

Ordinance 07-02-2026

An Ordinance Repealing Sections 550-92, 550-93, 550-94 and 550-95 of Article X “Development Control” and Recreating Sections 550-92, 550-93, 550-94 and 550-95 of Article X ‘Development Controls’ within the Chapter 550 of the Village Code of the Village of Slinger, Washington County, Wisconsin

WHEREAS, the Planning Commission and Village Board have determined the need to modify the Development Controls regulations pertaining to architectural design and review to eliminate specific percentage requirements and create language that encourages flexibility and creativity in design while maintaining the aesthetic character of the Village.

NOW THEREFORE, the Village of Slinger Village Board does ordain as follows:

SECTION I: Repeal the following Sections of Article X Development Controls

§ 550-92 Purpose; intent; compliance; applicability.

§ 550-93 Development review information.

§ 550-94 Design review principles.

§ 550-95 Design review criteria

SECTION II. Recreate the following Sections Create Section 550-50.1 to read as follows:

§ 550-92 Purpose; intent; compliance; applicability.

A. The architectural review regulations set forth in 550-95 of this chapter are intended to:

- (a) Serve the aesthetic needs and requirements of the Village;
- (b) Promote greater interest in the appearance, development and redevelopment of all properties as it relates to each specific project, its surroundings and the community by giving encouragement, guidance and direction;
- (c) Protect property owners, residents and tenants against improper development as it relates to appearance; to encourage and promote attractiveness, cohesiveness and compatibility of buildings and sites in order to achieve harmonious appearance and function;
- (d) Provide open areas and parking areas which are aesthetically designed and landscaped;
- (e) Identify and preserve significant natural features, all of which will serve to guide the future development of the Village in a manner that will protect our natural resources and facilitate the integration of development projects into our existing environment;
- (f) Protect the quality of life existing within the Village;
- (g) Maintain property values;
- (h) Promote the public health, safety and welfare of residents, tenants and owners of buildings and sites.

B. Compliance.

- (1) No person shall commence development of or alter any building, structure or site in a manner which is in conflict with the principles set forth in § 550-94 and the criteria set forth in § 550-95 of this chapter, subject to the following:
- (2) The requirements, criteria and standards contained in this article shall apply to:
 - (a) New (first-time) development of any building, structure or site in the Village.
 - (b) Expansions or additions to any building, structure or site in the Village.
 - (c) Redevelopment or reuse of any building, structure or site in the Village. However, where full compliance is not practicable or would cause an undue economic hardship, the Planning Commission may, at its discretion, waive full compliance as the

Commission finds necessary, provided the purpose and intent described in § 550-92A is met.

§ 550-93 Development review information.

The following development review information shall be required by the Planning Commission for developments in all zoning districts, excluding single-family and two-family districts, to aid in the determination of whether a development is aesthetically compatible with the character of existing development and desired development:

A. Site plan

- (1) Area map depicting proximity to nearest roadway intersection.
- (2) Plot plan of proposed development/parcel and all abutting parcels indicating zoning, building location, parking and driving surfaces, lighting, utility easements, and surface water flow patterns.
- (3) Two-foot interval topography of subject parcel.
- (4) Lands abutting an existing freeway or adjacent to a planned transportation corridor shall review and apply the requirements of § 550-85 of this chapter if applicable.

B. Building plans

- (1) Elevations of proposed structure or modified structure.
- (2) An accurate color rendition of proposed structure or modified structure.
- (3) Sample colors and building materials may be required from the applicant for review by the Planning Commission. In addition, a listing of all exterior materials may be required which may include the following: type of material, manufacturer of material, style and specific color. All physical samples of building materials shall be retained by the applicant after approval of the Planning Commission.
- (4) Landscape plan, including common and species names, sizes, and type of planting stock.

§ 550-94 Design review principles.

To implement and define criteria for the purposes set forth in § 550-92, the following principles are established:

- A. No building shall be permitted which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- B. No building shall be permitted a design or exterior as to create excessive monotony or drabness.
- C. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.
- D. No building or sign shall be permitted to be sited 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 unnecessarily have an adverse affect on the beauty and general enjoyment of existing structures on adjoining properties.
- E. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical.
- F. Buildings and uses shall provide for safe traffic circulation and safe driveway locations.
- G. Buildings and uses shall provide adequate parking and loading areas.
- H. Buildings and uses shall be provided with adequate public services.
- I. Adaptive reuse of existing buildings is strongly encouraged in the Village Center-Downtown District.

§ 550-95 Design review criteria.

In accordance with § 550-94, the Planning Commission will utilize the following design review criteria for the following Zoning Districts: Rm-1 and Rm-2 Residential Zoning Districts; VC-D, B-2, and I-1 Zoning Districts; and M-1, M-2 and B & LM Zoning Districts.

A. General Building Requirements

- (1) Buildings should utilize details or changes in materials to create a discernible base and top. Multi-storied buildings should have a horizontal expression line between the first and upper floors. Monotony of design shall be avoided. Variation of detail, form and siting shall be used to provide visual interest; however, consistency in design is encouraged.
- (2) Buildings should establish vertical proportions for the street facade through expression of structural bays, variation in material, and/or variation in building plane, and vertical proportions in the design for the elements within that facade, including windows and doors.
- (3) Large, undifferentiated building walls visible from a public street are prohibited. Walls visible from a public street that are greater than 100 feet in length should incorporate one or more of the following design features: variation in materials and colors, projecting and recessed bays, and variation in building heights.
- (4) Multiple-building developments. Each individual building within a development shall feature predominant characteristics including, but not limited to, consistent rooflines, use of compatible proportions in building mass and outdoor spaces, complementary relationships to the street, similar window and door patterns, and the use of complementary building materials in terms of color, shades, and textures. Monotony of design in multiple building projects shall be avoided. Variation in detail, form, and siting shall be used to provide visual interest. The use of different textures, complementary colors, shadow lines and contrasting shapes may also be used to provide visual interest.
- (5) Awnings and canopies are strongly encouraged on ground floor facades of commercial, mixed-use and multifamily residential buildings. Awning colors should relate to and complement the primary colors of the building facade. Awnings that are backlit or that cast light through the material are prohibited.
- (6) Accessory structures must be compatible with the primary building in terms of its character, roof shapes, building materials, colors and architectural details.

B. Building Materials

The following characteristics are required as part of the design of buildings.

- (1) Harmony in material, texture, lines, color and mass is required. Colors shall not be incompatible with existing neighborhood development. Color shades shall be used to unify the development
- (2) Street-facing facades should use durable and high-quality building materials. Acceptable materials include architectural metal panels, glass, brick, ceramic tile, terra cotta, cultured stone, cut stone, carved stone, stucco, EIFS, wood, and decorative concrete block. The use of nondecorative exposed concrete block, preengineered metal building systems, and sheet metal is discouraged. The use of plywood or oriented strand board (OSB) or similar materials is prohibited. Other building materials may be considered when appropriate to a property.
- (3) All sides of the building should include materials and design characteristics consistent with the front facade.
- (4) Use of lesser-quality materials for the sides and rear facades should be minimized.
- (5) Vulnerable materials may not be used at the base of the building within three feet from the ground.

C. Mechanical and Exterior Building Systems.

- (1) Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.

(2) Air intakes and exhaust vents for high-energy gas appliances and meters shall not be permitted on any façade that faces a public street.

(3) Building-mounted equipment.

a. Window-mounted air conditioning units shall not be permitted in any window that faces a public street.

i. When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade.

b. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised with screening that is:

i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.

ii. Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.

iii. Consistent with the color of the structure to which the equipment is attached.

(4) Roof-mounted equipment. Roof-mounted equipment shall be screened from any adjacent public right-of-way or residential district, preferably by parapet walls.

a. Screening shall be architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.

b. Equipment shall be consistent with the color of the structure to which the equipment is attached.

c. Screening shall be designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.

(5) Ground-mounted mechanical systems.

a. Ground-mounted mechanical equipment must be hidden from view through the use of one or both of the following methods:

i. Earth berm(s) with evergreen landscaping at a combined height sufficient to fully screen the equipment from the right-of-way or other users of the site.

ii. Any permitted combination of distance, vegetation, fencing, and berming which results in a reduction of visual interaction with an adjoining property.

(6) Screening distance.

a. Mechanical equipment is considered to be screened if it is not visible from any portion of the adjacent street right-of-way or adjacent property lines as measured at a height of five feet from the sidewalk/curb elevation or from the grade of the center line of the street if no sidewalk or curb is present.

b. Exceptions can be made for elevated roads that are of a considerable higher grade from that of the mechanical equipment, for drastic grade changes, or for other special circumstances as determined by the Zoning Administrator.

D. Refuse or recycling enclosures.

(1) All exterior trash storage areas shall be located within an enclosure at least six feet in height that completely screens the view of all trash and trash storage containers. The exterior of said enclosure shall be constructed of solid wood or one or more of the materials used on the exterior of the main building. A solid gate shall be used to gain access to the storage area; said gate shall be constructed of an opaque material or interwoven slat fencing. Gates will not face a public street and the orientation of the dumpster enclosure will minimize the view of the dumpster by the public.

(2) No exterior trash storage or dumpsters shall be located between a building and a public

street except if in the opinion of the Plan Commission, no other suitable location is available for such purpose, and provided the dumpster area is developed in a manner so as to minimize its appearance from a public street.

(3) Refuse receptacles installed and maintained for patrons are required for all food establishments located in these districts as deemed necessary by the Planning Commission. In addition, during plan review, the Commission will:

- a. Determine site location;
- b. Determine total number of receptacles; and
- c. Require a minimum thirty-gallon container.
- d. All refuse receptacles must be dumped regularly and maintained to sufficiently store refuse at all times.

E. Service and Storage Areas

(1) All service, refuse, garage doors, mechanical equipment and loading dock areas should be screened from public view through strategic placement, landscaping, and/or architectural design integration. For sites with dual frontage configurations, these features should be located along a side yard and not prominently visible from the primary street.

(2) In M-1, M-2 and B& LM Zoning Districts, outside storage of inventory, materials, equipment, supplies, scrap, etc., utilized in the day-to-day operation of the principal use shall be screened from public view with appropriate vegetation or privacy fencing of a material compatible with the principal structure and the surrounding area.

SECTION III. SEVERABILITY.

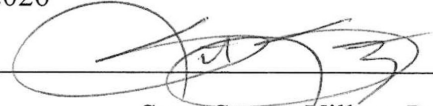
The sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections portions there of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other ordinances whose terms conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

SECTION IV. EFFECTIVE DATE.

This Ordinance shall take effect and be in full force after its passage and posting according to law.

Introduced by Trustee Thiel.

Passed and Adopted this 20th day of July, 2026



Scott Stortz, Village President

Countersigned:



Tammy Tennies, Village Clerk