

## Multi-family Summary Document

### Existing County Ordinance Provisions

All multi-family uses require a Conditional Use Permit. There are three different options as described in the below table:

CU Type	Provisions
Multi-family	<ul style="list-style-type: none"> <li>• Max. density 9,000 sq. ft. per unit (<b>4.8 units per acre</b>)</li> <li>• Min. green space of 5,000 sq. ft. per unit</li> <li>• Min. lot width 180 sq. ft.</li> <li>• Min. 65 ft. shore frontage per unit</li> <li>• Min. 2 parking spaces per unit</li> </ul>
Planned Unit Development (PUD)	<ul style="list-style-type: none"> <li>• Max. density 9,000 sq. ft. per unit (<b>4.8 units per acre</b>)</li> <li>• Min. common open space of 40%</li> <li>• No min. lot size &amp; width</li> <li>• Flexibility provided for setbacks, offsets, building footprint, min. floor area &amp; height</li> <li>• 100 ft. shore frontage for 1<sup>st</sup> unit + 25 ft. per addl. Unit with access to water</li> </ul>
Urban Form Planned Unit Development	<ul style="list-style-type: none"> <li>• Requires sewer and public water</li> <li>• Encourages density of &lt;6,000 sq. ft. per unit (<b>&gt;7.3 units per acre</b>)</li> <li>• Intended for downtown/central business districts or along major roadways</li> <li>• Urban scale architecture required (min. 2 story façade &amp; aesthetically pleasing)</li> <li>• Communal gathering/green spaces required</li> <li>• Pedestrian facilities must connect development to surrounding neighborhood</li> <li>• Buildings oriented to streets w/ minimal setbacks or build-to lines</li> <li>• Parking between building and street &amp; large surface lots discouraged</li> <li>• Flexibility provided for setbacks, offsets, building footprint, min. floor area &amp; height</li> <li>• Streetscape amenities may be required</li> </ul>

Note: Conservancy lands cannot be used in formulating the density. If lands designated as upland Primary Environmental Corridor are preserved, development benefits from 1 unit per 5 acres density of said area to be used outside of PEC.

## Comparison Communities

Community	Density Provisions	Lot Size/Open Space Requirements	Process
C. Brookfield	<ul style="list-style-type: none"> <li>Mixed-use districts include a max. 30% FAR</li> <li>Discretionary review via Planned Development District process</li> <li><b>No max. density in Village Business District, but mixed use generally required</b></li> </ul>	<ul style="list-style-type: none"> <li>Based on neighborhood plan</li> <li>None predetermined</li> <li>Rely on dimensional &amp; parking standards. Max. lot size = 75,000 sq. ft.. Max. width along Barker Rd. = 250 ft.</li> </ul>	<ul style="list-style-type: none"> <li>Plan Commission approval or CU depending on district</li> <li>Same as Rezone</li> <li><b>Plan Commission approval</b></li> </ul>
T. Brookfield	<ul style="list-style-type: none"> <li>Multi-family districts range from 4.4 to 7.3 units per acre</li> <li>PUD overlay for density &gt;7.3/acre</li> </ul>	<ul style="list-style-type: none"> <li>Min. 20,000 sq. ft. lot, 20-25% FAR</li> <li>Residential = 5 ac., Mixed Use = 10 ac.</li> </ul>	<ul style="list-style-type: none"> <li>By right</li> <li>CU required</li> </ul>
C. Delafield	<ul style="list-style-type: none"> <li>R-6 Multi-family district Max 36 units/building Densities: Efficiency 17.4 units/acre 1BR 14.5 units/acre 2 BR 12.4 units/acre 3 BR 10.9 units/acre</li> <li>CBD-1, CBD-2: 8+ units</li> <li>PUDs in any district -cannot increase base district density, min. 200' lake frontage</li> </ul>	<ul style="list-style-type: none"> <li>Min. 500 s.f. open space/unit</li> </ul>	<ul style="list-style-type: none"> <li>By right</li> <li>CU required</li> <li>CU required</li> </ul>
V. Elm Grove	<ul style="list-style-type: none"> <li>8 units per acre w/ sewer</li> <li>12 units per acre w/ sewer</li> </ul>	<ul style="list-style-type: none"> <li>Min. lot size = larger of 20,000 sq. ft. or 7,500 sq. ft. per unit. Maximum building footprint of 30%. Impervious surface of 65%</li> <li>Maximum building footprint of 60%. Impervious surface of 80%</li> </ul>	<ul style="list-style-type: none"> <li>By right, must be zoned multi-family</li> <li>CU required, limited districts &amp; min. acreage applies</li> </ul>

Community	Density Provisions	Lot Size/Open Space Requirements	Process
V. Hartland	<ul style="list-style-type: none"> <li>Multi-family districts range from 10.9 to 17.4 acres per unit, lot area requirements based on # of bedrooms</li> <li><b>B-3 (Central Business/Mixed-Use): No max. density</b></li> </ul>	<ul style="list-style-type: none"> <li>Min. width requirements range from 75 ft. – 80 ft. Lot area requirements based on # of bedrooms (i.e. 4,000 sq. ft. per efficiency, 5,000 sq. ft. per 1-bedroom, etc.)</li> <li><b>None</b></li> </ul>	<ul style="list-style-type: none"> <li>2 or more buildings requires CU via PUD for all multi-family districts</li> <li><b>CU required</b></li> </ul>
C. Oconomowoc	<ul style="list-style-type: none"> <li>Multi-Unit Low: 8 units/acre</li> <li>Multi-Unit High: 12 units/acre</li> <li>Isthmus Res: 10 units/acre</li> <li>RR, SR, TR- SF districts w/ MF by CU</li> <li><b>Mixed Commercial w/ Downtown Design Overlay District- no density limit; building height, bulk control</b></li> </ul>	Seeking clarification from City.	<ul style="list-style-type: none"> <li>By right</li> <li>By right</li> <li>By right</li> <li>Conditional Use</li> <li><b>By right</b></li> </ul>
V. Pewaukee	<ul style="list-style-type: none"> <li>R-6 District: 8 units per acre, min. 1 acre</li> <li>RM District: 12 units per acre, min. 70% open space</li> <li><b>Downtown Business District: No max. density</b></li> </ul>	<ul style="list-style-type: none"> <li>Min. lot size = 1 acre. Min. Lot width = 150 ft.</li> <li>Min. lot size = 1 acre. Min. Lot width = 150 ft.</li> <li>5% open space. All other provisions reviewed as part of CU.</li> </ul>	<ul style="list-style-type: none"> <li>By right, Plan Commission approval</li> <li>By right, Plan Commission approval</li> <li><b>CU required</b></li> </ul>

## Multi-Family Density Examples

### Lower Density Multi-Family Development Examples

Development Name	Municipality	Type	Dwelling Units	Acres	Density (units per acre)	# Stories	# Buildings	Sewer?
Auburn Ridge	C/Pewaukee	Condo	28	12.7	2.2	1	28	Y
Bay Pointe	T/Oconomowoc	Condo	135	54.2	2.5	1	76	Y
Scuppernong Springs	T/Delafield	Condo	22	48	2.2	1	11	N
The Overlook	T/Waukesha	Townhouse apartments	42	26.7	1.6	2	21	N
Fiddler's Creek	C/Waukesha	Condo	102	40.6	2.5	2	55	Y

### Suburban Density Multi-Family Development Examples

Development Name	Municipality	Type	Dwelling Units	Acres	Density (units per acre)	# Stories	# Buildings	Sewer?
Avondale	C/Pewaukee	Condo	112	31	5.2	2	56	Y
Wyndridge	C/New Berlin	Apartments	208	23.7	8.8	2	13	Y
The Preserve at Prairie Creek	C/Oconomowoc	Apartments	348	64	5.4	2	21	Y
Lincolnshire Place	V/Wales	Apartments	99	13	9.7	2	7	Y
Hunter's Ridge	C/Pewaukee	Apartments	206	21	9.8	3	20	Y

### Urban Density Multi-Family Development Examples

Development Name	Municipality	Type	Dwelling	Acres	Density (units per acre)	# Stories	# Buildings	Sewer?
Poplar Creek	T/Brookfield	Mixed Use/Apartments	135	7.5	18	4	1 res. 1 bus.	Y
The Gateway	C/Oconomowoc	Apartments	42	0.86	66	3	1	Y
Hartland Riverwalk Apartments	V/Hartland	Mixed Use/Apartments	74	2.1	35.2	3	3	Y
Mammoth Springs	V/Sussex	Mixed Use/Apartments	260	9.6	27	3	4 res.	Y
The Worthington	C/Oconomowoc	Apartments	57	0.75	76	5	1	Y
Georgetown Square	C/Brookfield	Apartments	200	12	16.7	5	11	Y
Riverwalk on the Falls	V/Menomonee Falls	Apartments	114	2.5	45.6	4	1	Y
City Center at Deer Creek	C/New Berlin	Apartments	136	4.5	30.2	3	4	Y
Clearpoint Apartments	C/Waukesha	Apartments	64	0.74	86.5	5	1	Y

### Lakefront Multi-Family Development Examples

Development Name	Municipality	Type	Dwelling Units	Acres	Density (units per acre)	# Stories	# Buildings	Sewer?
Crystal Springs	T/Delafield	Condo	22	7.5	2.9	2	6	Y
Pewaukee Shores	V/Pewaukee	Condo	28	0.7	40	4	1	Y
Oakwood Shores	T/Delafield	Condo	12	2.3	5.2	2	2	Y
Lake Aire	T/Oconomowoc	Condo	8	2.7	3	2	2	N
South Shore Harbor	C/Delafield	Condo	12	1.3	9.2	4	1	Y
Eagle' Landing at Lac la Belle	C/Oconomowoc	Condo	22	1	22	6	1	Y