

Comparison Communities: Ordinance District Standards/Guidelines

Note: All communities require Plan Commission approval and compliance with Land Use Plan

C. Brookfield

- Village Area Business District (VAB)
 - * Encourage and promote a well-planned mixed-use environment with commercial, office and residential components, layered vertically.
 - * Encourage efficient land use by facilitating developments that minimize amount of land needed for surface parking, but acknowledge need for a combination of on-site and off-site facilities.
 - * Complement existing, historically significant commercial and mixed-use structures in the district.
 - * District addresses small, shallow, or narrow lots and lots/structures that existed prior to the establishment of zoning.
- Village Area Neighborhood Plan (sets vision and general development guidelines)

V. Elm Grove

- Downtown area consists of the following zoning districts:

B-1 Local Business	Retail and customer service for convenience of neighborhood
B-2 Office Business	Office and special service
B-3 Midrise Office & Professional	Office, professional, and special services in a more intense, urban setting
Rm-1 Multi-family	Not to exceed 8 dwelling units per acre with sewer
Rs-4 Single-family	Single-family

- * Planned Development Overlay CU allows mixed uses
- * Building Board reviews development & building alterations
- Downtown Overlay District (provisions imbedded within individual districts)
- Downtown District Site Design Guidelines
 - * Assist owners in focusing on the planning and design principles that will develop the desired appearance and environment of the downtown. Not intended to restrict imagination, innovation, or variety.



V. Hartland

- B-3 Central Business/Mixed-Use District (located along North Ave., Cottonwood Ave. and Capitol Dr.)
 - * Ensures compatibility and maximizes development of the diverse uses typical of a downtown.
 - * Encourages a variety of compatible and complementary uses in order to support activity and vitality throughout the day, including residences, offices, retail, entertainment and services.
 - * Business Improvement District & Architectural Board approval required for buildings/signage.
- Village Center Revitalization Plan (design guidelines)
- Hartland Business Improvement District

V. Mt. Horeb

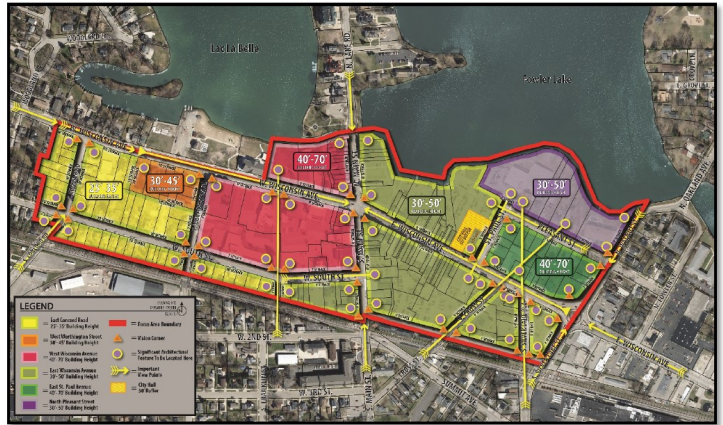
- Central Business District (Historic Downtown)
- Main Street Business District (Historic residences converted to commercial/retail)
- The existing configuration of any building and/or paving within MSB District is conforming (as of May 6, 2009)

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C. Oconomowoc

- B-3 Central Business/Mixed-Use District
 - * Divided into 6 areas
 - * Accommodates mixed uses, but encourages retail/restaurants on street level.
 - * Fosters excellence in the design of downtown built environment.
 - * Provides clarity and focus on design to ensure success of the project and benefit of community (functional, ageless, high quality of architecture, urban design, and public space).
 - * New development may be larger, taller, and contemporary, but should reflect character of the blocks and streets on which it is located.

DOWNTOWN DESIGN OVERLAY MAP



V. Pewaukee

- B-2 Downtown Business District (located along lakefront on W. Wisc. Ave., Park Ave., Lake Street, E. Wisc. Ave. & Oakton Ave)
 - * Accommodates mixed uses of residential, retail, office, and service.
 - * Improve access to Pewaukee River, design walkable streets, promote pedestrian interconnectivity, coordinate streetscape with private improvements, and improve aesthetic qualities of downtown gateways.
 - * Single and multi-family requires CU.
 - * Plan Commission approval required for all uses.
- Downtown Design Guidelines

C. Cedarburg

- B-3 Central Business District
 - * Preserve historic downtown while ensuring compatibility of diverse uses
 - * Compatible with community character, urban design and historic preservation
- HPD (Historic Preservation Overlay District) requires Landmark Commission approval for structural improvements.

C. Waukesha

- Most properties within downtown central triangle are zoned B-2 Central Business. Historic Overlay District applies to some areas and requires Landmarks Commission review of architecture.
 - * Ensures compatibility of diverse uses typical of the downtown area without inhibiting commercial, cultural, entertainment, and other urban activities that contribute to its role as the “heart” of the City.
 - * Triangle includes North Ave., Wisconsin Ave., and East Ave./Buckley Street.
- Business Improvement District disbanded in 2013. The City provided \$40,000 for ongoing funding to rebrand downtown. The City budgets through CBDG programs to fill vacant properties. Redevelopment Authority that spearheads redevelopment efforts. Façade Improvement Program exists.

