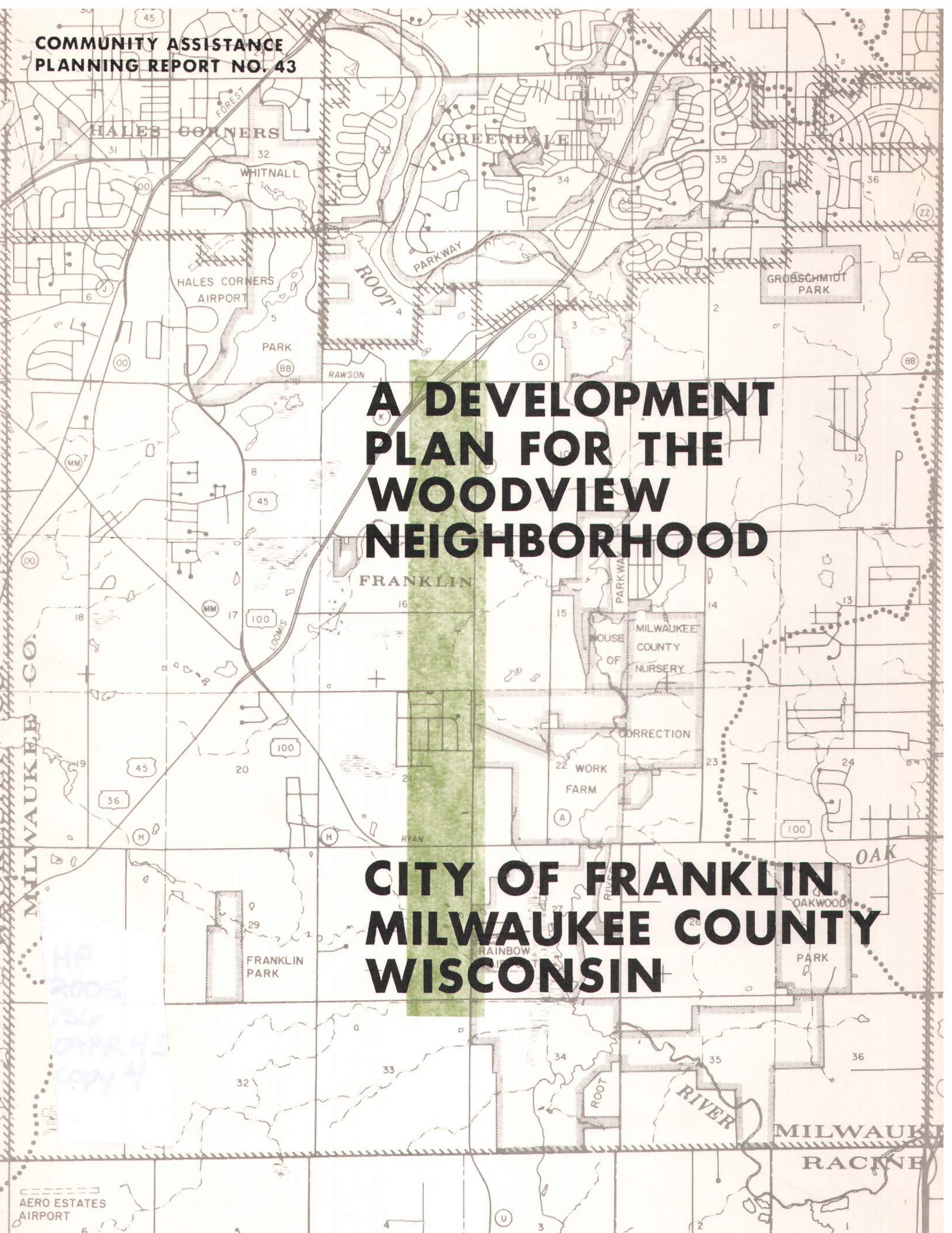
COMMUNITY ASSISTANCE
PLANNING REPORT NO. 43

A DEVELOPMENT PLAN FOR THE WOODVIEW NEIGHBORHOOD

CITY OF FRANKLIN
MILWAUKEE COUNTY
WISCONSIN



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Special acknowledgment is due Mr. Curtis J. Lypek, Graduate Intern, for his efforts in the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 43

A DEVELOPMENT PLAN FOR THE WOODVIEW NEIGHBORHOOD

City of Franklin
Milwaukee County, Wisconsin

Prepared by the
Southeastern Wisconsin Regional Planning Commission
P. O. Box 769
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187

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September 1980

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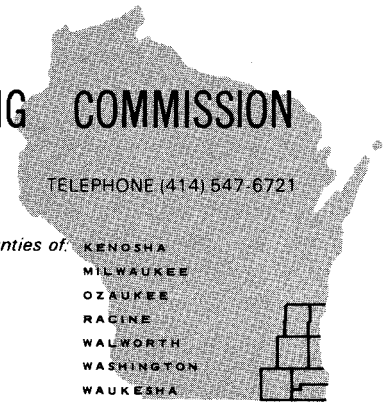

September 21, 1980

The Honorable Theodore J. Fadrow
Mayor
City of Franklin
Municipal Building
9229 W. Loomis Road
Franklin, Wisconsin 53132

Dear Mayor Fadrow:

As you know, the Southeastern Wisconsin Regional Planning Commission has agreed to prepare a series of precise neighborhood unit development plans for the City of Franklin. The Commission staff, working with the City Plan Commission, has delineated 14 neighborhood units for which such precise plans should eventually be prepared. This report presents a plan for one of these 14 neighborhood units, the unit known as the "Woodview Neighborhood." Work on the preparation of this plan was begun in September 1979 and completed in June 1980.

This report presents basic information on the present stage of development of the Woodview Neighborhood, including information on the existing real property boundary and land use patterns; the existing sanitary sewerage, water supply, and storm water drainage facilities; and the topography, drainage pattern, soils, woodlands, and wetlands of the neighborhood area, all of which constitute important considerations in any neighborhood planning effort. Based on the findings of these inventories and on recommended neighborhood development standards, the report sets forth a recommended neighborhood unit development plan which is consistent with both regional and local development objectives, along with certain alternatives to that recommended plan.

Upon its adoption by the City Plan Commission, the plan presented in this report is intended to be used by city officials as a point of departure in the making of development decisions affecting the Woodview Neighborhood.

The Regional Planning Commission staff is appreciative of the assistance provided by elected and appointed city officials in the preparation of the plan. The Commission staff stands ready, upon request, to assist the City in presenting the plan documented in this report to the public for review and evaluation prior to local adoption and to assist in subsequent implementation of the plan over time.

Sincerely,

Kurt W. Bauer
Executive Director

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Chapter I

INTRODUCTION

The Southeastern Wisconsin Regional Planning Commission, since its inception in 1960, has urged local plan commissions to consider the preparation of detailed neighborhood unit development plans as an important means of guiding and shaping urban land use development and redevelopment in the public interest. SEWRPC Planning Guide No. 1, Land Development Guide, published in November 1963, discussed the importance of neighborhood unit planning to the attainment of good residential land subdivision. This guide indicated that effective public regulation of the important process of land subdivision—a process through which much of the form and character of a community are determined—requires the preparation of detailed neighborhood unit development plans. The regional land use plan originally adopted by the Commission in December 1966 more specifically recommended that local plan commissions identify neighborhood units within areas of existing or proposed urban use and prepare detailed plans for the development of these units.

The City of Franklin on August 15, 1967, formally requested project planning services from the Regional Planning Commission and entered into an agreement with the Commission on May 20, 1969, wherein the Commission staff would assist the City in the delineation of neighborhood units as defined in this report, and in the design of precise development plans for these units. The Commission staff, working with the Plan Commission of the City of Franklin, initially identified 23 neighborhood units for which proper planning could help to meet the development objectives of the City of Franklin. Subsequent changes in the regional land use plan as it applies to the City of Franklin, and realignment of some of the neighborhood boundaries and attendant consolidation of several neighborhoods, has resulted in the identification and delineation of 14 neighborhood units. The first plan, for the Mission Hills-East Neighborhood, west of the Franklin Civic Center, was adopted by the City Plan Commission of the City of Franklin on November 12, 1970.

The purpose of this report is to describe the precise development plan prepared for one of these 14 delineated neighborhood units—the Woodview Neighborhood within the City of Franklin. The plan suggests future collector and land access street alignments and attendant block configurations and identifies the locations within the neighborhood best suited for institutional, recreational, and commercial use, as well as for various kinds of residential use. The plan recommends areas that should be protected from intensive development for environmental reasons and indicates the need to reserve major drainageway and utility easements.

GENERAL SETTING

The City of Franklin is located in the southwestern portion of Milwaukee County in U. S. Public Land Survey Township 5 North, Range 21 East. The City is bordered on the east by the City of Oak Creek, on the north by the Village of Greendale and the Village of Hales Corners, on the west by the City of Muskego, and on the south by the Town of Raymond in Racine County. Map 1 shows the location of the City of Franklin in the Southeastern Wisconsin Region and the extent of historic urban development.

Franklin has experienced substantial growth since 1950, when the Town of Franklin had a population of 3,886 persons. The City of Franklin was incorporated August 15, 1956, consisting of 34.5 square miles, or about 96 percent of the original Town of Franklin, the remaining portions of the Town becoming parts of the Villages of Greendale and Hales Corners. By 1960, the population of the City of Franklin had increased to 10,006 persons, and by 1970 to 12,247 persons. The 1979 population of the City is estimated at 17,650 persons. Population forecasts prepared by the Regional Planning Commission indicate the resident population of the City should reach 15,900 persons by 1980, 16,200 persons by 1985, and 38,600 persons by the year 2000. It should be noted that the 1979 population estimate already exceeds the 1985 forecast population by 1,450 persons, or about 9 percent. This rapid growth of the City dictates the conduct of a sound, local planning program to provide a basis for development decision-making by local officials on a day-to-day basis.

THE NEIGHBORHOOD UNIT CONCEPT

The Regional Planning Commission's recommendation concerning the preparation of detailed neighborhood unit development plans by local plan commissions is based upon the concept that an urban area should be formed of, and developed in,

a number of individual cellular units and not as a single, large, formless mass. These cellular units may be categorized by their primary or predominant land use and, as such, may be industrial, commercial, institutional, or residential. The latter type of unit—herein termed a neighborhood unit—is the concern of this report.

Insofar as possible, each neighborhood unit should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of water; or other natural or cultural features which serve to clearly and physically separate each unit from the surrounding units. Each residential neighborhood unit should provide housing for that population for which, by prevailing local standards, one public elementary school of reasonable size is required. The unit should further provide, within established overall density limitations, a broad range of lot sizes and housing types; a full complement of those public and semipublic facilities needed by the family within the immediate vicinity of its dwelling, such as church, neighborhood park, and neighborhood shopping facilities; and ready access to the arterial street system and, thereby, to those urban activities and services which cannot as a practical matter be provided in the immediate vicinity of all family dwellings—namely, major employment centers, community and regional shopping centers, major recreational facilities, and major cultural and educational centers. The internal street pattern of the residential neighborhood unit should be designed to facilitate vehicular and pedestrian circulation within the unit, but to discourage penetration of the unit by heavy volumes of through traffic. Each residential neighborhood unit should have a central feature, or focal point, around which the unit is developed to promote a sense of physical unity. In this respect, the elementary school should be located adjacent to the neighborhood park so that the school and park together may function as a neighborhood center and thus provide the principal focal point of the neighborhood design. The school and park should be located within walking distance of the rest of the neighborhood unit.

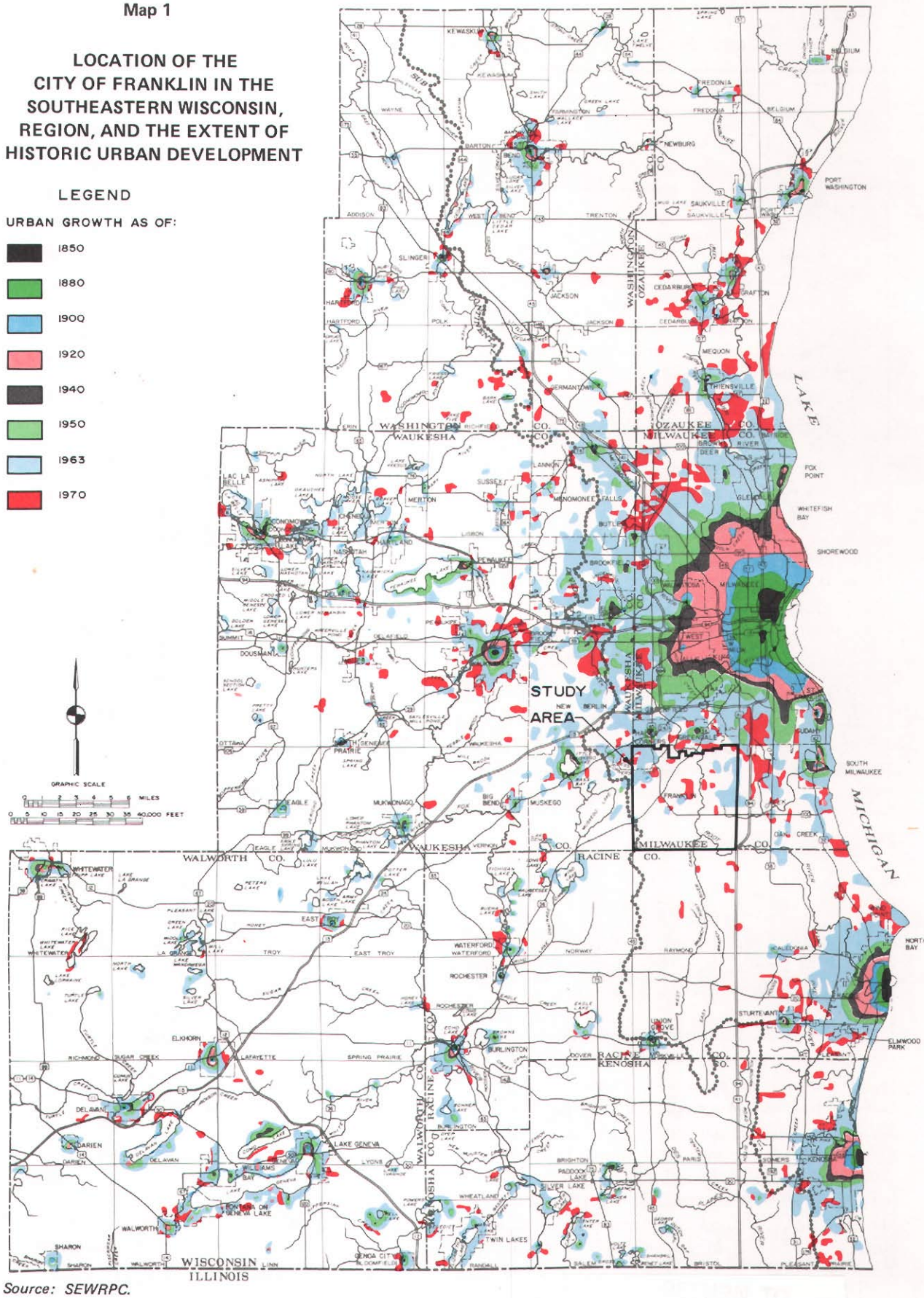
The neighborhood unit is intended to provide a good setting for family life, providing healthy, safe, convenient, and attractive housing areas together with supporting commercial and institutional facilities. The neighborhood should be designed to promote stability and the preservation of amenities and should be large enough to maintain and protect its own environment. The neighborhood concept is intended to promote convenience in living and traveling within an urban area; to promote harmony and beauty in residential development; to bring the living area of the urban family into a scale that allows the individual to feel at home; and to encourage the individuals to take a more active part in neighborhood and community affairs. Importantly, in developing areas, the neighborhood unit concept is intended to facilitate the difficult task of good land subdivision design. The proper relationship of individual subdivisions to areawide features, to existing and proposed land uses, and to other subdivisions can best be achieved through a precise plan for neighborhood unit development.

The neighborhood unit concept also provides a means for more actively and directly involving citizens in the local planning process. A neighborhood is that area most closely associated with the daily activities of family life, such as elementary education or convenience shopping. Residential neighborhoods, however, depend on the larger community for basic employment, comparison shopping, higher education, cultural activities, and certain personal services. A group of neighborhoods which function as a unit, and which are provided with the necessary level of external services and facilities required by the neighborhoods in the group, may be described as a community. By identifying neighborhood units and grouping them into communities, public sentiment can be constructively focused on the community of interest so created. Because of its emphasis on the day-to-day needs and concerns of the family, neighborhood planning is particularly "people-oriented."

Unlike the community comprehensive, or master, plan, which is necessarily quite general, the plan developed for a neighborhood is quite precise. It explicitly depicts alternative development patterns which are practicable to meet such needs as traffic circulation, storm water drainage, sanitary sewerage, water supply, and a sound arrangement of land uses. Neighborhood planning, therefore, must involve careful consideration of such factors as soil suitability, land slopes, drainage patterns, flood hazards, and woodland and wetland cover; existing and proposed land uses in and surrounding the neighborhood unit; and real property boundaries. Although the neighborhood unit concept most readily applies to medium- and high-density residential areas, it can be successfully applied in low-density areas with some modifications of the design standards. Table 1 illustrates a typical land use distribution in a medium-density planned

Map 1

LOCATION OF THE CITY OF FRANKLIN IN THE SOUTHEASTERN WISCONSIN, REGION, AND THE EXTENT OF HISTORIC URBAN DEVELOPMENT



Source: SEWRPC.

Table 1

LAND USE DISTRIBUTION IN A TYPICAL MEDIUM-DENSITY NEIGHBORHOOD UNIT

Type of Area	Population and Density		Land Use Allocation	
	Number	Percent of Total	Total Acres	Percent of Total
Residential Area			454.4	71.0
Single-Family Area			416.0	65.0
Population	5,330	85.2	–	–
Residential Acres per 1,000 Population	76.0	–	–	–
Persons per Residential Acre	12.8	–	–	–
Number of Dwelling Units	1,615	–	–	–
Dwelling Units per Residential Acre	3.9	–	–	–
Multiple-Family Area			38.4	6.0
Population	925	14.8	–	–
Residential Acres per 1,000 Population	41.5	–	–	–
Persons per Residential Acre	24.1	–	–	–
Number of Dwelling Units	355	–	–	–
Dwelling Units per Residential Acre	9.2	–	–	–
Public Area			32.0	5.0
Elementary School	–	–	9.0	1.5
Number of Classrooms	20	–	–	–
Total Number of Pupils	500	–	–	–
Public Park Area	–	–	16.0	2.5
Other Public and Quasi-public Area	–	–	6.4	1.0
Neighborhood Commercial Area	–	–	6.4	1.0
Street Area	–	–	147.2	23.0
Total	6,255	100.0	640.0	100.0

Source: SEWRPC.

neighborhood unit and is intended to provide a basis of comparison for the specific neighborhood unit designs presented herein.

The neighborhood unit development plan, while precise, must nevertheless also be flexible. The plan is intended to be used as a standard for evaluating developmental proposals of private and public agencies as such proposals are advanced over time. It should not be presumed that private developers cannot present development plans harmonious with sound development standards, nor that any development plans which are privately advanced and at variance in some respect with adopted neighborhood plans are necessarily unacceptable. Local planning officials should remain receptive to proposed plan changes which can be shown to be better than the adopted plan, yet compatible with the overall objectives for the development of the neighborhood and the community as a whole.

COMMUNITY PLANNING IN THE CITY OF FRANKLIN

A community should have a comprehensive plan as a basis for the preparation of precise neighborhood unit development plans. Sound planning practice dictates that, just as neighborhood plans should be prepared within the framework of community plans, community plans should be prepared

within the framework of regional plans. The City of Franklin does not have a comprehensive plan at this time. The City has, however, adopted the regional land use plan as a basis for its land use planning decisions. The regional land use plan is in sufficient depth and detail to provide, together with certain other regional plan elements, a sound basis for the preparation of a precise neighborhood unit development plan. The adopted regional land use plan as it applies to the City of Franklin is shown on Map 2, together with recommended neighborhood boundaries.

Several of the adopted regional plan elements are particularly important to the preparation of a general plan for the City of Franklin and, therefore, to the development of precise neighborhood unit development plans within the City. These elements are described in the following Regional Planning Commission reports: SEWRPC Planning Report No. 9, A Comprehensive Plan for the Root River Watershed; SEWRPC Planning Report No. 11, A Jurisdictional Highway System Plan for Milwaukee County; SEWRPC Planning Report No. 16, A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin; SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin; SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000; SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000; and SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The findings and recommendations of these adopted regional plan elements are reflected in the neighborhood unit development plan presented herein.

In preparation for its overall planning program and other engineering purposes, the City of Franklin undertook preparation, to National Map Accuracy Standards, of large-scale (1" = 100' scale, 2' contour interval) topographic maps in May 1963, and companion cadastral maps in September 1973. The maps and attendant control surveys were completed in accordance with specifications prepared for the City by the Regional Planning Commission and involved the relocation, monumentation, and placement on the Wisconsin State Plane Coordinate System of U. S. Public Land Survey corners within the City and the determination of the grid lengths and bearings of all quarter-section lines. The resulting topographic and cadastral information was essential to the conduct of the precise neighborhood development planning program documented herein.

NEIGHBORHOOD DELINEATION

The Plan Commission of the City of Franklin has identified 14 residential neighborhood units for which detailed neighborhood plans should eventually be developed. As shown on Map 2, these are: Country Dale, Forest Hills, Franklin, Hillcrest, Mission Hills East, Mission Hills West, Pleasant View, Riverview North, Riverview South, St. Martins, Southwood, Whitnall, Xaverian, and Woodview Neighborhoods. The 14 neighborhoods were delineated, based on the neighborhood unit concept described above, and the general standards set forth in Table 1. The neighborhood boundaries were located along strong transportation and environmental barriers such as Loomis Road, Rawson Avenue, S. 76th Street, S. 27th Street, STH 100, and the Root River Parkway.

NEIGHBORHOOD LOCATION AND BOUNDARIES

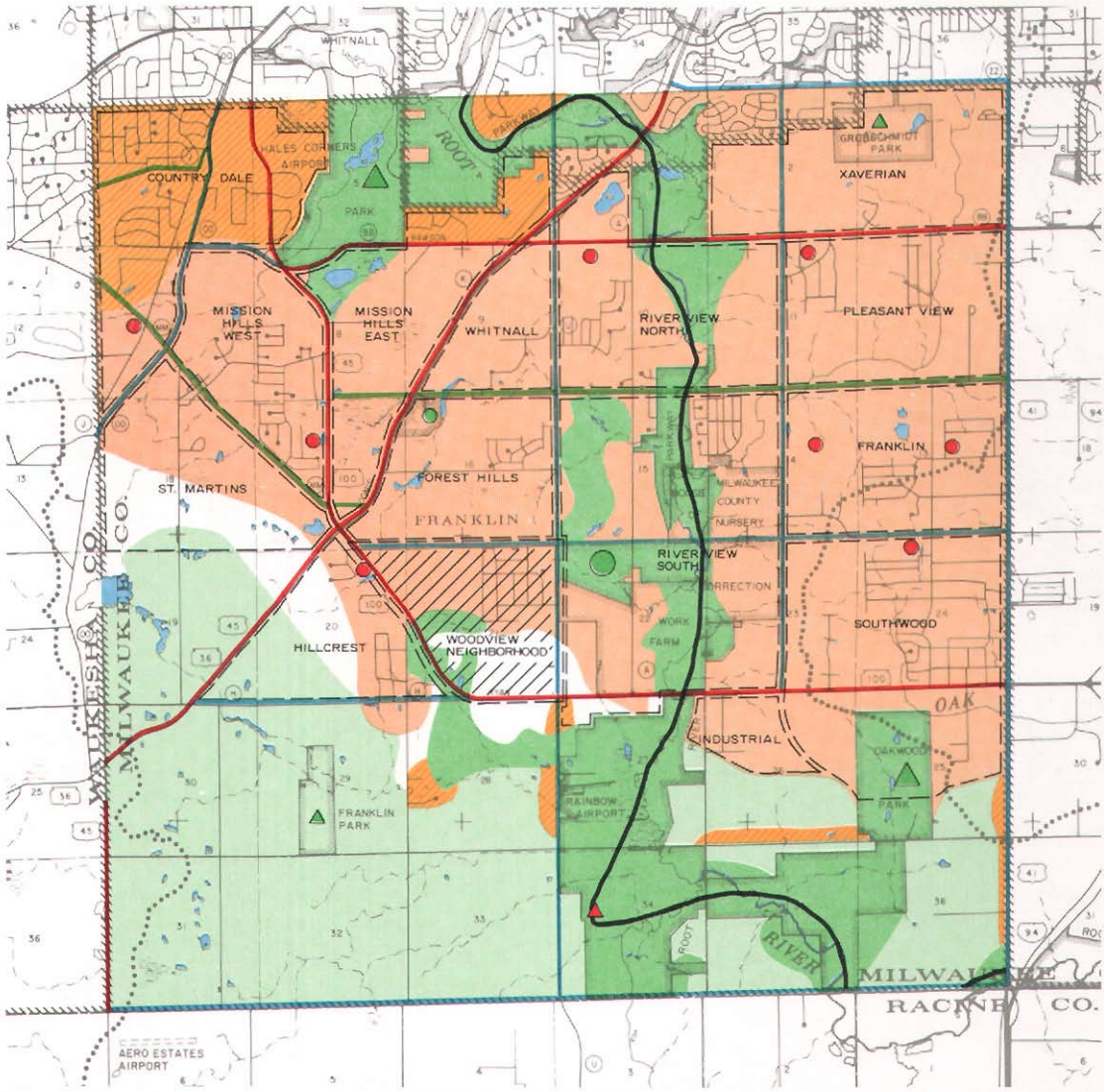
The Woodview Neighborhood, one of the 14 neighborhoods delineated for the City of Franklin, is located in the central portion of the City. The neighborhood is bounded on the north by Puetz Road; on the east by S. 76th Street; on the south by Ryan Road (STH 100); and on the west and southwest by St. Martins Road (STH 100). Also, the Woodview Neighborhood is bounded on the north by the delineated Forest Hills Neighborhood; on the east by the Milwaukee County House of Correction; on the south by the City of Franklin Municipal Garage and All Souls Cemetery; and on the west and southwest by the delineated Hillcrest Neighborhood. The area of the Woodview Neighborhood totals approximately 617 acres.

HISTORY OF THE WOODVIEW NEIGHBORHOOD

Development of the area now known as the Woodview Neighborhood began in 1955 with the development of the Security Acres Subdivision. This subdivision encompassed a total area of about 136 acres, or 22 percent of the delineated neighborhood, and created 205 building sites approximately one-half of an acre each in area. Since then, no further platting in the neighborhood has taken place.

Map 2

SELECTED ELEMENTS OF THE REGIONAL LAND USE, PARK AND OPEN SPACE, AND TRANSPORTATION PLANS FOR THE CITY OF FRANKLIN PLANNING AREA: 2000



LEGEND

- LOW DENSITY RESIDENTIAL (0.7–2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY RESIDENTIAL (2.3–6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)

MAJOR PUBLIC PARK SITE TYPE I (250 OR MORE ACRES)
- EXISTING

OTHER PUBLIC PARK SITE TYPE II (100–249 ACRES)
- EXISTING
- PROPOSED

MAJOR PUBLIC PARK SITE TYPE III (25–99 ACRES)
- EXISTING

OTHER PUBLIC PARK SITE TYPE IV (5–24 ACRES)
- EXISTING
- PROPOSED

- PRIMARY ENVIRONMENTAL CORRIDOR
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- WATER

ARTERIAL STREET AND HIGHWAY SYSTEM
- STATE TRUNK
- COUNTY TRUNK
- LOCAL TRUNK

- RECREATION CORRIDOR
- NEIGHBORHOOD UNIT BOUNDARY LINE

GRAPHIC SCALE
0 1/2 1 MILE
0 2000 4000 6000 8000 FEET

Source: SEWRPC.

Chapter II

INVENTORY FINDINGS AND ANALYSIS

INTRODUCTION

Reliable basic planning and engineering data are essential to the formulation of workable development plans. Consequently, inventory becomes the first operational step in any planning process. Factual information is particularly crucial to good neighborhood planning because of the precision of the plan to be produced. The formulation of a neighborhood plan requires that factual data be developed on existing characteristics of the neighborhood area, including topography and surface drainage, the existence of any areas subject to special hazards such as flooding, the extent of woodlands and wetlands, existing land use, real property ownership, community utilities and facilities, street and highway facilities, and soils.

TOPOGRAPHY AND SURFACE DRAINAGE

Map 3 shows the topography and drainage pattern of the Woodview Neighborhood unit. The area consists of gently rolling terrain, with maximum local relief of approximately 30 feet. A large low-lying area is located through the west-central portion of the neighborhood running in a generally east-west direction. Located along the southern boundary of the neighborhood are several smaller low-lying areas. The northeast quarter of the neighborhood unit has been almost entirely developed, and several small strips of land have been developed for residential and commercial uses along Puetz Road and St. Martins Road.

The large, low-lying area, extending through the west-central portion of the neighborhood, collects the storm water runoff from the northwest quarter of the neighborhood. This water, along with runoff from the Security Acres Subdivision, is discharged through an open channel located along S. 76th Street, leaving the neighborhood through a culvert under S. 76th Street, and eventually flows into the Root River. A wetland area located in the northwest part of the neighborhood collects storm water runoff in this part of the neighborhood. Thus, water is discharged through a culvert located under W. Puetz Road. Two small ponds and a low-lying area collect the storm water runoff from the southern portion of the neighborhood. This water is discharged through a culvert located under St. Martins Road, to a creek which flows southwesterly through the adjoining Hillcrest Neighborhood.

The neighborhood also contains three pockets of low-lying land which have no drainage outlets. These pockets are located near W. Puetz Road, near W. Ryan Road, and along S. 76th Street. Water which collects in these depressions either eventually returns to the atmosphere through evapotranspiration or infiltrates the soil.

The Woodview Neighborhood is located entirely within the Root River watershed. Map 3 shows the location of the various subbasin boundaries in the neighborhood, together with the pattern of surface water flow. The subbasins located in the southeast and central parts of the neighborhood discharge to unnamed creeks. The subbasin in the northwest part of the neighborhood discharges to an unnamed tributary of the Root River, while the subbasin in the southwest part of the neighborhood discharges to Ryan Creek. All of these receiving streams eventually discharge to the Root River.

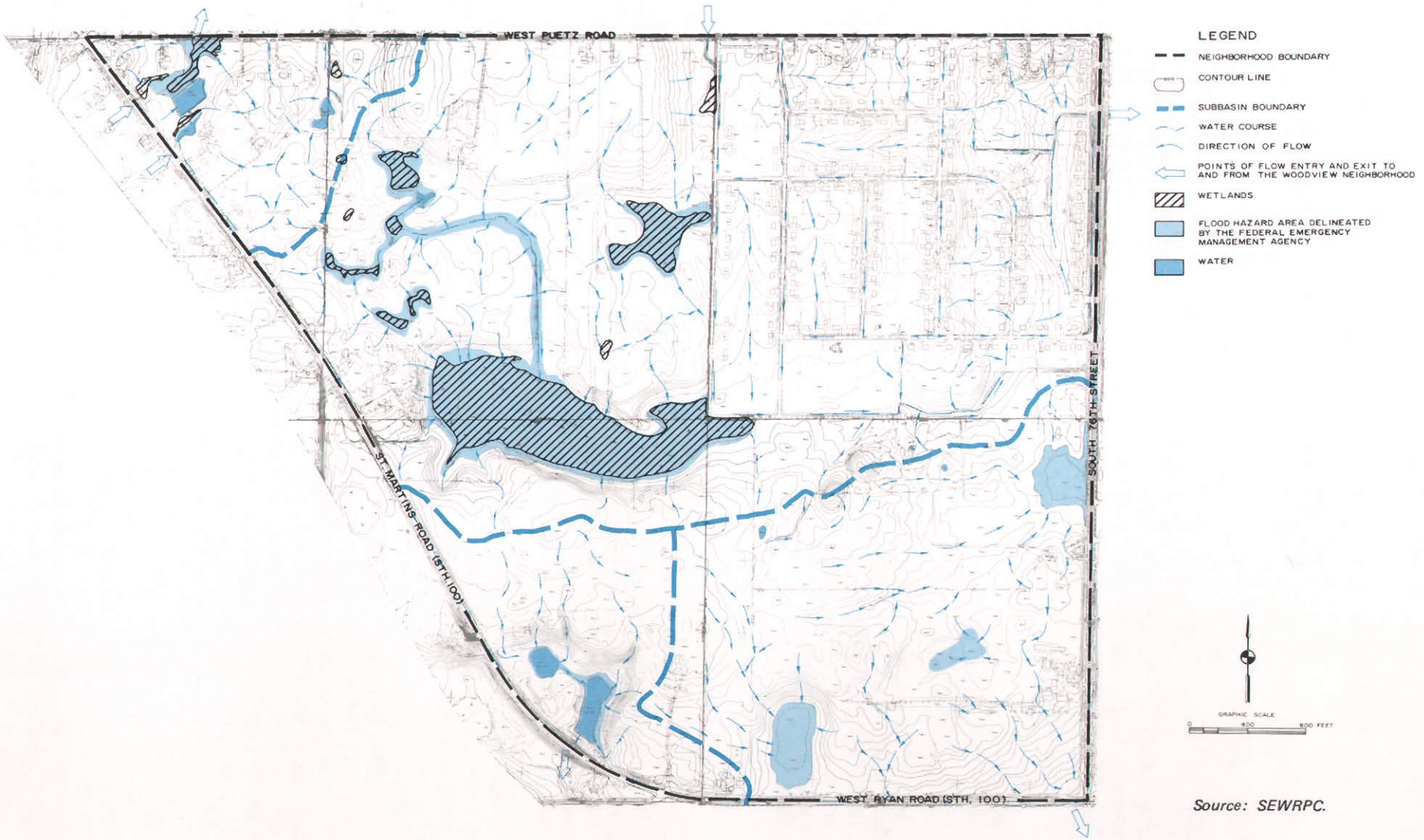
SOILS

All soils in the Woodview Neighborhood are, in general, poorly suited for unsewered urban development; however, most soils have only moderate limitations for sewered residential development. Table 2 and Map 4 indicate various soil types which occur in the neighborhood and which should be carefully considered in the development of the neighborhood.

Soils which occur in the neighborhood and which have severe or very severe limitations for residential development on lots served by public sanitary sewerage facilities are listed in Table 3 and shown, with respect to location and extent, on Map 5. The soils having very severe limitations for urban development with sanitary sewer service cover 35 acres, or almost 6 percent of the neighborhood, with most of these soils occurring in the west central portion. The bulk of the soils having very severe limitations consist of mucky peat (two-

Map 3

TOPOGRAPHY AND SURFACE DRAINAGE PATTERNS OF THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

Table 2

SELECTED CHARACTERISTICS OF SOILS IN THE WOODVIEW NEIGHBORHOOD

Selected Characteristic	Area Covered (acres)	Percent of Total
Swamps, marshes, organic materials, or soils subject to flooding or overflow	25.3	4.1
Soils which have a fluctuating or high-water table or are subject to a ponding, overflow, runoff, or overwash hazard	274.4	44.5
Soils that have a slow permeability rate	309.4	50.1
Soils that are underlain by shallow bedrock or in which filter fields are subject to siltation or the groundwater table is subject to contamination	–	–
Lands having a slope of 12 percent or greater and where soils may be erosive	8.0	1.3
All other soils	–	–
Total	617.1	100.0

Source: SEWRPC

thirds), with small amounts of silt loam on steep slopes and of alluvial soils. Characteristics within these soils groups include a high water table, low bearing capacity, and high shrink-swell potential. Soils having severe limitations for urban development with sanitary sewer service cover about 15 percent of the neighborhood. These severe soils consist entirely of silty clay loams scattered over various parts of the neighborhood. Characteristics of these soils include low bearing capacity, a high shrink-swell potential, and a high water table.

Map 6 shows the location and extent of the soils which have severe or very severe limitations for residential development without public sewers on lots one acre or more in area. All of the neighborhood area is covered by soils unsuitable for such use, indicating the need for and importance of sanitary sewer service to the proper development of the neighborhood.

Table 3 lists all of the soil types found in the neighborhood area and summarizes the suitability of these soils for a variety of urban land uses. Eight identified types of soils occur within the neighborhood area, with the most prevalent types consisting of Morley silt loam, which covers about one-half of the neighborhood, and Blount silt loam, which covers almost 30 percent. The table lists the potential development problems associated with particular land uses on each soil type in the Woodview Neighborhood.

WOODLANDS AND WETLANDS

Wetlands occupy 32.6 acres, or 5.3 percent, of the total neighborhood area. The bulk of the wetlands, consisting of a 22-acre shallow marsh, is located in the west-central portion of the neighborhood, with smaller areas scattered throughout the western portion.

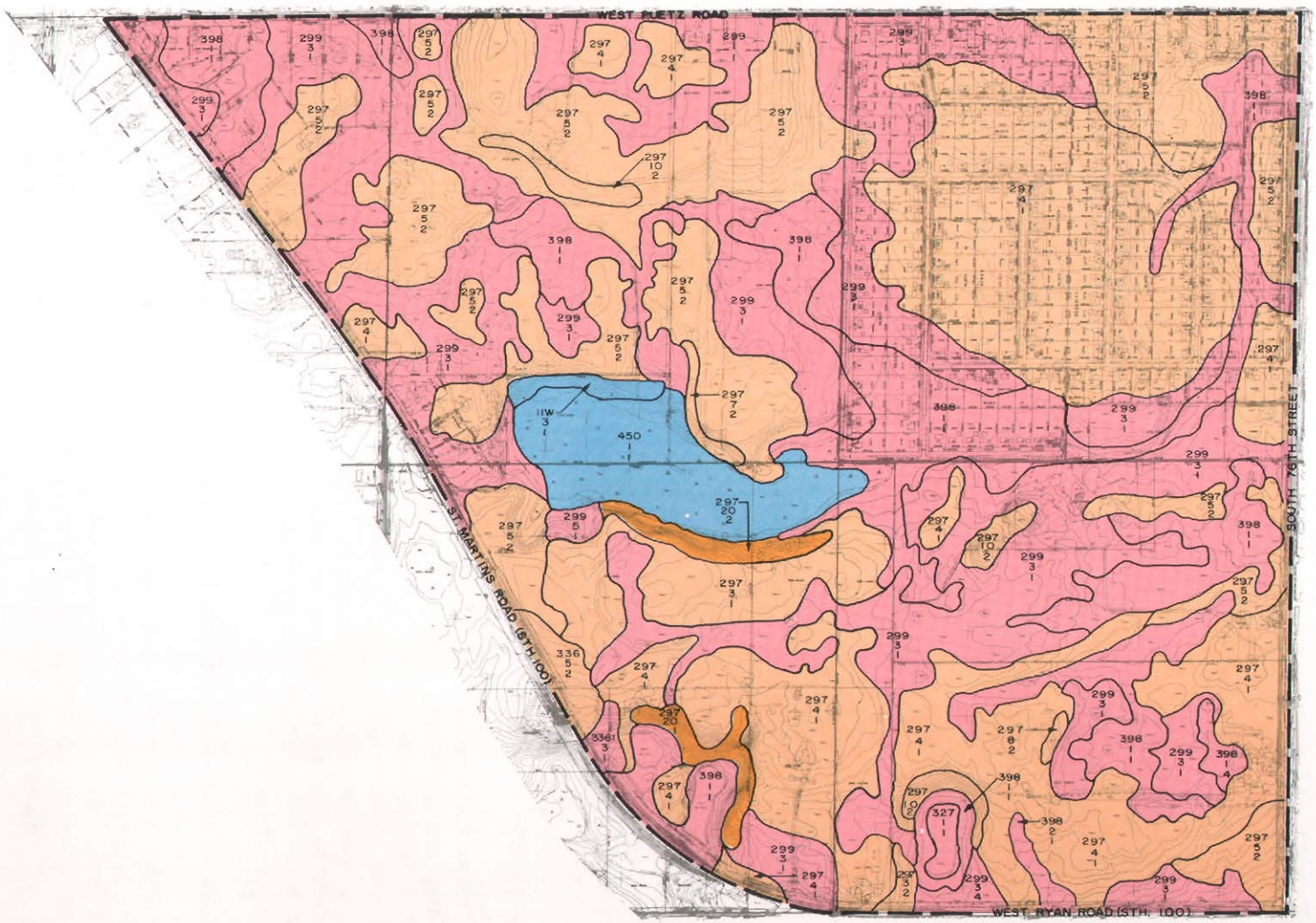
Woodlands cover 39.2 acres, or 6.3 percent, of the total neighborhood area. Woodlands are located in the central, east-central, and southwest portions of the neighborhood, with small groupings scattered within the neighborhood. An inventory of the wetland and woodland areas, setting forth the areas of special concern in the development of the neighborhood, is contained in Appendix C and shown on Map C-1.

EXISTING LAND USE

The existing land uses within the Woodview Neighborhood as of 1979 are set forth in summary

Map 4

SELECTED CHARACTERISTICS OF SOILS IN THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

Table 3

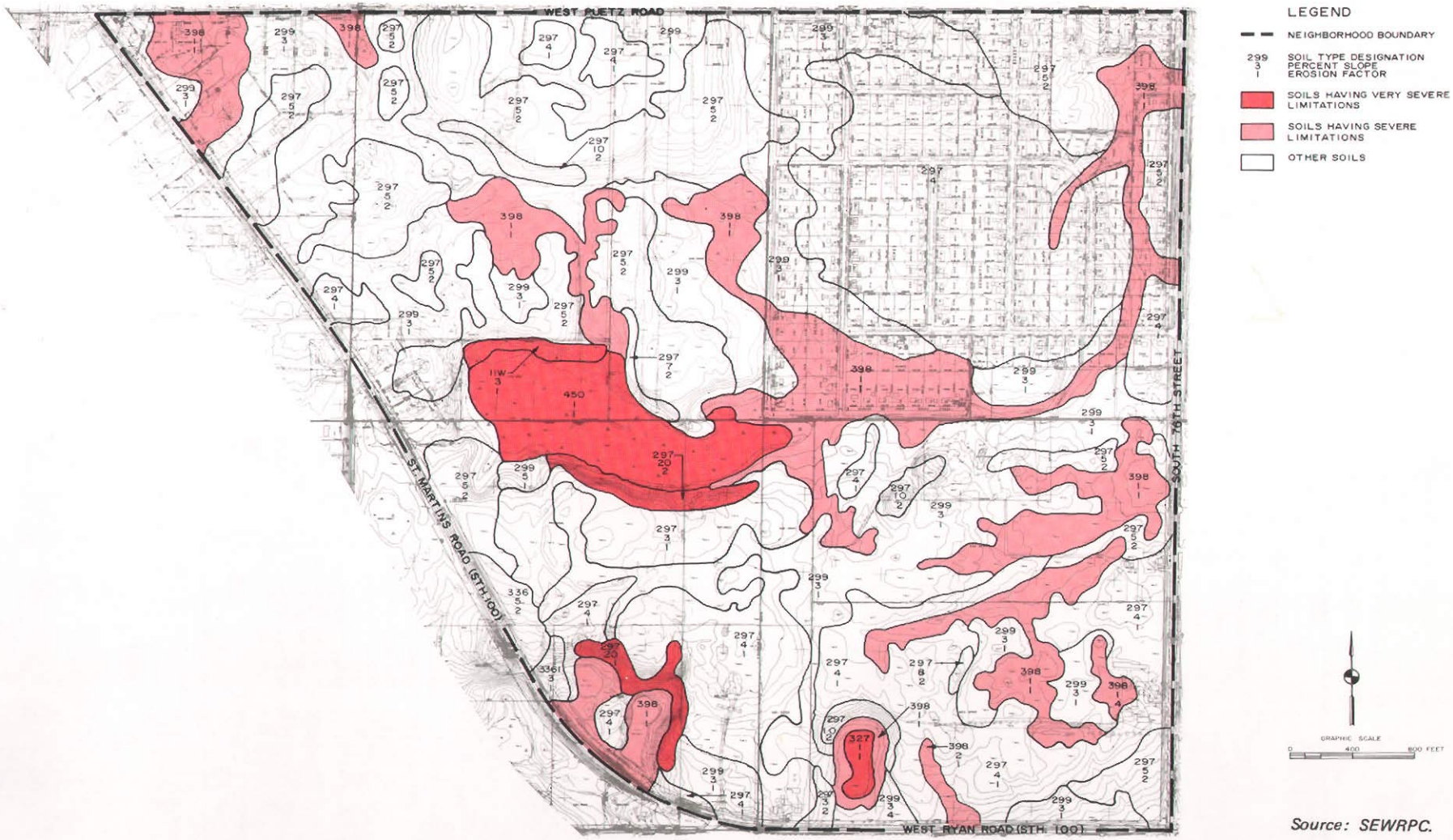
LIMITATIONS OF SOILS FOR RESIDENTIAL, LIGHT INDUSTRIAL, AND COMMERCIAL DEVELOPMENT FOR THOSE SOIL SERIES FOUND IN THE WOODVIEW NEIGHBORHOOD

Soil Number	Soil Name	Limitations of Soil for:				Area Covered (acres)	Percent of Neighborhood
		Residential Development with Public Sewer Service	Onsite Soil Absorption on Lots Less Than One Acre	Sewage Disposal Systems on Lots One Acre or More	Light Industrial and Commercial Buildings		
11W	Alluvial land, wet	Very severe-high water table; frequent overflow	Very severe-high water table; frequent overflow	Very severe-high water table; frequent overflow	Very severe-high water table; frequent overflow	2.1	0.34
297	Morley silt loam	Moderate on 0-12 percent and severe on steeper slopes; erosive on slopes; low bearing capacity; high shrink-swell potential	Severe-high water table; slow permeability; systems will not operate	Moderate-high water table; slow permeability; systems will not operate	Moderate on 0-6 percent and severe on steeper slopes; low bearing capacity; high shrink-swell potential; erosive on slopes	313.5	50.81
299	Blount silt loam	Moderate-low bearing capacity; high shrink-swell potential; high water table	Very severe-high water table; slow permeability; systems will not operate	Very severe-high water table; slow permeability; systems will not operate	Severe-high water table; high shrink-swell potential; low bearing capacity; erosive on slopes; frost heave	176.0	28.52
327	Wallkill silt loam	Very severe-low bearing capacity; subject to shrinkage or drying; high water table; frequent overflow	Very severe-systems will not operate when flooded	Very severe-systems will not operate when flooded	Very severe-high water table; high compressibility and instability; frequent overflow	1.6	0.26
336	Markham silt loam	Moderate-erosive on slopes; low bearing capacity; high shrink-swell potential	Severe-slowly permeable substratum restricts use of systems	Moderate-slowly permeable substratum restricts use of systems	Moderate on 0-12 percent and severe on steeper slopes; low bearing capacity; high shrink-swell potential; erosive on slopes	3.9	0.63
398	Ashkum silty clay loam	Severe-low bearing capacity; high shrink-swell potential; high water table	Very severe-high water table; slow permeability; systems will not operate	Very severe-high water table; slow permeability; systems will not operate	Severe-low bearing capacity; high shrink-swell potential; high water table	95.3	15.44
450	Houghton mucky peat	Very severe-erosive; subject to shrinkage; low bearing capacity; high water table	Very severe-high water table; systems will not operate	Very severe-high water table; systems will not operate	Very severe-erosive; high compressibility and instability; high water table	23.2	3.76
3361	Beecher silt loam	Moderate-high shrink-swell potential; high water table; low bearing capacity	Very severe-high water table; slow permeability; systems will not operate	Very severe-high water table; slow permeability; systems will not operate	Severe-high water table; high shrink-swell potential; low bearing capacity; frost heave	1.5	0.24
Total	–	–	–	–	–	617.1	100.00

Source: SEWRPC.

Map 5

SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS SERVED BY PUBLIC SANITARY SEWER SERVICE IN THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

form in Table 4 and on Map 7. Agricultural, open, and unused land account for approximately 65 percent of the total area of the neighborhood, while residential lands account for 22 percent. Most of the residential lands consist of lands used for single-family dwelling units. Existing urban development is concentrated in the Security Acres Subdivision in the northeast portion of the neighborhood, with small clusters of development located along Puetz Road and St. Martins Road. A significant land use in the neighborhood is the Franklin 100 Drive-In Theater, a highway-oriented commercial use which occupies 29 acres, accounting for approximately 5 percent of the total area. This use is incompatible with the sound long-term development of the residential neighborhood and should be eventually converted to residential use. Arterial and minor land access streets account for the remaining 8 percent of existing land use.

LAND USE CONTROL

Land use development in the Woodview Neighborhood is regulated by the City of Franklin Zoning Ordinance. Five of the 22 zoning districts provided in the city ordinance have been applied within the neighborhood. The boundaries of these zoning districts are shown on Map 8. Pertinent information concerning the regulations governing these five zoning districts is set forth in Table 5. Approximately 83 percent of the Woodview Neighborhood is currently zoned for residential use, with the remainder of the neighborhood zoned for commercial, conservancy, and floodland use. Sixty-one percent of the neighborhood, or about 375 acres, is undeveloped and yet carries zoning which would permit immediate residential use. Such uses would require onsite private disposal systems, since municipal sanitary sewer is not yet available. As indicated in Table 3, the soils in the Woodview Neighborhood are poorly suited for the use of onsite sewage disposal systems. This excess zoning can result in unused lands prematurely coming onto the housing market before adequate urban services can be programmed and provided by the City in an orderly and cost-effective manner. As already noted, early development of these lands before adequate urban services are available could lead to the creation of serious public health hazards. The recommended neighborhood unit plan presented herein is intended to provide a basis for rezoning the neighborhood unit into districts which are more suitable to achieving the long-range regional, community, and neighborhood development objectives expressed in the recommended plan, appropriately locating new development in both time and space.

COMMUNITY UTILITIES

Water Supply

Presently, there are no areas in the Woodview Neighborhood that are served by public water supply facilities. The Security Acres Subdivision is currently served by two private water supply facilities, with each homeowner having an equal ownership in the respective system. The area so served totals 109 acres, or about 18 percent of the total neighborhood, and about 80 percent of the existing urban development in the neighborhood, as shown on Map 9. South 79th Street serves as the dividing line for the two systems, with the facility to the east of this line called the Security Acres Water System, and the facility to the west called the Security Acres Addition Water System. In case of an emergency, it is possible for either system to serve the entire subdivision. In other areas of the neighborhood, water is supplied by private, onsite wells.

Sanitary Sewer

Presently, there are no areas in the neighborhood that are served by public sanitary sewer service. The treatment and disposal of wastewater is currently provided by onsite soil absorption systems. Due to poor soil conditions in the neighborhood, many of these soil absorption systems do not function in a satisfactory manner. Evidence of such malfunction was provided by field inspection and personal interviews with residents of the area.

Storm Sewer

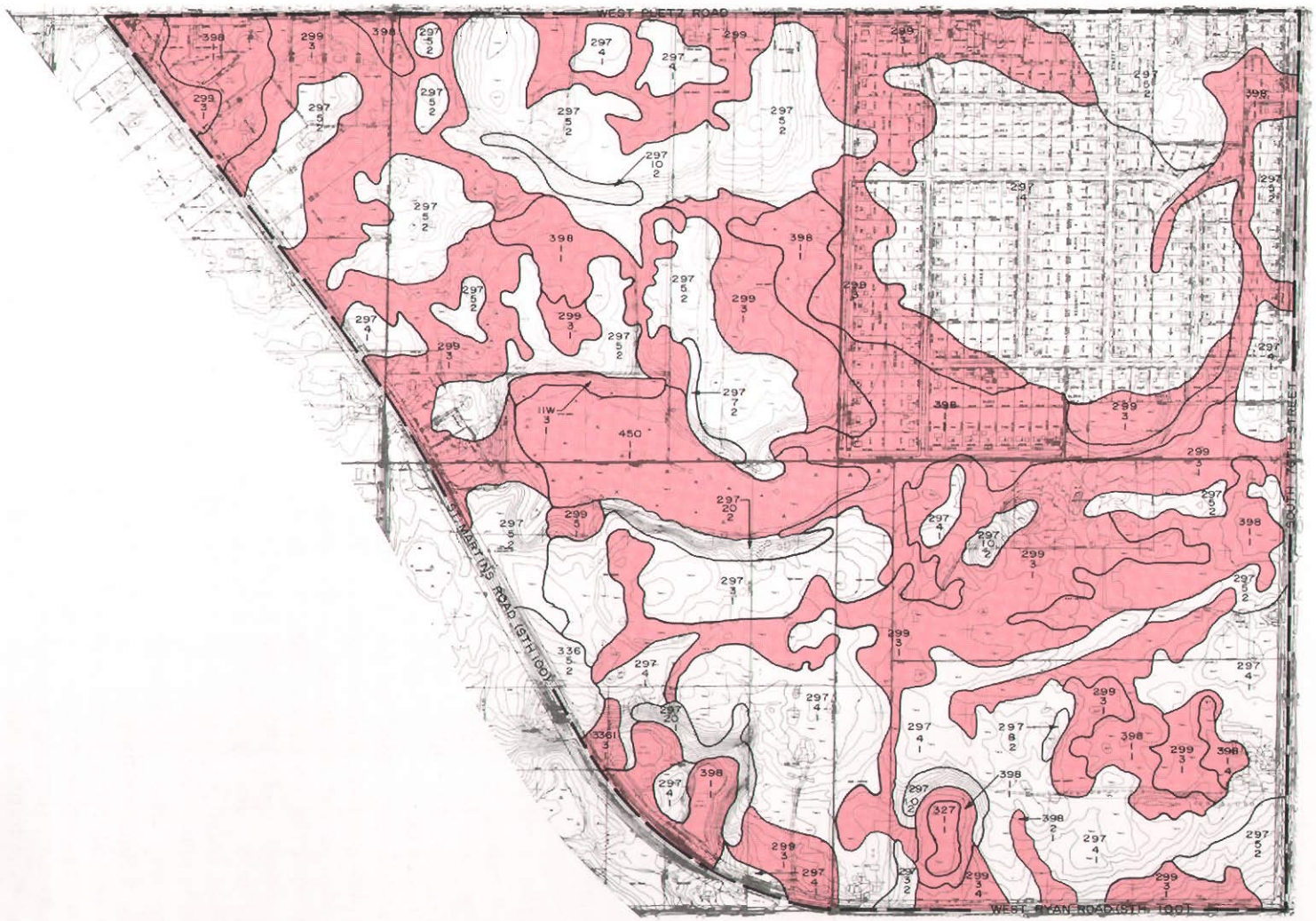
In 1979, 43 acres of the neighborhood, or about 20 percent of the existing urban development within the neighborhood and about 7 percent of the total area of the neighborhood, were served by storm sewer facilities, as shown on Map 10. One small area, located along High Street between S. 76th and S. 77th Streets, is served by a short segment of storm sewer. This sewer, however, does not collect runoff from the surrounding area, serving only to convey storm water from a small stream on the west to an open channel located along S. 76th Street.

COMMUNITY FACILITIES

The neighborhood is located within Franklin Public School District No. 5. Presently, no schools

Map 6

SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS ONE ACRE OR MORE IN AREA SERVED BY ONSITE PRIVATE SEWAGE SYSTEMS IN THE WOODVIEW NEIGHBORHOOD



LEGEND

- NEIGHBORHOOD BOUNDARY
- 299 / 3 / 1 — SOIL TYPE DESIGNATION / PERCENT SLOPE / EROSION FACTOR
- SOILS HAVING VERY SEVERE LIMITATIONS
- OTHER SOILS

GRAPHIC SCALE
0 400 800 FEET

Source: SEWRPC.

Table 4

EXISTING LAND USE IN THE WOODVIEW NEIGHBORHOOD

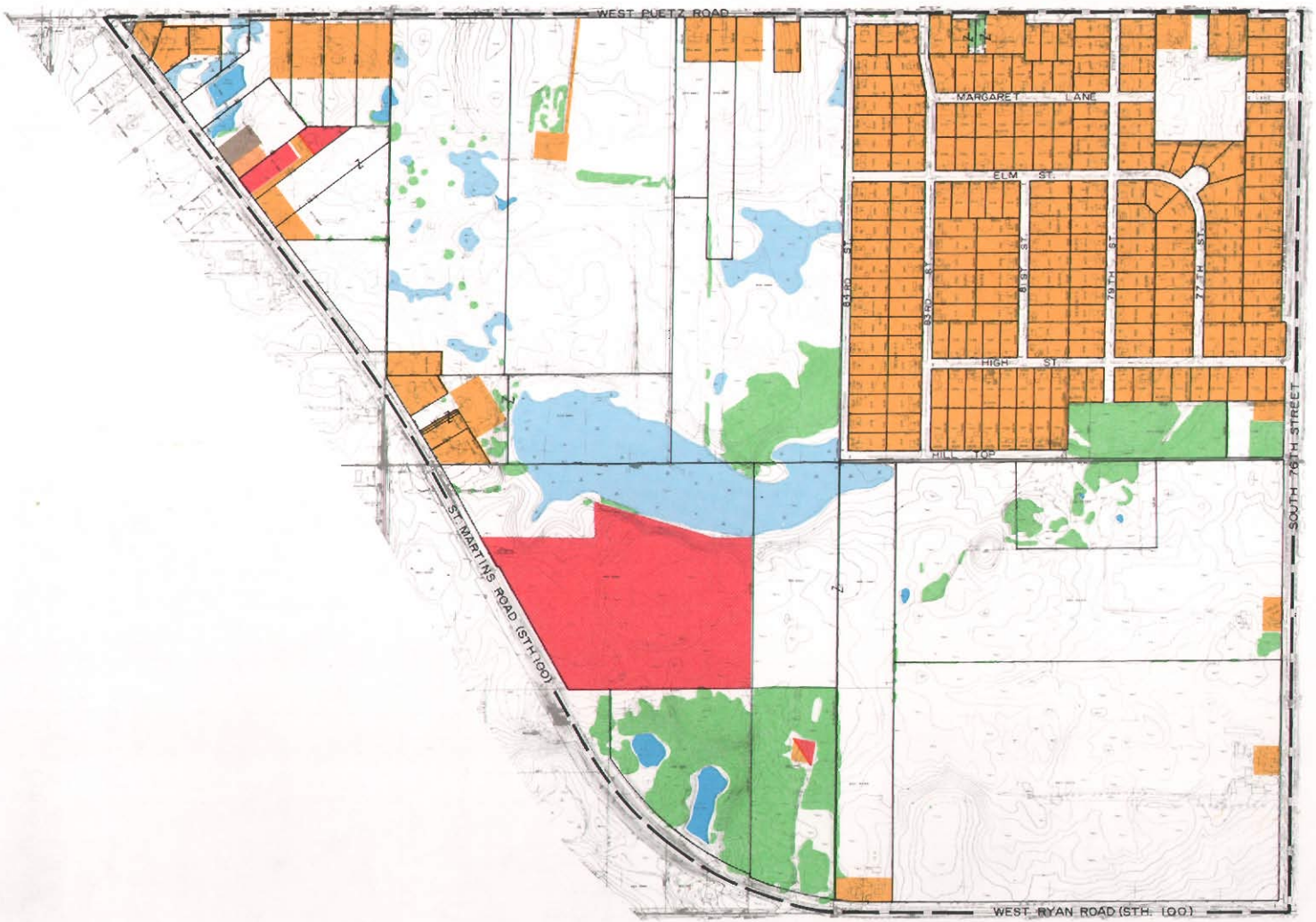
Land Use Category	Number of Acres	Percent of Neighborhood
Residential		
Single-Family	135.2	21.9
Two-Family	0.5	0.1
Multiple-Family	0.7	0.1
Subtotal	136.4	22.1
Commercial		
Neighborhood Retail and Service	–	–
Community Service	30.6	5.0
Subtotal	30.6	5.0
Industrial	–	–
Governmental and Institutional		
Public	–	–
Private	–	–
Subtotal	–	–
Park and Recreational		
Neighborhood Parks	–	–
Community Parks	–	–
Other Recreational	–	–
Subtotal	–	–
Transportation and Utilities		
Arterial Streets	27.8	4.5
Collector Streets	–	–
Minor Land Access Streets	22.3	3.6
Railroad Rights-of-Way	–	–
Utility Easements	–	–
Subtotal	50.1	8.1
Agricultural, Woodlands, Wetlands, Open and Unused Lands	400.0	64.8
Total	617.1	100.0

Source: SEWRPC.

or other public community facilities exist within the Woodview Neighborhood. The neighborhood is currently served by schools and by recreational and community facilities located in adjacent neighborhoods within the City. The neighborhood is presently served by Franklin High School, located on the east side of the City, approximately three miles away, which provides secondary educational services. Middle level educational services are provided by the Forest Park Middle

Map 7

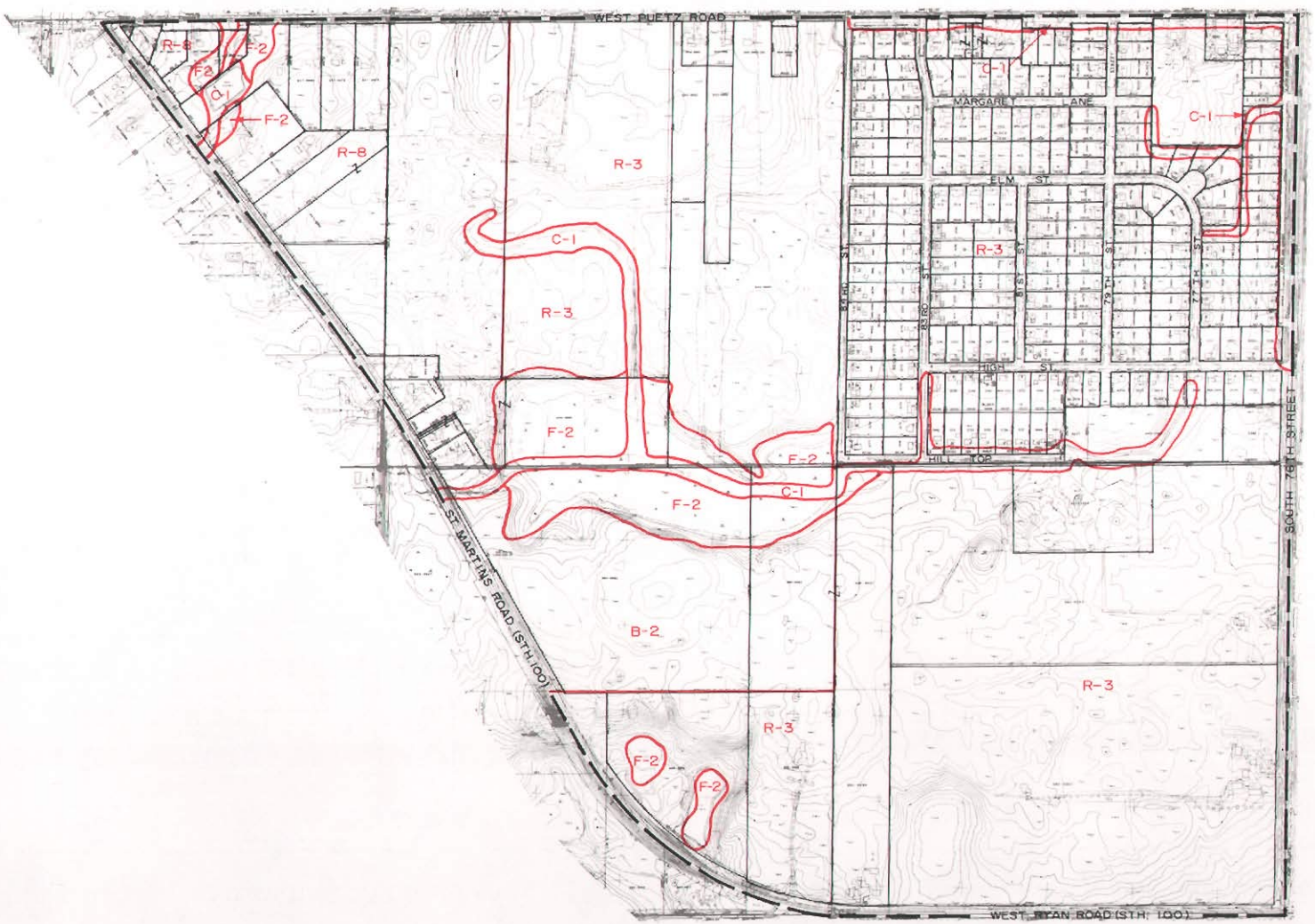
EXISTING LAND USE IN THE WOODVIEW NEIGHBORHOOD: 1979



Source: SEWRPC.

Map 8

EXISTING ZONING IN THE WOODVIEW NEIGHBORHOOD



LEGEND

- NEIGHBORHOOD BOUNDARY
- EXISTING PROPERTY BOUNDARY LINE
- ZONING DISTRICT BOUNDARY
- R-3 SINGLE-FAMILY RESIDENCE DISTRICT (20,000 SQ. FT.)
- R-8 GENERAL RESIDENCE DISTRICT
- B-2 COMMERCIAL DISTRICT
- F-2 TRIBUTARY DRAINAGE FLOODLAND DISTRICT
- C-1 CONSERVANCY DISTRICT

GRAPHIC SCALE
0 400 800 FEET

Source: SEWRPC.

Table 5

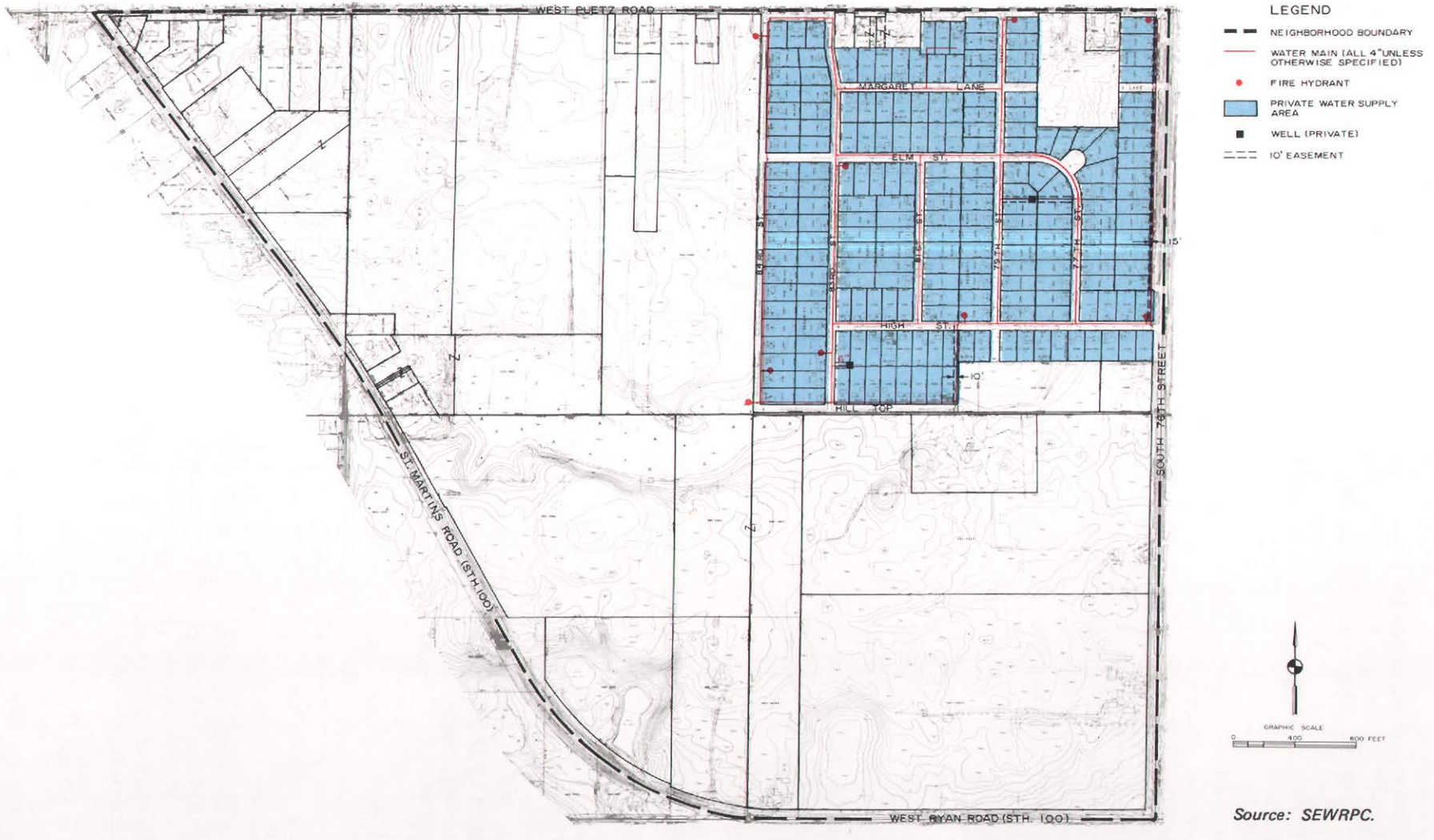
EXISTING CITY OF FRANKLIN ZONING DISTRICTS AS APPLIED IN THE WOODVIEW NEIGHBORHOOD: 1979

Zoning District	Permitted Uses		Special Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Minimum Building Size			Additional Bedrooms, Add:		Maximum Building Height (feet)	Maximum Lot Coverage (percent)	Maximum Floor Area Ratio	Area of Neighborhood in District (acres)	Percent of Total
	Principal	Accessory			Total Area (square feet)	Area Per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	One-Story Three or Less Bedrooms (square feet)	Multi-Story Three or Less Bedrooms (square feet)	Multi-Story Total Living Area (square feet)	One-Story (square feet)	Multi-Story (square feet)					
R-3 Single-Family Residential District	Single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, golf courses, agricultural buildings	2.2	20,000	20,000	100; 100 corner	45	10; 35 corner	30	1,400	1,100	1,700	150	100	30 or 2½ stories (whichever is lowest)	15	–	431.8	70.0
R-8 General Residential District	None	None	Any permitted and special use permitted in the R-1 District, two-family dwellings, motels and hotels, apartments	7.0	12,500	6,250	100	40 plus one additional foot of front yard for each two feet over 35 feet in building height	10 for two-family and multiple-family dwellings plus five feet for each story over two feet or 30 corner; or 12 for a nonresidential building and a combined total of two side yards of not less than 30 feet except 30 feet for corner lots	25	1) Two-family dwellings One-story buildings a) Living area per unit, three bedrooms or less: 1,150 square feet b) Add for each additional bedroom: 250 square feet c) Add if basement for each unit is less than 600 square feet: 250 square feet Two-story buildings a) Same as above b) Same as above c) Add to each unit if total basement area is less than 600 square feet: 150 square feet 2) Multiple-family dwellings:			–	–	100	35	0.4 Two-family; 1.0 Multiple-family; 2.0 Permitted nonresidential use	80.3	13.0
											Dwelling Unit per Building	One-Bedroom Apartment (square feet)	Add for Additional Bedroom (square feet)							
											3-4 5-10 11 or more	800 700 560	200 150 250							
B-2 Commercial District	Banks (drive-in), book stores, clothing stores, drugstores, food stores, offices, theaters	Off-street parking and loading	Automobile sales, banks, churches, hospitals, hotels, motels, parking lots	–	–	–	–	25	10; 25 corner	20	–	–	–	–	–	–	–	2.0	43.5	7.0
F-2 Tributary Drainage Floodland District	Drainage, movement of water, flood overflows, public recreational uses	–	Bridges, utilities, storage yards, public and private recreational uses	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	33.4	5.4
C-1 Conservancy District	Fishing, wildlife preserves, soil and water conservation	–	Drainage, grazing, orchards, utilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	28.1	4.6
Total	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	617.1	100.0

Source: SEWRPC.

Map 9

EXISTING PRIVATE WATER SUPPLY SERVICE IN THE WOODVIEW NEIGHBORHOOD: 1979



Source: SEWRPC.

School, located approximately one-quarter of a mile to the north of the neighborhood. Primary educational services are provided by the Ben Franklin Elementary School, located approximately three-fourths of a mile to the north of the neighborhood.

Active recreational facilities are provided at all of the above-mentioned school sites, with Franklin High School providing a track and football field. Forest Park Middle School provides softball and basketball facilities. Ben Franklin Elementary School provides basketball, softball, and playground facilities. Franklin National Little League Park, located immediately east of the neighborhood, provides baseball facilities. Croation Park, a private facility which is also located immediately east of the neighborhood, provides soccer and picnic facilities. Tuckaway Country Club, a private facility located to the northeast of the neighborhood, provides golf facilities.

Also located within the vicinity of the Woodview Neighborhood are three large Milwaukee County parks. Whitnall Park, located approximately 1.5 miles to the north of the neighborhood, provides golf, picnic, and nature facilities; Franklin Park, located approximately 1.5 miles to the southwest, is presently undeveloped; and Oakwood Park, located approximately 2.25 miles to the southeast, provides golf facilities. Approximately 1.5 miles to the east lies an area within the Root River Parkway which provides softball, tennis, and shelter facilities. These public and private recreational facilities, however, will not be adequate to serve the Woodview Neighborhood when fully developed, and provisions should be made within the delineated neighborhood for an elementary school and attendant neighborhood park facility.

Fire and police protection are provided by the City of Franklin, with a fire station located immediately east of the neighborhood. The police station is located to the north of the neighborhood in the City Hall.

General commercial facilities are currently provided by scattered commercial sites throughout the City and by the Southridge regional shopping center, located approximately four miles to the north of the Woodview Neighborhood.

STREET AND HIGHWAY FACILITIES

The existing streets and highways within and adjacent to the neighborhood are shown on Map 7. Selected information concerning the existing streets and highways is set forth in Table 6. Streets and highways, including one-half of the boundary arterial streets and highways, presently account for about 8 percent of the total area of the neighborhood. Arterial streets and highways in the Woodview Neighborhood total 4.10 miles, and minor streets, 3.42 miles. At this time, no collector streets exist in the neighborhood.

REAL PROPERTY OWNERSHIP

Two-hundred and fifty separate parcels of real property exist within the Woodview Neighborhood, ranging in size from 0.07 acre to 73.2 acres. The boundaries of these parcels, together with existing structures and public and private utility and access easements, are shown in their correct location and orientation on Map 11. Easements within the neighborhood provide locations for power, communication, and utility facilities.

LAND USE CONSTRAINTS IN THE WOODVIEW NEIGHBORHOOD

Several land use problems are evident in the Woodview Neighborhood (see Map 11). A few long, narrow parcels that exist along W. Puetz Road and St. Martins Road are wasteful, resulting in excessively large lots and unusable pockets of land. The layout and size of these parcels inhibit, to a certain degree, the eventual creation of a sound neighborhood street pattern.

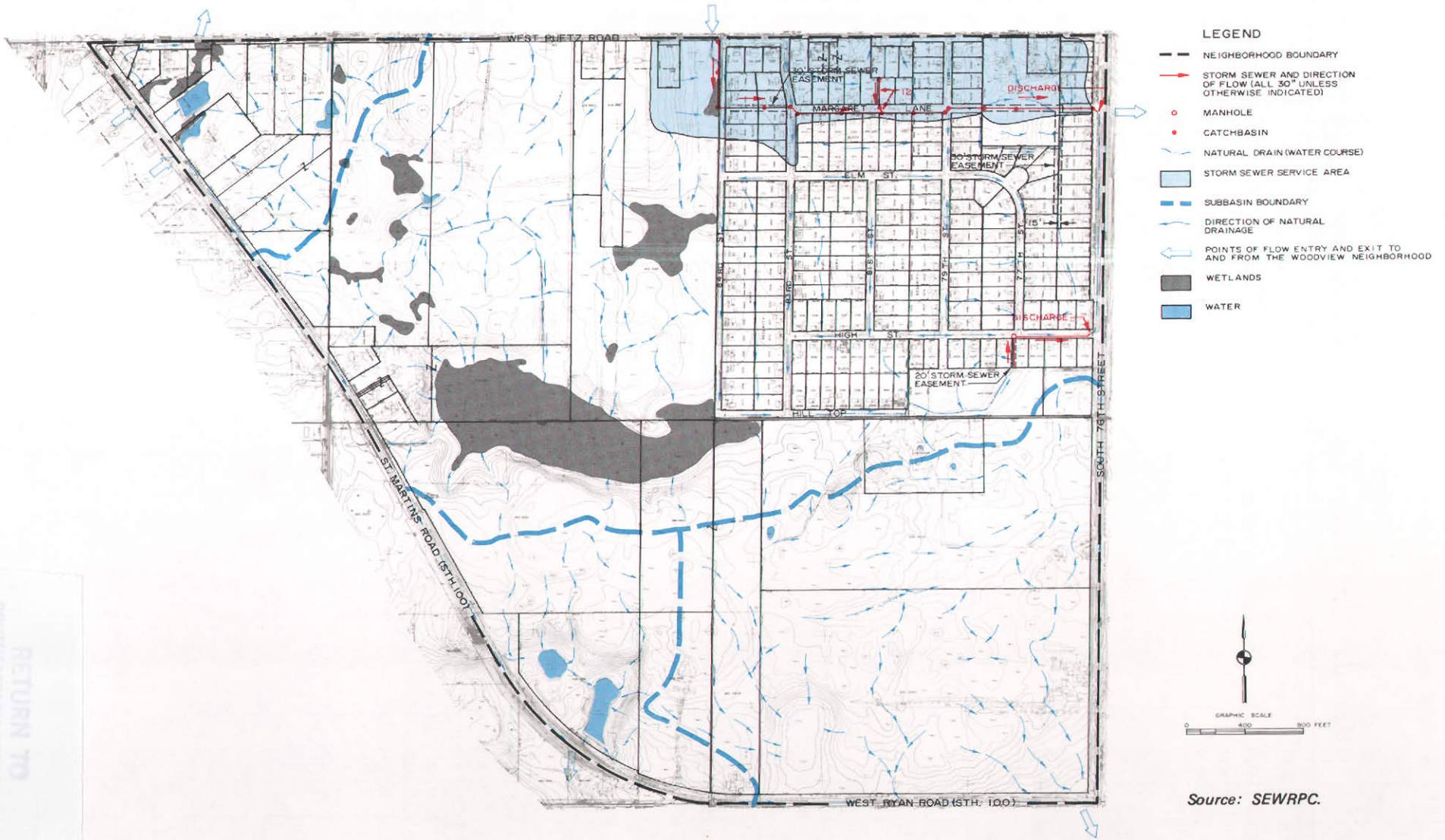
The existing vacant Franklin 100 Drive-In Theater, located along St. Martins Road, does not represent a compatible land use with the remainder of the neighborhood. The ultimate development of this area for multiple-family use would be desirable.

Along St. Martins and Puetz Roads are some nonuniform highway rights-of-way, varying from 33 to 80 feet in width. Also, there exist along St. Martins Road two remnant highway right-of-way parcels which should be acquired by adjoining property owners in order to make optimum use of the land.

Soils having severe and very severe limitations for sewered urban development exist in scattered locations throughout the neighborhood. Areas covered by these soils, as well as pockets of blind drainage, will have to be carefully dealt with in the development of the neighborhood if the creation of developmental and environmental problems is to be avoided. An area located in the west-central

Map 10

EXISTING STORM SEWER SERVICE IN THE WOODVIEW NEIGHBORHOOD: 1979



Source: SEWRPC.

Table 6

EXISTING STREETS AND HIGHWAYS IN THE WOODVIEW NEIGHBORHOOD: 1979

Classification	Name	Direction	Existing Right-of-Way	Length (miles)
Arterial Streets or Highways	S. 76th Street	North-south	60 feet	1.00
	W. Puetz Road	East-west	33 feet to 65 feet	1.31
	W. Ryan Road (STH 100)	East-west	60 feet	0.49
	St. Martins Road (STH 100)	North-south	60 feet to 80 feet	1.30
Subtotal				4.10
Collector Streets	None	–	–	–
Minor Streets	S. 77th Street	North-south	60 feet	0.21
	S. 79th Street	North-south	60 feet	0.38
	S. 81st Street	North-south	60 feet	0.20
	S. 83rd Street	North-south	60 feet	0.48
	S. 84th Street	North-south	50 feet	0.48
	Margaret Lane	East-west	60 feet	0.19
	Elm Street	East-west	60 feet	0.37
	High Street	East-west	60 feet	0.39
	Hill Top	East-west	50 feet	0.25
	Unnamed Frontage Roads	North-south	30 feet	0.34
	Unnamed Frontage Roads	East-west	30 feet	0.13
Subtotal				3.42
Total	–	–	–	7.52

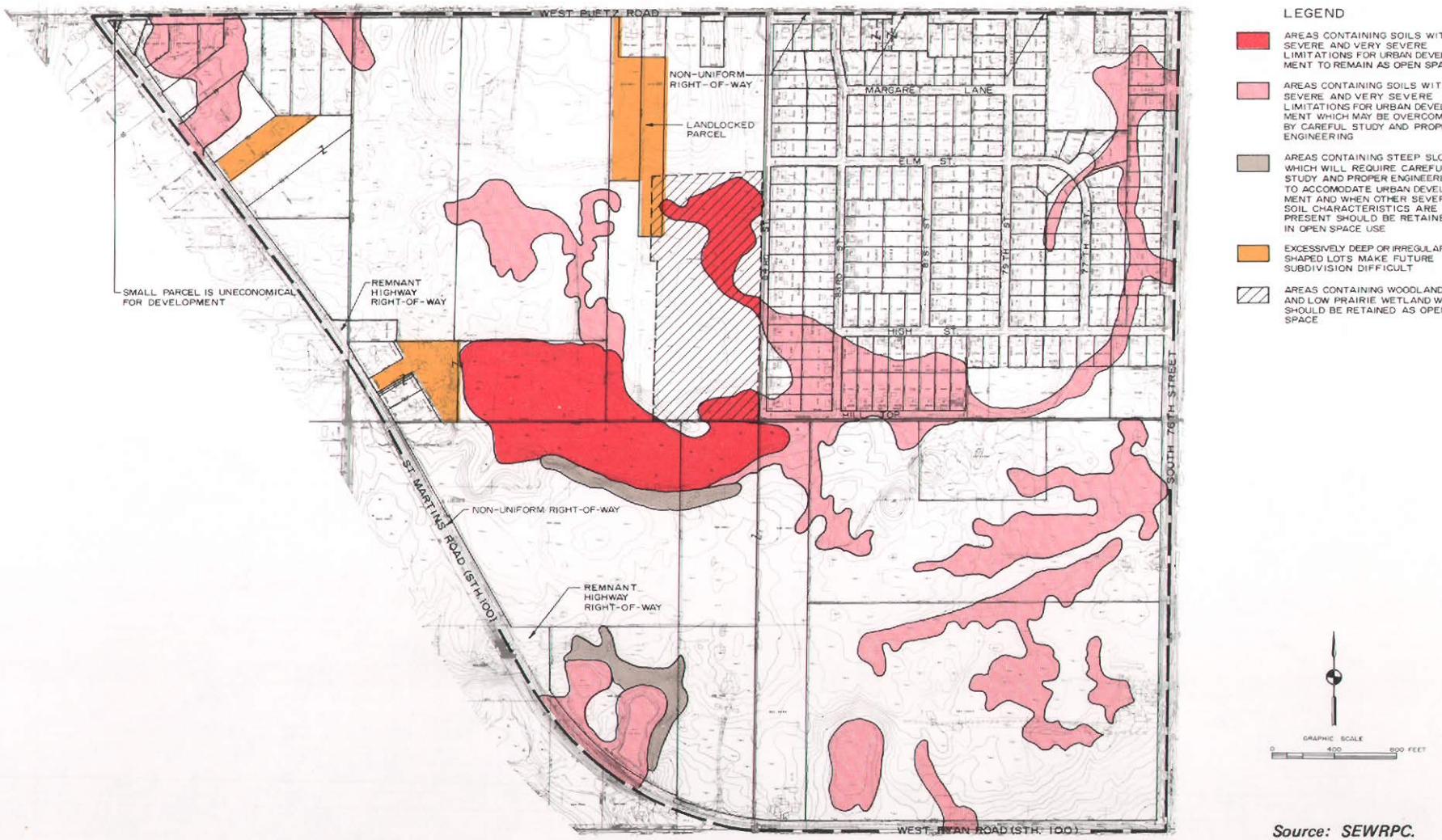
Source: SEWRPC.

portion of the neighborhood is covered by soils having very severe limitations for urban development of any kind and should remain in open space use. The areas shown in brown on Map 11 have excessive slopes and will be difficult to develop.

The cross-hatched area shown on Map 11 along the west side of S. 84th Street contains woodland and wet prairie, which is a threatened land form in Wisconsin. It is also recommended that this area remain in natural open use.

Map 11

EXISTING PROPERTY BOUNDARIES AND SUMMARY OF CONSTRAINTS AFFECTING NEIGHBORHOOD DESIGN IN THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

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Chapter III

THE RECOMMENDED NEIGHBORHOOD UNIT PLAN

INTRODUCTION

In accordance with general community development objectives and the neighborhood unit design principles previously outlined, a series of alternative neighborhood unit development plans was prepared for the Woodview Neighborhood. Alternative plans for the neighborhood were prepared and are shown in graphic form later in this chapter. The plans were prepared at a scale of 1" = 200' using topographic maps having a vertical contour interval of two feet, to which cadastral data were added. All of the basic data pertinent to good land subdivision design, including data on soil characteristics, topography and drainage patterns, real property boundaries, existing land uses, and utilities, were carefully considered in the designs. In addition, design criteria described below were used as guides in the design process. These criteria relate to the layout and design of streets, blocks, lots, easements, and storm water drainage facilities.

DESIGN CRITERIA

Streets

Limitation of Access to Arterial Streets: Whenever proposed residential land uses abut an arterial street or highway, the character of the residential uses and the capacity and safety of the arterial facility should be protected by limiting access from the abutting land uses, and by separating through and local traffic, where possible, by reversed frontage. In addition, a planting screen should be provided in a nonaccess reservation along the rear property line.

Street Cross Sections: Table 7 lists the design criteria for arterial streets, collector streets, land access streets, cul-de-sacs, frontage streets, and pedestrian ways used in the preparation of the neighborhood unit plan. Because of the manner in which areawide transportation plans relate to the neighborhood, only a four-lane arterial was considered in the design. The respective cross-sections are shown graphically in Appendix A.

Street Grades: Unless necessitated by exceptional topography, the maximum grade of any street should not exceed the following: arterial streets, 6 percent; collector streets, 8 percent; land access streets, alleys, and frontage streets, 12 percent; and pedestrian ways, 12 percent unless pedestrian stairways of acceptable design are provided. In addition, the grade of any street should in no case exceed 12 percent or be less than 0.5 percent. Street grades should be established so as to avoid excessive grading, the promiscuous removal of ground cover and tree growth, and unnecessary leveling of the topography.

Street Alignment: When a continuous street centerline deflects at any point by more than 10 degrees, a circular curve should be introduced having a radius of curvature on the centerline of not less than the following: arterial streets, 500 feet; collector streets, 300 feet; and minor streets, 100 feet. A tangent at least 100 feet in length should be provided between reverse curves on arterial and collector streets.

Street Intersections: Streets should intersect each other at as near to right angles as topography and other limiting factors of good design permit. In addition, the number of streets converging at one intersection should be held to a minimum, preferably to not more than two streets at one intersection; the number of intersections along arterial streets and highways should be held to a minimum, and the distance between such intersections should generally not be less than 1,200 feet; and property lines at street intersections should be rounded with a minimum radius of 15 feet or should be cut off by a straight line through the points of tangency of an arc having a radius of 15 feet.

Street Continuity: Land access and collector streets need not necessarily continue across arterial streets. If the distance between the centerline intersections of any street and any intersecting street, however, is less than 250 feet measured along the centerline of the intersecting streets, the street location should be adjusted so that the distance between centerlines is increased or the centerline alignment across the intersecting street is continuous, thus avoiding a jog in the flow of traffic.

Half Streets: The platting of half streets should be avoided.

Table 7

STREET DESIGN CRITERIA FOR THE WOODVIEW NEIGHBORHOOD

Classification	Minimum Right-of-Way to be Dedicated	Minimum Dimensions
Arterial Street (four lane)	130 feet	Dual 36-foot pavement (face of curb to face of curb) 26-foot median 10-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks
Collector Street	80 feet	40-foot pavement (face of curb to face of curb) 14-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks
Minor Street Multi-Family Area	66 feet	36-foot pavement (face of curb to face of curb) 9-foot tree banks 5-foot sidewalk 1-foot outside sidewalk
Minor Street Single-Family Area	60 feet	28-foot pavement (face of curb to face of curb) 10-foot tree bank (curb lawn) 5-foot sidewalk 1-foot outside sidewalk
Cul-de-sac (turnaround)	60-foot radius	45-foot outside face-of-curb radius 24-foot inside pavement radius 9-foot tree banks (curb lawn) 5-foot sidewalks (if required) 1-foot outside sidewalks
Frontage Road	30 feet	20-foot pavement (face of curb to face of curb) 5-foot tree bank (curb lawn)
Pedestrian Way	20-foot average	To be determined by the City of Franklin on a site-specific basis

Source: SEWRPC.

Cul-de-Sac Streets: Cul-de-sacs which are designed to have one end permanently closed should generally not exceed 600 feet in length. Such cul-de-sac streets should terminate in a circular turnaround having a design as described in Table 7.

Blocks

The widths, lengths, and shapes of blocks should be suited to the planned use of the land; zoning requirements; the need for convenient access, control, and safety of street traffic; and the limitations of and opportunities provided by topography.

Length: Blocks in residential areas should not, as a rule, be less than 600 feet or more than 1,200 feet in length unless otherwise dictated by exceptional topography or other limiting factors of good design.

Pedestrian Ways: Pedestrian ways of not less than 20 feet in width may be required near the center and entirely across any block over 900 feet in length to provide adequate pedestrian circulation or access to schools, parks, shopping centers, churches, or transportation facilities.

Width: Blocks should be wide enough to provide for two tiers of lots of appropriate depth except where required to separate residential development from through traffic. The width of lots or parcels reserved or designated for commercial or industrial use shall be adequate to provide for off-street service and parking required by the use contemplated and to meet the area zoning restrictions for such use.

Utilities: Telephone and electric power lines should, where practical, be placed on mid-block easements of not less than 20 feet in width centered on the property line and, where possible, along rear lot lines for underground construction.

Lots
The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the building contemplated.

Side Lots: Side lot lines should be at right angles to straight street lines or radial to curved street lines on which the lots face.

Double Frontage: Double frontage or "through" lots should be prohibited except where necessary to provide separation of residential development from arterial traffic or to overcome specific disadvantages of topography or orientation.

Access: Every lot should front or abut a public street for a distance of at least 40 feet.

Lot Size: Area and dimensions of all lots should conform to the requirements of the City of Franklin Zoning Ordinance for subdivisions within the neighborhood.

Lot Depth: Excessive depth of lots in relation to width should be avoided, and a proportion of two to one should be considered a desirable commercial or industrial use to provide for offstreet service and parking required by the use contemplated.

Lot Width: Lots within the interior of a block should have the minimum average width required in the proposed zoning districts for the City of Franklin contained herein as Table 15.

Corner Lots: Corner lots should have an additional width of 10 feet to permit adequate building setbacks from side streets.

Areas of Vegetation
Every effort should be made to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, paths, and trails. Trees should be protected and preserved during construction in accordance with sound conservation practices, including the use of wells or islands or retaining walls whenever abutting grades are altered.

Cutting and Clearing: Tree cutting and shrubbery clearing should not exceed 30 percent of the lot or tract and should be conducted so as to prevent erosion and sedimentation and preserve and improve scenic qualities.

Paths: Paths and trails in wooded and wetland areas should not exceed 10 feet in cleared width unless otherwise approved by the City of Franklin and should be designed and constructed so as to result in the least removal and disruption of trees and shrubs and the minimum impairment of natural beauty.

Street Trees: At least one street tree of an approved species and of at least six feet in height should be planted for each 50 feet of frontage on all proposed dedicated streets.

Easements
Utility easements of widths adequate for the intended purpose but not less than 20 feet may be required by the City of Franklin where necessary or advisable for storm and sanitary sewers, and gas, water, and other utility lines. Where a subdivision is traversed by a watercourse, drainageway channel, or stream, an adequate drainageway or easement should be provided as may be required by the City Engineer.

Storm Water Drainage and
Erosion/Sedimentation Control
Storm water drainage facilities should be adequate to serve the subdivision and may include curbs and gutters, catch basins and inlets, storm sewers, road ditches, culverts, open channels, water retention structures, and settling basins. The facilities should be of adequate size and grade to hydraulically accommodate the maximum potential volumes of flow through and from the subdivision, and shall be so designed as to prevent and control soil erosion and sedimentation and to present no hazards to life or property.

Where feasible, storm water drainage should be accommodated in landscaped open channels of

adequate size and grade to hydraulically accommodate maximum potential volumes of flow. These design details are subject to review by the City Engineer.

Earth-moving activities such as grading, topsoil removal, road cutting, waterway construction or enlargement, excavation, channel clearing, ditching, drain tile laying, dredging, and lagooning should be so conducted as to prevent erosion and sedimentation and to least disturb the natural fauna, flora, watercourse, water regiment, and topography. Cut and filled lands outside of street right-of-way should be graded to a maximum slope of 25 percent or to the angle of repose of the soil.

The subdivider should plant those grasses, trees, and vines—the species and size of which are to be determined by the City—necessary to prevent soil erosion and sedimentation. The City of Franklin may require the subdivider to provide or install certain protection and rehabilitation measures, such as fencing, slopes, seeding, trees, shrubs, riprap, wells, revetments, jetties, clearing, dredging, snagging, drop structures, brush mats, willow poles, and grade stabilization structures.

THE ALTERNATIVE PLANS

Alternative Plan A

Alternative neighborhood unit development plan A is shown on Map 12. The plan shows a neighborhood commercial area located in the southeast corner of the neighborhood, surrounded by a transitional area of two-family dwellings. A large area of multiple-family residential land is located in the southwestern portion of the neighborhood, with private open space to the south, two-family dwellings to the east, and public open space to the north, all providing transitional zones between the multiple-family site and the remainder of the neighborhood. An area for storm water retention is provided for in the west-central part of the neighborhood. Directly north of this area lies the neighborhood school and park site and an area of open space containing wetlands and woodlands. The northwest portion of the neighborhood contains an area of multiple-family residential land use with two-family dwellings to the east and south providing a transitional buffer with the remainder of the neighborhood. The open space in the far northwest portion of the neighborhood provides for storm water drainage. Some low-lying areas in the neighborhood will require fill in order to avoid the ponding of storm water and to facilitate the positive drainage of storm runoff. Additional storm water runoff areas of concern are located near the west end of the proposed commercial site, a residential area west of the proposed school site, two areas south of the Security Acres Subdivision, and several smaller pockets scattered throughout the neighborhood.

Alternative Plan B (Recommended Plan)

Alternative neighborhood unit development plan B is shown on Map 13, and represents the recommended neighborhood unit plan. The recommended plan incorporates and refines the best features of a number of preliminary designs, including alternative plan A. The recommended plan would provide housing for about 1,450 families, or for a total population of about 4,250 persons residing in a mix of single-family, two-family, and multiple-family dwelling units.

Land Use Description

An elementary school is proposed to serve the neighborhood. The school is proposed to be located northwest of the center of the neighborhood on a site bounded on one side by a collector street and on another side by a local access street. The proposed school site of approximately 5.5 acres is contiguous to a proposed neighborhood park of approximately 17 acres. This park would provide needed active and passive recreation areas for the neighborhood. These facilities would be located within a maximum walking distance of approximately one mile from the farthest part of the neighborhood.

A large area in the west-central portion of the Woodview Neighborhood is proposed to be retained as a storm water retention pond. The ultimate need for and specific characteristics of the pond should be determined by further engineering study. Much of the proposed pond site is covered by steep slopes and by soils with very severe limitations for urban development. A smaller area proposed to be kept open and located in the far northwest portion of the neighborhood may be used to channel storm water runoff from the adjacent Hillcrest Neighborhood to the Forest Hills Neighborhood to the north.

Another area proposed to be retained as open space is located along the west side of S. 84th Street. This site is a wetland complex containing remnant wet prairie which is threatened in Wisconsin (see Appendix C). The site should be fenced, with limited access from the school site to

the west, and serve as a nature study area for the adjacent elementary school.

Neighborhood commercial facilities are proposed to be located in the south-central portion of the neighborhood along W. Ryan Road and a proposed collector street. This site along the southern edge of the neighborhood was chosen in order to avoid direct conflict with proposed community shopping facilities north of the neighborhood.

Multiple-family residences are proposed to be located in the northwest portion of the neighborhood, at a density of about 10 units per acre, near the intersection of W. Puetz Road and St. Martins Road, across from the proposed community shopping center; and in the southwest portion of the neighborhood along St. Martins Road at a density of about 8 units per acre on the site of the existing Franklin 100 Drive-In Theater. The site to the south of the latter multiple-family land use is proposed to be developed as a planned unit development at a density of about 6 units per acre. Special consideration must be given to the development of this site, because of the presence of ponds, woodlands, and steep grades. Two-family land uses are proposed to be located adjoining the multiple-family and commercial areas, and would act as a transition between these land uses and the lower intensity single-family dwelling land uses.

The remaining area of the neighborhood is proposed to be developed for single-family residential uses. The existing Security Acres Subdivision consists of larger sized lots due to the absence of sanitary and storm sewer facilities. The area proposed for single-family residential development will consist of comparatively smaller lots, reflecting the provision of sanitary and storm sewer facilities. These smaller lots will in addition provide for the recommended minimum population size for the neighborhood as a medium-density residential development. Special consideration should be given to the development along the southeast portion of the existing Security Acres Subdivision in order to preserve as much of the existing woodlands as possible. The plan also recommends acquisition of two parcels of remnant highway right-of-way by the adjacent landowners along St. Martins Road (see Map 11) for residential uses.

Factors that must be taken into account in the implementation of this plan include construction of sanitary and storm sewers, minor earthwork in some areas, and cooperation among some adjacent landowners in order to obtain optimal development of their land. Due to existing soil conditions, it is recommended that sanitary and storm sewers be included in any new development in the neighborhood. The existing drainage and septic tank problems encountered in the Security Acres Subdivision further justify the need for these utilities. A few low-lying areas in the neighborhood will require earth fill in order to avoid ponding of storm water and to facilitate the positive drainage of the storm water runoff. Areas of concern are located near the west end of the proposed commercial site and in the proposed residential area in the northwest part of the neighborhood along Puetz Road. In addition, there are two areas of concern south of the existing Security Acres Subdivision, and several small pockets scattered throughout the neighborhood. Areas of wetland located in the northwest part of the neighborhood will require further engineering study before development should be considered in these areas. The plan shows some areas with outlots; that is, proposed lots with two or more existing property ownerships. The outlots are a result of the irregularly shaped existing property ownerships and provide a more economical means of developing property in some instances. Cooperation among owners by means of trade-offs or purchases will be required for proper development.

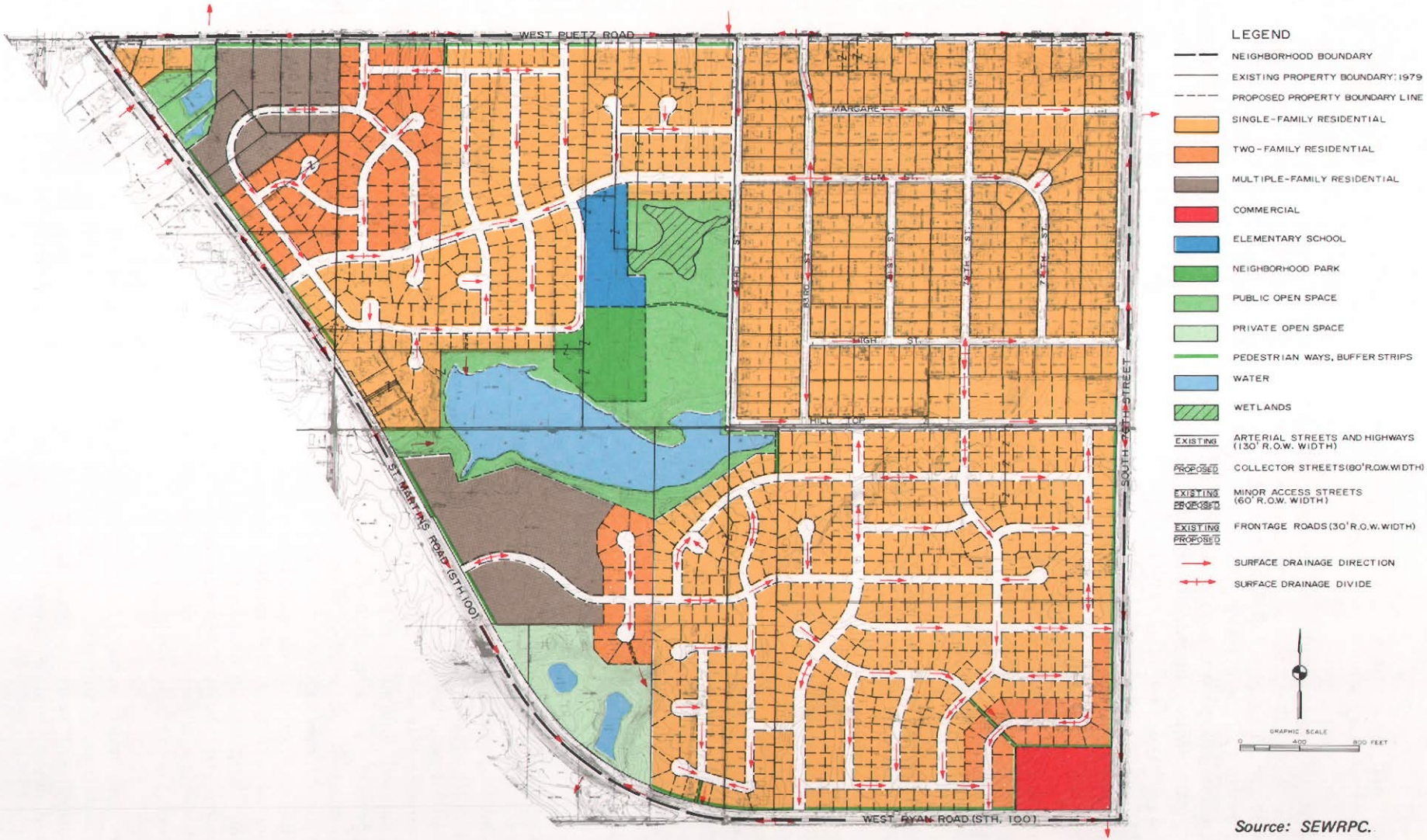
The existing 1979 land uses shown on Map 7 and the proposed land uses shown on Map 13 are compared in Table 8. The table indicates the number of acres devoted to each land use category and the proportion of the neighborhood comprised of each land use. Residential land use in the Woodview Neighborhood represents the single largest proposed land use category, comprising about 66 percent of the total area of the neighborhood when fully developed.

Circulation

The proposed street system for the neighborhood is organized on a functional basis and consists of arterial, collector, and land access streets. Arterial streets are arranged so as to facilitate ready access from the neighborhood to centers of employment, governmental activity, shopping and services, and recreation both within and beyond the boundaries of the community. They are properly integrated with and related to the existing and proposed regional system of major streets and highways and are continuous in alignment with existing or planned arterial streets and highways with which they are to connect.

Map 12

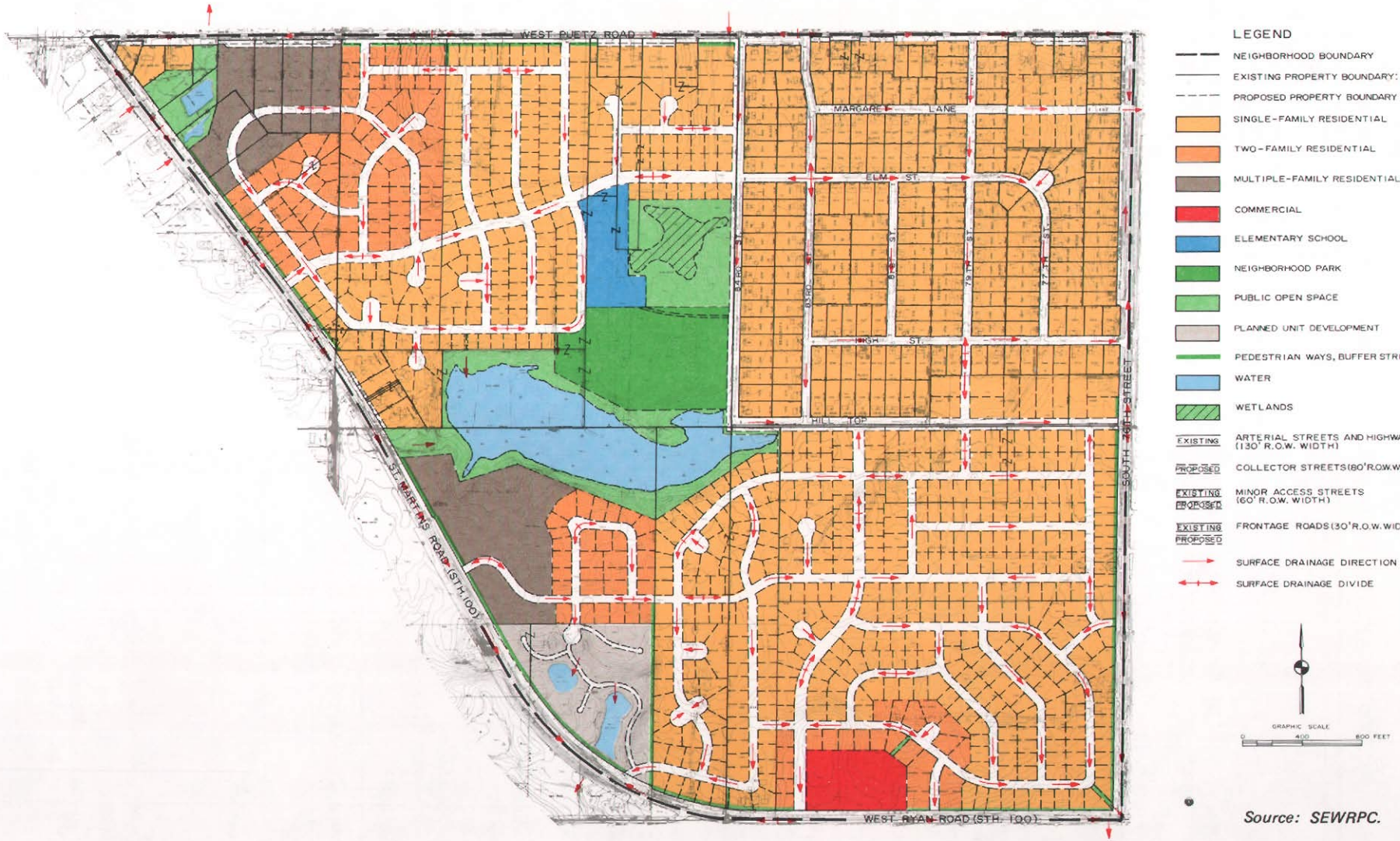
ALTERNATIVE PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN A FOR THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

Map 13

ALTERNATIVE PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN B FOR THE WOODVIEW NEIGHBORHOOD (RECOMMENDED PLAN)



Source: SEWRPC.

Table 8

EXISTING AND PROPOSED LAND USE IN THE WOODVIEW NEIGHBORHOOD

Land Use Category	Existing Land Use 1979		Plan Increment		Planned Ultimate Land Use	
	Acres	Percent of Total	Acres	Percent Increase	Area	Percent of Total
Residential						
Single-Family	135.2	21.9	182.0	29.5	317.2	51.4
Two-Family	0.5	0.1	45.2	7.3	45.7	7.4
Multiple-Family	0.7	0.1	44.3	7.2	45.0	7.3
Subtotal	136.4	22.1	271.5	44.0	407.9	66.1
Commercial						
Neighborhood Retail and Service	–	–	6.3	1.0	6.3	1.0
Community Service	30.6	5.0	-30.6	-5.0	–	–
Subtotal	30.6	5.0	-24.3	-4.0	6.3	1.0
Industrial	–	–	–	–	–	–
Governmental and Institutional						
Public	–	–	5.6	0.9	5.6	0.9
Private	–	–	–	–	–	–
Subtotal	–	–	5.6	0.9	5.6	0.9
Park and Recreational						
Neighborhood Parks	–	–	16.9	2.8	16.9	2.8
Community Parks	–	–	–	–	–	–
Other Recreational	–	–	10.7	1.7	10.7	1.7
Subtotal	–	–	27.6	4.5	27.6	4.5
Streets and Other Public Ways						
Arterial Streets	27.8	4.5	3.0	0.5	30.8	5.0
Collector Streets	–	–	20.1	3.3	20.1	3.3
Land Access Streets	22.3	3.6	57.3	9.3	79.6	12.9
Drainageways and Walkways	–	–	39.2	6.3	39.2	6.3
Subtotal	50.1	8.1	119.6	19.4	169.7	27.5
Agricultural, Open Lands, and Unused Lands	400.0	64.8	-400.0	-64.8	–	–
Total	617.1	100.0	–	–	617.1	100.0

Source: SEWRPC.

Four arterial streets or highways are shown on the recommended plan for the Woodview Neighborhood—existing W. Ryan Road (STH 100) along the southern boundary of the neighborhood extending in an east-west direction; existing St. Martins Road (STH 100) along the southwestern and western boundary of the neighborhood extending in a northwest-southeast direction; existing W. Puetz Road along the northern boundary of the neighborhood extending in an

east-west direction; and existing S. 76th Street along the eastern boundary of the neighborhood extending in a north-south direction. Presently, these existing arterials are two-lane streets or highways. The recommended plan proposes that W. Ryan Road (STH 100) and St. Martins Road (STH 100) be converted to desirable four-lane arterial highways. Also, S. 76th Street and W. Puetz Road are recommended to be converted to desirable four-lane arterial streets. In order to meet the minimum recommended right-of-way width for the arterials, an additional five-foot strip of land along several portions of the neighborhood will have to be acquired for arterial street right-of-way purposes. Along portions of W. Puetz Road, an additional 32 feet of right-of-way will have to be acquired for highway use. A total of 4.10 miles of arterial streets or highways are contained in the recommended plan. This represents no increase over the existing mileage of such streets and highways.

In order to promote traffic safety and protect the capacity of the arterial street system, the plan proposes to limit direct access of building sites to arterial streets by backing lots against the arterials. The depth of the lots backed against the arterials has been increased over the generally prevailing lot depth with the neighborhood unit to provide room for a planting strip to buffer the residential uses from the arterial streets. In some areas of the neighborhood, where existing residences front on the arterial street, the plan recommends the addition of frontage streets in order to limit direct access to the arterial. A total of 0.86 mile of such frontage streets is proposed, an increase of 0.39 mile of such streets over the existing situation.

Collector streets are arranged so as to provide ready collection and distribution of traffic from residential areas and conveyance of this traffic to and from the arterial street and highway system, and are properly related to special traffic generators such as schools, churches, and shopping centers and to other proposed concentrations of population or activities and to the major streets to which they connect. The existing S. 84th Street, extending in a north-south direction, and Hill Top Lane, extending in an east-west direction, are both proposed to serve as collector streets. Another collector, extending generally in an east-west direction, is proposed to serve the northwest portion of the neighborhood, and another extending in a north-south direction is proposed to serve the southern portion of the neighborhood. Under the recommended plan, a total of 2.08 miles of collector streets would serve the Woodview Neighborhood, an increase of 2.08 miles of such streets over the existing situation.

The recommended plan proposes the eventual development of 11.80 miles of land access streets, or an increase of 9.11 miles over the existing mileage of such streets in the neighborhood. The proposed land access street network is designed and located to achieve the most efficient use of land; discourage use by through traffic; minimize street area; provide an aesthetic setting for residential development; facilitate the provision of efficient storm water drainage, sewerage, and public water supply facilities; and complement the natural terrain, thereby minimizing the need for grading during the development process. The street locations are based upon consideration of a number of factors, including soil characteristics, topography, property boundaries, a hierarchy within the total street system, land use, the principles of neighborhood planning, and the design criteria presented herein.

Selected data on the proposed street system for the Woodview Neighborhood are set forth in Table 9, which indicates the classification, existing right-of-way, proposed right-of-way, typical cross-section, and length in miles of all streets proposed in the recommended plan. Pedestrian ways are provided in several areas of the neighborhood in order to facilitate the movement of residents to the school and park site, the neighborhood commercial facilities, and routes of potential transit service, as well as to provide for the drainage of storm water. A total of 0.27 mile of such pedestrian ways is provided, an increase of 0.27 mile over the existing situation.

Relationship of Population Growth Trends and Plan

Tables 10 through 13 summarize pertinent data on total population, school age population, and population density within the Woodview Neighborhood unit for the base year 1970 and for ultimate development in accordance with the recommended plan. In 1970, the number of dwelling units in the Woodview Neighborhood was 241, and the resident population was 1,149 persons. Upon ultimate development of the neighborhood in accordance with the plan, the number of dwelling units would be 1,451, and the resident population would approximate 4,248 persons, of which 1,445 could be primary and secondary school age children.

Table 9

STREETS AND HIGHWAYS IN THE WOODVIEW NEIGHBORHOOD: 1979 AND UPON ULTIMATE DEVELOPMENT

Classification	Name	Existing Right-of-Way (feet)	Proposed Right-of-Way (feet)	Typical Cross-Section	Length (miles)
Arterial Streets or Highways	S. 76th Street	60 feet (½)	65 feet (½)	Desirable four-lane	1.00
	W. Puetz Road	33 feet to 65 feet (½)		Desirable four-lane	1.31
	W. Ryan Road (STH 100)	60 feet (½)		Desirable four-lane	0.49
	St. Martins Road (STH 100)	60 feet to 80 feet (½)		Desirable four-lane	1.30
Subtotal					4.10
Collector Streets	Hill Top Lane	50 feet	80 feet	Urban collector	0.50
	S. 84th Street	50 feet	80 feet	Urban collector	0.48
	Unnamed Collector Streets	None	80 feet	Urban collector	1.10
Subtotal					2.08
Minor Streets	S. 77th Street	60 feet	60 feet	–	0.21
	S. 79th Street	60 feet	60 feet	–	0.51
	S. 81st Street	60 feet	60 feet	–	0.20
	S. 83rd Street	60 feet	60 feet	–	0.48
	Margaret Lane	60 feet	60 feet	–	0.38
	Elm Street	60 feet	60 feet	–	0.37
	High Street	60 feet	60 feet	–	0.39
	Unnamed Minor Streets	None	60 feet	Urban minor	8.40
	Unnamed Frontage Streets	30 feet	30 feet	–	0.47
	Unnamed Frontage Streets	None	30 feet	Service street	0.39
Subtotal					11.80
Total	–	–	–	–	17.98

Source: SEWRPC.

Population forecasts prepared by the Regional Planning Commission for the City of Franklin urban area indicate that by the year 2000 the resident population of that area is likely to approximate 38,600 persons, an increase of approximately three times the 1970 population level of 12,247 persons. Although these forecasts indicate a substantial increase in the population, it is highly unlikely that the Woodview Neighborhood will be fully developed by the turn of the century. The neighborhood plan presented herein should thus be considered as an "ultimate end stage" plan. The "ultimate end stage" is considered to be that point in time when the neighborhood is fully developed in accordance with the recommended plan.

The recommended neighborhood unit plan is intended to be used as a point of departure in making development decisions over the years in order to avoid costly mistakes that could create developmental or environmental problems and to guide actual piecemeal development over time into a coordinated and harmonious whole. In this respect, it must be recognized that over long periods of time, socioeconomic and related cultural conditions and, therefore, development standards and practices may change, and such change may dictate changes in the adopted neighborhood plan. The responsible public officials must accordingly remain flexible in the use and application of the plan, and the plan itself should be updated on a periodic basis. Future changes in the primary

Table 10

ULTIMATE POPULATION, DEVELOPED ACREAGE, AND RESIDENTIAL DENSITIES IN THE WOODVIEW NEIGHBORHOOD

Element	1970	Plan Increment	Ultimate Development
Population	1,149	3,193	4,248
Dwelling Units	241	1,210	1,451
Average Family Size	4.77	—	2.93
Developed Residential Land (net acres)	136.4	271.5	407.9
Residential Density (persons per net developed acre)	8.42	—	10.41

Source: SEWRPC.

Table 11

ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION BY GRADES, BY SCHOOL TYPE, AND BY AVERAGE DAILY ATTENDANCE

Grades	Total Enrollment	Private School Enrollment		Public School Enrollment		Average Daily Public Attendance
		Students	Percent of Total	Students	Percent of Total	
K-6	803	80	10	723	90	683
7-8	234	23	10	211	90	211
9-12	408	28	7	380	93	380
Total	1,445	131	9.1	1,314	90.9	1,274

Source: SEWRPC.

means of transportation may alter the concepts embraced in the preparation of the Woodview Neighborhood plan. Similarly, significant socioeconomic changes could occur which would result in a public desire for housing types and styles different from those now prevalent, thus requiring a change in the plan.

Nevertheless, at present and for the near future, the proposed neighborhood unit plan, as presented herein, offers a sound guide to the rational physical development of the delineated neighborhood. Proper utilization of the plan by city officials can provide many benefits, including:

Table 12

ESTIMATED POPULATION DISTRIBUTION BY AGE GROUP IN THE WOODVIEW NEIGHBORHOOD 1970 AND UPON ULTIMATE DEVELOPMENT

Age Group	1970 Population		Ultimate Population	
	Persons	Percent of Total	Persons	Percent of Total
Under 5	99	8.6	365	8.6
5	27	2.4	98	2.4
6-11	191	16.8	705	16.8
12-13	63	7.9	234	7.9
14-17	110	7.2	408	7.2
18 and Older	659	57.1	2,438	57.1
Total	1,149	100.0	4,248	100.0

Source: SEWRPC.

Table 13

DISTRIBUTION OF ULTIMATE RESIDENTIAL DEVELOPMENT IN THE WOODVIEW NEIGHBORHOOD

Dwelling Type	Developed Residential Acres	Dwelling Units	Net Density (dwelling units per acre)	School Age Children per Dwelling Unit	Total School Age Children	Population per Dwelling Unit	Total Population
Single-Family	317.2	838	2.6	1.35	1,131	3.25	2,723
Two-Family	45.7	252	5.5	1.05	264	2.90	731
Multiple-Family . . .	45.0	361	7.9	0.14	50	2.25	794
Total	407.9	1,451	3.6	1.00	1,445	2.93	4,248

Source: SEWRPC.

1. The plan provides a framework through which proposed land uses can be properly related to other existing and probable future land uses in the area, and to supporting transportation, utility, and storm water drainage needs and facilities. The plan provides for the development of a basic street network able to efficiently and safely move traffic into and out of, as well as within, the neighborhood. The proposed street pattern also provides the basic public rights-of-way necessary to efficiently accommodate needed utilities and storm water drainage.

2. The plan can accommodate a diversity of housing types and styles and can accommodate a wide range of land subdivision proposals.

3. The plan identifies areas containing significant natural resources which should be permanently preserved in essentially open natural uses and which can serve to enhance other land uses in the area.

4. The plan recognizes soil types and accommodates the associated limitations on development in order to avoid the creation of serious and costly developmental and environmental problems.

5. The plan presents staged proposals for zoning district changes together with an outline, in tabular form, for zoning text changes which can assist in implementing the plan.

6. The plan provides for the identification and preservation of sites for such desirable neighborhood facilities as an elementary school and a neighborhood park.

As already noted, the plan should be applied over time in a thoughtful, flexible manner, and the City Plan Commission must assume the final responsibility of determining when, where, and how future development is to take place in the neighborhood. The plan, however, provides the Plan Commission with a broad view of how individual development proposals may be fit into the neighborhood as a whole without creating problems.

Plan Evaluation in Terms of Lot Yield

One of the factors affecting the cost of improved building sites is the economic efficiency of the land subdivision design; that is, the yield in terms of the number of lots per acre which can be obtained from a particular piece of land. This yield is affected by many factors. Some are direct—lot size, block length, and street width—and some indirect—street pattern, topography, the size and shape of the parcel to be subdivided, and the amount and location of common open space. The effect of these factors on lot yield can be determined only through an analysis of individual sites and completed subdivision designs.

Subdivision Lot Yield Efficiency Factors: The subdividing of land normally includes the creation of one block or a series of blocks composed of lots, the size of both depending in part upon local zoning and land subdivision control regulations. The lot size is primarily determined by zoning regulations in the form of a minimum lot area and a minimum lot width along with a corresponding

Table 14

LOT YIELD EFFICIENCY FACTORS FOR THE WOODVIEW NEIGHBORHOOD

Zoning District	Lot Size (square feet)	Lot Width (feet)	Lot Depth (feet)	Zoned Area in the Neighborhood (gross acres)	Number of Lots	Actual Yield in Lots per Acre	Theoretical Maximum Yield in Lots per Acre	Theoretical Maximum Number of Lots	Efficiency Factor (percent)
R-3	20,000	100	200	171.3	242	1.41	1.80	308	78.6
R-5	13,000	90	145	7.3	17	2.33	2.64	19	89.5
R-6	10,000	85	120	240.3	579	2.41	3.17	761	76.1
R-7	12,500	100	125	62.0	126	2.03	2.68	166	75.9
Total	–	–	–	480.9	964	2.00	2.61	1,254	76.9

Source: SEWRPC.

minimum lot depth. As part of the Regional Planning Commission's study of historic land subdivision within the Region from 1920 through 1969, as documented in SEWRPC Technical Report No. 9, Residential Land Subdivision in Southeastern Wisconsin, theoretical maximum lot yields were developed for a full range of urban lot widths and depths.

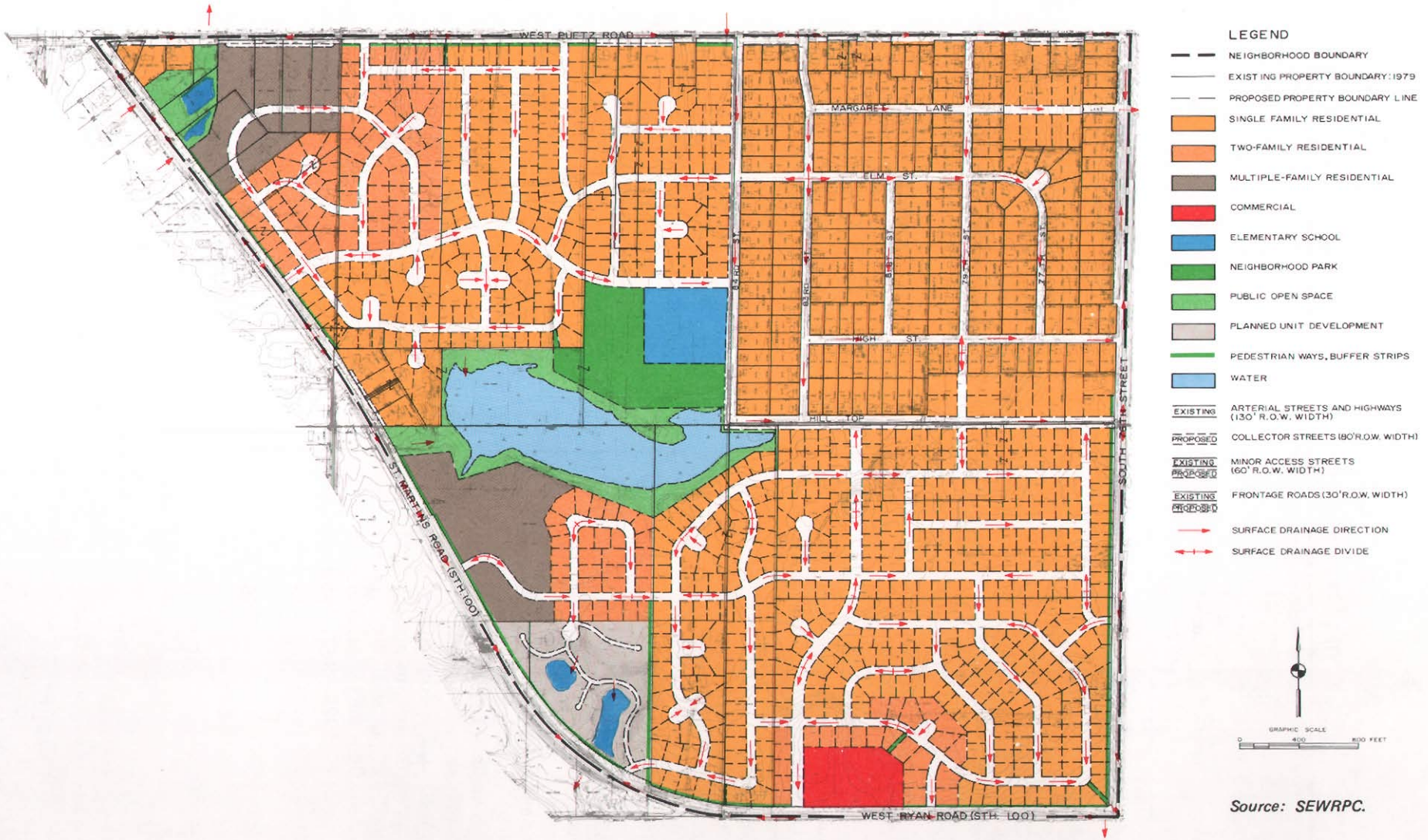
Lot Yield Efficiency Analysis: After a subdivision has been designed, the actual yield of lots per gross residential acre can be computed. The lot yield efficiency factor for the design can then be computed by dividing the actual yield by the theoretical maximum yield for the same size lot. The larger this factor, the more efficient the design. The theoretical maximum and actual yields were determined for the lot sizes created in the neighborhood design, and the efficiency factor was computed. This factor is compared in Table 14 with historic (1920-1969) design efficiency data.

Alternative Plan C

Alternative plan C, as presented on Map 14, provides an alternate development plan for that portion of the neighborhood containing remnant wet prairie. This plan is similar to the recommended plan except for certain modifications in and around the woodland and wetland area, should the responsible public officials determine the preservation of the parcel as recommended to be impossible. Alternative plan C provides sites for the neighborhood school and park, while preserving most of the woodland area. The collector street has been moved south, along the school and park sites, with attendant minor modifications and additions to the land access streets. Alternative plan C would result in a net increase of 27 single-family residential lots over the recommended plan. This added development would increase the neighborhood population by about 94 persons, or 2.2 percent, and it would increase the school age population by about 36 students, or 2.4 percent.

Map 14

ALTERNATIVE PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN C FOR THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

Chapter IV

IMPLEMENTATION OF THE NEIGHBORHOOD PLAN

INTRODUCTION

The design of a neighborhood unit development plan is only the first in a complex series of public and private actions required for the ultimate development of the neighborhood in accordance with the plan. The major steps necessary to formally adopt and implement the Woodview Neighborhood plan include public informational meetings and a formal hearing, formal adoption by the City of Franklin Plan Commission, zoning, official mapping, and careful and consistent subdivision plat review over time, in light of the plan recommendations.

PUBLIC INFORMATIONAL MEETINGS AND HEARINGS

Although the Wisconsin city planning enabling legislation does not require local plan commissions to hold hearings on proposed plan elements prior to adoption of those elements, it is nevertheless recommended that in order to provide for and promote more active citizen participation in the planning process, the Franklin Plan Commission hold one or more public informational meetings and a formal public hearing to acquaint neighborhood residents and landowners with all details of the proposed plan and to solicit public reaction to the plan proposals. The plan should be modified to incorporate any desirable new ideas which may be advanced at the informational meetings and hearing.

PLAN ADOPTION

It is important to plan implementation that the recommended plan be formally adopted, thereby clearly expressing the plan as an official public policy. A suggested resolution to adopt the plan is presented in Appendix D. Upon adoption of the plan by the Plan Commission, the secretary should certify such adoption to the Common Council in accordance with Wisconsin's city planning enabling act. Upon such adoption, the plan becomes the official guide to the making of development decisions concerning the neighborhood by city officials.

ZONING

Following adoption of the plan by the City Plan Commission and certification to the Common Council, the Plan Commission should initiate amendments to the city zoning district map and zoning ordinance to bring that map and ordinance into conformance with the proposals advanced in the adopted neighborhood plan as presented herein. Map 15 shows the zoning district boundaries required to implement the plan and sets forth a staged zoning plan that should be followed in order to attain plan implementation. Map 16 shows the initial zoning changes recommended in order to achieve the neighborhood plan. The first stage would achieve development of the area recommended in the regional land use plan to be in urban use by the year 2000. The second stage would achieve the ultimate, full development of the Woodview Neighborhood. Table 15 provides a summary of the recommended zoning district regulations for each district within the neighborhood. The plan recommends the addition of an Institutional (I-1) zoning district and an additional Agricultural (A-2) zoning district to the City of Franklin Zoning Ordinance. Pursuant to state enabling legislation, the zoning changes recommended by the Plan Commission must be enacted by the Common Council after formal public hearing.

OFFICIAL MAPPING

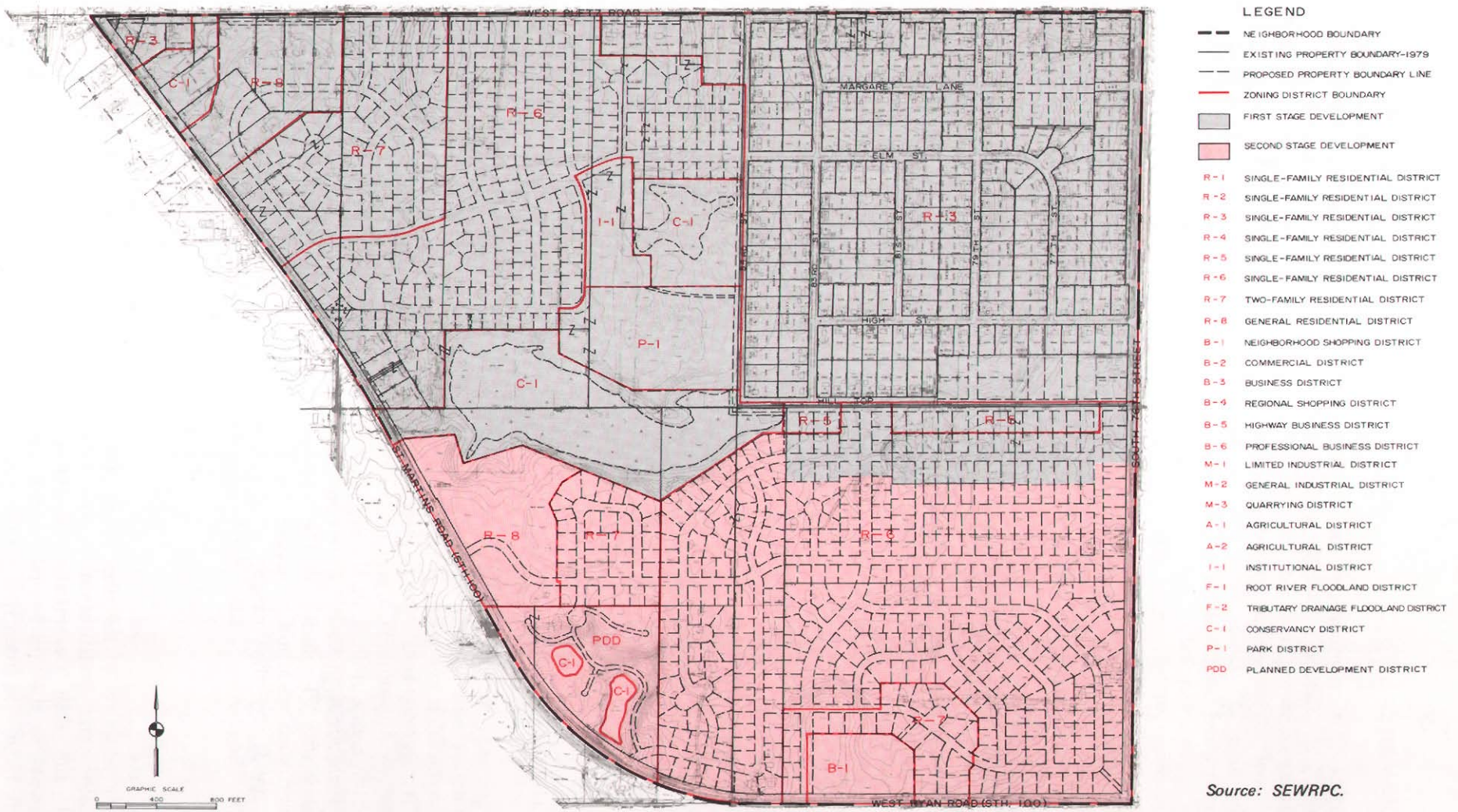
Following adoption of the neighborhood plan, existing and proposed streets, highways, parks, parkways, and playgrounds shown on the plan should be incorporated into the Official Map for the City of Franklin. The City Engineer should have an official map sheet of the neighborhood drafted showing existing and proposed streets, parks, parkways, and other public ways. The City Plan Commission and Common Council should act to adopt the map sheet after a public hearing. It should be noted that Wisconsin Statutes specifically provide that the approval of a subdivision plat by the Common Council constitutes an amendment to the Official Map, thus providing flexibility in its administration.

SUBDIVISION PLAT REVIEW

Following adoption of the neighborhood unit plan, the plan should serve as a basis for the preparation of preliminary and final land subdivision plats within the neighborhood. In this respect, the neighborhood plan should be regarded as a point of departure against which all proposed subdivision plats are evaluated. Developers should be required to fully justify any proposed departures from the plan, demonstrating that such departures are important to, or a proper refinement of, the adopted plan.

Map 15

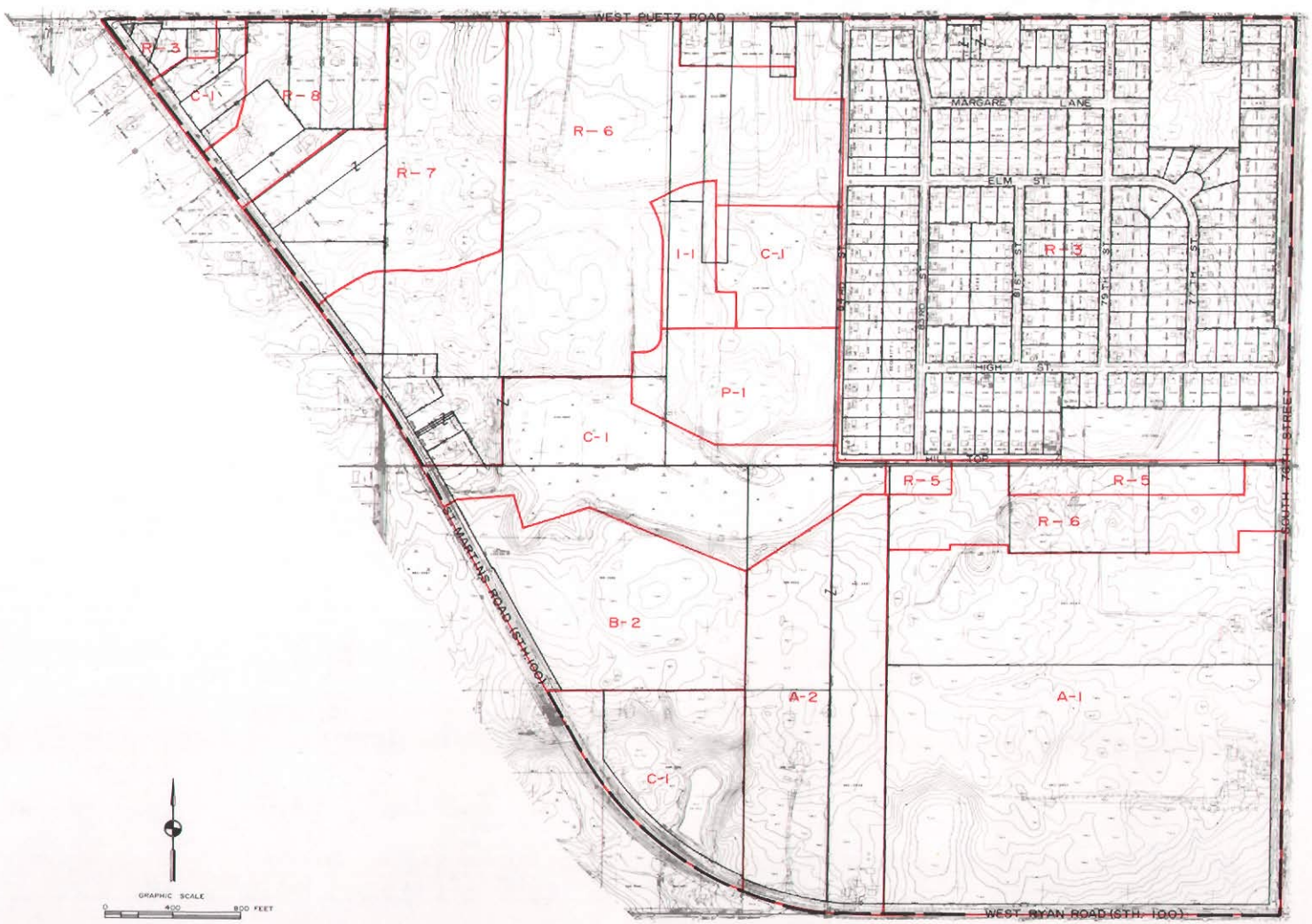
PROPOSED ULTIMATE ZONING MAP FOR THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

Map 16

RECOMMENDED INITIAL ZONING MAP FOR THE WOODVIEW NEIGHBORHOOD



LEGEND

- NEIGHBORHOOD BOUNDARY
- EXISTING PROPERTY BOUNDARY-1979
- ZONING DISTRICT BOUNDARY
- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-3 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-4 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-5 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-6 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-7 TWO-FAMILY RESIDENTIAL DISTRICT
- R-8 GENERAL RESIDENTIAL DISTRICT
- B-1 NEIGHBORHOOD SHOPPING DISTRICT
- B-2 COMMERCIAL DISTRICT
- B-3 BUSINESS DISTRICT
- B-4 REGIONAL SHOPPING DISTRICT
- B-5 HIGHWAY BUSINESS DISTRICT
- B-6 PROFESSIONAL BUSINESS DISTRICT
- M-1 LIMITED INDUSTRIAL DISTRICT
- M-2 GENERAL INDUSTRIAL DISTRICT
- M-3 QUARRYING DISTRICT
- A-1 AGRICULTURAL DISTRICT
- A-2 AGRICULTURAL DISTRICT
- I-1 INSTITUTIONAL DISTRICT
- F-1 ROOT RIVER FLOODLAND DISTRICT
- F-2 TRIBUTARY DRAINAGE FLOODLAND DISTRICT
- C-1 CONSERVANCY DISTRICT
- P-1 PARK DISTRICT
- PDD PLANNED DEVELOPMENT DISTRICT

Source: SEWRPC.

Table 15

A SUMMARY OF ZONING DISTRICTS FOR THE CITY OF FRANKLIN

Zoning District	Permitted Uses		Special Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Minimum Building Size			Additional Bedrooms, Add:		Maximum Building Height (feet)	Maximum Lot Coverage (percent)	Maximum Floor Area Ratio
	Principal	Accessory			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	One Story Three or Less Bedrooms (square feet)	Multi-Story Three or Less Bedrooms (square feet)	Multi-Story Total Living Area (square feet)	One Story (square feet)	Multi-Story (square feet)			
R-1 Single-Family Residential District	Single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, agricultural buildings	0.5	2 acres	2 acres	200	100	30; 75 corner	30	2,000	1,300	2,300	250	100	30 or 2½ stories (whichever is lowest)	7.5	–
R-2 Single-Family Residential District	Single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, agricultural buildings	1.1	40,000 square feet	40,000 square feet	150	60	20; 45 corner	30	1,600	1,100	1,900	200	100	30 or 2½ stories (whichever is lowest)	10	–
R-3 Single-Family Residential District	Single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, agricultural buildings	2.2	20,000 square feet	20,000 square feet	100; 110 corner	45	10; 35 corner	30	1,400	1,100	1,700	150	100	30 or 2½ stories (whichever is lowest)	15	–
R-4 Single-Family Residential District	Single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, agricultural buildings	2.7	16,000 square feet	16,000 square feet	95	40	10; 30 corner	30	1,350	1,050	1,650	150	100	30 or 2½ stories (whichever is lowest)	20	–
R-5 Single-Family Residential District	Single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, agricultural buildings	3.3	13,000 square feet	13,000 square feet	90; 105 corner	35	10; 25 corner	30	1,300	1,000	1,600	150	100	30 or 2½ stories (whichever is lowest)	20	–
R-6 Single-Family Residential District	Single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, agricultural buildings	4.4	10,000 square feet	10,000 square feet	85; 100 corner	30	10; 19 corner	30	1,250	950	1,550	150	100	30 or 2½ stories (whichever is lowest)	25	–
R-7 Two-Family Residential District	Two-family dwellings, single-family detached dwellings, parks, home occupations	Off-street parking facilities	Religious institutions, schools, parks, agricultural buildings	7.0	12,500 square feet	6,250 square feet	100	40	10; 30 corner	25	1,150	1,150 each unit	1,150 each unit	250 each unit	250 each unit	30 or 2½ stories (whichever is lowest)	35	–
R-8 General Residential District	None	None	Any use permitted in the R-1 District, two-family dwellings, motels and hotels, apartments	7.0	12,500 square feet	6,250 square feet	100	40 plus one additional foot of front yard for each two feet over 35 feet in building height	10 for two-family and multiple-family dwellings plus five feet for each story over two feet or 30 corner; or 12 for a nonresidential building and a combined total of two side yards of not less than 30 feet except 30 feet for corner lots	25	1) Two-family dwellings One-story buildings a) Living area per unit, three bedrooms or less: 1,150 square feet b) Add for each additional bedroom: 250 square feet c) Add if basement for each unit is less than 600 square feet: 250 square feet Two-story buildings a) Same as above b) Same as above c) Add to each unit if total basement area is less than 600 square feet: 150 square feet 2) Multiple-family dwellings: Dwelling Unit per Building / One-Bedroom Apartment (square feet) / Add for Additional Bedroom (square feet) 3-4 / 800 / 200 5-10 / 700 / 150 11 or more / 560 / 250			–	–	100	35	0.4 Two-family; 1.0 Multiple-family; 2.0 Permitted nonresidential use

Table 15 (continued)

Zoning District	Permitted Uses: Principal	Permitted Uses: Accessory	Special Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size: Total Area	Minimum Lot Size: Area per Family	Minimum Lot Size: Width at Setback (feet)	Minimum Yard Requirements: Front Yard (feet)	Minimum Yard Requirements: Side Yard (feet)	Minimum Yard Requirements: Rear Yard (feet)	Minimum Building Size: One Story Three or Less Bedrooms (square feet)	Minimum Building Size: Multi-Story Three or Less Bedrooms (square feet)	Minimum Building Size: Multi-Story Total Living Area (square feet)	Additional Bedrooms, Add: One Story (square feet)	Additional Bedrooms, Add: Multi-Story (square feet)	Maximum Building Height (feet)	Maximum Lot Coverage (percent)	Maximum Floor Area Ratio
PDD (Planned Development District)	Individual use and structures in a Planned Development District shall comply with the specific building location, height, building size, floor area, lot size, and open space requirements as set forth by the City Plan Commission as conditions and restrictions of approval				Minimum Site Area: Residential and open space 5 acres; Commercial uses 5 acres; Industrial uses 40 acres; Mixed compatible uses 40 acres													
B-1 Neighborhood Shopping District	Drugstores, food stores, hardware stores, offices, restaurants, parking lots	Business signs, off-street parking and loading	Churches, clothing stores, hospitals, public utility and governmental service establishments	–	–	–	–	25	10; 25 corner	20	–	–	–	–	–	35	–	–
B-2 Commercial District	Banks (drive-in), book stores, clothing stores, drugstores, food stores, offices, theaters	Off-street parking and loading	Automobile sales, banks, churches, hospitals, hotels, motels, parking lots	–	–	–	–	25	10; 25 corner	20	–	–	–	–	–	–	–	2.0
B-3 Business District	Banks, department stores, food stores, motels, offices, restaurants	Off-street parking and loading	Banks (drive-in), churches, health centers, public utility and governmental service uses	–	–	–	–	25	10; 25 corner	20	–	–	–	–	–	–	–	2.0
B-4 Regional Shopping District	Banks, appliance stores, food stores, furniture stores, offices, theaters	Off-street parking and loading	Hospitals, automobile sales and repair, public utility and governmental service uses	–	–	–	–	150	150	150	–	–	–	–	–	–	–	1.0
B-5 Highway Business District	None	Off-street parking and loading	Restaurants, motels, banks (drive-in), places of entertainment	–	–	–	–	100	20; 50 corner	40	–	–	–	–	–	35	–	–
B-6 Professional Business District	Accounting services, dental services, legal services, medical services, real estate services, governmental offices	Off-street parking and loading	Businesses similar to permitted uses	–	–	–	–	25	10	20	–	–	–	–	–	–	–	–
M-1 Limited Industrial District	Banks, bakeries, offices, wholesaling and warehousing, fire and police stations, sanitary landfills	Off-street parking and loading	Motor freight terminals, stadiums, churches, health centers, public utility and governmental service uses	–	–	–	–	30	10 percent of lot width, but not less than 10 feet	None	–	–	–	–	–	50	50	–
M-2 General Industrial District	Banks, automobile services, machine shops, wholesaling and warehousing, parks, fire stations	Off-street parking and loading	Motor freight terminals, stadiums, churches, health centers, public utility and governmental service areas	–	–	–	–	30	10 percent of lot width, but not less than 10 feet	None	–	–	–	–	–	–	–	1.5

Table 15 (continued)

Zoning District	Permitted Uses		Special Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Minimum Building Size			Additional Bedrooms, Add:		Maximum Building Height (feet)	Maximum Lot Coverage (percent)	Maximum Floor Area Ratio
	Principal	Accessory			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	One Story Three or Less Bedrooms (square feet)	Multi-Story Three or Less Bedrooms (square feet)	Multi-Story Total Living Area (square feet)	One Story (square feet)	Multi-Story (square feet)			
M-3 Quarrying District	Mineral extraction operations, concrete products, manufacturing presently in existence, concrete ready mix plants	Offices, parking areas, stockpiles	Manufacturing operations, utilities, manufacture of concrete or concrete products	–	–	–	–	75	75	75	–	–	–	–	–	–	–	1.5
C-1 Conservancy District	Fishing, wildlife preserves, soil and water conservation	–	Drainage, grazing, orchards, utilities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
P-1 Park District	Forest and reserve areas, parks, playgrounds, athletic fields	Off-street parking	Golf courses, swimming pools, recreational centers	–	–	–	–	50	50	50	–	–	–	–	–	–	–	–
I-1 Institutional District	Public administrative offices, schools, churches	Off-street parking	Utilities, airports, penal institutions, rest homes, hospitals	–	–	–	–	40	15	25	–	–	–	–	–	35	–	–
F-1 Root River Floodland District	Drainage, movement of water, stream bank protection, impoundments, wildlife preserves	–	Bridges, utilities, public water measuring and control facilities, recreation facilities	–	–	–	–	–	–	–								–
F-2 Tributary Drainage Floodland District	Drainage, movement of water, flood overflows, public recreational areas	–	Bridges, utilities, storage yards, public and private recreational uses	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
A-1 Agricultural District	Crop and tree farming, dairy farming, stock raising, public utility facilities, single-family detached dwellings	Parking and loading areas	Temporary roadside stands for selling agricultural products, schools, churches, golf courses	–	–	35 acres single-family detached dwellings; 2 acres all other permitted uses; 20,000 square feet special uses	200	50	–	–	–	–	–	–	–	–	–	Established at the time permit is granted
A-2 Agricultural District	Crop and tree farming, dairy farming, stock raising, public utility facilities, single-family detached dwellings	Parking and loading areas	Temporary roadside stands for selling agricultural products, schools, churches, golf courses	–	–	3 acres single-family detached dwellings; 2 acres all other permitted uses; 20,000 square feet special uses	200	50			–	–	–	–	–	–	–	0.05

NOTE: If basement area is under 600 square feet, add:

For one-story—250 square feet
For multiple story—100 square feet
For two-story building in R-7—150 square feet per unit

Source: SEWRPC

APPENDICES

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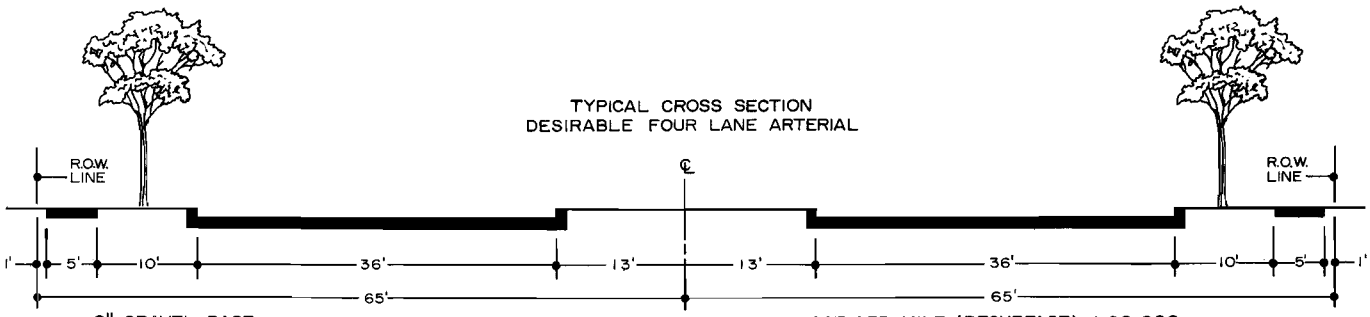
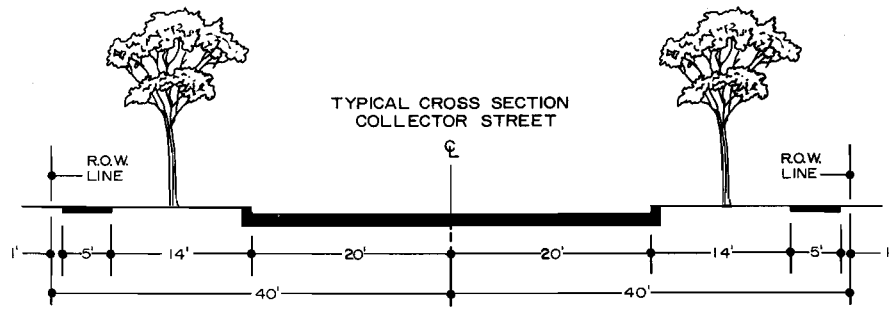
Appendix A

TYPICAL URBAN STREET AND HIGHWAY CROSS-SECTIONS FOR THE WOODVIEW NEIGHBORHOOD



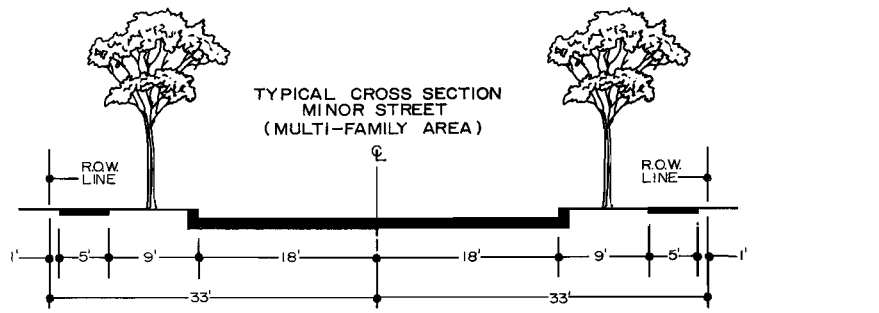
6" GRAVEL BASE
DUAL 36' HIGH TYPE PAVEMENT
130' R.O.W.
ESTIMATED CONSTRUCTION COST PER MILE=$ 2,240,000
ANNUAL MAINTENANCE COST PER MILE=$18,000

ESTIMATED COST PER MILE (RESURFACE)=$ 92,900
CAPACITY RANGE: LEVEL OF SERVICE C 15,800-17,400 VEH./DAY
D 17,400-19,800 VEH./DAY
E 19,800-22,000 VEH./DAY



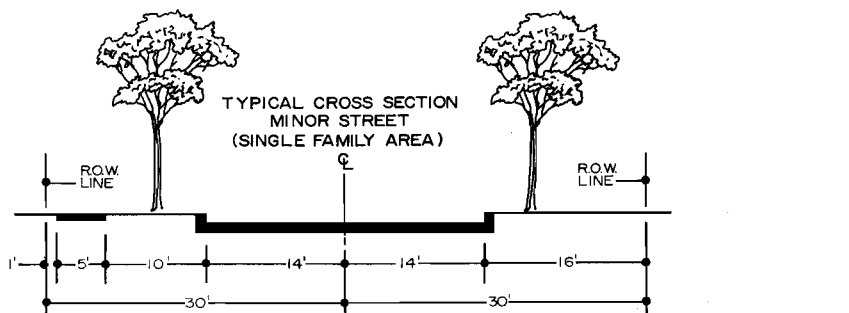
6" GRAVEL BASE
40' HIGH TYPE PAVEMENT
80' R.O.W.

ESTIMATED CONSTRUCTION COST PER MILE=$ 660,000
ANNUAL MAINTENCE COST PER MILE=$ 6,100 (AV)
ESTIMATED COST PER MILE (RESURFACE)=$ 29,200



6" GRAVEL BASE
36' HIGH TYPE PAVEMENT
66' R.O.W.

ESTIMATED CONSTRUCTION COST PER MILE=$ 560,000
ANNUAL MAINTAINCE COST PER MILE=$ 7,800 (AV)
ESTIMATED COST PER MILE(RESURFACE)=$ 37,500



6" GRAVEL BASE
28' HIGH TYPE PAVEMENT
60' R.O.W.

ESTIMATED CONSTRUCTION COST PER MILE=$ 498,000
ANNUAL MAINTENCE COST PER MILE=$ 6,100 (AV)
ESTIMATED COST PER MILE(RESURFACE)=$ 29,200

NOTE: ESTIMATED COSTS ARE IN CONSTANT 1978 DOLLAR AMOUNTS.

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Appendix B

A SUMMARY OF PROPOSED ULTIMATE DEVELOPMENT IN THE WOODVIEW NEIGHBORHOOD

Use	Area (acres)	Percent of Primary Use	Percent of Total Area	Residential Lots	Percent of Lots	Number of Dwelling Units	Percent of Total	Estimated Population	Percent of Total	Estimated School Age Population		Estimated Employment	Percent of Total
										Public	Private		
Residential													
Single-Family	317.2	77.8	51.4	838	86.9	838	57.7	2,723	64.1	1,028	103	–	–
Two-Family	45.7	11.2	7.4	126	13.1	252	17.4	731	17.2	240	24	–	–
Multiple-Family	45.0	11.0	7.3	–	–	361	24.9	794	18.7	46	4	–	–
Subtotal	407.9	100.0	66.1	964	100.0	1,451	100.0	4,248	100.0	1,314	131	–	–
Commercial													
Neighborhood Retail and Service	6.3	100.0	1.0									63	100.0
Community Retail and Service	–	–	–	–	–	–	–	–	–	–	–	–	–
Subtotal	6.3	100.0	1.0									63	100.0
Industrial	–	–	–	–	–	–	–	–	–	–	–	–	–
Subtotal	–	–	–	–	–	–	–	–	–	–	–	–	–
Governmental and Institutional													
Public	5.6	100.0	0.9	–	–	–	–	–	–	–	–	–	–
Private	–	–	–	–	–	–	–	–	–	–	–	–	–
Subtotal	5.6	100.0	0.9										
Park and Recreational													
Neighborhood Parks	16.9	61.2	2.8										
Community Parks	–	–	–	–	–	–	–	–	–	–	–	–	–
Other Recreational	10.7	38.8	1.7										
Subtotal	27.6	100.0	4.5										
Streets and Other Public Ways													
Arterial Streets	30.8	18.2	5.0										
Collector Streets	20.1	11.8	3.3										
Minor Land Access Streets	79.6	46.9	12.9										
Railroad Rights-of-way	–	–	–	–	–	–	–	–	–	–	–	–	–
Drainageways and Walkways	39.2	23.1	6.3										
Subtotal	169.7	100.0	27.5										
Total	617.1	–	100.0	964	100.0	1,451	100.0	4,248	100.0	1,314	131	63	100.0

Gross Neighborhood Density: 6.88 persons per/acre
2.35 dwelling units per/acre
Net Neighborhood Density: 10.41 persons per/acre
3.56 dwelling units per/acre

Source: SEWRPC

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Appendix C

PRELIMINARY VEGETATION SURVEY OF THE SPECIAL STUDY AREAS IN THE WOODVIEW NEIGHBORHOOD: 1979

Alternative Plan B recommends that certain wetlands and wet prairies in the Woodview Neighborhood be preserved in their natural state. In the course of studying the Woodview Neighborhood, the Commission staff conducted a field inventory of selected areas within the neighborhood to assess the value of vegetation in those areas and the importance of preserving the areas. The areas studied are illustrated on Map C-1 and the assessment of each area is set forth herein.

Area 1: The 22-acre Franklin Theater Marsh is dominated by shallow marsh, with deep marsh, shrub carr, and fresh (wet) meadow plant communities also present. Several muskrat dens exist in the marsh. Disturbances to this wetland complex include ditching and some filling at the intersection of S. 84th Street and W. Hilltop Lane. No rare, endangered, or threatened species were observed.

Area 2: This is a 7.75-acre area of open southern dry hardwoods containing Hill's Oak (Quercus ellipsoidalis), with southern, wet-mesic hardwood species adjacent to the Franklin Theater Marsh (Area 1) and the road ditch. The area has been disturbed by selective cutting and grazing, as indicated by the absence of several size classes of trees, the open grown tree structure, and a shrubby understory. Although no rare, endangered, or threatened species were observed, Hill's Oak is uncommon in southeastern Wisconsin.

Area 3: This 3.6-acre wetland complex contains wet prairie, fresh (wet) meadow, southern sedge meadow, and shallow marsh. This wetland complex has received some disturbance from past grazing, agricultural runoff, and off-road vehicle use. Despite these disturbances, this wetland is in remarkably good condition, considering its location. Although no rare, endangered, or threatened species were observed, the wet prairie portion of the wetland is threatened in Wisconsin. Two species, Winged Loosestrife (Lythrum alatum) and Turk's Cap Lily (Lilium michiganese) located in the wet prairie are regionally significant.

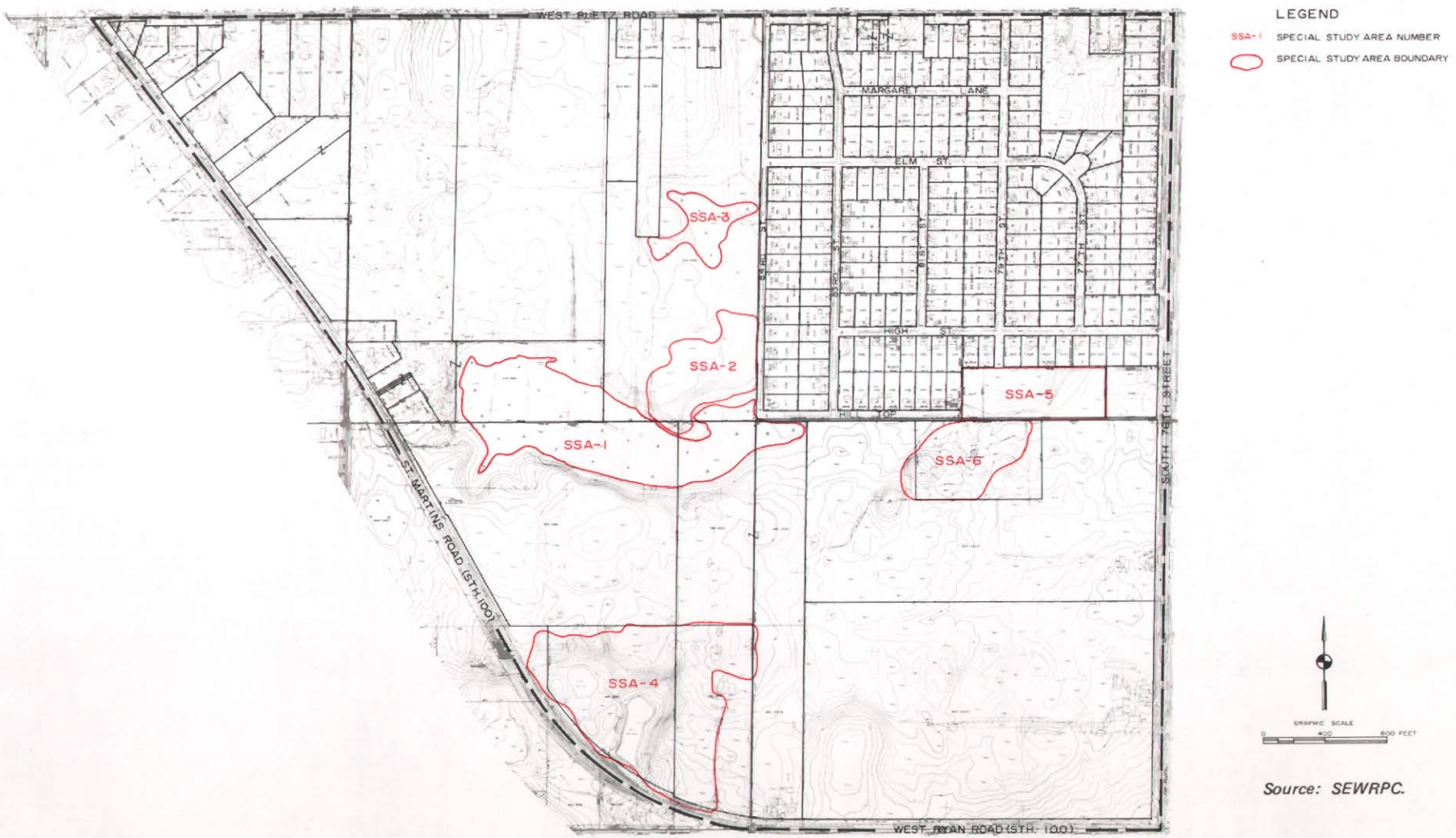
Area 4: This is a 25-acre area of southern dry hardwoods dominated by Hill's Oak (Quercus ellipsoidalis). Disturbances include selective cutting and possible grazing, as indicated by the absence of several size classes of trees. Although no rare, endangered, or threatened species were observed, Hill's Oak is uncommon in southeastern Wisconsin.

Area 5: This is a seven-acre area of southern dry-mesic hardwoods with some southern wet to wet-mesic hardwood forest species along the creek bank. Disturbances include selective cutting and past grazing, as indicated by the absence of several tree size classes and the presence of open grown tree crowns, particularly the oaks. The understory is not excessively dominated by shrub. Therefore, the ground layer may be in good condition. No rare, endangered, or threatened plant species were observed.

Area 6: This is a 7.25-acre area of open southern dry-mesic hardwoods which may have been an oak opening at one time. Past disturbances include selective cutting and grazing, as indicated by the presence of open grown tree crowns, particularly the oaks, the absence of several tree size classes, the dominance of shrubs, and the dominance of alien or nonnative grasses. No rare, endangered, or threatened plant species were observed.

Map C-1

AREAS OF SPECIAL ENVIRONMENTAL SIGNIFICANCE IN THE WOODVIEW NEIGHBORHOOD



Source: SEWRPC.

Appendix D

CITY OF FRANKLIN PLAN COMMISSION RESOLUTION ADOPTING THE WOODVIEW PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN

WHEREAS, the City of Franklin Plan Commission, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has the function and duty of making and adopting a master plan for the physical development of the City; and

WHEREAS, the City of Franklin Plan Commission has:

1. Adopted the regional land use and transportation plans for southeastern Wisconsin as prepared by the Southeastern Wisconsin Regional Planning Commission.

2. Prepared and adopted a detailed master plan for land use in the City of Franklin.

3. Prepared and adopted a zoning district map for the City of Franklin.

4. Prepared and adopted an official map ordinance for the City of Franklin.

5. Adopted a plan for the delineation of 14 residential neighborhoods for the City of Franklin; and

WHEREAS, the City of Franklin Plan Commission, with the assistance of the staff of the Southeastern Wisconsin Regional Planning Commission, has proceeded to prepare precise plans to guide the future development of one of the 17 delineated neighborhoods within the City known as the Woodview Neighborhood, a neighborhood generally bounded by Puetz Road on the north; Ryan Road (State Trunk Highway 100) on the south; 76th Street (County Trunk Highway U) on the east; and St. Martins Road (State Trunk Highway 100) on the west; and

WHEREAS, the City of Franklin Plan Commission has held a public informational meeting to acquaint residents and owners within the Woodview Neighborhood with the recommendations contained in the plan as described in SEWRPC Community Assistance Planning Report No. 43; and

WHEREAS, the City of Franklin Plan Commission has considered the plan, together with the statements and requests of individual landowners within the neighborhood, and has proceeded to incorporate, where deemed advisable, their requests in the plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

Pursuant to Section 62.23 of the Wisconsin Statutes, the City Plan Commission on the____day of_____, 1980, hereby adopts the precise neighborhood unit development plan described in SEWRPC Community Assistance Planning Report No. 43 as a guide for future development of the Woodview Neighborhood; this plan shall be further deemed to be a part of the master plan of the City of Franklin.

BE IT FURTHER RESOLVED THAT:

The Secretary of the Plan Commission transmit a certified copy of this Resolution to the Common Council of the City of Franklin and the Southeastern Wisconsin Regional Planning Commission.

_____

City of Franklin Plan Commission Chairman

ATTESTATION:

_____

Secretary, City of Franklin Plan Commission