

SAUK CITY HWY 12/PHILLIPS BOULEVARD DESIGN STANDARDS

Created with assistance from
MSA Professional Services, Inc.

Plan Commission recommends
adoption on January 29, 2008



SITE DESIGN

Front Yard Setback
Relationship
to the Street
Signage
Lighting
Parking &
Buffering
Service Areas
Landscaping
Stormwater

BUILDING DESIGN

Height
Massing & Articulation
Roof Expression
Building Projections
Secondary
Building Facades
Commercial
Ground Floor
Transparency
Colors

FREQUENTLY ASKED QUESTIONS

INTENT

The Hwy 12/Phillips Boulevard Design Standards were developed to improve and protect the appearance, value, and function of properties along this corridor. The guidelines are intended to allow for creativity and variety within a framework of basic design parameters.

The Village seeks a genuinely collaborative design process that rewards creativity and quality with opportunities to expedite the approval process.

Why has the Village adopted these standards?

The Sauk Prairie Comprehensive Plan indicates that the Village will “incorporate standards for commercial and industrial building and site design in zoning ordinances, with an emphasis on commercial buildings.”

I own an existing building in the Phillips Boulevard Design District - will I be expected to change my building to meet these standards?

No. Changes are not required. However, if you apply for a permit to modify or add a feature covered by these guidelines, you will be required to follow the standards that address that feature. Typical examples of changes to existing buildings that require a permit and must follow these standards include new siding, awnings, signs, and exterior lighting. It is not the intent of these standards to require alterations beyond the scope of a proposed change, meaning that, for example, window replacements will not automatically trigger structural changes or awning changes. See also the statement of intent at left.

Some of the standards use words like “shall” or “prohibited”, others use words like “should” or “encouraged”. What is the difference?

Standards with “shall” and “prohibited” are requirements that must be met. These critical words are highlighted. All other standards are suggestions that the Village would like applicants to consider, sometimes strongly consider. Applicants that do not believe they can or should follow a “required” standard must negotiate with the Plan Commission for a waiver of that requirement.

I believe some of these standards are difficult or impossible to fulfill on my site - can I get a waiver?

A waiver is needed only when applicants request an exception to a “required” standards. Waivers are granted by the Plan Commission on a case-by-case basis and are decided based on the applicant’s ability to demonstrate one or more of the following conditions:

- A) the required design feature cannot be met on the site*
- B) the requirement would create undue hardship for the applicant as compared to other properties in the district*
- C) the intent of the standards can be successfully met with an alternative design*

How does the approval process work?

Applicants should review this Handbook at the beginning of the design process. The following items must be submitted for review by Village staff and the Sauk City Plan Commission:

- Design Standards Checklist (see last pages of Handbook)*
- Illustrations, Diagrams, Samples, and Spec Sheets*

Village Staff will review submissions for completeness and place the proposal on the agenda for the next scheduled Plan Commission Meeting. Applicants should submit required materials at least one week before the meeting to allow time for staff review and distribution of materials. Submissions made less than one week before a Plan Commission meeting may be scheduled for the following month’s meeting. Applicants that wish to appeal the decision of Plan Commission may do so to the Village Board. Requests for appeal should be made to the Village Administrator.

DESIGN DISTRICTS

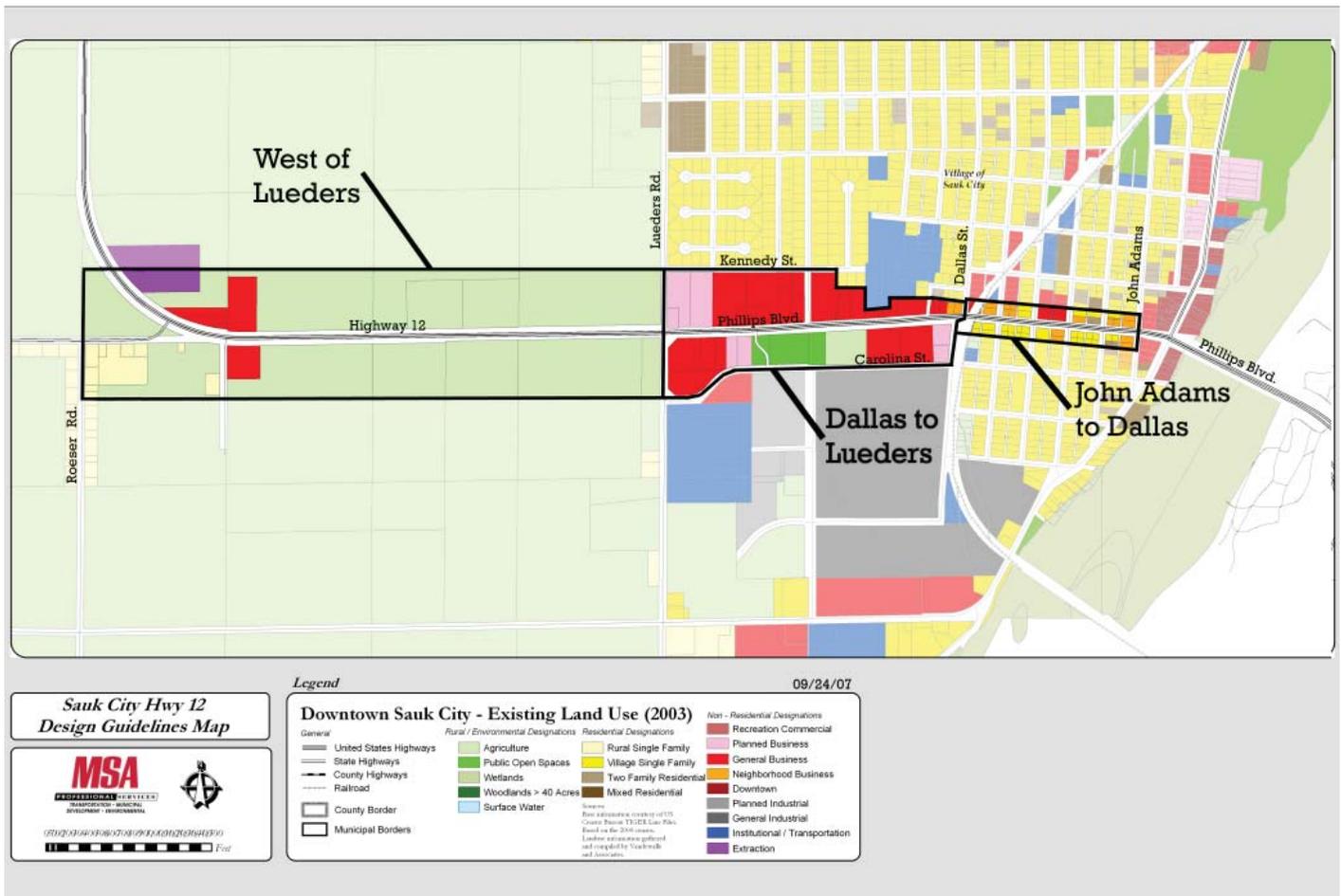
These standards apply to properties within the Village on both sides of Phillips Boulevard/Hwy 12 from John Adams Street to Roeser Road. The map below outlines this area and illustrates existing land uses as identified in 2003 through the Village's comprehensive planning process. Where the overall district boundary bisects a parcel, the entire parcel **shall** be subject to these guidelines and standards.

There are three distinct zones identified in the design standards based on the streets intersecting Phillips Boulevard - (1) John Adams to Dallas, (2) Dallas to Lueders, and (3) west of Lueders.

The eastern zone (John Adams to Dallas) extends north and south of Phillips Boulevard approximately 100 feet or two standard lot widths. The east and west limits of this zone are the centerlines of John Adams and Dallas streets.

The central zone (Dallas to Lueders) has a northern boundary of Kennedy Street or one parcel deep off of Phillips Boulevard in areas not bounded by Kennedy Street. The southern boundary follows Carolina Street, and the east/west boundaries are the centerlines of Dallas and Lueders streets.

The eastern zone (west of Lueders) has a north/south boundary based on the future expansions of Kennedy Street to the north and Carolina Street to the south (using the street's centerline as the boundary line). The eastern boundary is the centerline of Roeser Road that virtually continues up to meet the future addition to Kennedy Street, and the west is bound by the centerline of Lueders Road.



TERMS

- Awning sign:** a sign that is mounted or printed on a building's awning.
- Building mounted sign:** a sign that is adhered to the building, usually projecting no more than six (6) inches.
- Clear glass:** glass that is neither frosted nor obscured in any way, allowing a clear view to the interior of the building.
- CMU, Smooth-faced:** a concrete masonry unit, commonly referred to as concrete block, having a smooth exterior finish.
- CMU, Split-faced:** a concrete masonry unit with a textured exterior finish.
- Discouraged:** indicates a guideline for something that is neither favored nor prohibited.
- Door jamb:** vertical portion of the frame onto which a door could be secured.
- Functional Public Entrance:** a building entrance that is unlocked during business hours, and is designated for public use.
- EIFS (*Exterior Insulation Finishing System*):** building product that provides exterior walls with a finished surface, insulation, and waterproofing in an integrated composite system.
- Encouraged:** indicates a guideline for something that is favored but not required.
- Free-standing sign:** a sign that is not attached to a building.
- Ground floor façade:** portion of the facade between two (2) feet and twelve (12) feet above grade.
- LED sign:** a variable message sign using light emitting diodes (LEDs) to create pictures and/or text.
- Monument-style sign:** a sign that is solid from ground level to the top of the sign often incorporating a masonry foundation.
- Parking lot:** any parking area that has eight (8) or more stalls.
- Parking stall:** the area designated for a single vehicle to park. A standard parking stall is 8.5-9 feet wide and 18-20 feet in length.
- Projecting sign:** a sign affixed to a building or wall in such a manner that its leading edges extends more than six (6) inches beyond the surface of the building, usually designed to be viewed at right angles to the building face.
- Right-of-way (ROW):** public land reserved for transportation use, including streets and sidewalks.
- Shall:** indicates a standard, something that applicants must do or not do.
- Prohibited:** indicates a standard, something that applicants must not do.
- Vegetative buffer:** a portion of land that uses plant life, trees, grass, etc. to separate two distinct areas visually and physically.
- Window sign:** a sign that is hung behind or painted on a window such that it is visible from the exterior.

SITE DESIGN

Site Plan

Intent:

To ensure adequate design and review of site-related characteristics.

Front Yard Setback

Intent:

To establish and preserve urban character.

Relationship to the Street

Intent:

To focus urban character and activity toward Phillips Blvd.

1.1 A site plan **shall** be submitted with the Design Standards Checklist and **shall** show all of the important features planned for the site, including, as applicable:

- Trash and recycling container placement
- Pedestrian pathways
- Vehicular parking and circulation
- Landscaping
- Stormwater management features
- Lighting

2.1a. John Adams to Dallas only: Building setbacks from any street right-of-way **shall** be in the range of 15 to 30 feet. However, setbacks of 15 to 20 feet are strongly encouraged.



An example of a building between Adams and Dallas that is setback 20 feet from the street right-of-way.

2.1b. West of Dallas only: Building setbacks from any street right-of-way **shall** be in the range of 15 to 65 feet.



An example of a building west of Dallas that is setback 27 feet from the street right-of-way.

3.1. If the primary entrance is not on Phillips Boulevard, a “functional” public entrance **shall** be located within fifteen (15) feet of the Phillips Boulevard’s facade, measured from the door jamb to the plane of the primary building facade.



A public entrance exists within 15 feet of the front facade, allowing easy access and visibility for pedestrians.

3.2. Walkways **shall** be provided to connect the building entrance to the public sidewalk and should be visually and functionally free of obstructions.



A clear path from the street to the building is inviting to visitors and relates to the existing urban character on Phillips Boulevard.

SITE DESIGN

Signage

Intent:

To promote attractive signage that complements the architectural character of the building, and is appropriate to the character of the district.

All signs **shall** conform to the Village's Sign Ordinance and a sign permit must be acquired. Signs must also conform to the following Phillips Boulevard Design Standards Overlay District.

- 4.1. Preferred sign types include building-mounted signs that face the street, window signs, projecting signs, monument signs, and awning signs.
- 4.2. Any lights illuminating signage **shall** be mounted above the sign and directed downward.
- 4.3. Building signs should be integrated with the overall building design in color and style.
- 4.4. If used, LED signs **shall not** scroll or flash, and **shall not** change in any way more than once every five (5) seconds. Any images that are predominately red in color are strongly discouraged.
- 4.5. John Adams to Dallas only: Backlit, neon, and LED are strongly discouraged. If used, LED signs **shall** be no larger than twelve (12) square feet.
- 4.6a. John Adams to Dallas only: Free-standing signs, if used, **shall** be no taller than five (5) feet. Monument signs are strongly encouraged.

Sign Types



Awning Sign



Window Sign



Monument Sign



Building Sign



Building signs should fit into the building proportions, as shown in this example.



Signs with high intensity lights, especially predominately red in color, are distracting and may lead to traffic accidents.



Short signs (as shown on the left) are preferred in areas where street trees would obscure taller signs, such as the John Adams to Dallas zone.

SITE DESIGN

Lighting

Intents:

To reinforce the existing character of development.

To promote effective and attractive exterior lighting that does not produce glare or light pollution.

Parking & Buffering

Intent:

To protect and enhance pedestrian paths.

To establish and preserve urban character.

4.6b. West of Dallas only: Free-standing signs are permitted as allowed by the village sign ordinance, and monument-style signs are strongly encouraged.

5.1. Exterior lighting should be designed to complement the character of the building.

5.2. All exterior lights **shall** be full-cut-off fixtures to minimize glare and light pollution. This means no light escapes above 90 degrees from vertical. Lights directed towards the sky are **prohibited**.

5.3. Exterior lighting should not illuminate other parcels, especially residential or park uses. Light spill toward any residential or park use **shall not** exceed 0.5 footcandles as measured at the property line of the affected parcel.

5.4. *Lighting Spec sheets shall be submitted with the Design Guideline Checklist for each exterior light fixture to be used.*

6.1. Shared parking and access between properties is encouraged to improve business access and reduce the number of curb cuts.

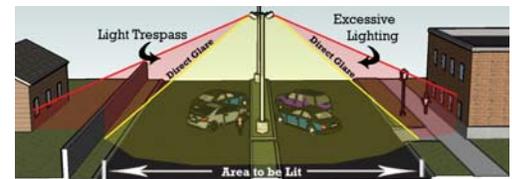
6.2. Side and rear parking is encouraged, and on-site parking in front of the building is discouraged.



Phillips Boulevard west of Dallas becomes a commercial corridor, therefore signs are allowed as permitted by current zoning, but are encouraged to be at pedestrian scale.



Examples of full-cut-off fixtures.



Limit light trespass by choosing the appropriate style, height, location, and wattage of outdoor lighting.



Shared parking is an effective way to reduce curb cuts and conflict points.

SITE DESIGN

6.3. Parking lots **shall** have every row of parking book-ended and separated from perpendicular drive aisles by a landscaped island that is at least five (5) feet wide, back of curb to back of curb, and runs the full depth of the adjacent parking stalls. When trees are planted within the islands, eight (8) feet is preferred. Rows containing 18 or more stalls should be interrupted by additional landscape islands.



Physical separation from parking and drive aisles is a safety precaution. It also offers opportunity to soften the urban landscape and to provide stormwater detention areas.

6.4. Parking lot access driveways connecting to Phillips Blvd **shall** be separated from parking stalls by planted landscaping dividers protected by a concrete curb. The landscaping divider **shall** be at least five (5) feet wide, back of curb to back of curb, and **shall** extend at least twenty-five (25) feet from the public right-of-way.



Physical separation between the parking entrance and a drive aisle mitigates potential vehicle conflicts and allows a vehicle to queue before entering traffic on Phillips Boulevard.

6.5. Pedestrian circulation routes should be separated from vehicular parking and circulation by vegetative buffers. Where parking stalls abut a sidewalk or trail a planted strip at least four (4) feet in width **shall** be established and maintained. Parking curbs shall be located such that parked vehicles will not encroach over this four (4) foot planted strip.



A vegetative buffer creates a physical separation between the parking area and the public sidewalk.

7.1. Trash containers, recycling containers, street-level mechanical equipment (gas meters, air conditioners, etc.), and rooftop mechanical equipment **shall** be located or screened so that they are not visible from a public street. Electrical service boxes are excluded from this requirement.



Fencing can screen the service areas from the public eye while still providing access for maintenance purposes.

Service Areas

Intent:

To improve the appearance of the Phillips Boulevard Area.

SITE DESIGN

Landscaping

Intent:

To ensure that the buildings add to the liveliness of Phillips Boulevard and the overall community character.

- 7.2. Screening should be compatible with building architecture and other site features.

Applicants **shall** conform to the Village's landscape requirements in Chapter 365 and to the following Phillips Boulevard Design Standards Overlay District.

- 8.1. Decorative fences, walls, and/or landscaped edges are strongly encouraged in order to screen front parking areas from the street and public sidewalk. Screening **shall** be maintained at three (3) feet or lower in height.

- 8.2. All parking lot islands **shall** be planted and maintained with perennials, shrubs, and/or shade trees. Landscaping should be designed to allow for vehicle overhangs.

- 8.3. Shrubs and planting beds surrounding free-standing signs are strongly encouraged. Any landscaping around free-standing signs **shall** not exceed three (3) feet in height.

- 8.4. Minimum of one (1) tree **shall** be planted per 10,000 square feet of the site area. Fifty percent of the trees planted should be canopy shade trees and are encouraged to be planted between the street right-of-way and the building plane.

- 8.5. To minimize heat build-up and soften the urban landscape, parking lots should be planted with as many shade trees as practical.



High quality screening materials, such as a masonry wall, makes an unsightly area attractive.



A 3-foot high buffer between the public sidewalk defines and separates private parking areas from the public street realm. This improves aesthetic appearance and the pedestrian experience.



Plantings on parking islands soften the urban landscape.



Plantings around signs helps to temper the automobile-driven signage and is a common theme along Phillips Blvd.



This illustration demonstrates 49 parking spots for a 16,000 sq. ft. building (3 spots/1,000 sq. ft.) on a 45,100 sq. ft. lot. Five trees would be required for this site. As shown there are 17 trees.



SITE DESIGN

Stormwater

Intent:

To reduce the peak rate and volume and improve the quality of stormwater runoff from Highway 12 properties.

8.6. Parking lots adjacent to residential properties **shall** provide a semi-opaque buffer, a minimum of four (4) feet in height, in order to screen out vehicle lights. Screening options include a berm with plantings, a fence, a line of conifer trees, or a mix of these options. A solid fence without landscaping is discouraged.



An example of a landscaped berm that can block out vehicle lights from adjacent parcels.

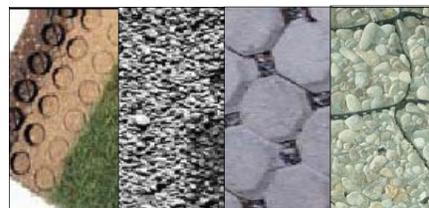
9.1a. John Adams to Lueders only: The use of rain gardens and bio-retention basins to filter pollutants and infiltrate runoff is encouraged. The standards described in 9.1b are recommended for redevelopment in this area.

9.1b. West of Lueders only: 100% of all parking lot surfaces **shall** drain into infiltration swales and bio-retention basins (see WDNR Conservation Practice Standards 1004 and 1005). Total site infiltration **shall** be no less than 10% of the runoff from the 2-year storm (2.9 inches in 24 hours) for non-residential development, and no less than 25% of the runoff from the 2-year storm for residential development (see NR 151). Bio-retention basins **shall** be no more than 24" in depth. For site planning purposes, the above requirements will typically require infiltration areas totaling about 3-4% of the total site.



Examples of a bio-retention basins between parking rows (bottom left) and within the landscape island between parking and the access drive lane (top right).

9.2. Porous paving materials (plastic grid system, porous pavement, block pavers, reinforced gravels, etc.) are strongly encouraged for the purpose of stormwater infiltration, where practical, especially in parking stalls.



Examples of porous paving materials: plastic grid system, porous pavement, block pavers, and reinforced gravel (from left to right)

9.3. Green roofs are encouraged.



BUILDING DESIGN

Building Height

Intent:

To establish and maintain a consistent street wall.

- 10.1a. John Adams to Dallas only: Maximum building height **shall** be 32 feet (2.5 stories).
- 10.1b. West of Dallas only: Maximum building height **shall** be 40 feet (3 stories), plus up to five additional feet for a cornice.
- 10.2. Minimum building height **shall** be 16 feet (1.5 stories), measured from the sidewalk to the lowest point of the roof or parapet wall. A full two stories are encouraged wherever feasible.

Building Massing & Articulation

Intent:

To provide visual interest and human scale to the facade.

- 11.1. New buildings are encouraged to establish vertical proportions for the street façade, and for the elements within that façade, rather than long, horizontal blank walls. Verticality can be emphasized using the following techniques: expression of structural bays, variation in material, variation in building plane (projections or recessed bays), articulation of the roofline or cornice, and use of vertically-proportioned windows.
- 11.2. The street façade of all new buildings are encouraged to utilize details or changes in materials to create a discernible base, middle, and top.
- 11.3. The base of the building should include elements that relate to the human scale. These should include doors and windows, texture, projections, awnings and canopies, ornament, etc.



Example of a building with horizontal proportions. (discouraged)



Pedestrian-scaled design features create a more attractive and comfortable customer experience.

BUILDING DESIGN

Roof Expression

Intents:

To reinforce the existing character of development.

To provide variety and visual interest.

12.1. A positive visual termination at the top of the building **shall** be created with a gable facing the public street or with a defined cornice. Projecting the cornice from the building plane is preferred, however, creating a horizontal line accentuating a cornice is acceptable.

12.2. John Adams to Dallas only: Pitched roofs are preferred, parapet walls and cornices should be appropriate to the site and style of the building.

12.3. Sloped roofs **shall** have a slope no less than 5:12.



A gable roof facing the street and a flat roof with a cornice are traditional architectural elements that follow the existing character on Phillips Boulevard.



There is a strong residential character on Phillips Boulevard between John Adams and Dallas that should be maintained.

13.1. Canopies, awnings, covered porches, and/or gable-roof projections **shall** be provided along facades that give access to the building to accentuate entrances and give shelter to visitors. Minimum depth of coverage **shall** be three (3) feet, and the underside of the projection **shall** be between eight and twelve (8-12) feet from the sidewalk.

13.2. Awnings may be lit from above, and/or may feature lighting beneath to illuminate the sidewalk, however glowing awnings (backlit, light shows through the material) are **prohibited**.

13.3. Awning colors should relate to and complement the primary colors of the building façade.



The required dimensions for canopies ensures that, under normal conditions, pedestrians will be protected from the elements.



Lighting from above cuts down on sky glow (light pollution) and provides a more attractive building façade.

Building Projections

Intents:

To protect pedestrians from the outdoor elements.

To reinforce the existing character of development.

BUILDING DESIGN

Secondary Building Facades

Intents:

To reinforce the existing character of development.

To improve the appearance of Phillips Boulevard as seen from abutting residential properties.

Commercial Ground Floor Transparency

Intent:

To enliven and activate the public streets.

14.1. All exposed sides of a building **shall** use similar or complementary materials as used on the front facade.

14.2. Any secondary façade facing a public street (corner buildings) **shall** utilize the same design features as the primary front façade.

14.3. *A detailed elevation of each exposed building façade shall be submitted with the Design Standards Checklist. Materials and colors should be noted and samples provided.*

15.1. Buildings should activate Phillips Boulevard and adjacent streets by providing significant visibility through the ground floor façade to activities or displays within the building.

15.2. Any ground floor facade within sixty (60) feet of any street **shall** be comprised of at least 15% clear glass. In order to emphasize the need for visual interest at eye level, clear glass at or above seven (7) feet from grade, **shall** only count towards the requirement at a factor of 0.75. If an interior wall is constructed behind the clear glass, a minimum of two (2) feet shall be maintained between the glass and the wall to allow for product display.

15.3. The use of reflective or dark-tinted glass is discouraged, especially at the ground level.



The same materials and design features from the primary facade are used in the secondary facade, which is also visible from the street.



SAMPLE FACADE TRANSPARENCY DIAGRAM

The red box illustrates the ground floor area (2-12 feet above grade) that will have to meet the 15% clear glass requirement (represented in light blue).

BUILDING DESIGN

Building Materials

Intents:

To establish and reinforce traditional character.

To promote the use of quality, long-lasting materials.

Colors

Intents:

To reinforce the existing character of development.

To provide variety and visual interest.

- 15.4. *A diagram illustrating the percentage transparent glass on each street-facing facade **shall** be submitted with the Design Guidelines Checklist.*
- 16.1. Preferred exterior finish materials: kiln-fired brick, stucco, wood siding and details, fiber cement siding.
- 16.2. Allowed exterior finish materials: vinyl siding (maximum uninterrupted wall width shall not exceed 24 feet), high-quality cultured stone, brick veneer, split-faced CMU, or EIFS.
- 16.3. **Prohibited** materials: gravel aggregate materials, smooth-faced CMU, vertically-orientated metal siding, and panelized products.
- 16.4. *A picture and sample of each exterior material and a façade illustration that indicates colors and materials **shall** be submitted with the Designs Guideline Checklist.*
- 17.1. Muted tones are preferred for the primary façade color. Day-glo or fluorescent colors are **prohibited**.
- 17.2. Bright colors are discouraged for the primary façade color, but are acceptable as a secondary color to highlight expression lines or details.
- 17.3. *Colors **must** be indicated on the façade elevation that illustrates materials, and a color sample for each color **shall** be submitted with this illustration and the Design Guidelines Checklist.*

Hwy 12/Phillips Blvd. Design Standards CHECKLIST

Instructions

This checklist must accompany the submission of any application for a building permit in the Hwy12/Phillips Blvd. Design District (interior alterations excluded). The checklist must be completed in full by the applicant prior to submission. Completed elements should be checked and those that do not apply should be crossed out.

	Applicant	Village Staff
Required Submittals		
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>
Trash and Recycling Containers	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian Pathways	<input type="checkbox"/>	<input type="checkbox"/>
Parking and Circulation	<input type="checkbox"/>	<input type="checkbox"/>
Landscaping	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management Features	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	<input type="checkbox"/>	<input type="checkbox"/>
Elevations of all exposed facades	<input type="checkbox"/>	<input type="checkbox"/>
Transparent Glass (Ground Floor)	<input type="checkbox"/>	<input type="checkbox"/>
Samples of all building colors and materials	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Spec Sheets	<input type="checkbox"/>	<input type="checkbox"/>

Hwy 12/Phillips Blvd. Design Standards CHECKLIST

Required Site Design Elements		Applicant	Village Staff	Plan Commission
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.1a	Building setback 15'-30' (<i>east of Dallas</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.1b	Building setback 15'-65' (<i>west of Dallas</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1	"Functional" entrance within 15' of front facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2	Building's entrance connected by a walkway to public sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2	Light fixtures on signs are mounted above and are directed downwards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4	LED signs do not flash/scroll & do not change more than every 5 sec.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5	LED signs are no larger than 12 sq.ft. (<i>east of Dallas</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6a	Free-standing signs are no taller than 5' (<i>e. of Dallas</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2	Full-cut-off fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3	If adjacent to residential or park uses, lighting not exceeding 0.5 footcandles at the property line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.3	Parking lots are book-ended by landscape islands, minimum of 5' wide, and rows containing more than 18 stalls have additional landscape islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.4	Parking lot access driveways is uninterrupted for 25' from Phillips Blvd. R.O.W.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.5	Parking areas abutting a public sidewalk has a minimum of 4' landscaped buffer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.1	Service equipment screened	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.1	Screening, between the parking & the public street, is less than 3' in height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.2	Parking islands are planted with perennials, shrubs, and/or shade trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.3	Landscaping around signs is no taller than 3'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.4	At least 1 tree per 10,000 sq.ft. of site area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.6	Parking lots adjacent to residential properties provide a semi-opaque buffer, minimum of 4' in height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.1b	All parking lot surfaces drain into infiltration swales and bio-retention basins. Total site infiltration is not less than 10% of the runoff from the 2-yr. storm for non-residential (25% for residential). Basins no greater than 2' in depth (<i>west of Lueuders</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hwy 12/Phillips Blvd. Design Standards CHECKLIST

Required Building Design Elements		Applicant	Village Staff	Plan Commission
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.1a	Building height is no taller than 32' (<i>east of Dallas</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.1b	Building height is no taller than 40', plus a 5' cornice (<i>west of Dallas</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.2	Building height is at least 16' tall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.1	Defined cornice or a gable facing the public street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.3	Sloped roof has a ratio of at least 5:12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.1	A canopy, awning, covered porch, and/or gable-roof projection over the building's entrance that is at least 3' wide and is between 8'-12' from the sidewalk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.2	Awnings not back-lit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.1	Exposed sides of building use similar or complimentary materials as used on the front facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.2	Secondary facade facing a public street uses same design features as the front facade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.2	Meets 15% clear glass requirement for facades within 60' of any street R.O.W.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.3	No prohibited materials used	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.1	No day-glo or fluorescent colors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>