

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

ORDINANCE NO. 2007-1932

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT  
§15-3.0403A. AND TABLE 15-3.0402 TO REDUCE MINIMUM LAND AREA  
REQUIREMENTS FOR PLANNED DEVELOPMENT DISTRICTS

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WHEREAS, Wis. Stats. § 62.23(7) (b) provides in part that the Council may with the consent of the owners establish special districts to be called planned development districts, with regulations in each, which will over a period of time tend to promote the maximum benefit from coordinated planning area site planning, diversified location of structures and mixed compatible uses; and

WHEREAS, §15-3.0403A. of the Unified Development Ordinance provides for the minimum land area allowed for the creation of planned development districts and the Common Council having reviewed such requirements and having considered the purposes of planned development districts together with the review of such regulations in other Wisconsin municipalities and having determined that a reduction of the minimum land areas for planned development districts should be reduced from that currently set forth in the Unified Development Ordinance; and

WHEREAS, the Plan Commission having reviewed a proposed amendment to reduce minimum land area requirements for planned development districts and having held a public hearing on the proposal on the 8th day of November, 2007 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having determined that the reduction of minimum land area requirements for planned development districts will serve to further orderly growth and development and 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:           §15-3.0403A. of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: delete: "Table 15-3.0402A." and in place thereof, insert: "Table 15-3.0402".

SECTION 2:           Table 15-3.0402 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended to read as follows:

**Table 15-3.0402**  
**MINIMUM LAND AREA REQUIREMENTS FOR PDD PLANNED**  
**DEVELOPMENT DISTRICTS BY**  
**GENERAL USE TYPE**

<b>General Use Type</b>	<b>Minimum Required Site Area (acres)</b>
Residential	20
Residential R-8 General Residence District	5
Office	3
Commercial, Retail Sales, and Services	3
Industrial	5
Mixed Compatible Uses	3

SECTION 3: 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.

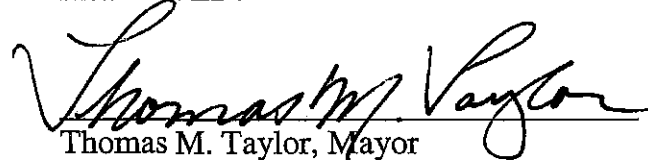
SECTION 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.


Introduced at a special meeting of the Common Council of the City of Franklin this 8th day of November, 2007, by Alderman Sohns.

PASSED AND ADOPTED at a special meeting of the Common Council of the City of Franklin this 8th day of November, 2007.

APPROVED:

  
Thomas M. Taylor, Mayor

ATTEST:

  
Sandra L. Wesolowski, City Clerk  
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