENDED - Passive amenities like this picnic area and fire pit (background) complement active uses like playgrounds and pools.



RECOMMENDED - The buildings in this development face the public right-of-way and frame a public park, defining the place.



RECOMMENDED - In Ledgeview, natural features can mean large areas of multi-family developments must be left as open spaces. But this also provides an opportunity for passive amenities like trails.

public spaces & amenities

Outdoor living space for the shared use of residents may include shared lawns, courtyards, community gardens, roof gardens, and play areas. Shared spaces should be accessible to all residents, provide seating areas and some shade, be appropriately lighted, and be designed to encourage social activity. Shared space should be relatively flat and usable.

For larger residential and mixed-use projects, open space may be provided that is privately owned but accessible to the public. When included, such privately owned, publicly accessible open space should be provided in locations where high levels of pedestrian and/ or community activity can be expected. Publicly accessible open space may include plazas, pocket parks, or “living streets.”

Where possible, locate and design open space to provide views of the Niagara escarpment, waterways and wetlands, notable historic or architecturally significant buildings (e.g. Lambeau Field), or other scenic features.

Conveniently locate common open space. Open space areas should be located contiguous to the units they serve.



RECOMMENDED - This site provides multiple amenities within easy reach of all residents, rather than one centrally located amenity.



RECOMMENDED - The landscaping and the orientation of buildings frames this pool, enhancing security and sense of place.



RECOMMENDED - The multi-family buildings frame this pool amenity, providing privacy from the public right-of-way. Multi-family units also front a public park and gathering space within the larger planned development, providing easy access.



RECOMMENDED - A dog park amenity can provide an exercise area for resident pets as well as an informal gathering space for residents.

public spaces & amenities

5.2 SITE LIGHTING

DESIGN GUIDELINES

Adequate lighting should be provided along sidewalks, streets, driveways, public spaces, and in parking areas for the safety and security of residents and visitors.

Provide pedestrian-scaled lighting to illuminate entrances, pedestrian paths, or gathering places that may present security concerns (such as paths to parking) and level changes along pedestrian paths.

Lighting should be integral to the design of the building and site, and complement the architectural style of the building. Conceal electrical boxes and conduits from general view.

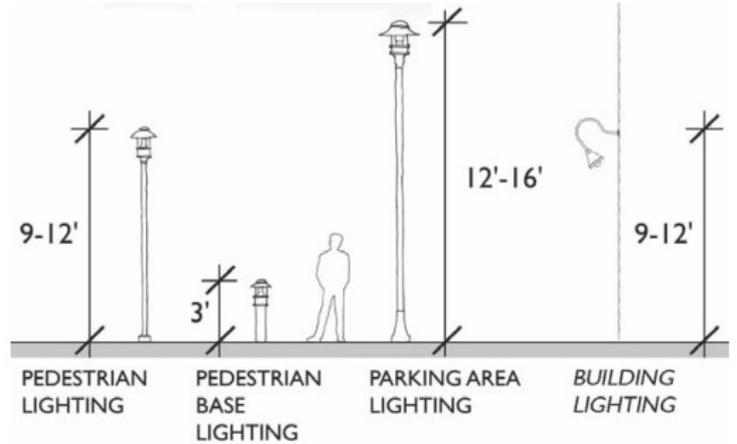
Exterior light fixtures should be mounted at the lowest appropriate height to limit light pollution, reduce impacts on neighbors, and to preserve natural settings and night sky views.

Bollard lighting is encouraged as a way to light pedestrian paths.

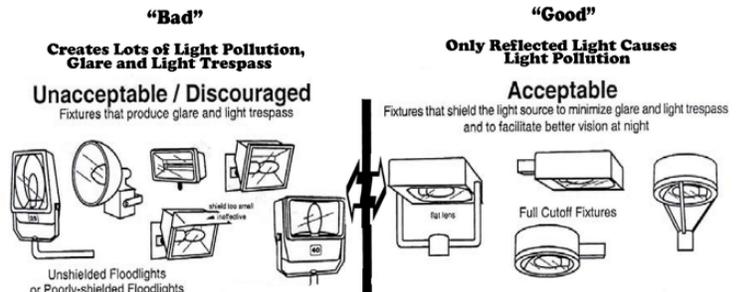
Lighting on poles should generally not exceed 14 to 16 feet in parking lots and along pedestrian-oriented streets and uplighting should not be used.



RECOMMENDED - Lighting should be provided along sidewalks and public pathways on site. Renewable solar lighting is preferable!



RECOMMENDED - The use of bollard lighting can reduce light pollution and is encouraged to light pedestrian paths.



RECOMMENDED - International Dark-Sky Association fixtures limit light emitted into the night sky and limit light pollution.

public spaces & amenities

5.3 PARKING LOT LANDSCAPING

DESIGN GUIDELINES

Plant species native to Wisconsin, as determined by the Wisconsin Department of Natural Resources.

Incorporate a three-tiered planting plan, using plants in multiple layers that include ground covers, grasses, and annuals, perennials and shrubs, and trees.

Frame and enclose common open spaces such as courtyards, plazas, and greens using landscaping.

Use landscaping to buffer adjacent land uses which are incompatible with multi-family residences. Similarly, use landscaping to screen nuisance uses such as air conditioning units or dumpster enclosures.

Locate landscaping throughout parking lots in medians or adjoining open areas, not simply at the ends of parking aisles. Provide a minimum of one (1) tree and five (5) shrubs in each median for every eight (8) parking spaces in a row.

Use curb cuts, concrete stop bars, or no curbs with depressed medians or swales in parking lots to promote green infrastructure. Allow stormwater to flow to landscaping, rather than blocking it with curbs. Provide a rip rap stone or concrete water ramp to slow runoff when entering the swale.

Support green infrastructure by using a minimum 6-foot median between parking stalls to give landscape plantings more room to grow and thrive.



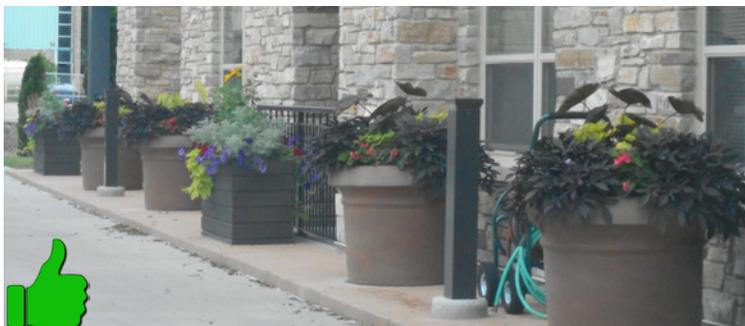
RECOMMENDED - Curb cuts and depressed medians reduce pervious area, can buffer adjacent uses, and provide a place for excess stormwater; all while endingucing plant growth.



NOT RECOMMENDED - This planter, surrounded by curb, acts as a barrier to any landscaping recieving natural, free stormwater.



RECOMMENDED - The use of large median areas rather than excess green space around the perimeter, provides ample room for landscape plantings to grow and prosper. Furthermore, pervious pavers in parking stalls allows infiltration.



RECOMMENDED - When there is insufficient room for planting beds, large planters, which can double as dividers, can be used.

building design

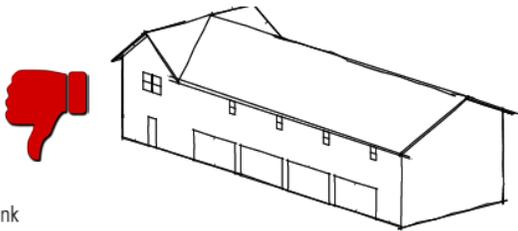
6.1 BUILDING MASSING



RECOMMENDED - Massing here is both additive - repeating roof forms - and subtractive - creating spaces and voids in the facade.



Windows and Entries



Relatively Blank



RECOMMENDED - Bending large buildings can be used to frame public spaces and breaks down large, long facades.

DESIGN GUIDELINES

Massing refers to the general shape and form as well as the size of a building or series of buildings.

Create building masses which appear as an array of individual homes rather than one single building. Attach no more than eight dwelling units in a row. Buildings with more than 8 units should be two or more stories and/or contain a bend to break up long facades.

Use multiple building developments to frame public spaces by adding a bend to buildings with more than 8 units.

Soften the architectural edge at site boundaries. Buildings shall provide a lower single-story profile which transitions to taller building volumes away from site boundaries.

For new buildings that are more than two stories, clearly express a base, middle, and top, as appropriate to a particular building type. The design of the base should convey its load-bearing function, such as through the use of materials (like stone or stucco) or darker colors, or deep joints in masonry. The top creates a prominent visual termination for the building and can add interest through carefully considered roof forms, cornices, eaves, and parapets. Roof pitch, its materials, size, and orientation are all distinct features that contribute to the character of a roof. The middle of a building can be much taller than the base or top, and should have the appearance of being lighter than the base through the use of color and materials.



RECOMMENDED - A base, middle, and top are shown above. The base extends at the entries and corners as prominent elements.

6.2 BUILDING ARTICULATION



RECOMMENDED - This building is designed on four sides, as the balcony is wrapped around the corner.



NOT RECOMMENDED - Large areas of flat, blank walls are strongly discouraged.

DESIGN GUIDELINES

Building articulation refers to a buildings surfaces, giving emphasis to architectural elements (windows, balconies, porches, entries, etc.) that create a pattern or rhythm, dividing large buildings into smaller identifiable pieces.

Fronts of buildings should be articulated through the use of bays, insets, balconies, porches, or stoops related to entrances and windows.

Use the following techniques to enhance variety and visual interest: stagger and jog unit plans; reverse building plans to add articulation; vary individual unit setbacks within the same building. Break down large building masses into a collection of individual massing elements using pop-outs, building projections, and changes in wall plane.

Avoid long uninterrupted exterior surfaces, including blank walls and garage doors in new buildings. If a larger blank wall is needed to make efficient use of a site, improve its design by using recesses, trellises, landscaping, art, display windows (in mixed-use settings), or other features.

On corner lots, side yard facades shall maintain the architectural quality consistent with the front facade.

Projecting eaves and roof gable should be related to corresponding projections in building masses.



RECOMMENDED - Articulated building entries welcome visitors to a front door. Articulation of porches gives building depth.

building design

6.3 BUILDING ENTRANCES



RECOMMENDED - These individual building entrances are emphasized with covered porches and the front doors are transparent.

DESIGN GUIDELINES

Buildings may have individual unit entrances or a shared entry into a common space or hallway. Primary entrances should contain at least 50% transparency (glass door)

Primary building entrances should be visibly emphasized, architecturally embellished, and accessible from a street and sidewalk to the extent feasible. Entrances that cannot face a public street and sidewalk (such as with especially deep or large lots) should face an internal pedestrian path that connects directly to a street and sidewalk. Internal pedestrian paths may be accompanied by courtyards or plazas.

Encourage accessibility by people of different abilities by making it an important design consideration early in the design process.

Entry features should primarily be single story elements, or incorporated into two story vertical elements to break up the building mass along the street.

Building fronts should face building front, streets, or open spaces, rather than sides of buildings, berms, or parking lots.

Dwelling entries such as stoops and porches should be the predominant facade feature.



RECOMMENDED - Recessed entries and covered porches along the street provides individual entry as well as semi-private space.



RECOMMENDED - Entries in this four-unit building are visibly emphasized, provide visitors a welcome environment.

6.4 ROOF STYLES & FORM

DESIGN GUIDELINES

Rooflines should emphasize certain parts of the building and provide visual interest.

Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.

Gable roofs are encouraged to emphasize vertical proportion and create modulation.

Roof elements should be varied to minimize the appearance of mass and bulk.

Create dormers that harmonize with the architectural style of the building, sized and proportioned to complement the main body roof form.

Gabled, hipped and shed roof types occur most frequently in residential settings, and may be accompanied by dormers. These roof types can be appropriate in mixed-use settings, as can flat roofs accompanied by parapets.



RECOMMENDED - The use of dormers breaks up large roof plains and provides light into upper floor units.



RECOMMENDED - The varying roof forms, arched porch opening on the first floor, protruding bays, base, middle, and top, and detail on balcony posts makes this a well-designed multi-family building.



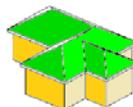
On flat roofs, a small eave or eave with cornices (middle photo above) provides desirable architectural detail. Without the detail, buildings appear to be missing a cap, or top story (bottom photo).



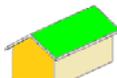
Cross Hipped



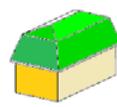
Hip



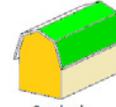
Hip and Valley



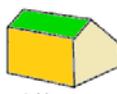
Open Gable



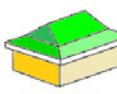
Mansard



Gambrel



Saltbox



Combination

building design

6.5 BUILDING FACADES & MATERIALS

DESIGN GUIDELINES

The edge of veneers should not be obvious, such as by avoiding vertical joints at exterior corners. Generally, lighter materials should be placed above heavier materials (such as wood above masonry, or stucco above masonry).

Select base colors that blend with the predominant colors and features of surrounding buildings and landscape. Don't detract from buildings in the vicinity, especially if they are designated as architecturally or historically significant. Darker earth tones should be used on hillsides to complement and blend with surrounding vegetation. Use similar colors and materials to achieve unity of design.

Use high-quality building materials that are durable, attractive, and have low maintenance requirements. Materials and applications that will discolor should be avoided.

Paint or stain all deck elements such as ballustrades, railings, columns, posts, and staircases, to match the main building. Deck elements shall not be left to weather naturally.

Incorporate architectural features that support, or appear to support, the weight of architectural projections, such as by using corbels, beam ends, or knee bracing.

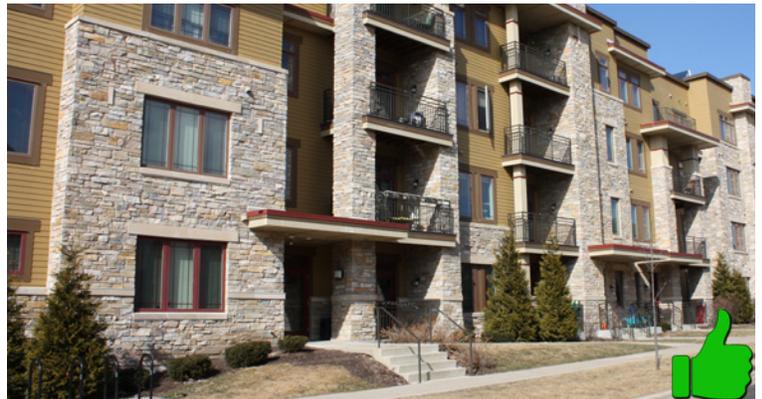
Integrate elevated decks into the fabric of the building. Decks should not appear as "tacked-on" after thoughts

Create covered decks using roofs of similar cladding and complementary pitches, designed to harmonize with the main building.

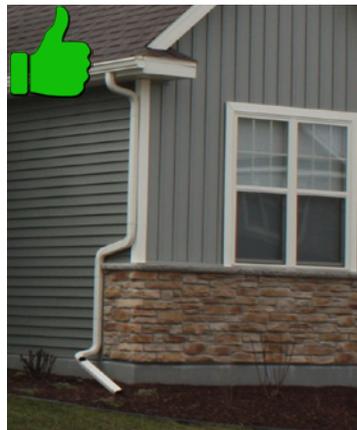
Bay windows, cornices, and other architectural projections are encouraged except when they would be cantilevered over downward slopes. Do not elevate decks on poles that make buildings seem more massive from the street or surrounding properties.



RECOMMENDED - The use of cornices supports, or appears to support the projected roof, adding additional detail to the building.



RECOMMENDED - Fieldstone is a high quality, desirable material for use on apartment buildings.



RECOMMENDED - A veneer is less obvious when it wraps around a corner. This technique can also be seen in the middle photo, above.

building design



RECOMMENDED - This mixed use building (residential above commercial/office) is composed as three consecutive masses. The varying roof styles, window styles, colors, and materials used on the front facade break up the building mass.



RECOMMENDED - Using a consistent styles (Prairie Style shown here) can help ensure all facades - not just the front - contain detailing.



NOT RECOMMENDED - The lack of transparency (windows, use of a wall) on this structure gives it a bunker like appearance.



NOT RECOMMENDED - Building facades with rows of flat garage doors on the primary facade are not desired. Garage doors act as the front door for resident units and communal doors are disregarded.

building design

6.6 SUSTAINABLE & RENEWABLE ELEMENTS

DESIGN GUIDELINES

Incorporate “green building” features that promote energy efficiency, human health, and resource conservation. Projects should incorporate design and construction practices that include, but are not limited to: charging connections for electric vehicles; energy generation (e.g. photovoltaics or small wind turbines); water conservation (e.g. rainwater systems, green infrastructure); white or green roofs; or solar building orientation.

Solar panels should follow rooflines, and be designed to be less obtrusive while allowing for needed solar access. The location selected for small-scale wind turbines should respect their appearance and views from streets and neighbors.

Eaves should be incorporated into building design to create shadows and serve as a traditional response to Ledgeview’s winter snow’s and summer days with intense sunlight. Deep eaves are encouraged when gabled, hipped and shed roofs are used.

Best management practices for storm water runoff should be incorporated into all multi-family designs, to filter contaminants out of storm water runoff before it reaches waterways.



RECOMMENDED - Deep eaves provide shade in summer months and help deter snow in winter months.



RECOMMENDED - Solar panels on this apartment complex reduce operation and maintenance costs. Roofs can also house utilities like AC.



RECOMMENDED - The use of white roofs can keep building temperatures lower in hot summer months.



RECOMMENDED - On-site vehicle charging stations can be located in parking lots or within buildings.

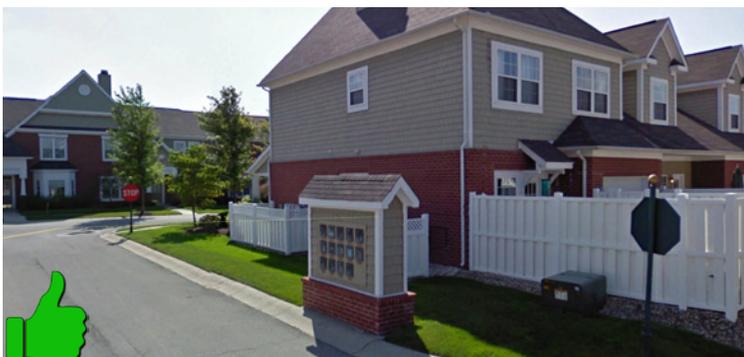
6.7 ACCESSORY STRUCTURES & SIGNAGE



RECOMMENDED - Signs should be designed with the same high quality materials, colors, and styles as buildings and be surrounded by landscaping, as is required by code.



RECOMMENDED - The office/clubhouse shares a similar design as the residential buildings in this well-connected apartment community.



RECOMMENDED - This stand-alone mailbox structures is designed to complement the apartment community it serves.

DESIGN GUIDELINES

Create architecturally compatible accessory structures. Accessory structures such as sales/lease offices, recreational buildings, clubhouses, detached garages, etc. shall be designed to harmonize with the form, material, color, and details of multi-family buildings.

Garages may be attached, detached, underground or some combination of garage types. All garage structures must be consistent and compatible with the architecture and materials of the townhouses. Pre-fabricated car-ports are discouraged.

Locate common mailboxes in close proximity to building entries or within building lobbies. Design stand-alone mailbox structures to complement building architecture in terms of form, materials, and color.

Provide landscaping around on-site signage in line with Town Ordinances.

Provide parking for bicycles on-site.



RECOMMENDED - Additional design on the garage ends that face public spaces allows them to blend with the principal structures.

glossary of terms

Building Articulation - Refers to a buildings surfaces, giving emphasis to architectural elements (windows, balconies, porches, entries, etc.) that create a pattern or rhythm, dividing large buildings into smaller identifiable pieces.

Building Massing - The general shape and form as well as the size of a building or series of buildings.

Building Face - The front facade of a building, usually identified by a front entry or entry features such as a porch, stoop, and/or front door.

Bulbout - a limited curb extension that narrows a street to reduce the pedestrian crossing distance of a street.

Common Area - areas that are not owned by an individual owner of a residential unit but shared by all owners, either by a percentage interest or owned by the management organization. Common areas can include the lobby, hallways, parking areas, laundry rooms, gathering spaces, recreational facilities, clubhouses, community centers, parks and other outdoor open space, landscaping, fences, and all other jointly used space.

Condominium - a building or complex of buildings containing a number of individually owned apartments or houses.

Double-loaded Street - a public street or space that has residential units on either side, facing the street or space.

Front-loaded Townhouse - a residential unit with garage access provided at the front of the unit with the primary entry to the home, usually from the street or sidewalk.

Mews - narrow, intimate streets that balance the access and service functions of a lane with active building frontages, accessory uses, and a street space shared by cars and pedestrians.

Rear-loaded Townhouse - a residential unit with garage access provided at the rear of the unit on the opposite side of the primary entry to the home, usually from an alley or parking lot.

Recreation, Active or Passive - **Active recreation** is generally any recreational activity that requires infrastructure for the purposes of active sports or organized events. Examples may include sport fields or courts, playgrounds or play areas, game rooms, or swimming pools. A **passive recreation** area is generally an undeveloped space or environmentally sensitive area that requires minimal development. Examples may include hiking / cross-country skiing trails, fishing, wildlife and bird watching areas like ponds or creeks.

Paths - a connection used by pedestrians and/or bikes to connect two or more places.

Single-loaded Street - a public street or space that has residential units on one side, facing the public street or space.

Terrace - the space between a sidewalk and street, commonly landscaped or used for tree planting.

Zero-Lot-Line - the placement of one side of a building as close to the property line as possible. This placement typically allows marginal space between two buildings on adjacent lots. Therefore, there are generally no windows on the sides of the buildings closest to the property line. The zero lot line method is often utilized for attached homes, in which case the homes share a common wall that, if crossing property lines, is aligned with the center of the adjoining lots.

adopting resolution

RESOLUTION # ZPC 17-2016

RECOMMENDATION OF APPROVAL OF DESIGN GUIDELINES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, The Town of Ledgeview developed Design Guidelines for Multi-Family Residential Development in order to serve as a reference in guiding and reviewing future development for citizens, developers, and commissioners, and

WHEREAS, The Design Guidelines apply to the entire Town, and future Design Guides may be developed that are unique to the character of a specific area, and

WHEREAS, Said Design Guidelines sets the minimum design standard for building, site, and operation plans that are to be submitted to the Town for more complete and accurate Staff and Zoning & Planning Commission review of multi-family residential developments, and

WHEREAS, Said Guide is prepared the authority of Section 62.23 of the Wisconsin State Statutes, Chapter 135: Zoning of the Town of Ledgeview Municipal Code, and the Town of Ledgeview Comprehensive Plan 2035, being deemed necessary to promote the public health, safety, morals and welfare of the Town of Ledgeview, and

WHEREAS, The Design Guidelines may require various updates due to policy changes and/or references to Municipal Code amendments.

THEREFORE BE IT RESOLVED, That the Plan Commission recommends approval of the Town of Ledgeview Design Guidelines for Multi-Family Residential Development to the Town Board.

Zoning & Planning Commission
Town of Ledgeview

Introduced: September 14, 2016

Approved: September 14, 2016

SIGNED: Jane Tenor Chair
Jane Tenor

ATTEST: Charlotte Nelson Recording Secretary
Charlotte Nelson

