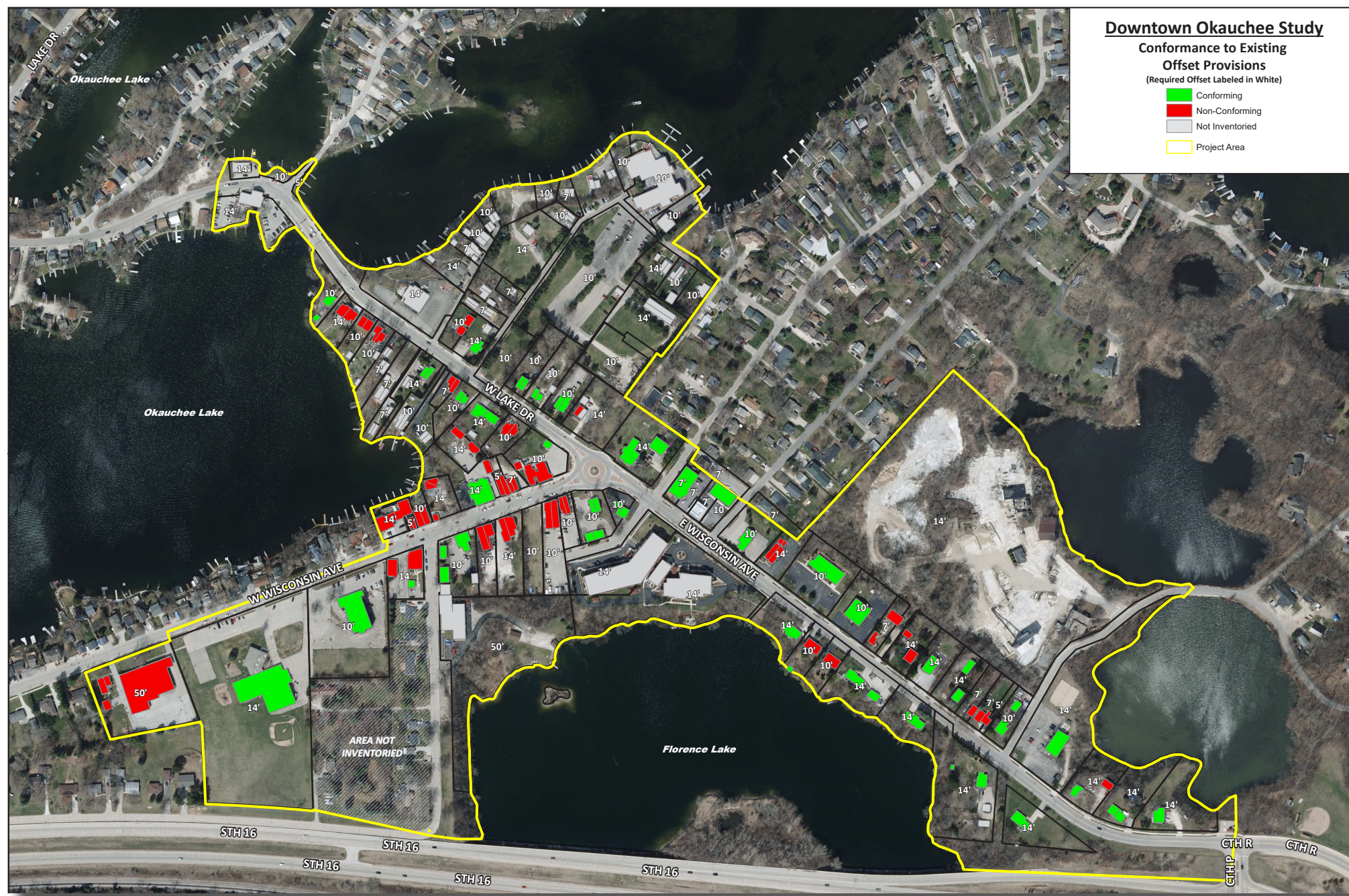


OFFSET THE DISTANCE BETWEEN THE SIDE AND REAR LOT LINE AND STRUCTURE

CONFORMANCE TO OFFSET ANALYSIS MAP



WHAT DOES AN ATTACHED BUILDING LOOK LIKE?



(City of Delafield)
+/- 0 ft. building to building

Attached mixed-use buildings provide unique architectural character and creates an urban feel.



(City of Delafield)
+/- 5 ft. building to building

A narrow offset may not allow adequate access.



(Village of Hartland)
+/- 12.5 ft. building to building

A slightly larger offset allows more space for maintenance, access and landscaping, while providing more light.

OFFSET REQUIREMENTS

Lot Width	Existing	Proposed
35 ft. or less	5 ft.	5 ft.
Greater than 35 ft. to 50 ft.	7 ft.	7 ft.
Greater than 50 ft. to less than 84 ft.	10 ft.	10 ft.
84 ft. and greater	10 ft. (Commercial) 14 ft. (Residential)	10 ft.

STRUCTURES WITHIN CENTRAL AREA

May be attached to an adjacent building with special approval and if not adjacent to single-family residential use.

MORE RELIEF FOR NONCONFORMING STRUCTURES

- Reconstruction and lateral and vertical additions will be permitted, provided the addition does not extend closer to the lot line than the existing structure.
- Existing ordinance requires variances or special exceptions for many expansions.

BENEFITS OF MODIFIED OFFSET PROVISIONS

- Encourages urban setting by maximizing the developable lands within the Central Area.
- Provides transitional zone leading to core business area.
- Maintains greater separation for single-family use and business use.
- Maximum offset reduced from 14 ft. to 10 ft., resulting in fewer nonconforming structures.
- Safety and aesthetic considerations for zero offsets reviewed through the Town Building Inspector, Fire Department and Plan Commission.

COMPARING NEIGHBORING COMMUNITIES

6 OF 8 COMMUNITIES ANALYZED HAVE A **ZERO OFFSET** PROVISION. REMAINING 2 COMMUNITIES HAVE AN EXCEPTION PROCESS.