

ORDINANCE NO. 2007- 1919

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT  
TABLE 15-3.0313 TO REDUCE THE REQUIRED MINIMUM LOT AREA FOR OUTDOOR  
PARKS IN THE P-1 PARK DISTRICT

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WHEREAS, City of Franklin having filed an application for the rezoning of certain property located at approximately South Harvard Drive & South Lynette Court, and City staff having reviewed such application and the Unified Development Ordinance for the most appropriate zoning regulation of such proposed development, should the Common Council determine that such zoning change is appropriate pursuant to law; and

WHEREAS, upon such review, City staff having recommended that the minimum lot area required for outdoor use parks be reduced from 2 acres to 15,000 square feet to allow for smaller parks (defined as mini-parks or tot-lots) to be built in the City of Franklin as recommended by the adopted 2002 Comprehensive Outdoor Recreation Plan, the City having petitioned for such zoning text amendment accordingly; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 9th day of August, 2007, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed zoning text amendment would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed zoning text amendment to Table 15-3.0313 by way of reducing the minimum lot area required for outdoor use parks to 15,000 square feet in the P-1 Park District, as set forth above, would promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: Table 15-3.0313 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, be and the same is hereby amended to read as follows:

Table 15-3.0313

P-1 PARK DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Standard
<b>Landscape Surface Ratio and Floor Area</b>	
Minimum Landscape Surface Ratio (LSR)	0.50
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See Section 15-5.0302E)	0.45
Maximum Gross Floor Area Ratio (GFAR)	0.31 (a)
Maximum Net Floor Area Ratio (NFAR)	0.57 (a)
<b>Lot Dimensional Requirements</b>	
Minimum Lot Area (s.f.)	15,000 (a) 20,000 (a) 40,000 (a)
Minimum Lot Width at Setback Line (feet)	100 (a)
Minimum Front Yard (feet)	50 (b)
Minimum Side Yard (feet)	20 (b)
Minimum Side Yard on Corner Lot (feet)	50 (b)
Minimum Rear Yard (feet)	50 (b)
Minimum Shore Buffer (feet)	75
Minimum Wetland Buffer (feet)	30
Minimum Wetland Setback (feet)	50
<b>Maximum Building Height</b>	
Principal Structure (stories/ft.)	2.0/35
Accessory Structure (stories/ft.)	1.0/25

- (a) Minimum lot size for all outdoor uses is 15,000 square feet; minimum lot size for indoor recreational uses is 20,000 square feet; and, the minimum for a restaurant shall be 40,000 square feet with a minimum lot width of 150 feet.
- (b) See Division 15-5.0300 for the determination of minimum required bufferyards. See Section 15-5.0108 for increased setback requirements along arterial streets and highways.

**SECTION 2:** The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

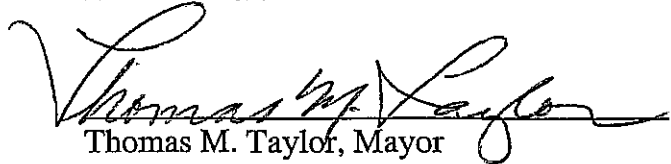
**SECTION 3:** All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this 21st day of August, 2007, by Alderman Sohns.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 21st day of August, 2007.

APPROVED:

  
Thomas M. Taylor, Mayor

ATTEST:

  
Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0

