

DENSITY

LOW DENSITY MULTI-FAMILY EXAMPLES (LESS THAN 5 UNITS/ACRE)



SUBURBAN DENSITY MULTI-FAMILY EXAMPLES (5-10 UNITS/ACRE)



URBAN DENSITY MULTI-FAMILY EXAMPLES (10+ UNITS/ACRE)



SENIOR DENSITY EXAMPLES

WORKGROUP DENSITY RECOMMENDATIONS: SINGLE-FAMILY AND MULTI-FAMILY USES

- Single-family use available in all zones (see Use board for zone map).
- 20,000 SF minimum lots in Zone 1, and 10,000 SF minimum lots in all other zones.
- Workgroup recommended densities of either 3 units/acre or 4 units/acre for most zones, with zone 1 being limited to 1 unit/acre.
- Workgroup recommended up to 6 units/acre in the interior zone (zone 4).

Exhibit A- Maximum Recommended Single-Family or Multi-Family Densities							
Zone	Developable Acres (non-EC)	Use Type	Density Options	Density Available w/o EC	Upland EC Credits	Total Units Permitted	
1	8.2	Single family lots	one unit/acre	8 units	1.6 units	9	
2	23.5	2-4 unit condos or SF	three units/acre	70 units	1.9 units	72	
3	16.2	SF- narrow lots	three units/acre	48 units	0.5 units	49	
4	34.3	2-4 unit condos or SF	four units/acre				
		Multi-family	six units/acre	205 units	0.3 units	206	
		Senior*	Not applicable				
		Office	Not applicable				
5	17	2-4 unit condos or SF	four units/acre	68 units	0	68	
		Senior*	Not applicable				
		Office	Not applicable				
6	15	2-4 unit condos or SF	four units/acre	60 units	0	60	
		Senior*	Not applicable				
		Office	Not applicable				
Total	114.2					464	

Note: Maximum available densities would be pro-rated on a per acre basis if office or senior uses developed within part of area.

Area Senior Developments

Development	Development Size	Total No. of Units	Units per Acre	Type of Care Offered	Building Footprint	Green Space	Impervious Surface	No. of Stories	No. of Buildings
Azura of Brookfield	8.25 Ac 359,288 SF	108	13.1	Assisted Living -68 Memory Care - 40	19.6% 70,400 SF	63.41% 227,813 SF	36.6% 131,475 SF	1 story	4 (not including barn)
Evin - Oconomowoc				61- Independent Units, 19- Memory Care					
Grace Commons	39.2 ac	228	14.5 (excludes 6.1 acre)	121- Independent, 48 assisted, 27 memory care, 32 casetta				1-3 (partial 4th)	9 (6 more casettas planned)
Kirkland Crossing	11.8 Ac 514,008 SF	142	12	Independent Living - 82 (Sen Apts & Village Homes) Assisted Living - 40 Memory Care - 20	22.4% 115,562 SF +/-	54% 277,378 SF +/-	46% 236,630 SF +/-	3 stories 1 story townhomes	12
Lake Country Landing	14.09 Ac 613,760 SF	160	11.3	Skilled Nursing -100 Assisted Living -60	16% 97,914 SF	66% 405,081 SF	34% 208,381 SF	1-2 stories	2
Parkwood Highlands (Senior Only)**	11.8 Acres 514,008 SF	126	10.7	Independent Living - 126	16.9% 86,780 +/-	69.8% 358,777 +/-	30.2% 155,356 SF +/-	3 stories	3 Senior
Regency New Berlin	31.12 Ac 1,355,587 SF	413	13.3	Assisted Living - 105 Senior Living/Supportive Care - 308	21% 273,977 SF	53% 713,398 SF	47% 639,722 SF	3 stories	3
The Spire at Lake Country (Concept Plan)	15.4 Ac +/- 670,824	160	10.4						
The View at Pine Ridge	3.52 Ac 153,331 SF				32.7% 50,200 +/-		58% 96,082 SF	1 story	2
Cecelia Place	2.59 Ac +/- 112,820 SF				35.3% 36,311 +/-	46.2% 52,091 +/-	53.8% 60,729 +/-	2 story	1
Matthews of Pewaukee	1.92 Ac +/- 83,635 SF				38.3% 32,058 +/-	40.5% 33,842 +/-	59.5% 49,793 +/-	1 story	1
Quail Pointe	5.24 Ac +/- 228,254 SF	136			29.9% 68,192 +/-	39.6% 90,378 +/-	60.4% 137,876 +/-	3 Stories	1
Average of above		168	12.2		25.8	52.7			

SENIOR USE

- Majority of workgroup favored a cap of 12 senior units/acre.
- Senior units are often much smaller than regular dwelling units and generate considerably less traffic per unit - see infrastructure board.