City of Muskego, WI
Monday, April 28, 2025

Chapter 400. Zoning

Article VIII. Base Districts

§ 400-52. ERS-3 Existing Suburban Residence District.

A. Statement of intent. This district is intended to provide for a detached single-family residential development of a suburban character. This district is newly created as a result of the Zoning Code modifications in 2006. Many parcels of this density and type existed when Muskego's Zoning Code was originally implemented. The density, widths, and building location measures listed below are to guide parcels currently zoned this district. The City will not rezone new areas to this zoning district.

B. Basic regulations. (See Article V for general enabling and qualifying language.)

(1) Lot size.

(a) Minimum area: 11,250 square feet.

(b) Minimum average width: 75 feet.

(2) Density. Residential lot area per dwelling unit: lot area per dwelling unit: 11,250 square feet.

(3) Building location.

(a) Minimum setback: 40 feet. Driveway - 3ft off prop. line

(b) Minimum offset:

[1] One side: 7.5 feet. exception for Hillview - 5ft

[2] All other sides: 11.25 feet. exception for Hillview 7.5 ft

(4) Building size.

(a) Minimum residential floor area:

[1] Single-family:[1]

[a] First floor: 1,100 square feet.

[b] Total: 1,100 square feet.

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

[2] Multifamily per dwelling unit: –.

(b) Floor area ratio: 25%.

(5) Open space. Minimum per residential dwelling unit: 7,500 square feet.

(6) Height. Maximum permitted:

(a) Principal structure: 30 feet.