APPENDIX I:
PRE-SANITARY SEWER LAND USE/ZONING, LAND DIVISION, AND PUBLIC SERVICES POLICY FOR THE SOUTHWESTERN PORTION OF THE CITY OF FRANKLIN, AND ASSOCIATED DOCUMENTATION

MEMORANDUM: FROM CITY DEVELOPEMENT

DATE: August 20, 2009

TO: City of Franklin

FROM: Joel Dietl, Planning Manager
Department of City Development

SUBJECT: Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy for the Southwestern Portion of the City

INTRODUCTION

At its September 18, 2008, meeting, the City of Franklin Comprehensive Master Plan Update Project Committee passed a motion to recommend approval to the Plan Commission of a proposed Pre-Sanitary Sewer Land Use/Zoning, Land Division and Public Services Policy, a proposed Post Sanitary Sewer Scenario Map, and a proposed Overlay District, for the southwestern portion of the City.

At its October 16, 2008, meeting, the Project Committee reviewed additional details pertaining to the methods of identification and protection of the natural resource features identified in the proposed Policy and directed staff to further refine that information for possible inclusion within the proposed Policy.

On October 23, 2008, a public hearing was held to obtain public comment on this matter. At its November 20, 2008, meeting, the Plan Commission approved the subject Pre-Sanitary Sewer Land Use/Zoning, Land Division and Public Services Policy and associated Post Sanitary Sewer Scenario Map as an amendment to the 1992 Comprehensive Master Plan, and recommended approval to the Common Council of the proposed Overlay District for the southwestern portion of the City.

At its August 20, 2009, meeting, the Plan Commission subsequently recommended approval to the Common Council of the draft City of Franklin 2025 Comprehensive Master Plan along with further changes to the proposed future land uses identified on the Post Sanitary Sewer Scenario Map.

Those changes have now been completed, and the revised and updated standards which are proposed to comprise the Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy are set forth below.

The Post Sanitary Sewer Scenario Map is herein incorporated by reference into this proposed Policy, and a copy is herein attached.

PRE-SANITARY SEWER LAND USE/ZONING, LAND DIVISION, AND PUBLIC SERVICES POLICY

The following standards shall comprise the Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy for the southwestern portion of the City.

1. This policy shall apply only to those potions of the City to which public services such as sanitary sewer and water are planned to be provided, but where it is currently unknown how and when such services will be provided. At this point in time, only those lands within the Milwaukee Metropolitan Sewerage District/Franklin Sanitary Basins FR-2017 and FR-2020, and those lands between S. 76th St. and the Root River located south of W. Ryan Rd. (as shown on the attached Proposed Southwest Overlay District map), have been so identified.
2. This policy shall expire (for any portion of the subject area) at such time as public services such as sanitary sewer and water become available (defined as immediately adjacent to the subject parcel).
3. All lawfully existing uses present at the time of adoption of this policy and associated overlay district by the City shall be allowed to remain until such time as the subject parcel is to be rezoned, subdivided or redeveloped.
4. Those lands within the subject area, identified on the Proposed Southwest Overlay District map as Existing Zoning, are herein envisioned to remain unchanged from their current zoning and land uses. As such, this policy would not apply unless these lands are rezoned, subdivided, or redeveloped.
5. Each legal and conforming lot or parcel in existence at the time of adoption of the Pre-Sanitary Sewer Land Use/Zoning, Land Division, and Public Services Policy by the City of Franklin (such lots or parcels are herein referred to as "parent parcel"), shall be allowed at least one land division under this policy as long as all other standards in this policy are met in their entirety. In addition, should any such legal and conforming lot or parcel be vacant, it shall be allowed to be developed, irrespective if it meets the lot/parcel size requirements of this policy, or the public sanitary sewer service requirements of the UDO, as along as all other applicable standards of the UDO are met.
6. The minimum lot size for any new/additional lot created under this policy shall not be less than five (5) acres, and must also meet all minimum lot requirements of its zoning district at the time of such land division.

7. The remnant portion of a parent parcel subject to such a land division may be as small as three (3) acres, but must also meet all minimum lot requirements of its zoning district at the time of land division.
8. All new/additional lots or parcels created under this policy must front upon an existing public road (approved and constructed at the time of adoption of this policy and associated overlay district by the City).
9. All land divisions undertaken through this policy shall be accomplished by means of a Certified Survey Map or other proper and appropriate means. The CSM or similar document shall state in either a restrictive covenant or a deed restriction, recorded with Milwaukee County, the standards set forth in this policy as adopted by the City of Franklin, and shall also clearly state that any new development associated with such land divisions must connect to public sanitary sewer and water when such service becomes available (defined as located immediately adjacent to the subject parcel).
10. Any land divisions beyond the first per parent parcel shall also include an Area Development Plan (ADP). An ADP is herein defined as a map which in a generalized fashion:
    - Indicates the coordination and location of all public infrastructure;
    - Determines the layout of and integration with adjacent existing and proposed land uses;
    - Determines proposed densities (lot size for residential uses and open space and landscaping ratios for non-residential uses) for each land use;
    - Identifies primary vehicular and pedestrian circulation patterns; and
    - Identifies the natural resource features present within and adjacent to the subject area.
11. The use of each new lot or parcel created under this policy shall conform to the proposed future land use/zoning identified in the adopted Post-Sanitary Sewer Scenario Map. Specifically:
    - Those land divisions located within areas identified for future non-residential uses/zoning can only be utilized for non-residential uses/zoning (i.e. business, office, civic center, business park, institutional, park, and agricultural uses and zoning would be allowed, but residential uses would not);
    - Those land divisions located within areas identified for future residential uses/zoning can only be utilized for residential uses/zoning (i.e. non-residential uses and zoning would not be allowed except as noted below); and
    - Those land divisions located within areas identified for future residential uses/zoning, immediately adjacent to major street intersections (i.e. 92nd Street and Ryan Road, 92nd Street and Oakwood Road, 92nd Street and South County Line Road, and 112th Street and Oakwood Road), may be considered for non-residential uses/zoning on a case-by-case basis based upon

consideration and mitigation of any potential adverse impacts upon adjacent existing and proposed residential development.

- Residential lot size/density can vary within each individual development as long as the average lot size/density identified in the future land use/zoning portion of the adopted Post-Sanitary Sewer Scenario Map is maintained, and environmental protection standards greater than those set forth within this Policy are achieved immediately adjacent to those areas of a proposed development where higher residential density is proposed.
- Should protection of the Natural Resources/Conservancy area east of and immediately adjacent to the landfill, as set forth in the Pre-Sanitary Sewer Land Use/Zoning, Land Division and Public Services Policy and associated Post-Sanitary Sewer Scenario Map, not come to fruition, the City would consider support of future light manufacturing within this area.

12. Existing natural resources as defined by Part 4: Natural Resource Protection, of the City of Franklin Unified Development Ordinance, and existing Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas as defined by the Southeastern Wisconsin Regional Planning Commission, shall specifically be retained and protected. In addition, those natural resource features identified in SEWRPC Memorandum Report NO. 151, A Greenway Connection Plan for the Milwaukee Metropolitan Sewerage District, and those natural resource features identified by the consulting firm of Cedarburg Science for the update of the comprehensive master plan termed linkages, shall be retained and protected to the greatest extent possible. Where not in conflict with any other requirement of the UDO, all of these natural resource features shall be preserved so as to:
    - Retain as much as possible the rural/suburban character of this portion of the City;
    - Sustain a high quality and interconnected natural resource network throughout this portion of the City;
    - Serve as buffers between different land uses;
    - Serve as buffers between different land use densities; and
    - Serve as locations for future open space, including parks and trails.

    It is further intended that the additional detailed standards identified in the OL-SW Southwest Overlay District are herein incorporated into and are a part of this Policy.
13. The location of each new lot or parcel created under this policy shall be designed in such a fashion so as not to impede the proposed future street and lot layout, and provision of public services, identified in the Post-Sanitary Sewer Scenario Map.
14. Variances of this policy may be considered by the Common Council upon review and recommendation by the Plan Commission, pursuant to the variance provisions set forth in the City of Franklin Unified Development Ordinance Sections 15-9.0106 and 15-10.0206C.

15. All land divisions under this policy shall be tracked by the City of Franklin to ensure that unauthorized land divisions do not occur.
16. This policy and its attendant standards shall be incorporated into, and adopted as part of, the City's comprehensive master plan.
17. The City's land division and zoning regulations shall be revised to be consistent with the proposed land division policy. It is anticipated that an overlay district will be created to serve as the means to accomplish this, and to implement this policy.
18. Except as otherwise stated herein, all other requirements of the Unified Development Ordinance shall apply.
19. When the draft update of the City of Franklin Comprehensive Master Plan is completed, this policy, it attendant standards, and the City's land division and zoning regulations, shall be reviewed and revised if necessary to ensure their consistency with the revised comprehensive master plan.

ATTACHMENT A
ENVIRONMENTAL CORRIDORS, LINKAGES, AND GREENWAY CONNECTION IDENTIFICATION AND PROTECTION STANDARDS

General Standards

1. The Environmental Corridor, Linkage, and Greenway Connection natural resource features each contain a wide variety of natural resources. These natural resources may occur within multiple natural resource features that might overlap one another in the physical landscape. In such instances, the more restrictive identification and protection standards will apply.
2. The current UDO natural resource identification and protection requirements are to remain unchanged. These identification and protection standards shall apply at all times for those natural resources identified in Part 4 of the UDO. The identification and protection standards found within the UDO shall be deemed to be more restrictive than the standards for the Environmental Corridor, Linkage, or Greenway Connection natural resource features, and where a natural resource listed within Part 4 of the UDO is found within one of these natural resource features, the UDO's identification and protection standards shall apply.
3. It is intended that the current UDO natural resource identification and protection standards be the most restrictive, with those standards applicable to the Environmental Corridors being slightly less so. It is further intended that the identification and protection standards applicable to the Linkages and the Greenway Connections be less restrictive and more flexible than those similar standards associated with the current UDO and the Environmental Corridor natural resource feature.
4. The identification and protection standards for the Linkage and Greenway Connection natural resource features shall provide some level of flexibility based upon the nature of the natural resources contained within the natural resource feature. Identification of the Linkage or Greenway Connection natural resource features shall be based upon the best available information whenever possible and appropriate. Field delineations, surveys, maps, aerial photographs, SEWRPC studies and reports, the City's Master and Comprehensive Plans, and similar materials may be utilized in identifying natural resource features, provided that the Plan Commission or Common Council may require more detailed and accurate mapping from an applicant to ensure that the identification and protection of the natural resource features is consistent with the purposes of this section. Protection standards for the Linkage and Greenway

Connection natural resource features shall be consistent with the principles enumerated for said natural resource feature.

5. Special Exceptions may be granted by the Common Council for any of the standards set forth herein pursuant to Section 15-9.0110 of the UDO.
6. Utilization of conservation easements to ensure protection in perpetuity of those natural resource features so required to be protected by the UDO shall be continued, especially in those cases involving the protection of Environmental Corridors, mitigation and/or variances.

Environmental Corridors

Those concentrations of natural resources identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), termed Primary Environmental Corridors, Secondary Environmental Corridors, and Isolated Natural Resource Areas, as identified in SEWRPC Planning Report NO. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035, which are not already protected by Part 4: Natural Resource Protection, of the City of Franklin Unified Development Ordinance, and by City of Franklin Ordinance NO. 2008-6482, An Ordinance to Amend the Unified Development Ordinance Text as it Pertains to Floodplain Zoning Regulations, shall be identified and protected as set forth in Attachment B and Attachment C and such standards included within the proposed Pre-Sanitary Sewer Land Use/Zoning, Land Division and Public Services Policy, the proposed Post Sanitary Sewer Scenario Map, and the proposed Overlay District, for the southwestern portion of the City.

Linkages

Those natural resource features and concentrations of natural resources identified by the consulting firm of Cedarburg Science and utilized in the preparation of the City of Franklin Comprehensive Master Plan Update, termed Linkages, which are not already protected by Part 4: Natural Resource Protection, of the City of Franklin Unified Development Ordinance (UDO), by City of Franklin Ordinance NO. 2008-6482, An Ordinance to Amend the Unified Development Ordinance Text as it Pertains to Floodplain Zoning Regulations, and by the SEWRPC Environmental Corridors as noted earlier in this report, shall be identified and protected as set forth below and such standards included within the proposed Pre-Sanitary Sewer Land Use/Zoning, Land Division and Public Services Policy, the proposed Post Sanitary Sewer Scenario Map, and the proposed Overlay District, for the southwestern portion of the City.

1. Features. The Linkages shall consist of the following natural resources:
    a. Fallow fields;
    b. Shrub thickets;
    c. Hedgerows;

d. Oak savannas;
e. Prairies and prairie remnants;
f. Woodlands not elsewhere protected; and
g. Wetlands not elsewhere protected.

2. Purpose. These Features shall be protected in order to maintain, establish new and/or provide additional connections or linkages of existing natural resource features, particularly those that may otherwise be isolated from one another. Maintaining and establishing such linkages helps to elevate the ecological value of the isolated natural resource features, establishes a connected matrix of green space, protects habitat, promotes wildlife migration and plant dispersal, retains the scenic and rural character of the landscape, and provides opportunities for low intensity activities such as walking, hiking, biking, horseback riding, and wildlife viewing.
3. Principles. Linkages must be utilized to connect two or more existing natural resource features (or concentrations of such features contained within Primary Environmental Corridors, Secondary Environmental Corridors, and Isolated Natural Resource Areas). Linkages can be identified and protected in phases (such as to establish Linkages across more than one property or phase of development to eventually connect natural resource features located some distance apart from one another). Linkages shall be generally linear in character. Linkages of large isolated natural resource features to one another shall be prioritized over linkages of small isolated natural resource features to one another. Linkages that connect numerous isolated natural resources shall be prioritized over linkages that connect few isolated natural resources. Linkages that connect numerous types of natural resource features shall be prioritized over linkages that connect few types of natural resource features. Buffers should be incorporated into linkages where possible and appropriate. Wider linkages are preferred over narrow linkages. Areas of natural connectivity should be utilized, maintained and/or restored where possible. Additional linkages between particularly important natural resource features (those features that contain relatively intact communities of native species, rare species, etc.) should be considered where possible.
4. Boundaries. Existing mapping, such as that found within the City of Franklin Comprehensive Master Plan Update, NRCS soil surveys, USGS topographic mapping, SEWRPC mapping (such as of natural resource components, natural areas, etc.), shall be utilized wherever possible and appropriate to determine the boundaries of such features and linkages. Field verification by appropriate professionals should be utilized where appropriate information is absent or lacking, and may be used in all other cases. In those instances where particularly important natural resource features are present, and/or where intensive development will extend immediately adjacent to the Linkage, appropriate buffers shall be considered. The mapping of all such features and Linkages, and particularly of any associated buffers,

shall be completed in a manner that appropriately balances the protection of the natural resource features and accommodating permitted development activities.

5. Mapping. The boundary of the Linkages shall be depicted on the subdivision plat, certified survey map, and/or site plan. A minimum scale of 1 inch equals 100 feet shall be used. All Linkages shall be clearly shown and labeled. The mapping shall be submitted to the Department of City Development staff at the same time as submission of the preliminary subdivision plat, certified survey map, site plan, etc. The mapping shall be reviewed by City staff utilizing the standards herein, and any corrections necessary thereto shall be undertaken by the property owner.
6. Permitted Uses. Any uses permitted within the natural resource features regulated by Part 4 of the UDO, and any uses permitted within the Environmental Corridors noted herein, shall be permitted within these Linkages. Low intensity public recreational uses such as paths, trails, sidewalks, etc. are allowed by right within these Linkages.
7. Accessory Uses. Any accessory uses permitted within the natural resource features regulated by Part 4 of the UDO, any accessory uses permitted within the Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas noted herein, and any accessory uses permitted within the underlying base zoning, so long as the Linkage is not completely severed, shall be permitted within these Linkages.
8. Special Uses. Any special uses permitted within the natural resource features regulated by Part 4 of the UDO, any special uses permitted within the Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas noted herein, and any special uses permitted within the underlying base zoning, so long as the Linkage is not completely severed, may be permitted within these Linkages. The same application, review, and approval process hereunder shall be in accordance with the applicable provisions of the UDO.

Greenway Connections

Those natural resource features and concentrations of natural resource features identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), termed Greenway Connections, as identified in SEWRPC Memorandum Report NO. 152, A Greenway Connection Plan for the Milwaukee Metropolitan Sewerage District, which are not already protected by Part 4: Natural Resource Protection, of the City of Franklin Unified Development Ordinance (UDO), by City of Franklin Ordinance NO. 2008-6482, An Ordinance to Amend the Unified Development Ordinance Text as it Pertains to Floodplain Zoning Regulations, by the SEWRPC Environmental Corridors as noted earlier in this report, and by the Linkages as noted earlier in this report, shall be identified and protected as set forth below and such standards included within the proposed Pre-Sanitary Sewer Land

Use/Zoning, Land Division and Public Services Policy, the proposed Post Sanitary Sewer Scenario Map, and the proposed Overlay District, for the southwestern portion of the City.

1. Features. The Greenway Connections shall consist of the following natural resources:
    a. MMSD Conservation Plan Priority Areas;
    b. Environmental Corridors and Isolated Natural Resource Areas;
    c. Existing and proposed parkway lands adjacent to environmental corridors; and
    d. Potential linkages between, and areas downstream from, MMSD Conservation Plan sites.
2. Purpose. These Features shall be protected in order to provide space for streams and wetlands to function naturally to accommodate stormwater flows; provide effective filter strips along waterways that trap sediment and pollutants that damage water quality; provide opportunities for natural science and environmental education; provide opportunities for recreational activities, especially trail-oriented activities such as walking, hiking, biking, and horseback riding; and provide a sense of open space and visual relief from intensive urban development. Because such areas typically are not well suited for urban development because of soil limitations or flooding potential, their preservation helps to avoid development problems such as flooded basements and failing building foundations.
3. Principles. Greenway Connections shall be generally linear corridors of open space typically associated with streams, shorelines, and wetlands. In addition to the specific features noted above, the Greenway Connections shall also encompass floodlands, surface water resources, natural area and critical species habitat sites, wetland and prairie soil types, existing and proposed park and open space sites, and existing and proposed recreation corridor trails.
4. Boundaries. Existing mapping, such as that found within SEWRPC Memorandum Report NO. 152, the MMSD Conservation Plan, SEWRPC mapping (such as of environmental corridors, surface water resources, natural areas, critical species habitat sites, and recreation corridors), FEMA Flood Insurance Rate Maps, NRCS soil surveys, and the Milwaukee County Park and Open Space Plan, shall be utilized wherever possible and appropriate to determine the boundaries of such features and Greenway Connections. Field verification by appropriate professionals shall be utilized where appropriate information is absent or lacking, but may be used in all other cases. Mapping of all such features and Greenway Connections shall be completed in a manner that appropriately balances the protection of the natural resource features and accommodating permitted development activities.
5. Mapping. The boundary of the Greenway Connections shall be depicted on the subdivision plat, certified survey map, and/or site

plan. A minimum scale of 1 inch equals 100 feet shall be used. All Greenway Connections shall be clearly shown and labeled. Should a Greenway Connection be entirely encompassed by other protected features (such as Environmental Corridors, Linkages, etc.) the Greenway Connection need not be identified on the final subdivision plat, certified survey map, site plan, etc. Even in such instances, however, the initial mapping shall be submitted to the Department of City Development staff at the same time as submission of the preliminary subdivision plat, certified survey map, site plan, etc. The mapping shall be reviewed by City staff utilizing the standards herein, and any corrections if necessary shall be undertaken by the property owner.

6. Permitted Uses. Any uses permitted within the natural resource features regulated by Part 4 of the UDO, any uses permitted within the Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas noted herein, and any uses permitted within the Linkages noted herein, shall be permitted within these Greenway Connections. Low and moderate intensity public recreational uses such as paths, trails, sidewalks, picnic areas, playfields, etc. are allowed by right within these Greenway Connections.
7. Accessory Uses. Any accessory uses permitted within the natural resource features regulated by Part 4 of the UDO, any accessory uses permitted within the Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas noted herein, any accessory uses permitted within the Linkages noted herein, and any accessory uses permitted within the underlying base zoning, shall be permitted within these Greenway Connections.
8. Special Uses. Any special uses permitted within the natural resource features regulated by Part 4 of the UDO, any special uses permitted within the Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas noted herein, any special uses permitted within the Linkages noted herein, and any special uses permitted within the underlying base zoning, may be permitted within these Greenway Connections. The same application, review, and approval process hereunder shall be in accordance with the applicable provisions of the UDO.

Definitions

The following words and terms shall be defined as set forth herein. Any word or term not defined herein shall be construed as set forth elsewhere in the UDO. If not defined elsewhere in the UDO, such word or term shall be presumed to have their customary dictionary definitions.

Public sanitary sewer service. A sanitary sewage collection system owned and operated by a local unit of government or municipality.

Public water service. A system for the provision to the public of piped water for human consumption as defined in Wisconsin Administrative Code NR 811.

Fallow Field. Land that has undergone plowing and harrowing and has been left unseeded for more than three growing seasons.

Upland portions of Environmental Corridors and Isolated Natural Resource Areas. All natural resource features which comprise environmental corridors except for floodplains and wetlands, as defined by the Southeastern Wisconsin Regional Planning Commission.

ATTACHMENT B

ZONING REGULATIONS FOR THE CITY OF FRANKLIN SOUTHWEST OVERLAY DISTRICT TO PROTECT ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

1. Features. The following natural resources shall be protected in this district as provided herein:
   1. Lakes, rivers, and streams;
   2. undeveloped shorelands and floodlands;
   3. wetlands;
   4. woodlands;
   5. prairie remnants;
   6. wildlife habitat;
   7. rugged terrain and steep slopes;
   8. unique landforms or geological formations;
   9. unfarmed poorly drained and organic soils;
   10. existing outdoor recreation sites;
   11. potential outdoor recreation sites;
   12. significant open spaces;
   13. archeological and historic sites and structures;
   14. outstanding scenic areas and vistas;
   15. SEWRPC-designated environmental corridor interconnecting areas (per SEWRPC Planning Report NO. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035).

2. Purpose/Principles. The purpose of the Southwest Overlay District to Protect Environmental Corridors and Isolated Natural Resource Areas is to preserve, protect, enhance, and restore the natural resource features contained within the Environmental Corridors (Primary and Secondary) and Isolated Natural Resource Areas as set forth in SEWRPC Planning Report No. 48 to control erosion and sedimentation, and promote and maintain the natural beauty of the City while balancing with the development rights afforded to land owners by the underlying zoning district. These Environmental Corridors and Isolated Natural Resource Areas encompass the best remaining natural, scenic, historic, scientific and recreational features, which features often overlap one another, and tend to be concentrated in a linear pattern upon the landscape. The Environmental Corridors and Isolated Natural Resource Areas may also contain historic sites, historic structures, and scenic views, and provide opportunities for hunting, fishing, canoeing, walking, hiking, and biking. Primary Environmental Corridors are larger in size and tend to contain a greater concentration of the most significant natural resource features. These Primary Environmental Corridors are already required to be protected, by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and the Wisconsin Department of Natural Resources, from development utilizing public sanitary sewer service. Secondary Environmental Corridors are smaller in size, may contain lesser concentrations of significant natural resource features, and are often connected to Primary Environmental Corridors. Isolated Natural Resource Areas are smaller in size, may contain less significant natural resource features, and are physically separated from Primary and Secondary Environmental Corridors. The lowland portions of Environmental Corridors and Isolated Natural Resource Areas (floodplains and wetlands) shall remain undeveloped except for low impact recreational facilities and activities. While the remaining portions of the Environmental Corridors and Isolated Natural Resource Areas shall generally remain undeveloped, it is understood that there are more uses that can be compatible with their protection as noted in the Permitted Uses and Special Uses sections that follow.

3. Boundaries. The boundary of the Primary Environmental Corridors, Secondary Environmental Corridors, and the Isolated Natural Resource Areas are as set forth in SEWRPC Planning Report No. 48. The applicable SEWRPC environmental corridor maps shall be utilized for further clarification and detail. Upon a proposal of any subdivision plat, Certified Survey Map, or Site Plan, the property owner shall accurately depict the location of all lands within the Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas on the subject property.

4. Mapping. The Primary Environmental Corridors, Secondary Environmental Corridors, and the Isolated Natural Resource Areas shall be depicted on the subject subdivision plat, certified survey map, and/or site plan at a minimum scale of 1 inch equals 100 feet by a registered land surveyor. All Environmental Corridors and Isolated Natural Resource Areas shall be clearly shown and labeled. The mapping shall be submitted to the Department of City Development staff at the same time as submission of the preliminary plat, certified survey map, site plan, etc. The mapping shall be reviewed by City staff in accordance with the standards herein, and any corrections if necessary shall be undertaken by the property owner. The Common Council, the Plan Commission, the City Engineer, or the Planning Manager may require that such mapping be field verified by the Southeastern Wisconsin Regional Planning Commission, and such delineation shall be clearly depicted by a registered land surveyor on the subject subdivision plat, certified survey map, and/or site plan.

5. Permitted Uses.
   1. Any use of land, except development involving structures, that is permitted in the basic underlying district, providing that such development meets the requirements of Part 4: Natural Resource Protection of the Unified Development Ordinance (UDO) and Ordinance No. 2008-6482, and does not destroy the natural resource features protected by the district.
   2. Forest and game management.
   3. Park and recreation areas.
   4. Preservation of scenic, historic, and natural areas and critical species habitat sites.
   5. Recreational trails.

6. Special Uses. The following uses are Special uses in the Southwest Overlay District and may be permitted as specified.
   a. Residential Development: Residential development may be accommodated in environmental corridors and isolated natural resource areas, provided that buildings are kept off steep slopes. The maximum number of housing units shall be determined by dividing the total corridor acreage within a development site, less the acreage covered by surface water, floodplain and wetlands, by five. Individual lot sizes and per-unit lot sizes may be reduced, provided that the density of the project does not exceed the maximum density permitted in the underlying zoning district. The Plan Commission shall require appropriate legal measures to protect the open spaces and natural resource elements preserved by the transfer of density. The permitted housing units may be in single-family or multi-family structures, provided such uses are permitted in the underlying zoning district.
   b. Other Development: Up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate residential, commercial, or other urban development under the following conditions: the area to be disturbed is compact rather than scattered in nature; the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; the development does not threaten the integrity of the remaining corridor; the development does not result in significant adverse water quality impacts; and development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.
   c. Pre-Existing Lots: Single-family development on existing lots of record is permitted in accordance with the requirements of the underlying zoning district.

7. Tree Cutting and Shrubbery Clearing Prohibited. Lands lying within the environmental corridors and isolated natural resource areas of the Southwest Overlay District shall not be clear cut of trees, shrubbery, or underbrush. No more than 10 percent of the existing native vegetation shall be removed from a parcel except as otherwise allowed by the Unified Development Ordinance. Normal pruning, trimming, and shearing of vegetation; removal of dead, diseased, insect-infested vegetation; and silvicultural thinning conducted under the recommendation of a forester shall be exempt from this restriction.

8. Earth Movements Limited. No filling, excavation or top soil removal shall be permitted which involves the disturbance of an area exceeding 10,000 square feet, or on slopes of 12 percent or more, except as otherwise allowed by the Unified Development Ordinance.

Source: SEWRPC and the City of Franklin

ATTACHMENT C

STANDARDS FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Component Natural Resource and Related Features within Environmental Corridors[a]	Permitted Development																
	Transportation and Utility Facilities (see General Development Standards below)				Recreational Facilities (see General Development Standards below)											Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings		
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--	--
Floodplain	--[k]	X	X	X	X	X	--	X	X	--	X	X	--	X	X[l]	--	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--	--
Woodland	X	X	X[p]	--	X	X	X	--	X	X	X	X	X	X	X[q]	X	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[r]	--	--	--	--	X[s]	X	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	X	--	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These standards indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT STANDARDS

- Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

  The above table presents development standards for major transportation and utility facilities. These standards may be extended to other similar facilities not specifically listed in the table.

- Recreational Facilities: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings.

  The above table presents development standards for major recreational facilities. These standards may be extended to other similar facilities not specifically listed in the table.

- Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water, floodplains and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

- Other Development: In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; and 4) the development does not result in significant adverse water quality impacts; 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

  Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- Pre-Existing Lots: Single-family development on existing lots of record shall be permitted as provided for under the Southwest Overlay District.

- All permitted development presumes that sound land and water management practices are utilized.

Footnotes to Attachment C

[a]*Except as elsewhere stated within the UDO, the natural resource and related features are defined as follows:*

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.
Shoreland: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.
Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.
Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.
Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.
Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.
Steep Slope: Includes areas with land slopes of 12 percent or greater.
Prairies: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.
Park: Includes public and nonpublic park and open space sites.
Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.
Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.
Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

[b]*Includes such improvements as stream channel modifications and such facilities as dams.*

[c]*Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.*

[d]*Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.*

[e]*Certain transportation facilities such as bridges may be constructed over such resources.*

[f]*Utility facilities such as sanitary sewers may be located in or under such resources.*

[g]*Electric power transmission lines and similar lines may be suspended over such resources.*

[h]*Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.*

[i]*Bridges for trail facilities may be constructed over such resources.*

[j]*Consistent with the UDO.*

[k]*Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the* Wisconsin Administrative Code.

[l]*Consistent with the UDO and Ordinance No. 2008-6482..*

[m]*Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the* Wisconsin Administrative Code and the UDO.

[n]*Only an appropriately designed boardwalk/trail should be permitted.*

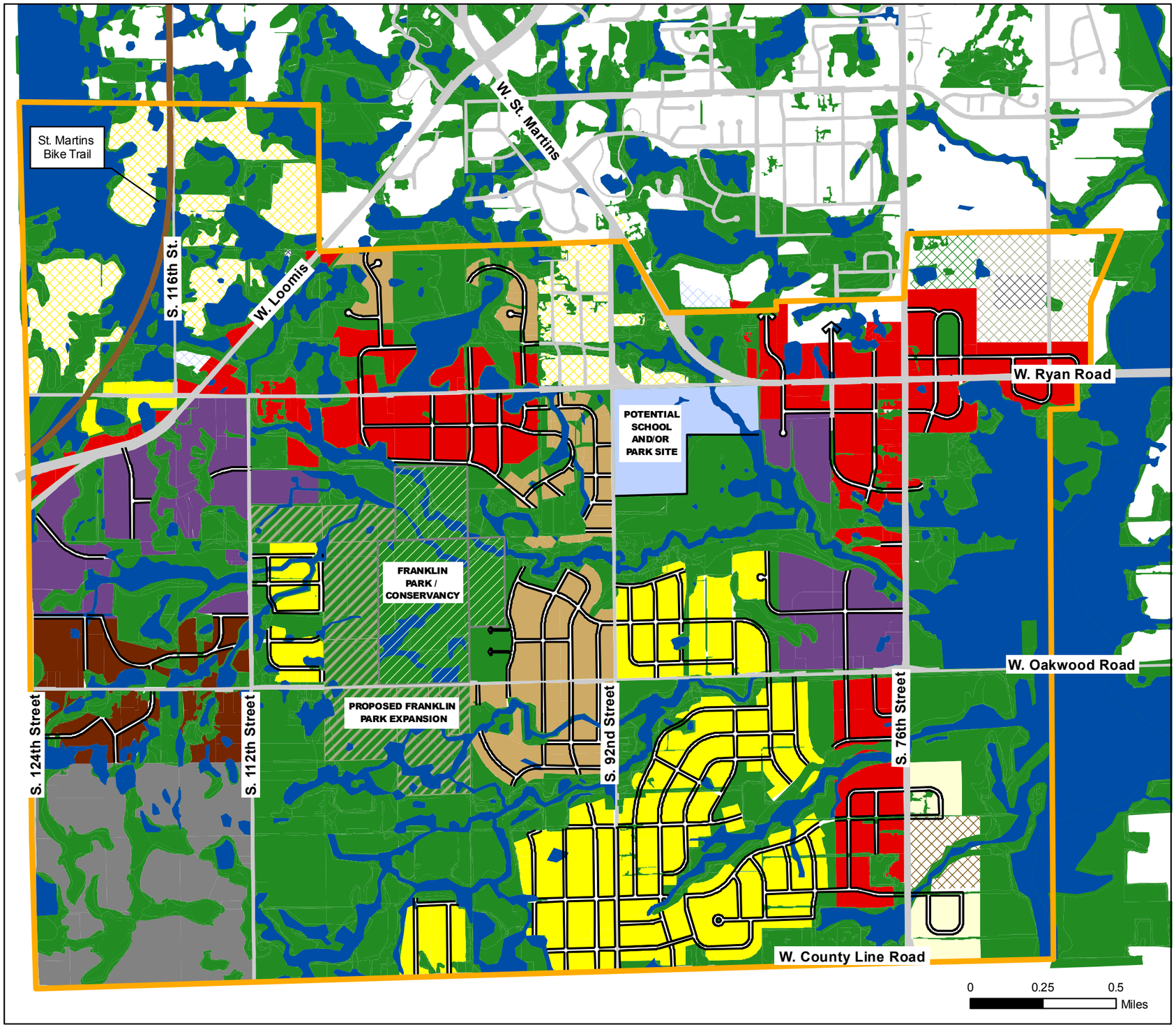
[o]*Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.*

[p]*Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.*

[q]*Only if no alternative is available.*

[r]*Only appropriately designed and located hiking and cross-country ski trails should be permitted.*

[s]*Only an appropriately designed, vegetated, and maintained ski hill should be permitted.*



POST-SANITARY SEWER SCENARIO MAP

Appendix I

LEGEND

- Southwest Overlay District Boundary
- Proposed ROW
- Franklin Park / Conservancy
- St. Martins Bike Trail
- Natural Resources (lands proposed to remain unchanged)
- Wetlands (Cedarburg Science)

Existing Zoning

- A-1
- A-2
- B-2
- B-3
- I-1
- P-1
- R-3

Proposed Land Use / Zoning

- Institutional
- Business Park
- Commercial
- Light Manufacturing
- Landfill
- Countryside Residential - Ave. Min. 87,120 SF
- Estate Residential - Ave. Min. 40,000 SF
- Suburban Residential - Ave. Min. 25,000 SF
- Proposed Franklin Park Expansion

N W E S

City of Franklin

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TRN 9/2/09
I:\Projects\Planning\Comp Plan support 5 09\Final Mapping\Exhibits\SW Post Sanitary sewer scenario map.mxd