

TOWN OF PORT WASHINGTON
ORDINANCE NO. 2023 -01
ORDINANCE TO AMEND CHAPTER 340 ZONING AND
SUBDIVISION CODE

The Town Board of the Town of Port Washington, Ozaukee County, Wisconsin, does hereby ordain as follows:

Section I: Section 340-33F. Building standards, is hereby amended to read:

- (1) Buildings shall not exceed 40,000 square feet of gross floor area, except that following a public hearing the Plan Commission may approve larger buildings based on their location and lot size within the Knellsville Overlay Development Standards District.
- (2) The maximum height of principal structures shall not exceed 45 feet.
- (3) The maximum height of accessory structures shall not exceed 30 feet.
- (4) All buildings constructed in Knellsville shall be constructed of durable materials.
- (5) Exterior building colors shall be nonreflective, subtle, neutral, or earth tone. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.
- (6) The building orientation shall be designed to accommodate and utilize the natural site features.
- (7) Multistory buildings that allow for a mix of retail and smaller office uses are encouraged in the Town Square District.
- (8) Buildings in the B-2 Business district, BP-1 Business Park district, and TSD Town Square District shall meet the following standards, subject to Plan Commission approval.
 - (a) Materials such as masonry, stone, stucco, glass, Dryvit, cement board, stucco stone, stone veneer, brick veneer, Hardie Board, and precast walls are permitted. Split-face block should generally be used only for base elements. Precast panels should be articulated with scoring and other techniques to provide a higher-quality finish. Steel, aluminum, wood, and vinyl siding are not allowed as the primary exterior building material but may be used for accents and should be generally above a masonry base unless used on a façade that will not face a street. Metals may also be used for roofs and mansards.
 - (b) Buildings shall incorporate four-sided architecture as all or portions of buildings will be visible from all four sides.
 - (c) Buildings shall include changes in the relief of the façade.
 - (d) Buildings shall incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun.
 - (e) Buildings shall incorporate windows that allow for views of interior activity or display areas.

- (f) Variation and articulation in building massing and facades to contribute to visual interest and a fine-grained pedestrian scale environment at the street level is encouraged.
- (9) Buildings in the BP-2 Transitional Business Park district may use steel or aluminum as the primary exterior building material. Buildings with steel or aluminum as the primary exterior building material shall incorporate at least five architectural features such as but not limited to the following, and subject to Plan Commission approval:
 - (a) Portico or covered entrance.
 - (b) Changes in building massing to identify entrance area(s) or different functions of building by area.
 - (c) Windows whether illusionary or functional.
 - (d) Masonry base or wainscoting.
 - (e) Roof overhangs.
 - (f) Porch overhang.
 - (g) Cupolas.
 - (h) Dormers.
 - (i) Wood, steel, or masonry accents.
 - (j) Vertical or horizontal accents or changes in color to articulate the façade.

ADOPTED THIS _____ day of _____, 2023

**BY THE TOWN BOARD OF SUPERVISORS
TOWN OF PORT WASHINGTON
OZAUKEE COUNTY, WI**

Mike Didier, Town Chair

Gary Schlenvogt, Town Supervisor

Greg Welton, Town Supervisor

Attest:

Heather Krueger, Town Clerk