

Ordinance No. 906

AN ORDINANCE TO AMEND CHAPTER 100 OF THE VILLAGE OF MUKWONAGO MUNICIPAL CODE, KNOWN AS THE ZONING ORDINANCE, SPECIFICALLY SECTIONS 100-103, 100-110 AND 110-111 PERTAINING TO THE STANDARDS FOR DEVELOPMENT IN THE R-3 AND R-10 ZONING DISTRICTS

WHEREAS, the Plan Commission and Village Board of the Village of Mukwonago has identified a need to amend the standards of the R-3 and R-10 Zoning Districts as it pertains to dwelling unit density and other development requirements for multi-family; and

WHEREAS, the Plan Commission and the Village Board has determined that the amendments promote quality multiple-family developments that efficiently utilizes land, provides housing choices to enhance an active and growing economic base and improves aesthetics of the built environment

WHEREAS, the Plan Commission at a regularly scheduled meeting of October 13, 2015 recommended to the Village Board that the parking regulations be amended as provided herein.

NOW, THEREFORE, the Village Board of Trustees of the Village of Mukwonago, Waukesha and Walworth Counties, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I. Sections 100-103, 100-110 and 100-111 shall be removed, and in their entirety replaced with new Sections 100-103, 100-110 and 100-111 of Chapter 100 attached as Exhibit A.

SECTION II: SEVERABILITY. The several sections of this ordinance are declared to be severable. If any section shall be declared by a Court of competent jurisdiction to be invalid, such decisions shall not affect the validity of other portions of the ordinance.

SECTION III: EFFECTIVE DATE. This ordinance shall take effect upon publication. Passed and adopted this 20th day of October, 2015.

Fred H. Winchowky, Village President

Attest: _____
Steven A. Braatz, Jr., Village Clerk

Date Adopted:
Date Published:
Date Effective:

Exhibit A

Section. 100-103. R-3 Single-Family/Transitional Residential District.

The R-3 single-family/transitional residential district is intended to provide for single-family, two-family or multi-family development, or a mixture of those residential dwelling types, as a transition between low intensity and higher intensity land uses.

(1) Permitted uses.

- a. Single-family dwellings.
- b. Two-family dwellings.
- c. Family day care homes licensed under Wisconsin State Statutes.
- d. Foster homes and treatment foster homes licensed under Wisconsin State Statutes, and subject to the provisions Wisconsin State Statutes.
- e. Adult family homes licensed under Wisconsin State Statutes, subject to the provisions of Wisconsin State Statutes.
- f. Community living arrangements, as defined in Wisconsin State Statutes, with a capacity for eight or fewer persons, subject to the provisions of Wisconsin State Statutes.
- g. Community living arrangements, as defined in Wisconsin State Statutes, with a capacity for nine to 15 persons, subject to the provisions of Wisconsin State Statutes.
- h. Essential services.

(2) Permitted accessory uses.

- a. Private garages, swimming pools and carports.
- b. Gardening, tool and storage sheds incidental to the residential use.
- c. Solar collectors, both roof-mounted and as an accessory structure are permitted provided they comply with all yard and height requirements for the district in which they are located, are screened from street view, and receive prior plan commission approval and a permit from the building inspector.
- d. Dish antennas, ground and building mounted, limited to 24 inches in diameter and not visible from street view.
- e. Secondary suite as defined is allowed in a single-family dwelling subject to approval of the zoning administrator in accordance to the following standards:
 1. Issuance of a building permit for the new construction or remodeling is required.
 2. Submittal of a recorded declaration of restrictions with the county register of deeds, stating the "the Village of Mukwonago Inspections Department/Zoning Administrator has approved the building permit application conditioned upon the owner signing and recording this Declaration of Restrictions indicating said dwelling will be a single family dwelling." The declaration of restrictions shall be recorded before issuance of a building permit for construction of said secondary suite.
 3. The secondary suite shall be on the first floor of the single-family dwelling, at street grade level, or, if on second floor or lower level, an elevator or chair lift shall be installed from the secondary suite to the first floor at street grade level.
 4. The secondary suite shall have non-lockable direct interior access to the entire dwelling.
 5. No more than two bedrooms shall be permitted.

6. The principal single-family dwelling and the secondary suite shall share common water, sanitary sewer or septic and electric connections.
7. The owner shall provide evidence to the inspections department that the water and sanitary sewer or septic facilities are adequate to serve the secondary suite.
8. The secondary suite shall be designed that the appearance of the building remains as a single-family dwelling. Any new entrances shall be located on the side or rear of the building and shall be at ground level.
9. The secondary suite shall not be constructed or established within any required garage.
10. A kitchenette means a small kitchen or area for preparing food, often as a part of a room instead of a separate room.

(3) *Conditional uses.*

- a. Multiple-family dwellings, either within one building on a single lot or a complex of buildings in a unified development, with a density not exceeding 5 dwelling units per acre.
- b. Senior housing, as defined, subject to the following restrictions:
 1. Taking into consideration the specific land(s) involved, the plan commission may require an analysis of existing and potential traffic patterns and the use of adjacent and/or surrounding properties and may recommend stringent setback, parking, landscaping and other aesthetic related zoning standards.
 2. Density shall not exceed 20 dwelling units per acre and shall be specifically designed for senior citizens (those persons aged 55 years or older). Projects shall include such features as central locked lobby entrances; common rooms/areas on each floor and wing within a building; elevators; wider hallways with hand railings; walking paths and outdoor sitting areas; and programs and activities designed for the elderly.
 3. At least 80 percent of all units shall be rented or sold to senior citizens. The building design will conform to the multiple-family requirements of this section; although, the board of zoning and building appeals may waive or change requirements to allow for congregate living.
- c. Home occupations and professional home offices, subject to the provisions of Section 100-21(5).
- d. Cottage industries, subject to the provisions of Section 100-21(6).
- e. Community living arrangements, as defined in Wisconsin State Statutes, with a capacity for 16 or more persons, subject to the provisions of Wisconsin State Statutes.
- f. Public, parochial and private elementary and secondary schools and churches, provided the lot area is not less than two acres and all principal structures and uses are not less than 50 feet from any lot line.

(4) *Density for Multiple Family Dwellings.*

- a. The maximum density of multiple family dwellings allowed as a conditional use shall be 5 dwelling units per acre, except senior housing may have up to 20 dwelling units per acre..
- b. Density shall be the number of dwelling units on the developed property divided by net size of the lot or property, resulting in a coefficient of dwelling units per acre. The net property size is the gross size of the property at time of application for

development minus any public right-of-way existing before development, and minus 50% of total area covered by designated environmental features. Designated environmental features are areas delineated as wetlands and verified as wetlands by the Wisconsin Department of Natural Resources or the Army Corps of Engineers; Primary Environmental Corridors and Secondary Environmental Corridors as verified by the Southeastern Wisconsin Regional Planning Commission; floodplains mapped locally or by the FEMA; and land that is permanently or temporarily submerged by water but not including new storm water management and/or water quality basins constructed for the development (see Section 100-111). Land areas that contain multiple environmental features, such as wetlands within a floodplain, are not double counted. This 50% standard only determines the allowable maximum density and should not be construed to allow construction within or removal of any designated environmental features unless permitted by the agency with jurisdiction of the feature. Further division of a lot and/or property by a condominium plat does not change the density calculation of using the gross or net size of the original lot or property.

(5) *Quantitative Standards for Development in R-3.*

a. Standards for Single-family and Two-family Development.

	Single-family	Two-family
Minimum Lot Area	15,000 square feet	18,000 square feet*
Minimum Lot Width	80 feet interior lot/100 feet corner lot	120 feet interior lot/140 feet corner lot
Maximum Building Coverage on Lot	20% of total lot size, not including any public right-of-way	20% of total lot size, not including any public right-of-way
Minimum Greenspace**	60% of total lot size, not including any public right-of-way	60% of total lot size, not including any public right-of-way
Minimum Building Setbacks	Street Yard: 35 feet Interior Side Yard: a. One-story dwellings: 15 feet each side b. Other dwellings: 20 feet one side, 15 feet other side Rear Yard: 40 feet	Street Yard: 35 feet Interior Side Yard: a. One-story dwellings: 15 feet each side b. Other dwellings: 20 feet one side, 15 feet other side Rear Yard: 50 feet
Maximum Building Height, principal building	30 feet	30 feet
Maximum Height, accessory building	20 feet	20 feet
Minimum Floor Area per Dwelling Unit	Total: 1,200 square feet 1 st floor of bi-level or 2-story: 800 square feet Each other floor of bi-level or 2-story: 400 square feet	Total: 1,000 square feet

* Within multiple building unified developments, 18,000 square feet of land area is required for each two-family building. Lots and/or properties may be further divided by a condominium plat; with the overall building site size controlled by 18,000 square feet per building.

** Areas delineated as wetlands and verified as wetlands by the Wisconsin Department of Natural Resources; Primary Environmental Corridors and Secondary Environmental Corridors as verified by the Southeastern Wisconsin Regional Planning Commission; floodplains mapped locally or by the FEMA, and land that is permanently or temporarily submerged by water (but not including new storm water management and/or water quality basins constructed for the development) shall only count toward this calculation at one-half the required land space (i.e., 1,000 square feet of wetland, corridors or areas submerged by water = 500 square feet of greenspace).

b. Standards for Multiple-family Development

	Single Building on 1 Lot or Property	Multiple Buildings within Unified Development
Minimum Lot Area	21,000 square feet for lots platted before April 20, 2004 35,000 square feet for lots platted	43,500 square feet (1 acre)*
Minimum Lot Width	120 feet interior lot/140 feet corner lot	200 feet
Maximum Building Coverage on Lot	40% of total lot size, not including any public right-of-way	40% of total lot size, not including any public right-of-way
Minimum Greenspace**	40% of total lot size, not including any public right-of-way	40% of total lot size, not including any public right-of-way
Minimum Building Setbacks***	Street Yard: 35 feet Interior Side Yard: c. One-story dwellings: 15 feet each side d. Other dwellings: 20 feet one side, 15 feet other side Rear Yard: 50 feet	Street Yard: 40 feet Interior Side Yard: e. One-story dwellings: 20 feet each side f. Other dwellings: 30 feet each side Rear Yard: 50 feet
Maximum Building Height, principal building	45 feet, provided living space on no more than two stories	45 feet, provided living space on no more than two stories
Maximum Height, accessory building	20 feet	20 feet
Minimum Floor Area per Dwelling Unit	One-bedroom unit: 750 square feet. Two-bedroom unit: 950	One-bedroom unit: 750 square feet. Two-bedroom unit: 950

	square feet. Each additional bedroom: 150 square feet additional.	square feet. Each additional bedroom: 150 square feet additional.
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*Lots and/or properties may be further divided by a condominium plat, with the overall building site size controlled by the minimum lot area of this section and by a maximum of 5 dwelling units per acre on the overall building site size.

** Areas delineated as wetlands and verified as wetlands by the Wisconsin Department of Natural Resources; Primary Environmental Corridors and Secondary Environmental Corridors as verified by the Southeastern Wisconsin Regional Planning Commission; floodplains mapped locally or by the FEMA, and land that is permanently or temporarily submerged by water (but not including new storm water management and/or water quality basins constructed for the development) shall only count toward this calculation at one-half the required land space (i.e., 1,000 square feet of wetland, corridors or areas submerged by water = 500 square feet of greenspace).

***Under conditional use approval the Plan Commission and the Village Board may require increased setbacks to create additional buffers from neighboring properties.

(6) *Parking.*

- a. For all housing types, parking for each dwelling unit shall be provided in accordance with Article V of this Chapter 100 .
- b. For single-family and two-family development, garages shall be attached.
- c. For Multiple-family development the garage shall be attached and the enclosed garage stall shall be at least 200 square feet. The Plan Commission and/or the Village Board may modify parking requirements for multiple-family development if they deem such action is in the best interest of the surrounding neighborhood, and may require enclosed storage space in addition to the minimum garage space. If underground parking is provided, the minimum size shall be set by approval of the plan commission and village board.
- d. Senior housing shall provide parking in accordance with standards detailed in Article V of this Chapter 100.

(7) *General requirements.*

- a. For any development, adherence to all standard specifications adopted by the village board is required.
- b. For any development, a developer's agreement between the villages, the developer and the owner of the property may be required. This agreement shall address all concerns and requirements of the village and provide adequate assurances that the development will fulfill the intent of this chapter.
- c. See Chapter 34 of Municipal Code for additional standards for the preservation and the planting of trees.
- d. No topsoil may be removed from any parcel in the R-3 district without the prior written approval of the village zoning administrator. For all developments that are subject to a

developer's agreement, topsoil removal shall be controlled by the terms set forth therein.

Section. 100-110. R-10 Multiple-Family District.

The R-10 multiple-family district is intended to provide for multiple-family residential development in suitable areas for such land use that has adequate pedestrian and vehicle accessibility and availability of public utilities to safely serve a higher population density while maintaining appropriate transitions between adjoining zoning districts.

(1) Permitted Uses.

- a. Multiple-family dwellings, within one building on a single lot or a complex of buildings in a unified development, on a property five (5) acres or less in size, and/or with a density not exceeding 10 dwelling units per acre.
- b. Foster homes and treatment foster homes licensed under and subject to the provisions of Wisconsin State Statutes.
- c. Adult family homes licensed under and subject to the provisions of Wisconsin State Statutes.
- d. Community living arrangements, as defined in Wisconsin State Statutes, with a capacity for eight or fewer persons, subject to the provisions Wisconsin State Statutes.
- e. Community living arrangements, as defined in Wisconsin State Statutes, with a capacity for nine to 15 persons, subject to the provisions of Wisconsin State Statutes.
- f. Essential services.

(2) Permitted Accessory Uses.

- a. Private garages, swimming pools and carports.
- b. Gardening, tool and storage sheds incidental to the residential use.
- c. Solar collectors, both roof-mounted and as an accessory structure are permitted provided they comply with all yard and height requirements for the district in which they are located, are screened from street view, and receive prior plan commission approval and a permit from the building inspector.
- d. Dish antennas, ground and building mounted, limited to 24 inches in diameter.

(3) Conditional Uses.

- a. Multiple-family dwellings, either within one building on a single property or a complex of buildings in a unified development, with a density over 10 dwelling units per acre but not exceeding 15 dwelling units per acre, subject to the performance standards of Section 100-110 (8).
- b. Multiple-family dwellings, either within one building on a single property or a complex of buildings in a unified development, on a property over five (5) acres in size, subject to the performance standards of Section 100-110 (8).
- c. Multiple-family dwellings within buildings extending above two floors above adjacent ground level or 45 feet in height up to a maximum of three floors above adjacent ground level or 50 feet in maximum roof height, subject to the performance standards of Section 100-110 (8).
- d. Home occupations and professional home offices, subject to the provisions of Section 100-21(5).

- e. Cottage industries, subject to the provisions of Section 100-21(6).
- f. Community living arrangements, as defined in Wisconsin State Statutes, with a capacity for 16 or more persons, subject to the provisions of Wisconsin State Statutes.
- g. Public, parochial and private elementary and secondary schools and churches, provided the lot area is not less than two acres and all principal structures and uses are not less than 50 feet from any lot line.

(4) *Density*

- a. The maximum density of multiple family dwellings allowed as a permitted use shall be 10 dwelling units per acre.
- b. The maximum density of multiple family dwellings allowed in R-10 as a conditional use shall be 15 dwelling units per acre, subject to the performance standards of Section 100-110 (8).
- c. Density shall be the number of dwelling units on the developed property divided by net size of the lot or property, resulting in a coefficient of dwelling units per acre. The net property size is the gross size of the property at time of application for development minus any public right-of-way, and minus 50% of total area covered by designated environmental features. Designated environmental features are areas delineated as wetlands and verified as wetlands by the Wisconsin Department of Natural Resources or the Army Corps of Engineers; Primary Environmental Corridors and Secondary Environmental Corridors as verified by the Southeastern Wisconsin Regional Planning Commission; floodplains mapped locally or by the FEMA; and land that is permanently or temporarily submerged by water but not including new storm water management and/or water quality basins constructed for the development (see Section 100-111). Land areas that contain multiple environmental features, such as wetlands within a floodplain, are not double counted. This 50% standard only determines the allowable maximum density and should not be construed to allow construction within or removal of any designated environmental features unless permitted by the agency with jurisdiction of the feature. Further division of a lot and/or property by a condominium plat does not change the density calculation of using the gross or net size of the original lot or property.

(5) *Quantitative Standards for Development within R-10.*

	Single Building on 1 Lot or Property	Multiple Buildings within Unified Development
Minimum Lot Area*	43,560 square feet (1 acre)	87,120 square feet (2 acres)
Minimum Lot Width	120 feet interior lot/140 feet corner lot	200 feet
Maximum Building Coverage on Lot	40% of total lot size, not including any public right-of-way	40% of total lot size, not including any public right-of-way
Minimum Greenspace**	40% of total lot size, not including any public right-of-way	40% of total lot size, not including any public right-of-way
Minimum Building Setbacks	Street Yard: 35 feet Interior Side Yard:	Street Yard: 40 feet Interior Side Yard:

	a. One-story dwellings: 15 feet each side b. Other dwellings: 20 feet one side, 15 feet other side Rear Yard: 40 feet	a. One-story dwellings: 20 feet each side b. Other dwellings: 30 feet each side Rear Yard: 40 feet
Maximum Building Height, principal building	45 feet, provided living space on no more than two stories	45 feet, provided living space on no more than two stories
Maximum Height, accessory building	20 feet	20 feet
Minimum Floor Area per Dwelling Unit***	One-bedroom unit: 750 square feet. Two-bedroom unit: 950 square feet. Each additional bedroom: 150 square feet additional.	One-bedroom unit: 750 square feet. Two-bedroom unit: 950 square feet. Each additional bedroom: 150 square feet additional.

* Lots and/or properties may be further divided only by a condominium plat, with the overall building site size controlled by the minimum lot area of this section, and number of dwelling units per acre controlled the Section 100-110.

** Areas delineated as wetlands and verified as wetlands by the Wisconsin Department of Natural Resources; Primary Environmental Corridors and Secondary Environmental Corridors as verified by the Southeastern Wisconsin Regional Planning Commission; floodplains mapped locally or by the FEMA, and land that is permanently or temporarily submerged by water (but not including new storm water management and/or water quality basins constructed for the development) shall only count toward this calculation at one-half the required land space (i.e., 1,000 square feet of wetland, corridors or areas submerged by water = 500 square feet of greenspace).

***Efficiency units shall conform to the one-bedroom minimum floor area. When a multiple-family building has dwelling units with a mixture of bedroom counts and dwelling unit sizes, dwelling units size per number of bedrooms may be less than stated in the chart if the average size of all units within the building meets or exceeds the minimum. For example, a four unit building with one-bedroom units of 600 square feet and 900 square feet, and two-bedroom units of 800 square feet and 1,100 square feet meets the average minimums. However, a one-bedroom unit shall not be less than 600 square feet, a two-bedroom unit shall not be less than 800 square feet and a three-bedroom unit shall not be less than 950 square feet.

(6) *Parking.* Parking for each dwelling unit shall be provided in accordance with Article V of this Code. The Plan Commission and Village Board may modify (increase or decrease) parking requirements for multiple-family development if they deem such action is in the best interest of the surrounding neighborhood, and may require enclosed storage space in addition to the minimum garage space. Parking requirements for age restricted housing may be modified by the plan commission and village board if deemed the housing services a community purpose.

(7) *Other Development Requirements.*

- a. For any development, adherence to all standard specifications adopted by the village board is required.
- b. For any development in the R-10 district, a developer's agreement between the Village, the developer and the owner of the property shall be required. This agreement shall address all concerns and requirements of the village and provide adequate assurances that the development will fulfill the intent of this chapter.
- c. See Chapter 34 of Municipal Code for additional standards for the preservation and the planting of trees.
- d. No topsoil may be removed from any parcel in the R-10 district without the prior written approval of the village zoning administrator. For all developments that are subject to a developer's agreement, topsoil removal shall be controlled by the terms set forth therein.

(8) *Performance Standards for Multiple-family Conditional Use Approval.* It is the purpose of these performance standards to promote quality multiple-family developments that efficiently utilizes land, provides housing choices to enhance an active and growing economic base and improves aesthetics of the built environment. The conditional use process ensures that the purpose is achieved for:

- a. Multiple-family development with a density above 10 dwelling units per acre but not exceeding 15 dwelling units per acre
- b. Multiple-family development that exceeds two stories or 45 feet up to three stories or 50 feet maximum roof height.
- c. Multiple-family development on property over five (5) acres in size.

(9) *Multiple-family developments obtaining conditional use approval shall conform to the following performance standards.*

- a. Building Setbacks. Minimum building setbacks for pursuant to Section 100-110 (5) shall apply; however, interior side yard setbacks shall not be less than 40 feet.
- b. Driveway and Parking Setbacks. Driveways and outside parking lots shall be setback not less than 20 feet from any property line, except for driveways crossing the setback for ingress/egress to an external public right-of-way. However, no driveway or outside parking lot shall be located between a building and the property line, except for driveways providing access to enclosed parking spaces or driveways required by the Mukwonago Fire Chief for public safety.
- c. Ingress/Egress. Two routes of ingress/egress to an external public right-of-way shall be provided. A boulevard-style driveway shall count may count as two routes; however, a secondary emergency ingress/egress route shall be provided. The Mukwonago Fire Chief may require additional ingress/egress route.
- d. Parking. The minimum number of parking spaces as required for multi-family in Article V of this Chapter 100 shall be provided, including handicapped parking spaces. In addition, a minimum of one parking space per dwelling unit of at least 200 square feet shall be enclosed in an underground garage or other common space or individual garage parking spaces attached to each building. No detached garage parking spaces are permitted.
- e. Driveway and Parking Design. All internal driveways and parking lots shall be completed with a solid paved and dustless surface. All internal driveways and parking lots shall be completely surrounded by concrete curb and gutter, except for

- pedestrian ramps and openings for storm drainage and except when parking spaces abut to pedestrian sidewalks raised from the surface of the driveway or parking.
- f. Public Safety Access. The site shall be designed to allow police and fire access to each building, including that Mukwonago Fire Department ladder apparatus can correctly positioned on a flat and paved surface to reach unit porches and/or windows on the top floor surrounding 75% of each building exterior.
- g. Landscaping. The following standards apply to landscaping of a multiple-family development. In addition, the minimum greenspace on a multiple-family property approved under these performance standards shall be 50%.
- (i) Areas not covered by buildings, pavement and sidewalks, and storm water and water quality management facilities shall be landscaped with a suitable, permanent ground cover with the planting of deciduous and coniferous trees, decorative trees, scrubs/bushes and flowers. The use of benches, fountains, tables, monuments, etc. are encouraged to enhance the overall landscape and aesthetics of the development.
 - (ii) There shall be planted at a minimum one deciduous and/or coniferous tree per dwelling unit in addition to scrubs/bushes and flowers. The Plan Commission may require additional plantings to enhance appearance and create buffers.
 - (iii) The use of berms and decorative fencing shall be utilized to enhance the landscaping to buffer neighboring uses.
 - (iv) Storm water management and water quality run-off control features shall be incorporated into the overall landscape plan and utilized as a site amenity. The use of rain gardens and/or other infiltration storm water design is strongly encouraged.
 - (v) The entire site shall be designed so that each dwelling unit from its interior has views of outside landscaping and amenities. No dwelling unit shall have a view of only paving.
 - (vi) Preserved environmental features on a site shall be incorporated into the landscape plan for viewing and/or passive enjoyment by residents of the development.
 - (vii) All landscaping and landscaping enhancements shall be maintained in good condition after installation at all times. Property owner or owners shall replace any plant material within 30 days that becomes diseased, deteriorated or no longer growing.
 - (viii) The landscaping plan shall conform to standards of Chapter 34 of Municipal Code for the preservation and planting of trees.
- h. Architectural Design of Buildings. The following standards apply to the architectural design of buildings of a multiple-family development.
- (i) Exterior building colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent. The building design shall be composed of a suitable mix of the allowed materials shown within the following chart.

Building Materials	Allowable for use as or at: (X means material is allowed)				
	Base/Bottom of Building	Middle of Building	Top of Building	Trim/Accent Material	Additional Standards (see below)
Brick (Face/Veneer/Tile)	X	X	X	X	
Concrete Panels, Tilt-up or Precast	X	X	X	X	A
EIFS/Synthetic Stucco		X	X	X	B
Fiber-Cement Siding/Panels	X	X	X	X	
Metal Panels				X	C
Reflective Glass/Spandrel				X	D
Split Face Block	X	X	X	X	E
Stone/Stone Veneer	X	X	X	X	
Stucco; Hand-Laid			X	X	B
Vinyl Siding				X	F, D
Wood/Wood Composite		X	X	X	F

A—Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.

B—Shall not be within three (3) feet from the floor of common access pedestrian areas or where high pedestrian traffic is anticipated as well as at least one floor above ground level.

C—Shall be used in conjunction with a palette of materials; shall be a heavy gauge (20 gauge or higher) metal, and; shall be non-reflective.

D—Shall be used in limited quantities as an accent material.

E—Shall be used in conjunction with a palette of materials and shall not comprise more than 50% of any building wall.

F—Shall be used in limited quantities (maximum 10% coverage) due to its limited durability.

- (ii) Four-Sided Architecture. All four sides of the building shall be similar in articulation and use of materials.
- (iii) Façade Articulation. Consistent with the design of traditional storefront buildings, new buildings shall be divided into smaller increments through articulation of the façade. This can be achieved through combinations of the following techniques and other techniques that may meet the intent of this standard:
 - a. Stepping back or extending forward a portion of the façade, called façade modulation.
 - b. Vertical divisions using different textures or materials, although materials may be drawn from a common palette.
 - c. Division of the first floor exterior into storefronts, with separate display windows and entrances.
 - d. Variation in roof lines by alternating dormers, stepped roofs, gables or other roof elements to reinforce articulation or modulation.

- e. Use of arcades, awnings, window bays or porches at intervals equal to the articulation interval.
- i. Amenities. Amenities shall be provided to enhance enjoyment of the site by residents of the development and to enhance site aesthetics. While the amount and extent of provided amenities may be determined by the size of the development in terms of land area and allowed number of dwelling units, the Plan Commission and the Village Board approval of the conditional use will consider the amount of provided amenities.
 - (i) The types of interior building amenities may include: fitness room(s), club house or community/party room(s), game room(s), secure additional storage room or area for residents, porches/balconies, manned on-site management office, etc.
 - (ii) The types of exterior site amenities may include: natural or paved pedestrian paths, paths and sidewalks connecting to off-site paths or sidewalks, fitness trails, swimming pool and other sports/athletic facilities, outdoor gathering areas, benches, picnic tables and sitting areas, decorative parking lot lighting, a landscape plan beyond the minimum requirements, clearly marked building/unit addresses complimentary to the building design, etc.
- j. Conformance with other standards. The entire site design shall conform to other development standards that may be amended from time to time of the Village of Mukwonago and other agencies. The other standards may include, but are not limited to sewer and water design, street design, storm water management and water quality, shoreland setbacks, preservation of environmental features, fire code, etc.
- k. Additional Guidelines. The Plan Commission and the Village Board may adopt guidelines to supplement the standards of this Section 100-110 (8). The guidelines may be amended from time to time.
- l. General Approval Process. A detailed development plan for a quality multiple-family development shall be presented to the Village of Mukwonago for review and approval. A Conditional Use permit is required for any multiple-family development exceeding 10 dwelling units per acre and/or exceeding five acres in size. A separate conditional Use permit is required for projects exceeding height restrictions in addition to a separate conditional Use for density of the project. Conditions of approval and restrictions, including applicant responsibility of public improvements, shall be stated in a Developer's Agreement approved by the Village Board and signed by the applicant. Other information/documentation may be requested and approved by the Village, including but not limited to Declaration of Covenants, Development Restrictions, and any Homeowners Association documents.

Section. 100-111. - Calculation of Density for R-3 and R-10 Multiple-family Residential Uses.

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned for multiple-family use in the R-3 or R-10 districts, the site density shall be calculated in accordance with the following worksheet:

Worksheet for the Calculation of Density from Residential Uses

Step 1	Gross Site Area, in acres as determined by an actual site boundary survey of the lands in a contiguous residential zoning district	= _____ acres
Step 2	Subtract land of any existing dedicated public right-of-way, and the rights-of-way of major utilities	= _____ acres
Step 3	Adjusted Gross Site Area	= _____ acres
Step 4	Designated Environmental Features* Wetlands: _____ acres Floodplains: _____ acres Existing Lakes, Ponds, Rivers, Streams, etc: _____ acres Archeological Sites: _____ acres Other: _____ acres (please describe)	Total size of Designated Environmental Features: = _____ acres
Step 5	Subtract 50% of Designated Environmental Features (Step 4) from Adjusted Gross Site Area (Step 3) equals Net Site Area	= _____ acres
Step 6	**Calculate Maximum Allowed Density Take result of Net Site Area (Step 5) and multiply by the maximum allowed dwelling units per acre, either 5 units per acre in R-3, 10 units per acre in R-10 or 20 units per acre in R-10 with a conditional use.	= _____ units (normal round rules apply (i.e., 50.4 = 50, 50.6 units = 51))

*Designated environmental features are areas delineated as wetlands and verified as wetlands by the Wisconsin Department of Natural Resources or the Army Corps of Engineers; Primary Environmental Corridors and Secondary Environmental Corridors as verified by the Southeastern Wisconsin Regional Planning Commission; floodplains mapped locally or by the FEMA; any archeological sites, and land that is permanently or temporarily submerged by water but not including new storm water management and/or water quality basins constructed for the development (see Section 100-111). Land areas that contain multiple environmental features, such as wetlands within a floodplain, are not double counted. This 50% standard only determines the allowable maximum density and should not be construed to allow construction within or removal of any designated environmental features unless permitted by

the agency with jurisdiction of the feature. Further division of a lot and/or property by a condominium plat does not change the density calculation of using the gross or net size of the original lot or property.

** The result of the maximum allowed density does not automatically mean approval of a multiple-family development at the number of units shown in Step 6. Other factors apply, including but not limited to property size, setbacks, building height and other development standards.