

**STATE OF WISCONSIN                      WAUKESHA COUNTY                      VILLAGE OF ELM GROVE**

**ORDINANCE NO. 2026-01**

**AN ORDINANCE AMENDING**

**§ 335-26. I-1 Institutional District of the Village of Elm Grove Code of Ordinances**

**THE VILLAGE BOARD OF THE VILLAGE OF ELM GROVE DO ORDAIN AS FOLLOWS:**

**Section 1: 335-26 I-1 Institutional District of the CODE OF ORDINANCES OF THE VILLAGE OF Elm Grove is hereby amended by the deletion of as follows:**

**§ 335-26. I-1 Institutional District.**

The I-1 Institutional District is intended to provide for private and quasi-public institutional uses and private and public schools.

**A. Permitted uses.**

- (1) Churches.
- (2) Fraternal lodges.
- (3) Libraries.
- (4) Public or private schools as defined in § 115.001(3r) and § 115.01(1) Wis. Stats.
- (5) Social, veteran, and service clubs.

**B. Permitted accessory uses.**

- (1) Residential quarters for caretakers or clergy.
- (2) Garages for storage of vehicles used in conjunction with the operation of a permitted use.
- (3) Off-street parking and loading areas.
- (4) Service buildings and facilities normally accessory to the permitted uses.

**C. Conditional uses.**

- (1) Cemeteries.
- (2) Private recreation clubs.
- (3) Water towers and storage tanks.
- (4) Transmitting towers, receiving towers, relay and microwave towers with or without broadcast facilities or studios.
- (5) Wireless communication antennas.

~~(6) Community based residential facilities with densities not to exceed 12 residential units per net acre. An enhanced density of not more than 35 residential units per net acre may be granted at the discretion of the Board of Trustees if found to comply with all criteria listed~~

39 ~~under § 335-30F(3)(d). All residential units in a community based residential facility~~  
40 ~~allowable under this subsection shall consist of at least a single room with an attached~~  
41 ~~bathroom that shall not be occupied by more than two residents.~~

42 ~~(7) Residential care apartment complexes with densities not to exceed 12 residential units~~  
43 ~~per net acre. An enhanced density of not more than 30 residential units per net acre may be~~  
44 ~~granted at the discretion of the Board of Trustees if found to comply with all criteria listed~~  
45 ~~under § 335-30F(3)(d).~~

46 (6) Parking lots, driveways, walkways or other hardscape constructed using a permeable  
47 surface to exceed the allowable percentage of maximum impervious surface area as defined  
48 under §335-12C(1).  
49

50 D. Lot area and width. Lots in the I-1 District shall be a minimum of 20,000 square feet in area  
51 with a minimum lot width of 100 feet at the front building line.

52 E. Building height and area.

53 (1) No principal structure or part of a principal structure shall exceed 35 feet in height. No  
54 accessory structure shall exceed 10 feet in height.

55 (2) A one-story dwelling shall have a minimum living area of 1,600 square feet.

56 (3) A split-level home shall have a minimum living area of 1,600 square feet on the upper  
57 two levels.

58 (4) A one-and-one-half-story home shall have a minimum living area of 1,400 square feet  
59 on the first floor and a total minimum area of 1,950 square feet.

60 (5) A two-story home shall have a minimum combined living area of 2,100 square feet on  
61 the two floors.

62 (6) The required attached garage shall have a minimum floor area of 440 square feet.

63 (7) The sum total of the floor area of the principal building and all accessory buildings shall  
64 not exceed 30% of the lot area.  
65

66 F. Yards (principal and/or accessory buildings).

67 (1) There shall be a minimum building setback of 50 feet from the abutting street right-of-  
68 way.

69 (2) There shall be a side yard setback on each side of the principal structure not less than 30  
70 feet in width.

71 (3) There shall be a rear yard setback of not less than 25 feet.  
72

73 ~~G. Community based residential facilities and residential care apartment complexes.~~  
74 ~~Notwithstanding any other provision in this subsection to the contrary, for facilities granted a~~  
75 ~~conditional use permit under § 335-26C(8) and/or § 335-26C(9) the following building height~~  
76 ~~and area rules shall apply:~~

77 ~~(1) The principal structure may not exceed two stories in height.~~

78 ~~(2) Maximum impervious surface: 65% of lot area.~~

79 ~~(3) Maximum building footprint area: 65% of lot area.~~

80 ~~(4) Lots shall be a minimum of 40,000 square feet in area with a minimum lot width of 100~~  
81 ~~feet at the front building line.~~

82 **Section 2:** This ordinance shall take effect and be in full force from and after its passage and  
83 publication by posting.

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85 Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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87 VILLAGE OF ELM GROVE

88

89 By: \_\_\_\_\_

90 Jim Koleski, Village President

91 ATTEST:

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93 \_\_\_\_\_  
Crystal Turner, Village Clerk/Deputy Treasurer

