

# FOOTPRINT

Minimum multi-family dwelling unit sizes were adjusted in 2016 to match SEWRPC recommendations.

	Type	Size/Unit
Multi-family	1-Bedroom	600 sq. ft.
	2-Bedrooms	700 sq. ft.
	3-Bedrooms	800 sq. ft.
	Each additional bedroom	+100 sq. ft.
	Duplex	850 sq. ft.

## MAXIMUM BUILDING FOOTPRINT

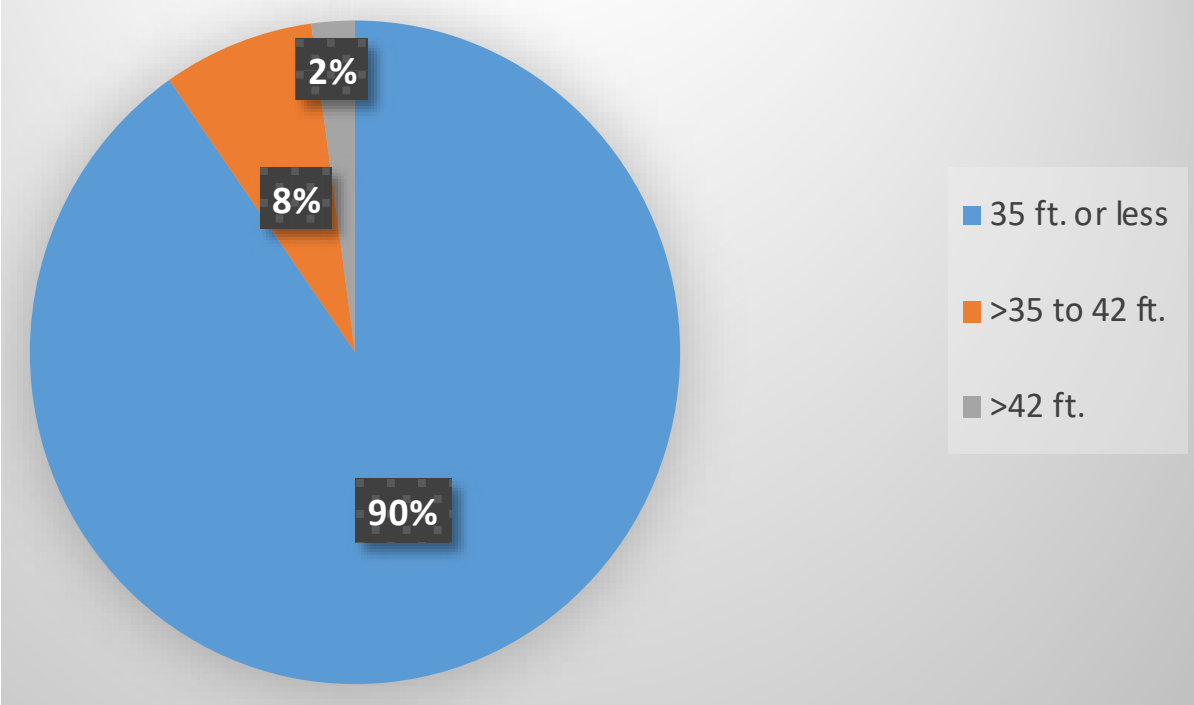
**Building Footprint:** The surface area of all roofed structures.

- **Zones 1-5 and 7:** 50% of lot size
- **Zones 6 and 8:** 17.5% of lot size or 1,100 sq. ft. (no change from existing single-family residential areas).

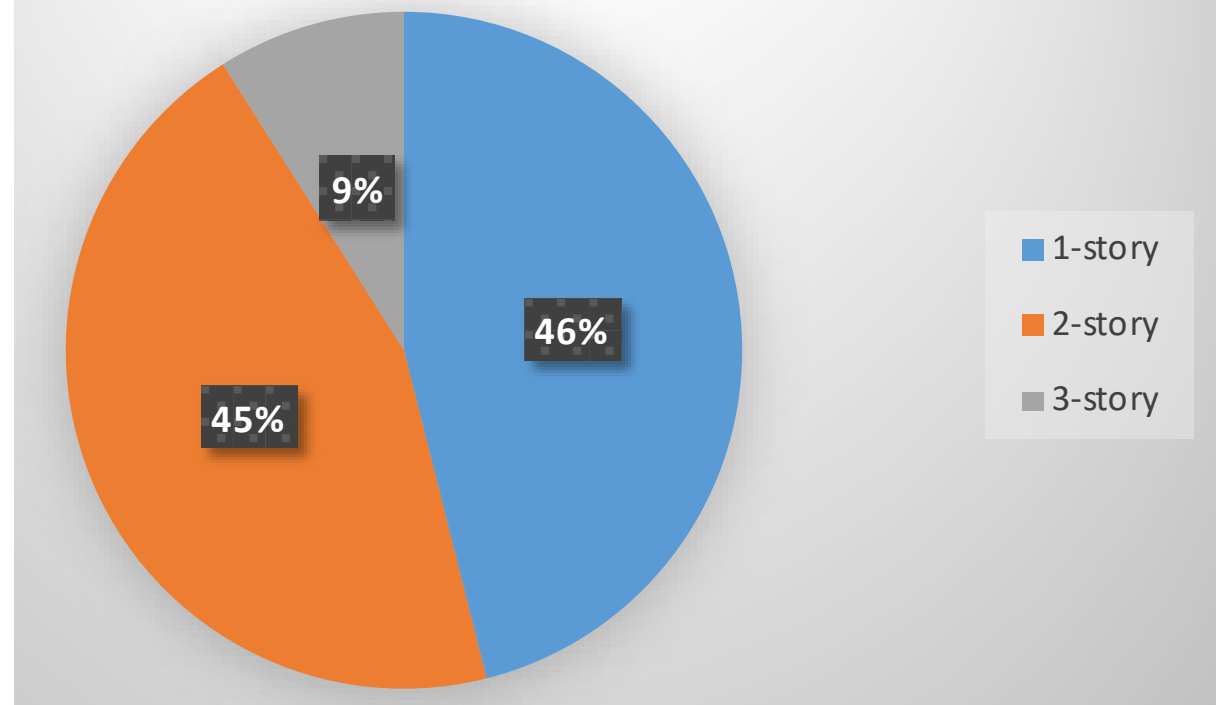
# HEIGHT/NUMBER OF STORIES

## EXISTING DOWNTOWN OKAUCHEE CONDITIONS

### Height of Structures



### # of Stories



## Maximum Overall Height of Principal Structures

*(proposed provisions are in bold)*

### 35 ft. maximum when:

- Within 75 ft. of OHWM
- **Narrow lot (<65 ft. wide) in Zones 6 and 8**
- **All flat roof structures in Zones 6 and 8**

### 42 ft. maximum when:

- 75 ft. or greater from OHWM
- **Wider lots (≥65 ft. wide) in Zones 6 and 8**
- **All structures in Zones 1-5, 7**

\*Height is measured from the lowest exposed point to the peak. Exceptions provided if part of Planned Unit Development.

## NUMBER OF STORIES

- New commercial, mixed-use or multi-family buildings must be between 1.5 and 3 stories tall.
- Maximum 3 stories, as viewed from lake

## HEIGHT BONUS

Four (4) story buildings and a maximum height of 54 ft. permitted\* if the development:

- Fits within neighborhood context
- Exhibits exemplary design
- Flat roofs are prohibited, except for mechanicals
- Cannot appear more than 3 stories as viewed from lake
- Increased setbacks, offsets and landscaping/green space may be required
- Shadowing considered

\*Excludes single-family residential buildings

All commercial structures, except for former Bucky's building, are less than 42 ft. in overall height.

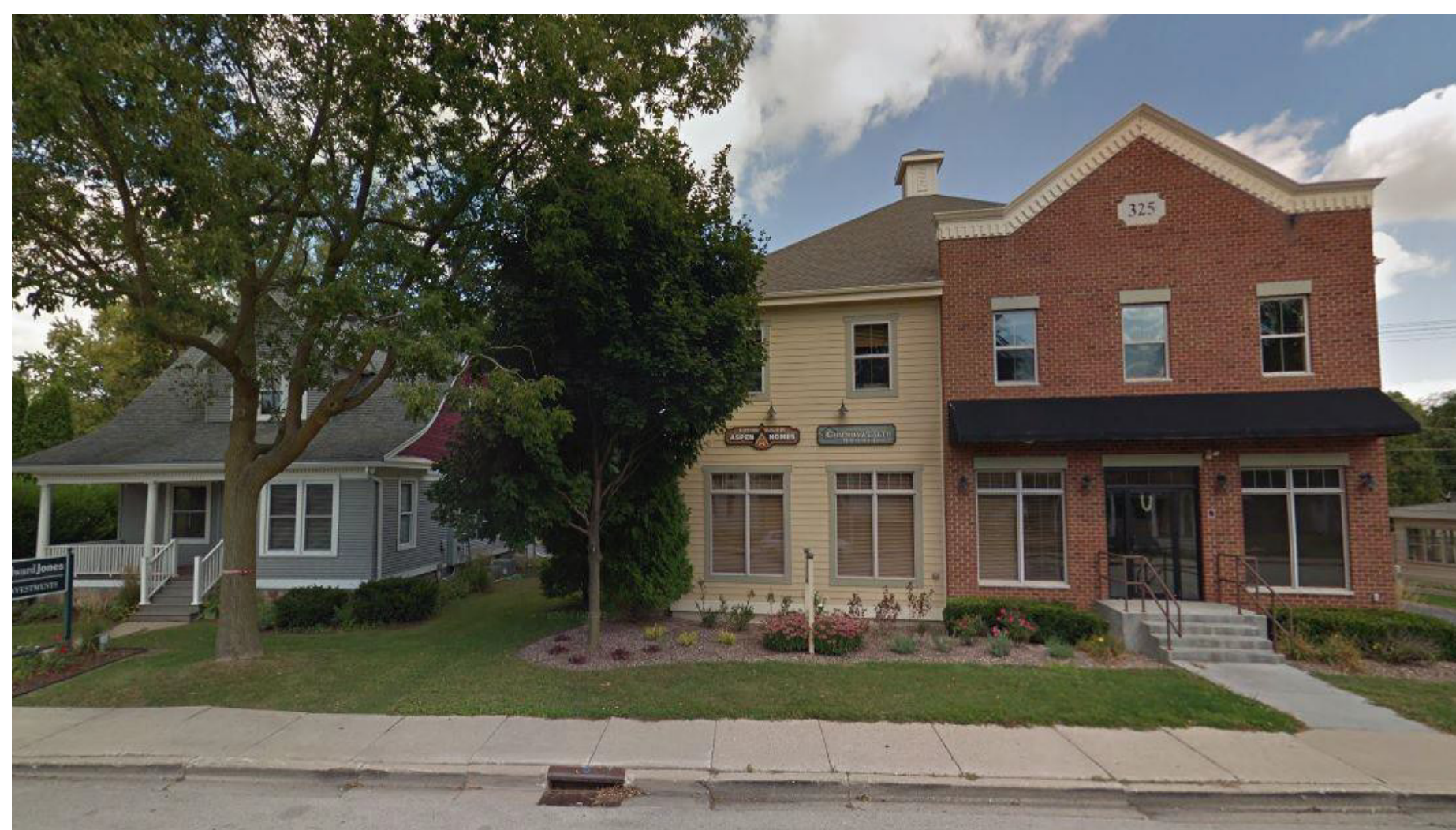
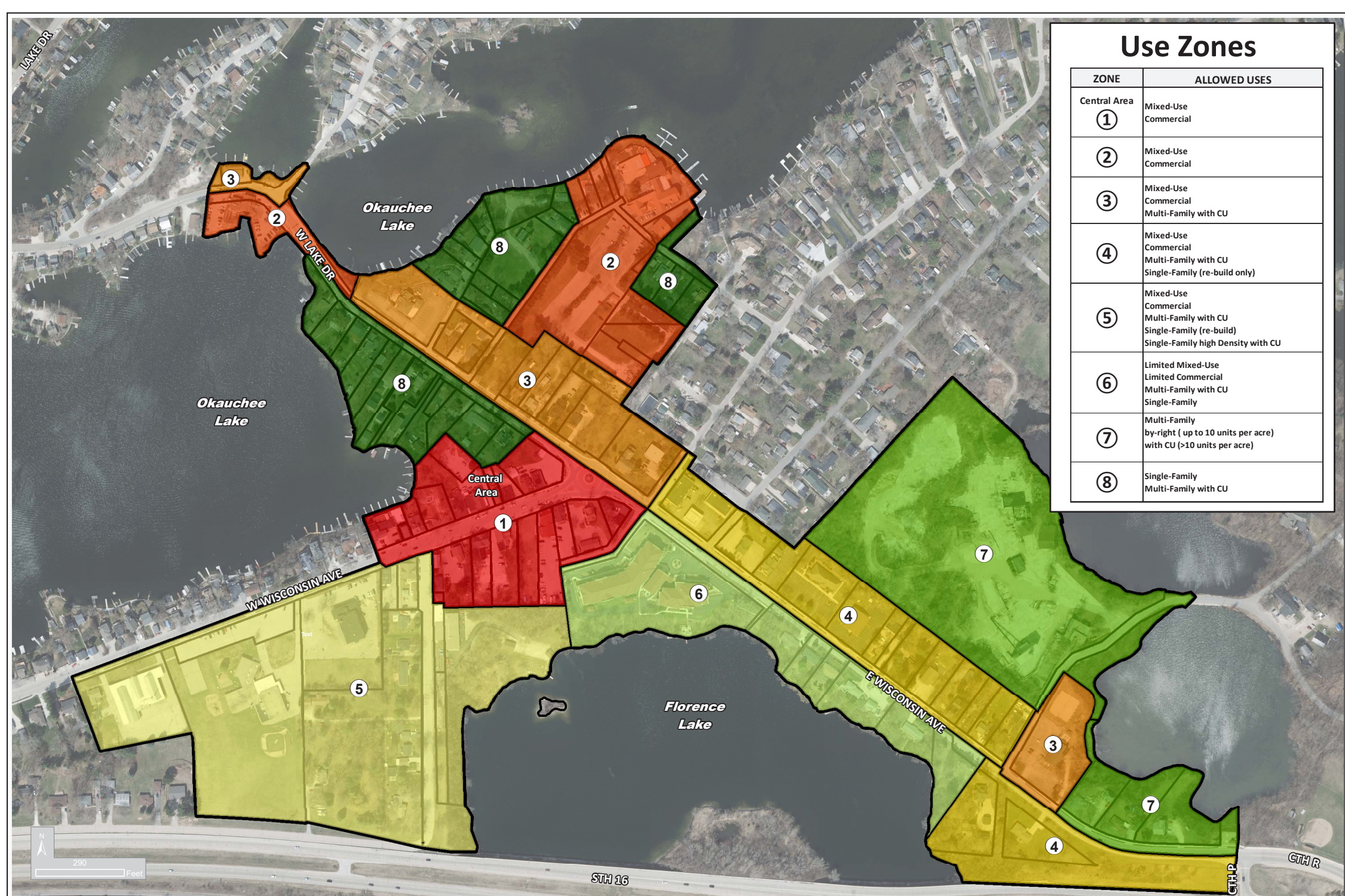


Downtown Okauchee



Mission Lakes

## LAND USE ZONES MAP



**Development:** Oakton Development, LLC (325 Oakton Ave.)  
**Municipality:** Village of Pewaukee  
**Number of Stories:** 2  
**Height:** 32 ft. to peak of front gable (+/- 40 ft. overall)  
**Roof Style:** Peak (Gable/Hip)



**Development:** Brookfield Junction I, City of Brookfield  
**Number of Stories:** 3 with underground parking  
**Height:** 36 ft. (44 ft. to exposed lower level parking)  
**Roof Style:** Peak (Gable/Hip)

**Development:** Delafield Town Center, City of Delafield  
**Number of Stories:** 3  
**Height:** 54 ft.  
**Roof Style:** Peak (Gable) and Flat Roof