

# DENSITY

## COUNTY DEVELOPMENT PLAN HOUSING AND DEMOGRAPHIC CONSIDERATIONS:

- County's population of people aged 65+ projected to double between 2000 and 2035
- Encourage density of 10 units/acre and 18 units or more in highly urbanized areas to facilitate affordability
- Offer a broad range of housing types and choices
- Density bonuses or other incentives to encourage a variety of housing choices should be considered

Many area communities do not impose downtown density caps because:

- Encourages mixed-use developments
- Increases area activity
- Residents patronize businesses
- Downtown residential options provide an experience
- Walkability desired by market

## DENSITIES IN DOWNTOWN OKAUCHEE:

### EXISTING

- Maximum 4.8 units/acre density

### PROPOSED

- Minimum 10 units/acre density is encouraged in Zones 1-4, 6-8
- Minimum 15 units/acre density is encouraged in Zone 5
- Multi-family projects permitted by right or via new Planned Unit Development (PUD) option

Factors that influence Density:

- Building footprint and minimum floor area standards
- Setbacks and offsets
- Height
- Design requirements
- Impervious surface limits (on applicable lots)
- Parking needs
- Shore Frontage\*

\*Maintain 100 ft. shore frontage requirement for first unit within PUD and 25 ft. of frontage for each additional unit.



www.madisenmaher.com/portfolio/mission-lakes/



Riverwalk Apartments, Downtown Hartland Mixed-Use Project

Density: 32.5 Units/Acre



www.hartlandriverwalk.com

Mission Lakes, Okauchee

Density: 16 Units/Acre

## Downtown Mixed-Use Density Examples

Mammoth Springs, Downtown Sussex Mixed-Use Project

Density: 27 Units/Acre



Georgetown Square, City of Brookfield (Mixed Multi-family Units in Mixed-Use Neighborhood)

Density: 16.7 Units/Acre

