

## ORDINANCE 22-08

TO AMEND SECTION 17.0416C. AND 17.0416G. PERTAINING TO CONDITIONAL  
USE STANDARDS UNDER 17.0416 RM-3 MULTIPLE-FAMILY RESIDENTIAL  
DISTRICT OF CHAPTER 17 OF THE ZONING CODE OF THE CITY OF  
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

**WHEREAS;** the Plan Commission held a public hearing on April 21, 2022 and determined certain updates and revisions were necessary to Section 17.0416 Rm-3 Multiple-Family Residential District; and

**NOW THEREFORE,** The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the following changes to **Section 17.0416c. and 17.0416g.** shall be made:

Delete and Recreate 17.0416c.

c. Conditional Uses (See Section 17.0500)

- (1) Residential planned unit development (PUD) such as cluster developments, townhouses, and condominiums. The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district. The proper preservation, care, and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration enforceable by the City. All PUD's shall comply with the following minimum standards:
  - (a) The minimum PUD development area shall be ten (10) acres.
  - (b) The maximum net density may be increased by no more than ten (10) percent.
  - (c) The minimum PUD lot or space area shall not be less than 0.17 acre with not less than 2,420 square feet per dwelling unit.
  - (d) The minimum average PUD lot or space width shall be 110 feet per detached three (3) to eight (8) unit structure and twenty (20) feet for each unit of a townhouse or attached condominium complex.
  - (e) The minimum PUD building height and size shall be the same as required for permitted principal uses, however, the yard requirements as set forth in "f"1 and 3 below may be reduced by thirty (30) percent.
  - (f) No detached structure shall be located closer than forty (40) feet to another structure within the development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.

- (2) Housing for the Elderly or Assisted Living Housing units, provided that each such housing structure complies with the following standards:
- (a) The minimum development area shall be three (3) acres.
  - (b) The minimum lot area shall be one (1) acre.
  - (c) The minimum net lot area per dwelling unit shall be 2,420 square feet.
  - (d) The minimum average lot width shall be 150 feet.
  - (e) No dwelling unit shall have more than two (2) bedrooms.
  - (f) The minimum total floor area for each dwelling unit shall be 250 square feet for efficiency units, 400 square feet for one (1) bedroom units, and 550 square feet for two (2) bedroom units.
  - (g) There shall be a minimum of one (1) paved off-street parking space provided for each dwelling unit or as determined practical by the Plan Commission.
  - (h) All regulations of this district shall be complied with.

Delete and Recreate 17.0416g.

g. Suggested Minimum Parking

One and one-half (1-1/2) off-street parking spaces provided for each efficiency, one-bedroom, or two-bedroom units and two and one-half (2-1/2) off-street parking spaces provided for each three or more-bedroom units or as determined practical by the Plan Commission.

SECTION 2 - SEVERABILITY

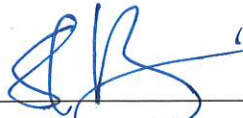
The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

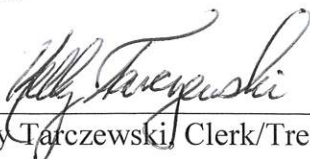
Dated this 2<sup>nd</sup> day of May, 2022.

COMMON COUNCIL OF THE CITY OF PEWAUKEE  
WAUKESHA COUNTY, WISCONSIN



Steve Bierce, Mayor

Attest:



Kelly Tarczewski, Clerk/Treasurer