

## Exhibit 1

### Single- and Two-Family Home - Minimum Design Standards

#### Purpose

West Allis is a city developed with housing of various ages and characters. The housing stock meets the needs of various income levels, ages and stages of life. In order to enhance this diversity and the general visual character of the city, maintain property values and develop a greater sense of community, it is prudent that attention be given to the city's largest land use pattern: single- and two-family homes. As a "built-out" community, compatible in-fill development and redevelopment plays an important role in West Allis' continued evolution as a livable and competitive city.

The following standards, which are broad in scope, have been prepared in order to promote quality development, maintain neighborhood context and property values, while allowing architectural expression, innovation and progression.

#### Procedure

The construction of new single- and two-family homes in West Allis shall be applied for through the Department of Development. Upon receipt of the application, requisite set of plans and fee, the Department of Development shall review the plans for conformance with the following guidelines. Plan approval shall be provided by the Department of Development; however, if conformance to these standards is unattainable between staff and the applicant, Plan Commission review will be scheduled.

Deviations from these standards shall only be considered if the proposed architecture provides compensating features to meet the intent and objectives of these standards or the proposed structure will be compatible with structures in the immediate vicinity.

#### Minimum Construction Standards

##### Building Form and Placement

The overall scale and massing of new single- and two-family homes shall be compatible with that of the surrounding neighborhood.

The placement of all new single- and two-family homes shall conform to the setbacks as noted in the City's Zoning Ordinance and emulate the neighborhood pattern.

Single- and two-family homes shall orient their primary façade towards public streets.

Single- and two-family homes shall either be sited parallel to street edges or in a manner conforming to neighboring properties.

The finished floor height of new single- and two-family homes shall conform to the character of the surrounding neighborhood.

## **Architecture**

The overall style of the house shall be consistent on all sides of the building, as well as among all portions of the roof. (Particular care should be taken that building elevations and roof elements visible to the public are stylistically consistent.)

Building facades shall contain elements of rhythm through the use of recurring architectural features, ornamentation and/or trim.

Building elements, such as windows and doors, shall be proportionally consistent throughout the design of the house. The relationship between building elements' height and width shall be consistent and match that of the overall building.

Exclusively flat facades shall not be acceptable. Techniques to add dimension include: porches, wall plane projections, balconies, bay windows, "punched" windows, window trim, sills, and roof projections or overhangs.

## **Windows**

Window styles and frame materials shall be consistent or complementary among all elevations of a building. Window styles may vary depending on the specific use or size of the window for architectural expression in limited circumstances.

Window styles, sizes and proportions should be consistent with the architectural style of the house.

Windows should be distributed on each of the building's facades to create a harmonious distribution of solids and voids. Large expanses of blank walls shall be avoided.

## **Roofs**

Roof types and materials should be appropriate to the architectural style of the house and context of the neighborhood.

Roof types and slopes should be generally consistent over all parts of the house. Flat roofs shall generally not be utilized.

## **Entrances**

The primary entryway shall be visible from the street and highlighted through the use of architectural details, such as a porch or covered entrance, detailed trim, lighting and/or landscaping that complements the style of the house and context of the neighborhood.

## **Materials and Colors**

Siding materials shall be consistent or complementary on all building elevations, appropriate to the style/era of the house and non-reflective.

All building materials intended to be painted or finished in any manner, such as wood products, shall not be acceptable until painted or finished. (Particular attention to this standard shall be given to decks, porches and trim.)

All trim materials shall be compatible to the architectural style of the structure and consistent on all elevations, in terms of proportion, material and decorative features such as shape, carving, routing, reveals, etc.

The color scheme of the house shall be designed in a manner that highlights the architectural features of the house and complements the context of the neighborhood.

### **Lighting**

Exterior lighting may be used to enhance the architecture of the building, and is encouraged to highlight entryways and illuminate walkways.

Lighting shall not splay onto adjacent residential properties, and the light source of all lighting fixtures shall be shielded from view.

### **Accessory Structures and Parking**

The architecture of accessory structures shall be consistent or complementary in style and materials to the design of the primary structure.

The locations of accessory structures, such as garages, shall be consistent with the predominant block pattern.

In no case shall a garage dominate the front elevation of a new single- or two-family home, or a side yard abutting a public street.

Attached garages located at the front or side of the house shall be no wider than one half the width of the house.

### **Landscaping and Screening**

Landscaping shall be incorporated into the site design in a manner that accents the building, enhances outdoor space, and provides an appropriate buffer or screening.

A minimum of 30% of the lot shall be devoted to landscaping. Natural landscape elements, such as a grassed lawn, shall occupy the front yard of the site. No front, side or rear yard may be fully covered in non-pervious materials. A minimum of 50% of the front yard, and 50% of any side yard abutting a public street, shall be devoted to landscaping.

Service areas, utilities and other mechanical equipment shall not be located within front yards, or within side yards abutting a public street, and shall be screened from public view.