



This information is provided by the Brick Industry Association. BIA's Community Planning staff is available to help you regarding the potential of mandating a clay brick and masonry requirement in your community. Visit [www.gobrick.com/planning](http://www.gobrick.com/planning) or contact BIA staff at 703.674.1549.

## **Muskego, Wisconsin Design Manual (brick requirement on page 2)**

### **F. Building Design**

1. Architectural style is not restricted, instead, evaluation of the appearance of a project shall be based on professional quality of its design, relationship to surroundings and the community.
2. Four Sided Architecture (as previously defined) representing Quality in Design (as previously defined) concepts is required. (See picture #2 in Appendix 1.)
3. Buildings shall have proportionate scale and be in harmonious conformance with existing neighboring development.
4. Building components, such as windows, doors, eaves, and parapet, shall be in proportionate scale in relationship to one another.
5. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.
6. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. All fixtures shall be downcast, cutoff, sodium vapor, with a maximum height of 15 feet (including pedestal), and not placed on artificially elevated surface. Fixtures require dimensions parallel to ground tilt.
7. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
8. Monotony/repetition of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual building color variation may be used to prevent a monotonous appearance.

### **G. Materials**

1. Materials shall have good architectural character (i.e., strength, durability and quality) and shall be selected for harmony of the building with adjacent buildings and the surrounding community.
2. Materials shall be selected for suitability to the type of buildings and the design in which they are used.
3. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
4. Materials shall be of durable quality.
5. In any design in which the structural frame is exposed to view, the structural materials shall meet the above criteria for materials.



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**6. All multiple family buildings shall have a minimum exterior finish of 50% brick.**

Two family structures shall be reviewed on an individual basis to allow for greater flexibility in design: 50% brick requirement may be relaxed.

7. All industrial/business/commercial buildings shall be composed of a minimum of 60% brick, architectural panels, pre-cast concrete, exterior plaster, or decorative masonry block.