

Comparison Communities: Setbacks/Offsets/Open Space

V. Pewaukee

Road: Less than 15 ft. requires a CU

*Village encourages new construction close to sidewalk

Side-yard: Less than 10 ft. requires a CU

Open Space: 5%

C. Brookfield

Road: None, except 15 ft. in certain areas

Offset: None, except 15 ft. if adjacent to residential district

Open Space: None

C. Oconomowoc

Road: Varies depending on area, range = 0-45 ft.

Offset: 10 ft.

Open Space: 10% public or private on property

- Includes courtyards, plazas, patios, gardens, bio-swales, green roofs, etc.
- Consists of urban quality/character that enliven street and pedestrian experience, sized appropriately.
- Designed for diverse population of different abilities.

V. Hartland

Road: Build-to and Build-within requirements established based on street, Plan Commission may adjust requirements

Side-yard: None, except 8 ft. if adjacent to residence, park, institutional district, or more restrictive district

Rear-yard: 25 ft., unless modified by Plan Commission

Open Space: Enough to implement Village's Revitalization Plan

V. Elm Grove

Zoning	Road	Offset	Open Space
B-1/B-2	20 ft.	No side-yard 25 ft. rear-yard	Max. footprint = 60% Impervious surface = 80%
B-3	50 ft.	25 ft., increase if height exceeds 35 ft.	Same as above
Res.	50 ft.	20 ft.	Max. footprint = 30%

Waivers for road and offset provided by Plan Commission based on following criteria:

- Building setbacks are compatible with those of existing, adjacent structures and are scaled at an appropriate distance based on massing and height characteristics to adjacent structures.
- Proposed structure fosters a harmonious relationship to adjacent structures.
- Proposed location is reasonably accessible to streets and public walkways, as contemplated in the Downtown District Site Design Guidelines.
- Major façade/major entrance of structure is functionally linked to the primary pedestrian access .
- Proposed structure maintains an appropriate distance from any adjacent single- and/or multiple-family residentially zoned properties.



Reduced Offset, C. Oconomowoc

V. Mt. Horeb

Road: Buildings shall be located within 3 ft. of R-O-W, unless CU granted

Offset: None

C. Waukesha

Road: 1 ft.

Offset: None

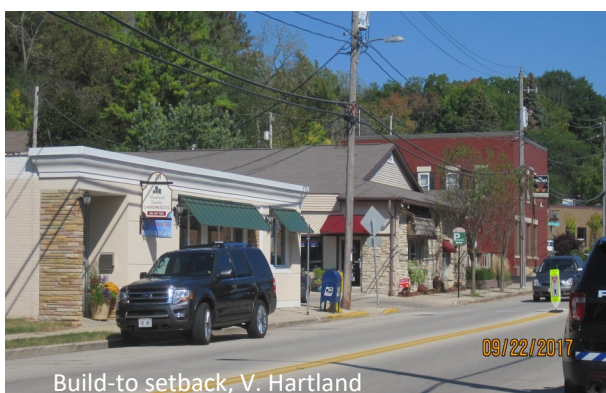
Open Space: None

C. Cedarburg

Road: None, except vision clearance

Side-yard: None, except accessory structures shall be in rear-yard

Rear-yard: 15 ft., exceptions can be granted for a pergola or outdoor enclosure



Build-to setback, V. Hartland