

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO: 2001- 5278

RESOLUTION FOR ADOPTING THE COMPREHENSIVE MASTER PLAN AMENDMENT
FOR AREA 4 AS AN ELEMENT OF THE CITY OF FRANKLIN COMPREHENSIVE
MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared with professional planning assistance from Meehan & Company, Inc. of Franklin, Wisconsin, a comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 4, dated August 23, 2001, for a portion of the City of Franklin as an amendment and addition to the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin; and

WHEREAS, the City Plan Commission held a public hearing on the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 4 on May 31, 2001; and

WHEREAS, on August 23, 2001, the City of Franklin Plan Commission approved the plan titled Comprehensive Master Plan Amendment for Area 4, dated August 23, 2001, as an element of and an amendment and addition to the City's Comprehensive Master Plan and has submitted a certified copy of that resolution to the Common Council of the City of Franklin; and

WHEREAS, the Common Council of the City of Franklin concurs with the City Plan Commission and the plan titled Comprehensive Master Plan Amendment for Area 4, dated August 23, 2001;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed Comprehensive Master Plan Amendment for Area 4, dated August 23, 2001, as an element of and amendment and addition to the City's Comprehensive Master Plan, in the form and content as annexed hereto, be and the same are hereby approved.

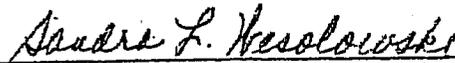
Introduced at a regular meeting of the Common Council of the City of Franklin this 2nd day of October, 2001 by Alderman Bergmann.

Passed and adopted by the Common Council of the City of Franklin this 2nd day of October, 2001.

APPROVED:


Frederick F. Klimetz, Mayor

ATTEST:


Sandra L. Wesolowski, City Clerk

AYES 5 NOES 1 ABSENT 0
(Ald. Dorsan)

CITY PLAN COMMISSION RESOLUTION FOR ADOPTING
THE COMPREHENSIVE MASTER PLAN AMENDMENT
FOR AREA NO. 4
AS AN ELEMENT OF THE
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

RESOLUTION 2001- 10

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a Master Plan for the physical development of the City of Franklin; and

WHEREAS, Meehan & Company, Inc., a professional land planning firm, assisted the City of Franklin Plan Commission in the preparation of a comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 4, dated August 23, 2001, for a portion of the City of Franklin; and

WHEREAS, Section 62.23(3)(b) of the Wisconsin Statutes authorizes and empowers the City Plan Commission of the City of Franklin to adopt elements of, and amendments and/or additions to, the City of Franklin Comprehensive Master Plan, and;

WHEREAS, the City Plan Commission held a public hearing on the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 4 on May 31, 2001; and

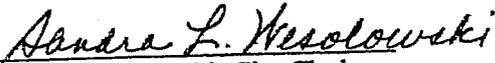
WHEREAS, the City Plan Commission considers the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 4, dated August 23, 2001, to be a valuable guide to the future development of the City of Franklin;

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the City of Franklin Plan Commission, on the 23rd day of August, 2001, hereby adopts the aforementioned comprehensive master plan element titled Comprehensive Master Plan Amendment for Area 4, dated August 23, 2001, as an element of, and amendment and addition to, the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin.

BE IT FURTHER RESOLVED that this Resolution be and the same is hereby certified to the Common Council of the City of Franklin.


Frederick F. Klimetz, Chairman
City of Franklin Plan Commission

ATTESTATION:


Sandra L. Wesolowski, City Clerk
City of Franklin

COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 4

CITY OF FRANKLIN
Milwaukee County, Wisconsin

August 23, 2001

Prepared by:

**MEEHAN
& COMPANY, INC.**

PLANNING DESIGN ZONING

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INTRODUCTION

In May 2001, the City of Franklin commissioned Meehan & Company, Inc. to prepare several conceptual land use plans--or "area plans"--for selected portions of the City of Franklin. These conceptual land use plans are intended to amend the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992. The location and boundaries of Area 4 are illustrated on Map 1.

The Comprehensive Master Plan Amendment for Area 4 Plan consists of the following major components:

1. Preparation of the Base Map for Area 4.
2. "Land Use Concept Plan" Development for Area 4.
3. Preparation of Zoning Plan for Area 4.
4. Preparation of Final Land Use Plan Amendment Report and Plan Map for Area 4.
5. Preparation of Adopting Resolutions for the City Plan Commission and Common Council.
6. Public Hearing and Plan Amendment Adoption.

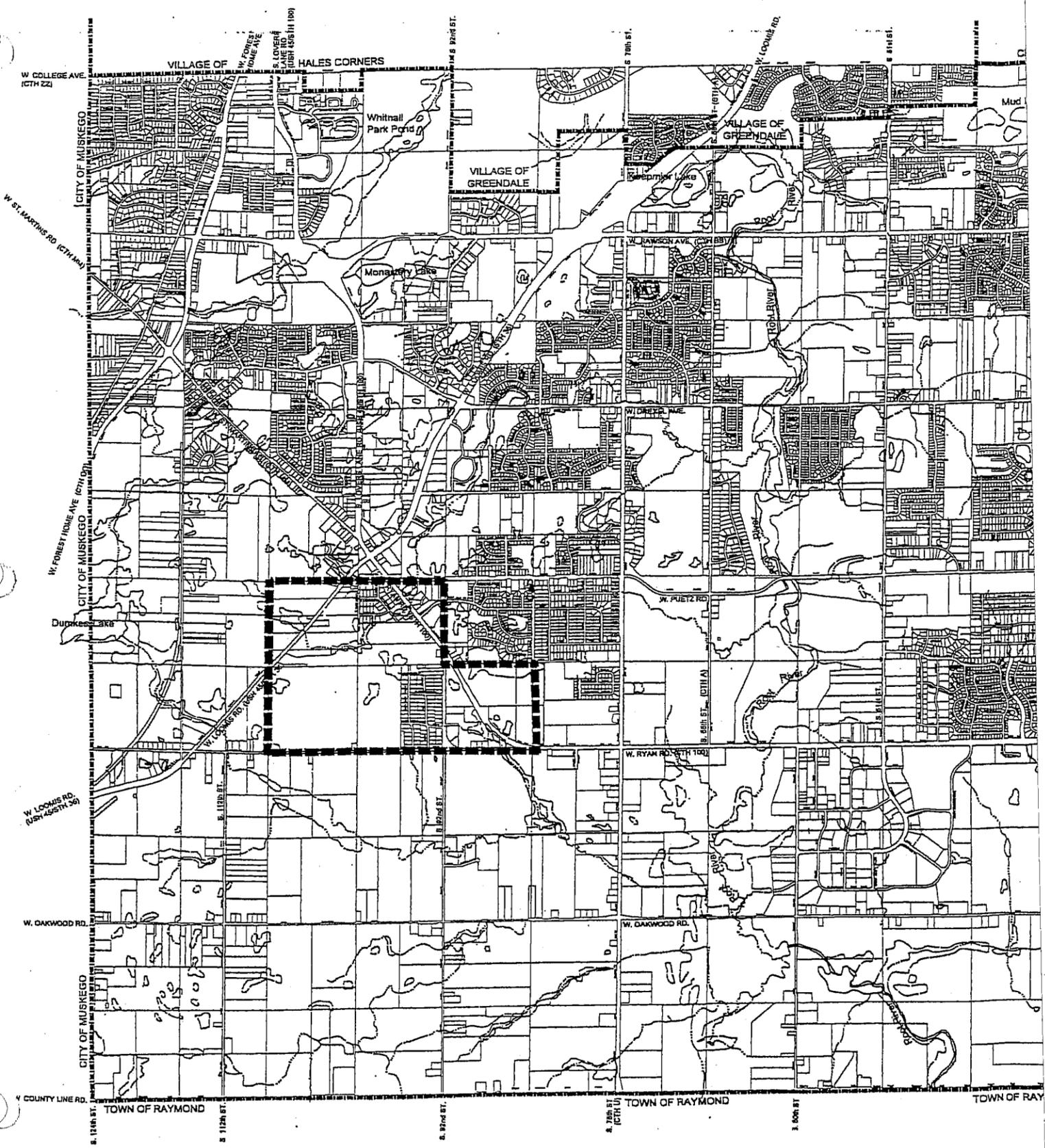
An up-to-date cadastral (property boundary) map and a topographic map (contour interval of 2 feet) of the subject property at a scale of 1" = 400' were supplied to Meehan & Company, Inc. by the City of Franklin Engineering Department. Environmental corridor and isolated natural area mapping information was provided to Meehan & Company, Inc. by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for use in plan amendment preparation. A reproducible base map of the Area 4 property was then prepared by Meehan & Company, Inc. for use in Area 4 plan amendment preparation.

PLANING FOR AREA 4

Planning Background

In general, the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. in August 1992 indicated that much of Area 4 was to be developed for a variety of residential uses with only limited retail and commercial development. At that time, W. Loomis Road (STH 36) was only a two-lane highway. Subsequently, STH 36 was realigned and improved into a major four lane divided highway providing a substantially better transportation system linkage between the Milwaukee metropolitan area and Racine County including the City of Burlington.

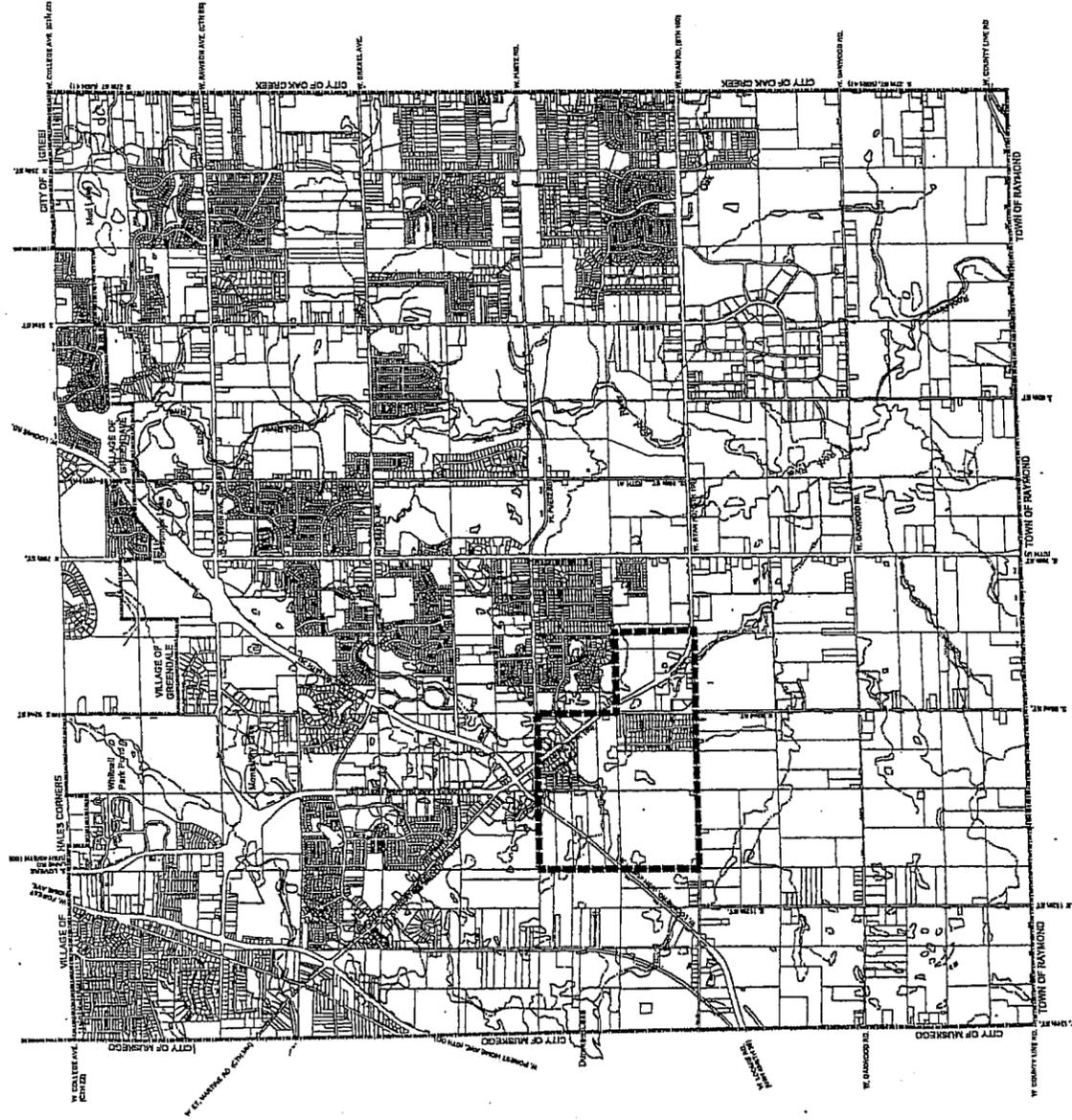
In March 2000, work was completed on the Franklin First City of Franklin Economic Development Strategic Plan as prepared by a consortium of economists and planners. The Franklin First study sets forth relevant existing year 2000 planning data as well as forecast years 2002 and 2020 data pertaining to Area 4 (called the "Crossroads," or Area H, in the Franklin First study).



Source: City of Franklin and Meehan & Company, Inc

MAP 1
LOCATION AND BOUNDARIES OF AREA 4

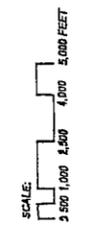
CITY OF FRANKLIN



LEGEND

- CITY PROPERTY LIMITS LINE
- PROPERTY SUBDIVISION LINE
- AREA 4 BOUNDARY LINE
- ROAD CENTER LINE
- WATER
- ELEVATION

BOUNDARY LINE OF AREA 4



NORTH



MEEHAN & COMPANY, INC
2000 N. 10TH ST., SUITE 200
FRANKLIN, WI 53120
TEL: 262-781-1111

The Franklin First study indicated that there would be a need for a total of about 125,000 additional gross leasable square feet of floor area for retail uses in Area 4 by the year 2020. These uses would include a variety of new retail establishments including convenience retail (about 26,000 square feet of gross leasable floor area), shopping goods (about 70,000 square feet of gross leasable floor area), eating and drinking (about 4,000 square feet of gross leasable floor area), building materials (about 16,000 square feet of gross leasable floor area), and other retail (about 10,000 square feet of gross leasable floor area). When translated into the total amount of land area needed to meet this demand, the Franklin First Study indicated that it could be accommodated with 10 to 12 acres. The Franklin First study indicated that these forecasts were based upon the assumption that there will only be minimal growth in the adjacent areas located outside of the year 2000 sanitary sewer service area which comprises a substantial portion of the Area 4 trade area. However, the Franklin First study also indicated that the retail potential of this area would be enhanced by extended sanitary sewer service to the south and that, should this occur, the area would have the potential to evolve as a neighborhood shopping area which could include a supermarket.

Subsequent to the preparation of the Franklin First study, in January 2001, the City of Franklin approved the 25+/- acre Planned Unit Development District No. 29 called "The Wellness Development" generally located on the southeast side of W. Loomis Road (STH 36) from about 10391 to 10435 W. Loomis Road. Initially, "The Wellness Development" is to consist of a maximum 14 screen theater with a total of 2,338 seats and a 52,000 square-foot "wellness center." Neither the Comprehensive Master Plan for the City of Franklin prepared in 1992 nor the Franklin First study prepared in 2000 anticipated this type of large-scale entertainment center type of development at this location within Area 4 nor its potential resulting "synergism" for the establishment of additional commercial retail sales and services within Area 4. While, in 2000, the Franklin First study indicated that the retail portions of Area 4 be zoned into the B-1 Neighborhood Business District in order to foster neighborhood retail sales and service uses, the potential synergism which will undoubtedly be fostered by "The Wellness Development" when constructed would demand some alternative commercial zoning district designations by the City as set forth in this comprehensive master plan amendment for Area 4.

In general, issues examined during the preparation of the plan for Area 4 include general land uses, natural resource features (environmental corridors and isolated natural areas), visual impact areas, vehicular and pedestrian access, circulation and linkages to other uses, bufferyards, the existing State Trunk Highway right-of-way, property boundaries, etc.

Environmental Corridors and Isolated Natural Areas

All primary environmental corridors, secondary environmental corridors, and isolated natural area delineations appearing in the plan amendment for Area 4 on Map 2 are based upon the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) 1995 delineations (the most up-to-date SEWRPC delineations available). SEWRPC's delineated environmental corridors and isolated natural areas in Area 4 encompass those areas containing concentrations of recreational, aesthetic, ecological, and cultural resources. Such delineated environmental corridors and isolated natural areas should generally be preserved and protected in essentially natural open uses. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of an area:

- Lakes, rivers, streams, and their associated shorelands and floodlands.
- Wetlands.
- Woodlands.
- Prairie.
- Wildlife habitat areas.
- Wet, poorly drained, and organic soils.
- Rugged terrain and high-relief topography.

Five additional elements which are also considered include: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural and scientific areas. A detailed description of how environmental corridors, and their subordinate isolated natural areas, are delineated is presented in the SEWRPC's *Technical Record* (Vol. 4, No. 2, March 1981, pp. 1-21). In addition, the City's *Comprehensive Master Plan for the City of Franklin* prepared by Lane Kendig, Inc in August 1992 addresses at length the applicability of the use of environmental corridors and isolated natural areas in providing a natural structure to the City's planning framework.

Primary environmental corridors include a wide variety of the important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width.

Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in size and one mile in length.

Isolated natural areas are at least five acres in size and consist of those smaller concentrations of natural resource base elements that are separated physically from environmental corridors by either open land or development.

As indicated on Map 2, no primary environmental corridors are located in Area 4.

There are segments of secondary environmental corridor located in Area 4. These corridors provide the framework for defining and delineating those other lands which lend themselves to development opportunities. Because the secondary environmental corridors are somewhat significant within Area 4, their impact on the design of Area 4 is equally significant.

There are two isolated natural areas in Area 4 located northwest of W. Thorncrest Drive and on the east side of St. Martins Road (STH 100).

Barriers and Edges

Area 4 has two important barriers, or edges, which will assist in both framing and limiting growth and development in the Comprehensive Master Plan Amendment for Area 4 planning area (see Map 2). These barriers and/or edges include W. Loomis Road (USH 45/STH 36), St. Martins Road (STH 100), and, to a limited extent, the secondary environmental corridor which traverses the northwest corner of Area 4.

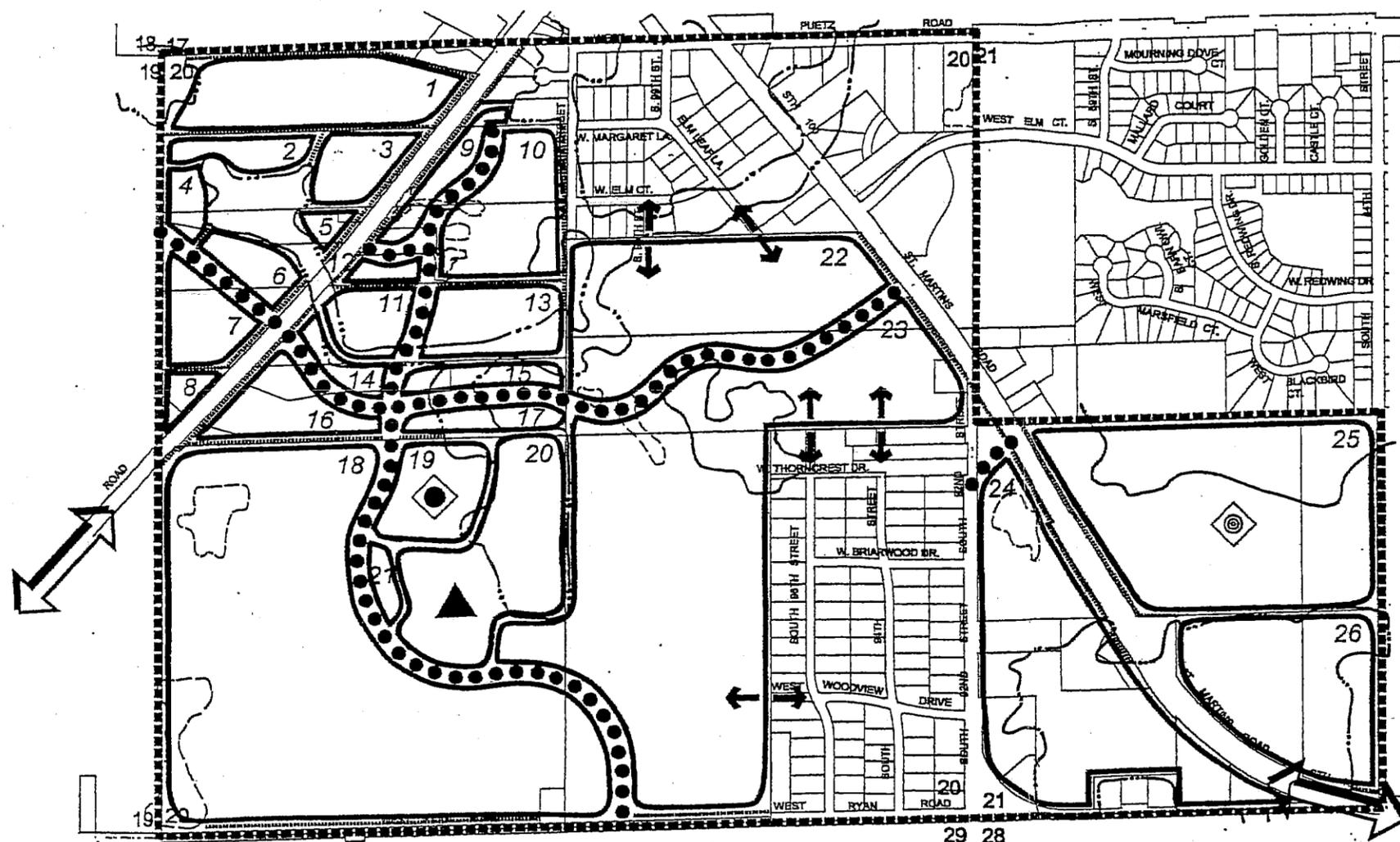
View Corridors

Two important and critical view corridors are also graphically identified on Map 2. These view corridors include W. Loomis Road (USH 45/STH 36) and St. Martins Road (STH 100) which serve as primary travel routes into and through the City of Franklin. These two view corridors foster significant public view of the development activity—good or bad—which takes place in Area 4.

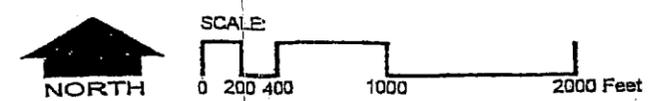
It will be necessary to protect the value of the adjacent land areas to each of these two visual corridors from potential destabilizing factors. Therefore, along these view corridors it will be important to maximize landscaping, setbacks, bufferyards, etc in order to preserve (to the extent practicable) the visual character of the area and the public image of the City of Franklin. Landscaped bufferyards and increased setbacks are also important to accommodate transitions between heavily traveled roads and various types of land uses as well as serving as transitional areas between abutting land uses of differing intensities.

LAND USE CONCEPT PLAN FOR THE
COMPREHENSIVE MASTER PLAN AMENDMENT FOR AREA 4

Legend



- PLANNING AREA BOUNDARY LINE
- EXISTING PROPERTY BOUNDARY LINE (2001)
- GENERAL BOUNDARY OF PLANNED LAND USE SUBAREA
- PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
- SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
- ISOLATED NATURAL AREA BOUNDARY (1995 SEWRPC delineated)
- PLANNED LAND USE SUBAREA IDENTIFICATION NUMBER
- VIEW CORRIDOR WITH POTENTIAL LANDSCAPED BUFFERYARDS
- PLANNED ALIGNMENT OF COLLECTOR PUBLIC STREET RIGHT-OF-WAY
- PLANNED PUBLIC STREET RIGHT-OF-WAY EXTENSION TO SERVE ADJUTING PROPERTY
- LOCATION OF PLANNED LANDSCAPE BUFFERYARDS
- PLANNED PUBLIC NEIGHBORHOOD PARK
- PLANNED PUBLIC ELEMENTARY SCHOOL
- PLANNED PUBLIC MIDDLE OR PUBLIC HIGH SCHOOL SITE
- WETLANDS (per SEWRPC 1995 Environmental Corridor Maps)



NOTES:

CADASTRAL INFORMATION AND BASE MAP FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT (May 2001).

ALL PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL CORRIDORS, AND ISOLATED NATURAL AREA DELINEATIONS ARE BASED UPON SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) 1995 DELINEATIONS.

NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN: THE CITY OF FRANKLIN'S COMPREHENSIVE MASTER PLAN AS PREPARED BY LANE KENDIG, INC. DATED AUGUST 1992; THE CITY OF FRANKLIN'S UNIFIED DEVELOPMENT ORDINANCE AS AMENDED; AND OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES, REGULATIONS, AND LAWS.

AREA 4--LAND USE CONCEPT PLAN
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

PLAN DEVELOPMENT

General

The "Land Use Concept Plan" prepared for the Comprehensive Master Plan Amendment for Area 4 planning area is graphically shown on Map 2. The "Land Use Concept Plan" (Map 2) sets forth the general types, locations, and extent of various land uses which could be accommodated in Area 4. Approaches to land uses, natural resource feature preservation, visual impact areas, vehicular access, circulation and linkages to other uses, the existing highway and street rights-of-way, potential collector public street rights-of-way, and existing property boundaries are addressed by the "Land Use Concept Plan."

Planned Land Uses of the "Land Use Concept Plan"

Map 2 graphically illustrates the planned land uses for the "Land Use Concept Plan" Comprehensive Master Plan Amendment for Area 4. As can be noted from Map 2, the "Land Use Concept Plan" indicates that Area 4 is divided into 26 subareas. The salient characteristics of each of the 26 subareas of the "Land Use Concept Plan" are summarized in Table 1. For some of the 26 subareas shown in Table 1, alternative land use districts and implementing zoning districts (indicated as "Options") are given.

The following definitions will assist in the understanding of the various residential and nonresidential design criteria and terms set forth in Table 1. The terms are defined as follows:

- Open Space. Any site, parcel, area, or outlot of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Land that is to be used primarily for resource protection, agriculture, recreational purposes, planned stormwater detention/retention areas, or otherwise left undisturbed and specifically excluding road rights-of-way and buildable lots. Open space land shall not be occupied by nonrecreational buildings, roads, drives, public rights-of-way, or off-street parking areas for nonrecreational uses. Land located within the yards (i.e. front, side, rear yards) of residential and/or nonresidential properties is not considered open space unless it is deed restricted in perpetuity for open space protection or natural resource features protection. Where lots are above the minimum lot size required and the excess lot area is deed restricted in perpetuity to open space uses, those areas which are deed restricted may be counted towards the minimum required open space.
- Open Space Ratio (OSR). In residential developments, the number derived by dividing the open space of the site by the base site area. When applied to natural resource protection, the open space ratio shall include the natural resource feature(s) to be protected. Minimum requirements for open space ratios are set forth for the various zoning district types in Table 2.
- Landscape Surface Ratio (LSR). On nonresidential lots, the minimum proportion of a site which must be devoted to natural, undisturbed and/or vegetated/revegetated areas, and can include planned stormwater detention/retention ponds. Such areas do not include areas which are paved or upon which buildings are located.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
1	<u>Option 1:</u> ● P-1 Park District	● 50% LSR.	● None.	● Access to W. Loomis Road (USH 45/STH 36) with restrictions.	● P-1 Park District.	● None.
	<u>Option 2:</u> ● B-3 Community Business District	● 40% LSR.	● Along W. Loomis Road (USH 45/STH 36) and along north and south sides of subarea.	● Access to W. Loomis Road (USH 45/STH 36) with restrictions.	● B-3 Community Business District.	● None.
	<u>Option 3:</u> ● PDD Planned Development District (Commercial Retail Sales and Service Only).	● 45% LSR.	● Along W. Loomis Road (USH 45/STH 36) and along north and south sides of subarea.	● Access to W. Loomis Road (USH 45/STH 36) with restrictions.	● PDD Planned Development District (Commercial Retail Sales and Service).	● None.
2	● R-7 Two-Family Residence District.	● 0 to 20% OSR.	● Along north and east side of subarea.	● Access to minor public street to be provided.	● R-7 Two-Family Residence District.	● None.
3	● B-3 Community Business District.	● 40% LSR.	● Along W. Loomis Road (USH 45/STH 36) and along north and south sides of subarea.	● Access to W. Loomis Road (USH 45/STH 36) with restrictions.	● B-3 Community Business District.	● None.
4	● R-7 Two-Family Residence District.	● 0 to 20% OSR.	● Along southeast side of subarea.	● Access planned to be provided by a planned collector public street right-of-way.	● R-7 Two-Family Residence District.	● None.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
5	<ul style="list-style-type: none"> ● B-2 General Business District. 	<ul style="list-style-type: none"> ● 35% LSR. 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36). 	<ul style="list-style-type: none"> ● Access to W. Loomis Road (USH 45/STH 36) with restrictions. 	<ul style="list-style-type: none"> ● B-2 General Business District. 	<ul style="list-style-type: none"> ● None.
6	<u>Option 1:</u> <ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● 25 to 35% OSR. 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36) and along northwest side of subarea. 	<ul style="list-style-type: none"> ● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● None.
	<u>Option 2:</u> <ul style="list-style-type: none"> ● B-1 Neighborhood Business District. 	<ul style="list-style-type: none"> ● 45% LSR. 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36) and along northwest side of subarea. 	<ul style="list-style-type: none"> ● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● B-1 Neighborhood Business District. 	<ul style="list-style-type: none"> ● None.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
7	<ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● 25 to 35% OSR. 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36) and south side of subarea. 	<ul style="list-style-type: none"> ● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● None.
8	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● 0 OSR. 	<ul style="list-style-type: none"> ● Along north side of subarea. 	<ul style="list-style-type: none"> ● None. 	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● Existing lots may need to be combined in order to properly redevelop this area.
9	<ul style="list-style-type: none"> ● Northern portion B-2 General Business District. ● Southern portion PDD Planned Development District (Commercial Retail Sales and Service Only). 	<ul style="list-style-type: none"> ● Northern portion (not part of PDD 29) 35% LSR. ● Southern portion, LSR as set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● Northern portion, north side of subarea. ● Southern portion, as set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● Northern portion, access to be provided by southerly proposed public street. Direct access to W. Loomis Road (USE 45/STH 36) restricted. ● Southern portion, as set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● Northern portion B-2 General Business District. ● Southern portion PDD Planned Development District No. 29 (<i>current zoning classification</i>). 	<ul style="list-style-type: none"> ● None.
10	<ul style="list-style-type: none"> ● PDD Planned Development District (Commercial Retail Sales and Service Only). 	<ul style="list-style-type: none"> ● LSR as set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● As set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● As set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● PDD Planned Development District No. 29 (<i>current zoning classification</i>). 	<ul style="list-style-type: none"> ● None.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
11	<u>Option 1:</u> ● B-3 Community Business District.	● 40% LSR.	● Along W. Loomis Road (USH 45/STH 36).	● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way.	● B-3 Community Business District.	● Special stream protection measures may need to be taken.
	<u>Option 2:</u> ● PDD Planned Development District (Commercial Retail Sales and Service Only).	● 45% LSR.	● Along W. Loomis Road (USH 45/STH 36).	● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way.	● PDD Planned Development District (Commercial Retail Sales and Service).	● Special stream protection measures may need to be taken.
	<u>Option 3:</u> ● R-8 General Residence District.	● 25 to 35% OSR.	● Along north side of subarea.	● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way.	● R-8 General Residence District.	● Special stream protection measures may need to be taken.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
12	<ul style="list-style-type: none"> ● PDD Planned Development District (Commercial Retail Sales and Service Only). 	<ul style="list-style-type: none"> ● LSR as set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● As set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● As set forth in PDD No. 29. 	<ul style="list-style-type: none"> ● PDD Planned Development District No. 29 (<i>current zoning classification</i>). 	<ul style="list-style-type: none"> ● None.
13	<u>Option 1:</u> <ul style="list-style-type: none"> ● B-3 Community Business District. 	<ul style="list-style-type: none"> ● 40% LSR. 	<ul style="list-style-type: none"> ● Along east side of subarea. 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● B-3 Community Business District. 	<ul style="list-style-type: none"> ● Special stream protection measures may need to be taken.
	<u>Option 2:</u> <ul style="list-style-type: none"> ● PDD Planned Development District (Commercial Retail Sales and Service Only). 	<ul style="list-style-type: none"> ● 45% LSR. 	<ul style="list-style-type: none"> ● Along east side of subarea. 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● PDD Planned Development District (Commercial Retail Sales and Service). 	<ul style="list-style-type: none"> ● Special stream protection measures may need to be taken.
	<u>Option 3:</u> <ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● 25 to 35% OSR. 	<ul style="list-style-type: none"> ● Along north and east side of subarea. 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● Special stream protection measures may need to be taken.
14	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 20% OSR. 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36). 	<ul style="list-style-type: none"> ● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● The use of "Open Space Subdivision" Option 1 for the R-7 District of the City's Unified Development Ordinance is to be encouraged to assure maximum natural resource preservation.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
15	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 20% OSR. 	<ul style="list-style-type: none"> ● None (provided by secondary environmental corridor on the north). 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● The use of "Open Space Subdivision" Option 1 for the R-7 District of the City's Unified Development Ordinance is to be encouraged to assure maximum natural resource preservation.
16	<ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● 25 to 35% OSR. 	<ul style="list-style-type: none"> ● Along W. Loomis Road (USH 45/STH 36) and south side of subarea. 	<ul style="list-style-type: none"> ● Access restriction along W. Loomis Road (USH 45/STH 36). ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-8 General Residence District. 	<ul style="list-style-type: none"> ● None.
17	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 20% OSR. 	<ul style="list-style-type: none"> ● Along southwest corner of subarea and is also provided by secondary environmental corridor on the north). 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-7 Two-Family Residence District. 	<ul style="list-style-type: none"> ● The use of "Open Space Subdivision" Option 1 for the R-7 District of the City's Unified Development Ordinance is to be encouraged to assure maximum natural resource preservation.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
18	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 30% OSR. 	<ul style="list-style-type: none"> ● Along W. Ryan Road. 	<ul style="list-style-type: none"> ● Access restriction along W. Ryan Road. ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-3 District of the City's Unified Development Ordinance may be used.
19	<ul style="list-style-type: none"> ● I-1 Institutional District. 	<ul style="list-style-type: none"> ● 40% LSR. 	<ul style="list-style-type: none"> ● Along portion of northwestern edge of property in Subarea 17. 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● I-1 Institutional District. 	<ul style="list-style-type: none"> ● None.
20	<ul style="list-style-type: none"> ● P-1 Park District. 	<ul style="list-style-type: none"> ● 50% LSR. 	<ul style="list-style-type: none"> ● None. 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● P-1 Park District. 	<ul style="list-style-type: none"> ● See City of Franklin's <u><i>Comprehensive Outdoor Recreation Plan: 2020</i></u> for specific details.
21	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● 0 to 30% OSR. 	<ul style="list-style-type: none"> ● None. 	<ul style="list-style-type: none"> ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● None.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
22	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● 0 to 30% OSR. 	<ul style="list-style-type: none"> ● Along St. Martins Road (STH 100) and W. Ryan Road. 	<ul style="list-style-type: none"> ● Access restriction along St. Martins Road (STH 100) and W. Ryan Road. ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● R-3 Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-3 District of the City's Unified Development Ordinance may be used. ● S. 99th St, and Elm Leaf Lane to be extended to serve subarea.
23	<ul style="list-style-type: none"> ● Northern portion R-3 Suburban/Estate Single-Family Residence District ● Southern portion R-3E Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● 0 to 30% OSR. 	<ul style="list-style-type: none"> ● Along St. Martins Road (STH 100) and W. Ryan Road. 	<ul style="list-style-type: none"> ● Access restriction along St. Martins Road (STH 100) and W. Ryan Road. ● Access planned to be provided by a planned collector public street right-of-way. 	<ul style="list-style-type: none"> ● Northern portion R-3 Suburban/Estate Single-Family Residence District ● Southern portion R-3E Suburban/Estate Single-Family Residence District 	<ul style="list-style-type: none"> ● "Open Space Subdivision" Options for the R-3 and R-3E Districts of the City's Unified Development Ordinance may be used. ● W. Woodview Drive, S. 96th St, and S. 94th St to be extended to serve subarea.

**Table 1
LAND USE CONCEPT PLAN FOR AREA 4**

Subarea Identification Number (Map 2)	Planned Characteristics					
	Description of Planned Land Use Districts	Minimum Landscape Surface Ratios (LSR) or Open Space Ratio (OSR) Required	Landscaped Bufferyards	Planned Vehicular Access Restrictions and Access to Public Street	Zoning District(s) to be Used to Implement Plan	Other Comments
24	<ul style="list-style-type: none"> ● R-3E Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● 30% OSR. 	<ul style="list-style-type: none"> ● Along St. Martins Road (STH 100) where natural vegetation does not exist. The preservation of existing natural vegetation along St. Martins Road (STH 100) is to be encouraged. 	<ul style="list-style-type: none"> ● Access restriction along St. Martins Road (STH 100). 	<ul style="list-style-type: none"> ● R-3E Suburban/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● The use of "Open Space Subdivision" Option 2 for the R-3E District of the City's Unified Development Ordinance is to be encouraged to assure maximum natural resource preservation. ● S. 92nd Street is indicated to be realigned so as to intersect St. Martins Road (STH 100) at a right angle.
25	<ul style="list-style-type: none"> ● I-1 Institutional District. 	<ul style="list-style-type: none"> ● 40% LSR. 	<ul style="list-style-type: none"> ● Along St. Martins Road (STH 100). 	<ul style="list-style-type: none"> ● Access restriction along St. Martins Road (STH 100). 	<ul style="list-style-type: none"> ● I-1 Institutional District. 	<ul style="list-style-type: none"> ● None.
26	<ul style="list-style-type: none"> ● R-1 Countryside/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● 70% OSR. 	<ul style="list-style-type: none"> ● The preservation of existing natural vegetation along St. Martins Road (STH 100) is to be encouraged. 	<ul style="list-style-type: none"> ● Access restriction along St. Martins Road (STH 100). 	<ul style="list-style-type: none"> ● R-1 Countryside/Estate Single-Family Residence District. 	<ul style="list-style-type: none"> ● The use of "Open Space Subdivision" Option 3 for the R-1 District of the City's Unified Development Ordinance is to be encouraged to assure maximum natural resource preservation.

Natural Resource Features Preservation

Natural resource protection standards are already set forth in both the City's *Comprehensive Master Plan for the City of Franklin* prepared by Land Kendig, Inc in August 1992 as well as the City's *Unified Development Ordinance* which was adopted on January 19, 1999. The "Land Use Concept Plan" and "Zoning Plan" for Area 4 shall follow the natural resource protection standards set forth in those two documents and as indicated in Table 2. The natural resource protection standards, as used in this Plan, measure the proportion of the natural features of a site, which will remain undeveloped and protected and is specifically designated for natural resource protection. The natural resource protection standards set forth in Table 2 establish specific numerical levels at which the natural resource feature should be retained over time in Area 4.

Table 2

NATURAL RESOURCE PROTECTION STANDARDS

NATURAL RESOURCE FEATURE	ZONING DISTRICT TYPE					
	Agricultural		Residential (a)		Nonresidential (b)	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Steep Slopes:						
10-19%	0%	N/A	60%	No	40%	No
20-30%	65%	No	75%	No	70%	No
+30%	90%	No	85%	No	80%	No
Woodlands & Forests:						
Mature	70%	No	70%	No	70%	Yes
Young	50%	No	50%	Yes	50%	Yes
Lakes & Ponds	100%	No	100%	Yes	100%	Yes
Streams	100%	No	100%	No	100%	No
Shore Buffers	100%(c)	No	100%(c)	No	100%(c)	No
Floodplains/ Floodways/ Floodlands	100%	No	100%	No	100%	Yes
Drainageways	30%	Yes	30%	Yes	30%	Yes
Wetlands & Shoreland Wetlands	100%	No	100%	No	100%	Yes

N/A=Not Applicable

(a) Including residential "Planned Development Districts" (or residential portions thereof).

(b) Including non-residential "Planned Development Districts" (or non-residential portions thereof).

(c) As regulated by the City of Franklin's Unified Development Ordinance.

ZONING AND THE COMPREHENSIVE ZONING PLAN FOR PLAN IMPLEMENTATION

It is the City's intent that the City's Unified Development Ordinance and its attendant zoning district classifications be one of the several primary implementing tools of the Comprehensive Master Plan Amendment for Area 4. The City's Unified Development Ordinance is a legal means for both guiding and controlling development within the City limits, so that an orderly and desirable pattern of land use can be achieved which conforms to the City Comprehensive Master Plan and its elements. It contains provisions for regulating the use of property, the size of lots, the intensity of development, the provision of open space, and the protection of natural resources. Table 1 indicates for each Subarea of the Comprehensive Master Plan Amendment for Area 4 (see Map 2) the potential zoning district(s) to be used to implement the Plan.

Following the adoption of this Plan by the City Plan Commission, the City Plan Commission can recommend to the Common Council to make appropriate amendments to the City's Zoning Map in order to bring the Zoning Map into conformance with the concepts and proposals advanced by this Plan. Rezoning should be consistent with the Plan. The Zoning Plan for Area 4 is shown on Map 3.

Similarities between planned land uses and the Plan implementing zoning districts are intended to assure *consistency* between the Plan and its implementing City of Franklin zoning regulations set forth in the City's Unified Development Ordinance. Without a significant level of consistency between the Plan and its implementing zoning districts, it will be very difficult for the City Plan Commission to adequately use the Plan to its full power.

PUBLIC HEARING, PLAN ADOPTION, AND AMENDMENT

A public hearing on the Comprehensive Master Plan Amendment for Area 4 was held by the Plan Commission on May 31, 2001.

The adopting resolutions for both Plan Commission and Common Council adoption of the Comprehensive Master Plan Amendment for Area 4 are set forth in Appendices A and B.

The amendment processes which should be followed for the amendment of the City's Comprehensive Master Plan are set forth in Chapter 12 of the City's Comprehensive Master Plan for the City of Franklin prepared by Land Kendig, Inc. dated August 1992.



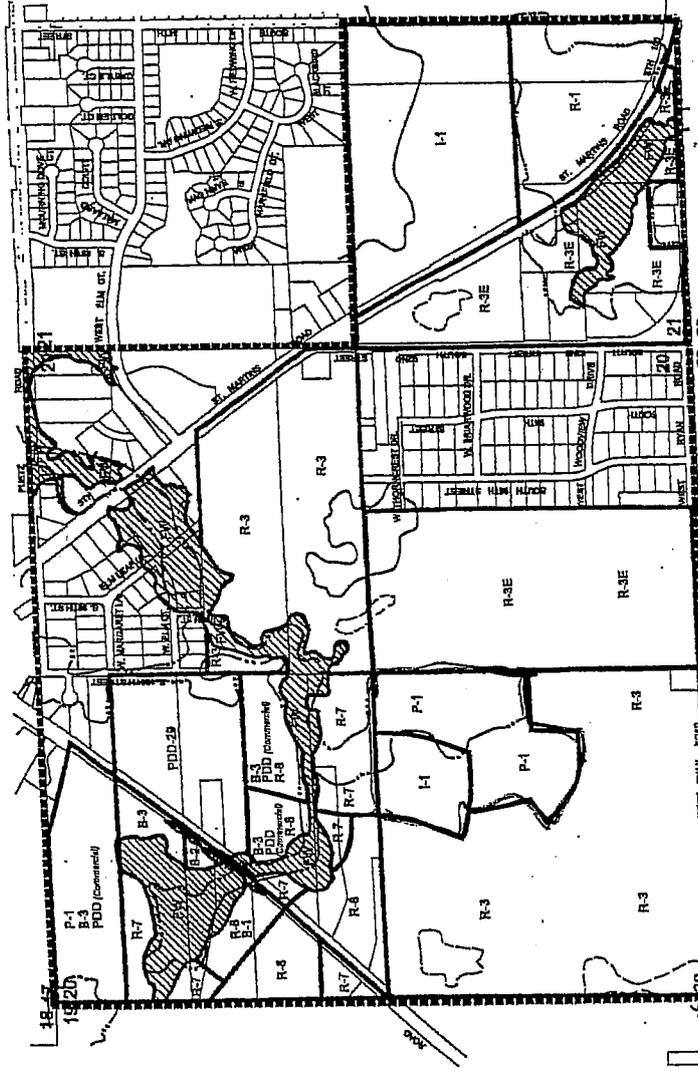
Legend

- PLANNING AREA BOUNDARY LINE
- EXISTING PROPERTY BOUNDARY LINE (2001)
- BOUNDARY OF PLANNED ZONING DISTRICT
- PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY (1998 SEWRPC delineated)
- SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (1998 SEWRPC delineated)
- ISOLATED NATURAL AREA BOUNDARY (1998 SEWRPC delineated)
- WETLANDS (per SEWRPC 1996 Environmental Corridor Map)



CONTRAST, REPRESENTATION AND SCALE MAP FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT (Map 2001).
 ALL PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARIES, SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARIES, ISOLATED NATURAL AREA BOUNDARIES ARE BASED UPON CORRESPONDING WETLANDS REGIONAL PLANNING COMMISSION (RSPWC) 1996 REGULATIONS.
 NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT. DEVELOPMENT ORDINANCES AS AMENDED, AND OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES, REGULATIONS, AND LAWS.

MEEHAN & COMPANY, I.N.C.
 11500 W. 10TH AVENUE
 DENVER, COLORADO 80202
 DATE: 02/20/01

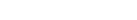
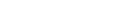


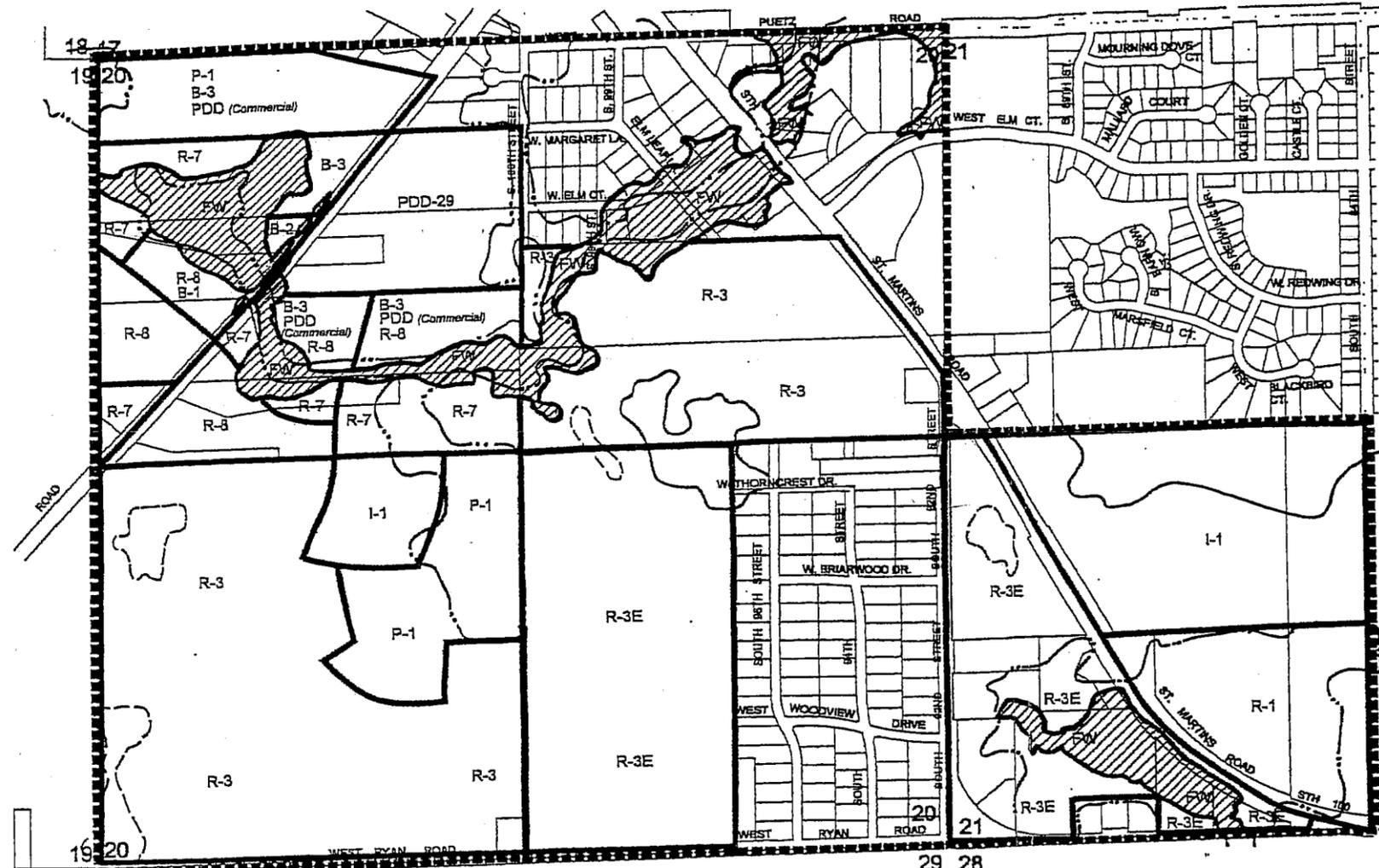
- Public and Semi-Public Districts:**
 - FW 2222 Freeway District
 - FC Floodplain Conservancy District
 - FP Floodplain Fringe Overlay District
 - SW Streambed Wetland Overlay District
- Business Districts:**
 - G-1 Neighborhood Business District
 - G-2 General Business District
 - CB Community Business District
 - SB South 27th Street Business District
 - HW Highway Business District
 - PC Professional Office District
 - CO City Office Center District
 - VB Village Business District
 - IND Industrial Districts:
 - M-1 Limited Industrial District
 - M-2 General Industrial District
 - BP Business Park District
- PLANNED LAND USE AND ZONING DISTRICTS:**
 - Residential Districts:**
 - P-1 Country Estates Single-Family Residence District
 - B-3 PDD (Consistent)
 - R-7 Suburban Single-Family Residence District
 - B-1 Suburban Single-Family Residence District
 - B-2 Suburban Single-Family Residence District
 - B-3 Suburban Single-Family Residence District
 - B-4 Suburban Single-Family Residence District
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 - B-97 Suburban Single-Family Residence District
 - B-98 Suburban Single-Family Residence District
 - B-99 Suburban Single-Family Residence District
 - B-100 Suburban Single-Family Residence District
 - Public and Semi-Public Districts:**
 - I-1 Institutional District
 - P-4 Park District
 - AG Agricultural Districts:
 - A-1 Prime Agricultural District
 - A-2 Prime Agricultural District
 - A-3 Prime Agricultural District
 - PD Planned Development Districts:
 - AD Airport Overlay District
 - HP Historic Preservation Overlay District
 - L-1 Landfill District

AREA 4 -- ZONING PLAN

CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

Legend

-  PLANNING AREA BOUNDARY LINE
-  EXISTING PROPERTY BOUNDARY LINE (2001)
-  BOUNDARY OF PLANNED ZONING DISTRICT
-  PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
-  SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (1995 SEWRPC delineated)
-  ISOLATED NATURAL AREA BOUNDARY (1995 SEWRPC delineated)
-  WETLANDS (per SEWRPC 1995 Environmental Corridor Maps)



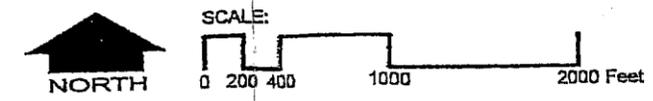
PLANNED LAND USE AND ZONING DISTRICTS

- Residential Districts:**
- R-1 Countryside/Estate Single-Family Residence District
 - R-2 Estate Single-Family Residence District
 - R-3 Suburban/Estate Single-Family Residence District
 - R-3E Suburban/Estate Single-Family Residence District
 - R-4 Suburban Single-Family Residence District
 - R-5 Suburban Single-Family Residence District
 - R-6 Suburban Single-Family Residence District
 - R-7 Two-Family Residence District
 - R-8 General Residence District
 - VR Village Residence District

- Business Districts:**
- B-1 Neighborhood Business District
 - B-2 General Business District
 - B-3 Community Business District
 - B-4 South 27th Street Business District
 - B-5 Highway Business District
 - B-6 Professional Office District
 - CC City Civic Center District
 - VB Village Business District
- Industrial Districts:**
- M-1 Limited Industrial District
 - M-2 General Industrial District
 - BP Business Park District

- Public and Semi-Public Districts:**
- I-1 Institutional District
 - P-1 Park District
- Agricultural Districts:**
- A-1 Agricultural District
 - A-2 Prime Agricultural District
- Special Districts:**
- PDD Planned Development Districts
 - AO Airport Overlay District
 - HPO Historic Preservation Overlay District
 - L-1 Landfill District

- Floodland Districts:**
- FW Floodway District
 - FC Floodplain Conservancy District
 - FFO Floodplain Fringe Overlay District
 - SW SW Shoreland Wetland Overlay District



NOTES:
 CADASTRAL INFORMATION AND BASE MAP FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT (May 2001).
 ALL PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL CORRIDORS, AND ISOLATED NATURAL AREA DELINEATIONS ARE BASED UPON SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SEWRPC) 1995 DELINEATIONS.
 NATURAL RESOURCE FEATURES AND THEIR PROTECTION ARE ADDRESSED IN: THE CITY OF FRANKLIN'S COMPREHENSIVE MASTER PLAN AS PREPARED BY LANE KENDIG, INC. DATED AUGUST 1992; THE CITY OF FRANKLIN'S UNIFIED DEVELOPMENT ORDINANCE AS AMENDED; AND OTHER APPLICABLE FEDERAL, STATE, AND/OR LOCAL CODES, REGULATIONS, AND LAWS.

AREA 4 -- ZONING PLAN

CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN AMENDMENT

DATE: 8/23/01

MEEHAN & COMPANY, I N C.
 PLANNING DESIGN ZONING
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