

STATE OF WISCONSIN

WAUKESHA COUNTY

VILLAGE OF ELM GROVE

ORDINANCE 2025-11

THE VILLAGE OF ELM GROVE CODE OF ORDINANCES

§ 335-26. I-1 Institutional District

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

Section 1:

§ 335-26. I-1 Institutional District. [Amended 10-13-1997]

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) Historic sites.~~
- ~~(4) Hospitals, sanitariums, sanatoriums and nursing homes.~~
- (3) Libraries and museums.**
- ~~(5) Private recreation clubs.~~
- (4) Public or private schools as defined in § 115.001(3r) and § 115.01(1) Wis. Stats. colleges, and universities.**
- (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. **[Amended 9-10-2001]**

- ~~(1) Crematoriums. [Added 3-27-2012¹]~~
- (1) Cemeteries. [Added 3-27-2012]**
- ~~(2) Medical clinics.~~
- ~~(3) Utilities.~~

- (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 under § 335-30F(3)(d). All residential units in a community-based residential facility allowable under this subsection shall consist of at least a single room with an attached bathroom that shall not be occupied by more than two residents. **[Added 11-22-2011]**
 - (7) Residential care apartment complexes with densities not to exceed 12 residential units per net acre. An enhanced density of not more than 30 residential units per net acre may be granted at the discretion of the Board of Trustees if found to comply with all criteria listed under § 335-30F(3)(d). **[Added 11-22-2011]**
 - (8) Parking lots, driveways, walkways or other hardscape constructed using a permeable surface to exceed the allowable percentage of maximum impervious surface area as defined **under §335-12C(1), within this chapter. [Added 3-24-2014]**
 - ~~(11) Other unspecified uses which are found to be similar in character to those principal uses conditionally permitted by the Plan Commission. **[Added 3-24-2014]**~~
- D. Lot area and width. Lots in the I-1 District shall be a minimum of 20,000 square feet in area with a minimum lot width of 100 feet at the front building line.
- E. Building height and area.
- (1) No principal structure or part of a principal structure shall exceed 35 feet in height. No accessory structure shall exceed 10 feet in height.
 - (2) A one-story dwelling shall have a minimum living area of 1,600 square feet.
 - (3) A split-level home shall have a minimum living area of 1,600 square feet on the upper two levels.
 - (4) A one-and-one-half-story home shall have a minimum living area of 1,400 square feet on the first floor and a total minimum area of 1,950 square feet.
 - (5) A two-story home shall have a minimum combined living area of 2,100 square feet on the two floors.
 - (6) The required attached garage shall have a minimum floor area of 440 square feet.
 - (7) The sum total of the floor area of the principal building and all accessory buildings shall not exceed 30% of the lot area.

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

- (1) There shall be a minimum building setback of 50 feet from the abutting street right-of-way.
- (2) There shall be a side yard setback on each side of the principal structure not less than 30 feet in width.
- (3) There shall be a rear yard setback of not less than 25 feet.

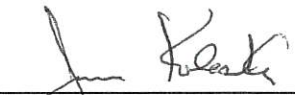
G. Community-based residential facilities and residential care apartment complexes. Notwithstanding any other provision in this subsection to the contrary, for facilities granted a conditional use permit under § 335-26C(8) and/or § 335-26C(9) the following building height and area rules shall apply: [Added 11-22-2011]

- (1) The principal structure may not exceed ~~three~~ two stories in height.
- (2) Maximum impervious surface: ~~65~~80% of lot area.
- (3) Maximum building footprint area: ~~65~~80% of lot area.
- (4) Lots shall be a minimum of 40,000 square feet in area with a minimum lot width of 100 feet at the front building line.

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

Passed and approved this 25th day of November, 2025.

VILLAGE OF ELM GROVE

By: 

Jim Koleski, Village President

ATTEST: 

Crystal Turner, Village Clerk/Deputy Treasurer