

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

ORDINANCE NO. 2007- 1933

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT  
AT TABLE 15-3.0303 TO ALLOW FOR THE INCREASE IN THE MAXIMUM  
BUILDING HEIGHTS IN THE B-3 COMMUNITY BUSINESS DISTRICT FOR RETAIL  
STRUCTURES AND FOR OFFICE STRUCTURES

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WHEREAS, Table 15-3.0303 of the Unified Development Ordinance provides in part for the maximum building heights in the B-3 Community Business District; and

WHEREAS, the Common Council having considered the ongoing retail and office development within the City and proposals being considered which include multiple story high-quality structures and having determined to review the maximum building heights set forth for the B-3 Community Business District, accordingly; and

WHEREAS, the Plan Commission having reviewed a proposed amendment to increase or vary the maximum building height requirements for the B-3 Community Business District 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 increase and ability to vary the maximum building heights in the B-3 Community Business District 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: Table 15-3.0303 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, only as it pertains to "Maximum Building Height", is hereby amended as follows: immediately following "2.0/35" (retail structures) and "3.0/45" (office structures), insert: "(d)" (retail structures) and "(d)" (office structures), respectively.

SECTION 2: Table 15-3.0303 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended to create the following footnote, to follow the existing footnotes:

"(d) The stated maximum height regulations may be increased pursuant to the guidelines as described in Tables 15-3.0303A, 15-

3.0303B, 15-3.0303C, 15-3.0303D, 15-3.0303E and 15-3.0303F and the granting of a Special Use Permit.”

SECTION 3: Tables 15-3.0303A, 15-3.0303B and 15-3.0303C of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, are hereby created to read as follows:

Table 15-3.0303A

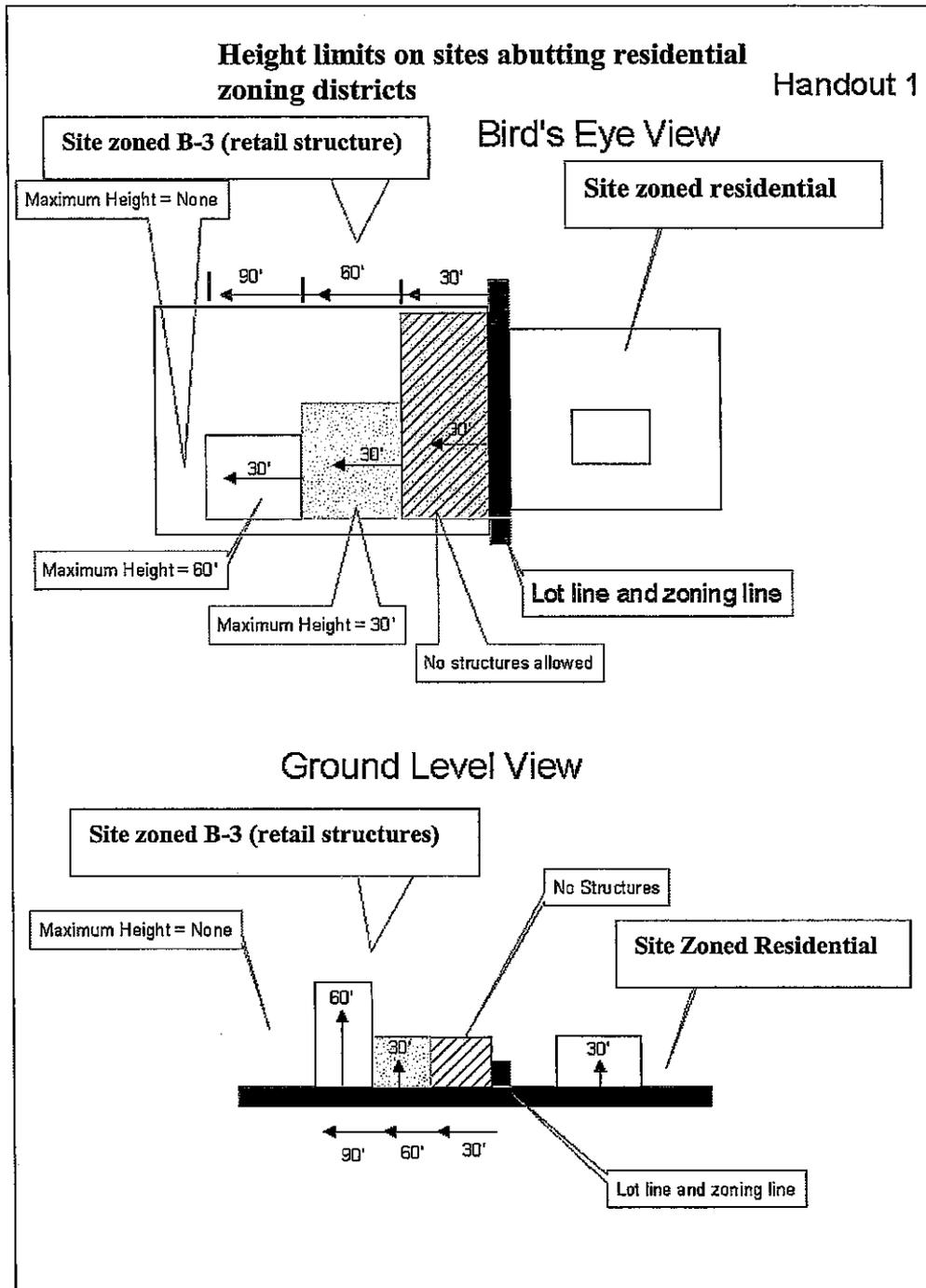


Table 15-3.0303B

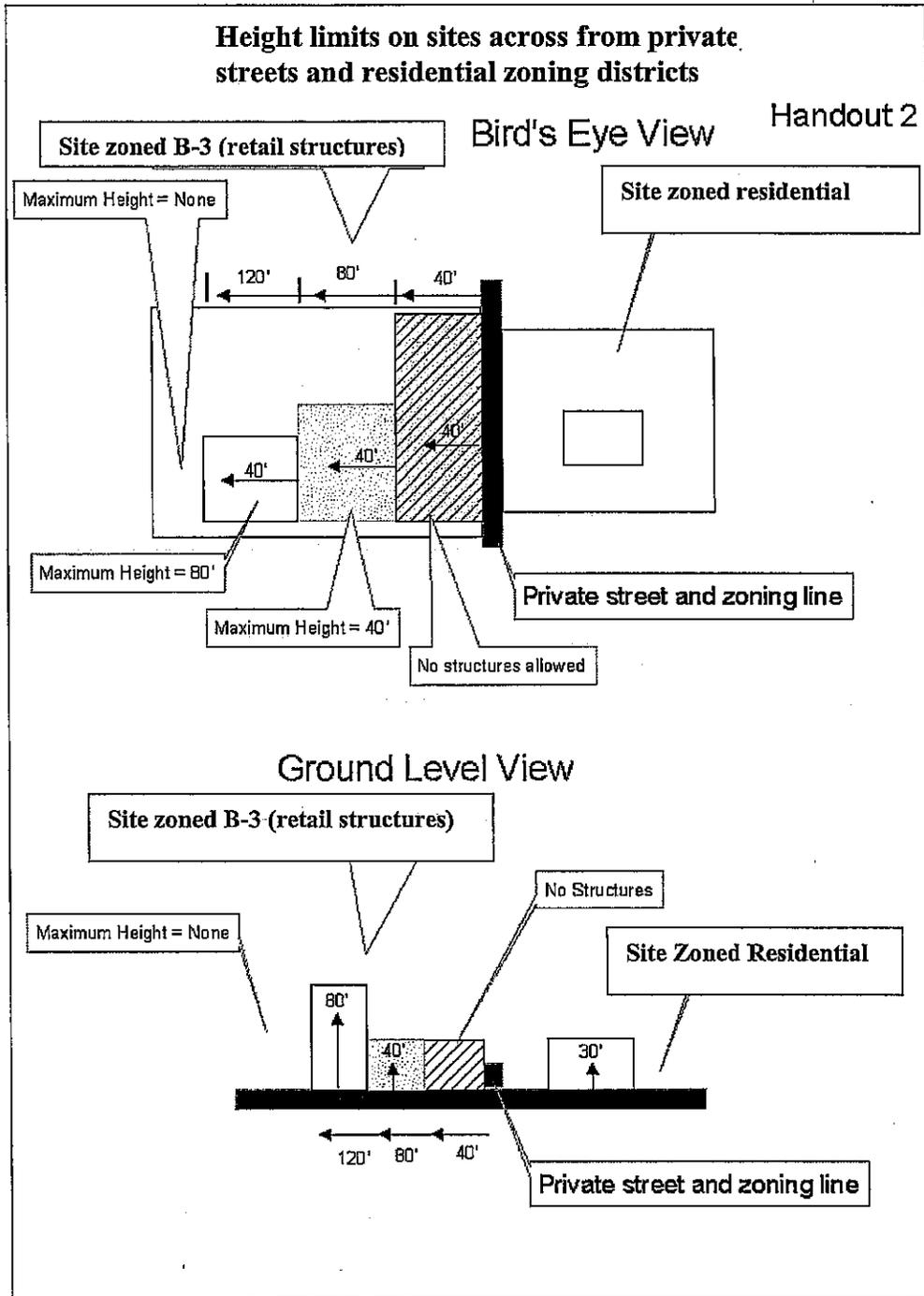


Table 15-3.0303C

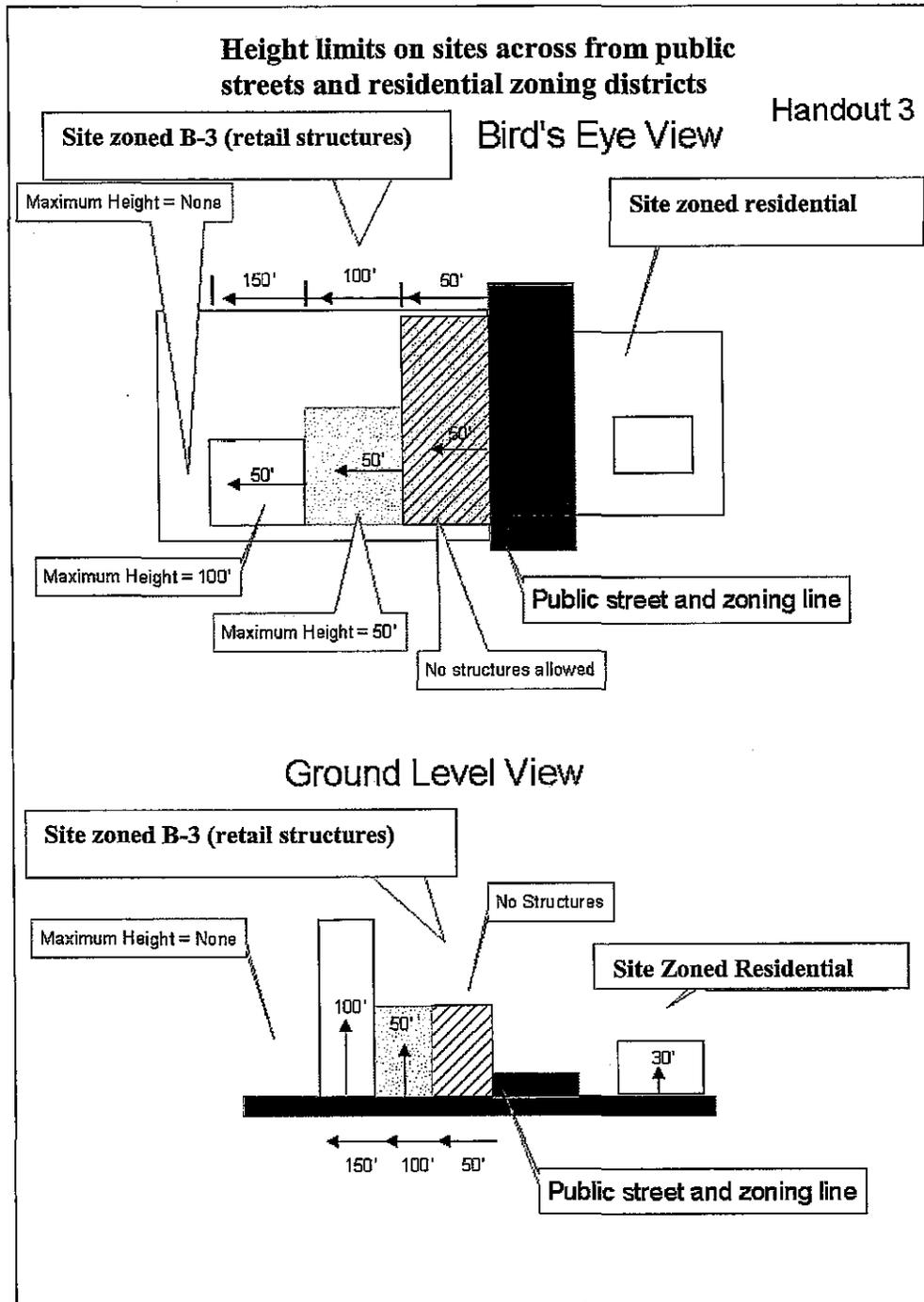




Table 15-3.0303E

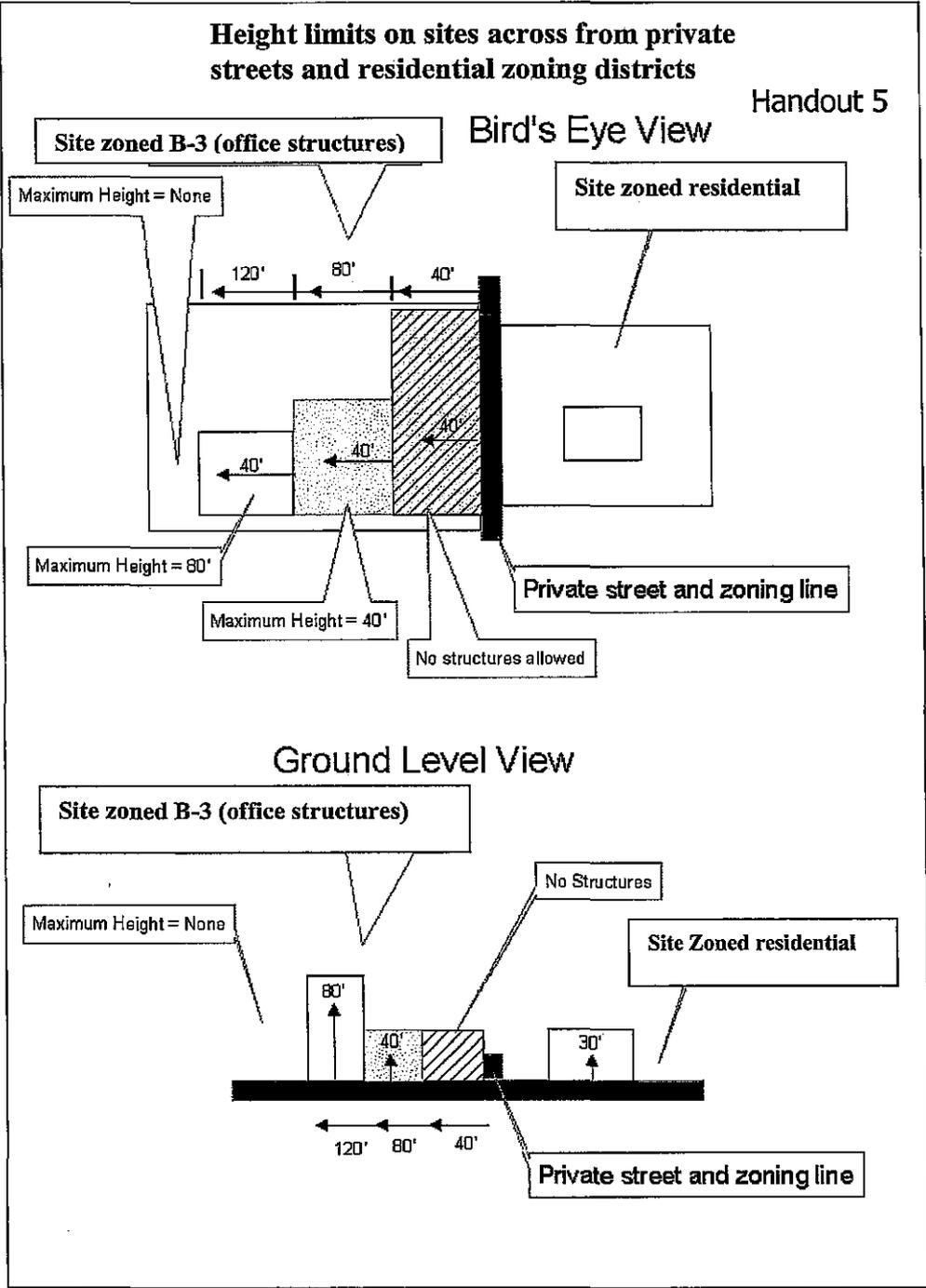
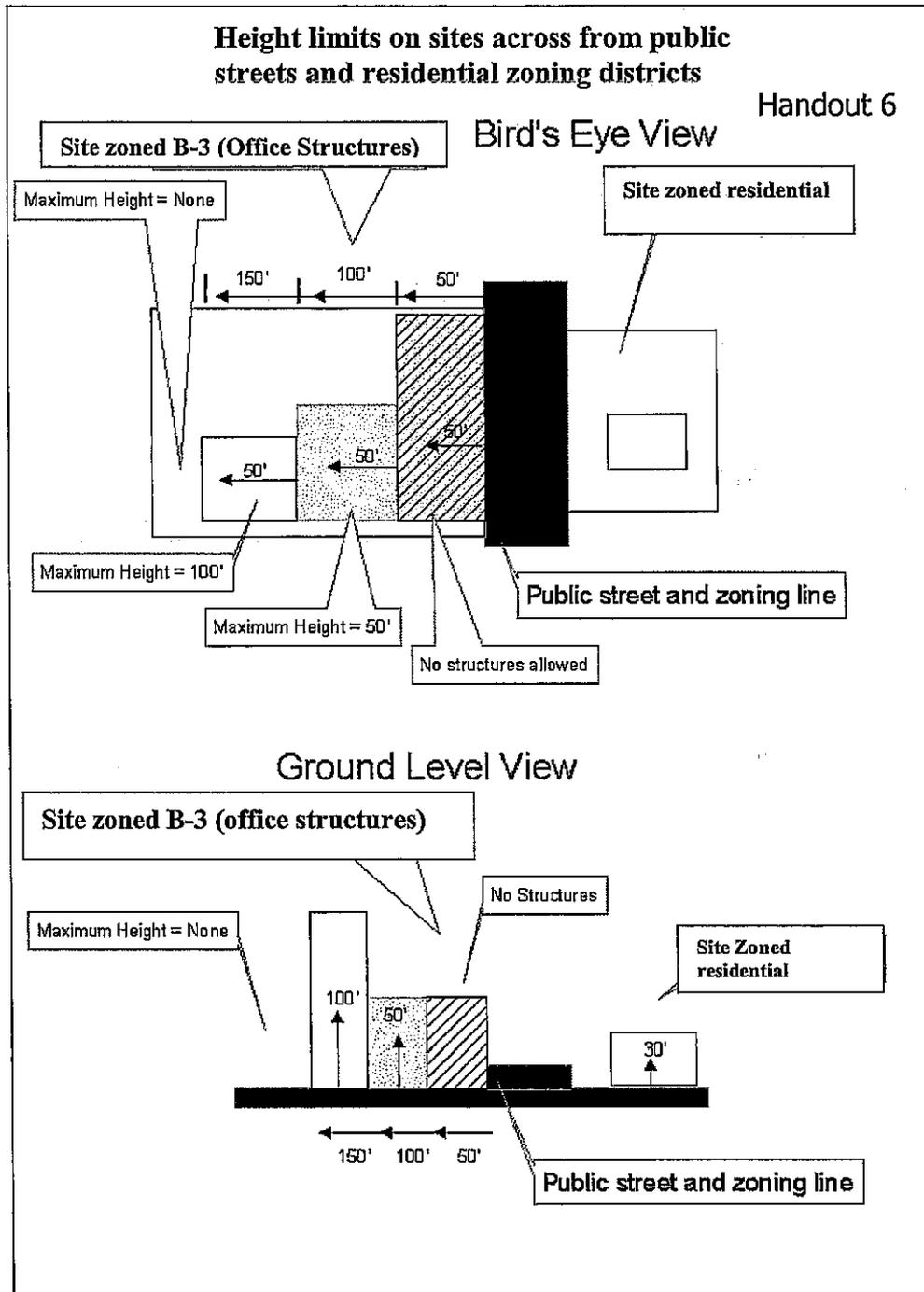


Table 15-3.0303F



**SECTION 4:**

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.

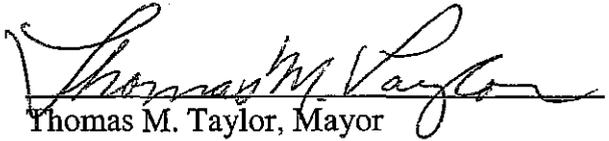
SECTION 5: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 6: This ordinance shall take effect and be in force from and after its passage and publication.

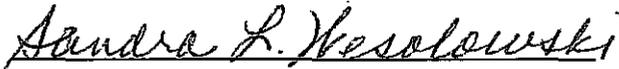
Introduced at a special meeting of the Common Council of the City of Franklin this 8th day of November, 2007, by Alderman Sohns.

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

AYES 6 NOES 0 ABSENT 0