

Chapter 8

Community Recreation Center Building Needs Analysis

INTRODUCTION

The Common Council recognizes a long term goal to provide the community a center for various indoor activities that have yet to be defined. The Council as well recognizes an obligation to provide a sound financial footing for such a development through impact fees derived from new development. To than end, assessment of need will continue until such time as a concensus of need and funding is achieved.

The preparation of a City of Franklin Community Recreation Center building needs analysis was originally accomplished in conjunction with the preparation of the City of Franklin Comprehensive Outdoor Recreation Plan in 2002.

In April 2007, the Common Council formed the Community Center Ad Hoc Committee to research the uses, needs, and purposes (including location and functionality) of a Franklin Community Center. Topics explored by the Ad Hoc Committee included consideration of an update of the Community Recreation Center needs analysis, preparation of a Request-for-Proposals for update of the construction and costs of the proposed Community Recreation Center, review of potential funding sources, etc. However, at the time of preparation of this CORP update, no final recommendations have been forwarded to the Common Council on this matter.

As previously noted in Chapter 1, the Franklin School District undertook a survey in the fall of 2010 to obtain public input on a variety of school district issues. One of the survey questions was "Conceptually, would you support the District partnering with the City to add a community center to the high school?" The survey indicated that the City of Franklin lacks a facility to accommodate youth sports and group activities such as adult education, social networking, a fitness center, meeting space, and an activity pool for community use. It can be noted of the 3,078 respondents to the survey, 47 percent indicated they did not support the concept of a community center at the high school, 32 percent did support the concept, and 21 percent were not sure.

However, in deference to the work of the Ad Hoc Committee, and based upon pertinent Minimum Public Community Recreation Center standard within Chapter 3, this CORP update has only undertaken minor technical changes (recognition of certain Impact Fee law changes, cost updates pursuant to the Consumer Price Index changes as set forth in Chapter 10, etc.), to the original needs analysis.

It is recommended that either the Community Center Ad Hoc Committee, or the Common Council itself, provide additional direction and guidance on this matter, for inclusion into this Plan at that time.

Using population projections and forecasts developed and described in Chapter 2, data were gathered in order to:

1. Assist in the definition of Community Recreation Center building user characteristics for various age groups (see Chapter 2);
2. Determine the existing spatial needs for the building facilities; and,
3. Form a logical and sound basis for formulating the year ~~2030~~2025 Community Recreation Center building facility spatial needs and corresponding architectural building program.

The data presented in Chapter 2 are used so that the Community Recreation Center facility can be properly designed and sized for meeting those anticipated Community Recreation Center facility needs during the next 20-year period and beyond. In addition, the Community Recreation Center building program information presented in this Chapter provides the basis from which this capital improvement can be properly budgeted by the City in a timely fashion. *Also, under the provisions of Section 66.0617 of the Wisconsin Statutes, impact fees may be collected for such a recreational facility.*

Pursuant to 2005 Wisconsin Act 203 and 2005 Wisconsin Act 477, the Legislature enacted certain changes to Wisconsin's Impact Fee law. Based upon those changes, it is no longer possible to collect new/additional impact fees for the proposed Community Recreation Center, however, it appears that those impact fees previously collected may continue to be used for this purpose.

In order to truly provide for the long-term public building space needs of the still growing City, long-term building programs are necessary which extend well into a fifteen-year period--in this case, to the year ~~2030~~2025.

A typical planning standard to use to determine the need for a Community Recreation Center building within a community is that there should be one (1) such center per 25,000 persons. While the City of Franklin is served by various similar recreational facilities housed at public schools (see Chapter 4), there currently is no City of Franklin public Community Recreation Center building.

YEAR ~~2030~~2025 CITY OF FRANKLIN POPULATION PROJECTION

As indicated earlier in Chapter 2, the Wisconsin Department of Administration is projecting ~~41,390~~40,564 residents in Franklin in the year ~~2030~~2025.

Based upon the above year ~~2030~~2025 forecast population of ~~41,390~~40,564, Chapter 2 also provides a forecast breakdown of that future population by age groups--persons less than 5 years, 5 to 9 years, 10 to 14 years, 15 to 19 years, 20 to 64 years, and 65 years and older (see Chapter 2, Table 2.5). These potential forecast changes in both the population and age composition of the population of the City have important implications for the sound planning of community facilities and buildings within the City. To the extent possible, these were taken into consideration in the development of the Community Recreation Center building program presented in this Chapter.

ARCHITECTURAL PROGRAMMING OF THE COMMUNITY RECREATION CENTER

Architectural programming is a process leading to the determination of building spatial requirements. These requirements are to be met in order to satisfy both existing, as well as future, building space needs and in assisting in finding a solution to the design of constructed buildings. Architectural programming for the needs of the City of Franklin's Community Recreation Center building constitutes, in effect, problem definition; while the ultimate architectural design of the building constitutes the solution to the defined problem.

The proper allocation of space for each activity to be performed at the City of Franklin's Community Recreation Center building will, to a large degree, determine the efficiency of the final facility design. The user needs, as determined from the forecast user characteristics set forth in Chapter 2, must be translated into square foot areas of space required to meet those needs. These square foot area determinations are typically based upon acceptable architectural design practice that has been established over the years; the various standards which are set forth in architectural design guides; and informed professional judgment.

One of the important functions of an architectural building program is to provide a consolidated listing of all the building facility requirements believed necessary to serve the forecast spatial needs to a specified facility design year, in this case, the year ~~2030~~2025. Spatial requirements for the City of Franklin's Community Recreation Center building, or building program, were developed for forecast year ~~2030~~2025 needs. Thus, the building program for the City of Franklin's Community Recreation Center building allows for the building to serve the needs of the community to the year ~~2030~~2025. This is particularly important based upon the inevitable growth of the City through the year ~~2030~~2025. In addition, this will assure that the investment which the City makes and the building's life expectancy will extend well into the 21st Century.

The resulting Community Recreation Center building program presented in this Chapter is essential to the preparation of realistic cost estimates and budgets for the construction of the City of Franklin's Community Recreation Center building. These cost estimates are presented in detail in Chapter 9.

THE COMMUNITY RECREATION CENTER BUILDING AND SITE DEVELOPMENT PROGRAM

The following text and Table 8.1 presents the City of Franklin's Community Recreation Center building program. The spatial needs of the Community Recreation Center building can be thought of in terms of general space areas: public service areas, Community Recreation Center administration, special use spaces, and other ancillary and non-assignable spaces. Each of these overall functional areas and their subordinate component spaces is described in detail.

Even though the building program presented forecasts year ~~2030~~²⁰²⁵ needs, there should be on-site provisions made so that further expansion of the Community Recreation Center building can take place beyond the year ~~2030~~²⁰²⁵ planning period if deemed necessary in the future.

A. Public Service Area "The Commons"

Public Service Area "The Commons": The Public Service Area "The Commons" would include the space necessary to accommodate an enclosed vestibule. Such a vestibule will assist in minimizing the adverse conditions associated with opening outside doors in the winter. Space should also be allocated to accommodate the Community Recreation Center building lobby, public telephones, drinking fountains, waiting area, public display of notices and other bulletins or information, and necessary service counters. This area should also provide for the seating of a minimum of ten (10) persons. A standard to use for the provision of adequate space to accommodate lounge seating would be about twenty-five (25) square feet per person. Access should be afforded by this area to the public restroom facilities as well as the administration area and other areas of the building open to the public.

Snack Bar Area with Vending Machines: The snack bar area with vending machines should serve the entire facility. The snack bar area with vending machines should be large enough to accommodate the placement of tables and chairs. Ready access to the snack bar and vending machines should be afforded the "The Commons" area.

Lavatories/Restrooms: It is recommended that four (4) Lavatories/Restrooms be provided. Two (2) would be a public men's room and a public woman's room; a third would be a small public restroom which could serve either men or women; a fourth would be a private restroom for staff use. All lavatories and restrooms should be provided in accordance with the

Wisconsin Building Code and ADA requirements. These should be placed within proximity to the Public Area of the building. The men's public restroom should provide water closets, urinals, lavatories, and diaper changing tables. The women's public restroom should provide water closets, lavatories, and diaper changing tables. The small public restroom should provide a minimum of one (1) water closet and one (1) lavatory. The private staff restroom should provide a minimum of one (1) water closet and one (1) lavatory. If the building is to be a two-story building, then a public men's restroom, a public woman's restroom, and a small public restroom which could serve either men or women would be needed on each floor.

B. Community Recreation Center Administration

Receptionist Space: A space to accommodate the Community Recreation Center's part-time or volunteer receptionist should be provided. This space should be readily accessible to the public service areas, be near the building's main entrance, as well as be easily accessible to Community Recreation Center administrative personnel. This area should serve as the initial processing center of incoming Community Recreation Center telephone calls as well as of visitors. Suitable office furniture such as a desk, chair, file cabinets, and shelves should be provided.

Administration Waiting Area: Space to accommodate a minimum of four (4) persons waiting to see Community Recreation Center administrative personnel should be provided. A standard to use for the provision of adequate space in this area would be twenty-five (25) square feet per person for lounge seating. This area should be located in proximity to the Receptionist Space as well as the Public Area of the building. A counter should also be provided which physically separates the general public from the staff and receptionist.

Community Recreation Center Manager's Office: From the Manager's Office, the Manager can efficiently administer the Community Recreation Center operations. The office should be designed to afford privacy. In addition, it should be large enough to accommodate the seating of up to six (6) guests. Suitable office furniture such as desks, chairs, file cabinets, shelves, and coat and supply closets should be provided.

Community Recreation Center Assistant Manager's Office: The Assistant Manager's Office should be in proximity of both the Manager's Office and staff offices. The office should be so situated so the Assistant Manager can effectively assist the Manager in the administration of the Community Recreation Center's functions. In addition, it should be large enough to accommodate the seating of up to three (3) guests. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided.

Secretary/Clerk Offices (Two): Two (2) centrally located Secretary/Clerk Offices should be located within the administration area. Ready access to this space should be afforded the Manager and Assistant Manager. Suitable office furniture such as desks, chairs, file cabinets,

shelves, and coat and supply closets should be provided in each office.

Administrative File Space: Adequate space should be provided in order to accommodate the Community Recreation Center's administrative filing system.

Fireproof Records Storage Room: A Fireproof Records Storage Room should be provided which will accommodate the easy storage and retrieval of Community Recreation Center related records and files. The Fireproof Records Storage Room should afford easy access to files by the Manager, Assistant Manager, and other authorized personnel.

Centralized Administrative Storage (Office Supplies, Printing, and Paper Supplies): Adequate space needs to be provided for the Community Recreation Center's storage of office supplies, photocopy and printing machine(s), and other paper supplies and materials for the entire Community Recreation Center. Adequate space should be provided to accommodate a desk, chair, and shelving.

Small Conference Room: A Small Conference Room should be provided which accommodates the seating of a minimum of fifteen (15) persons. A standard to use for the provision of adequate space to accommodate this would be twenty-five (25) square feet of floor area per seat.

Staff/Employee Lounge/Lunch Room: A Staff/Employee Lounge/Lunch Room should be provided which will allow for the comfortable seating of a minimum of eight (8) persons at tables and a minimum of four (4) persons for lounge seating. A standard to use for the provision of adequate space to accommodate persons seated at tables would be about twenty-five (25) square feet per person. A standard to use for the provision of adequate space to accommodate the lounge chairs would be about forty (40) square feet per person. Employee lockers should also be provided in this area. In addition, adequate space should be provided to accommodate a small kitchenette facility served with a sink and adequate counter and cabinet space.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of twenty-five (25) coats for both staff and guests.

C. Kitchen and Concessions

Kitchen and Concessions: The kitchen and concessions area should serve the entire facility and be a nutrition providing area. Ready access to the concession area should be afforded the Multi-Purpose Room, Community Meeting Room, and Multi-Purpose Gymnasium.

Coat Closet: A Coat Closet or lockers should be provided which would adequately store a minimum of ten (10) coats for both staff and guests.

D. Multi-Purpose Room

Multi-Purpose Room: A flexible Multi-Purpose Room should be provided to accommodate large group, indoor activities and to provide flexible space for use by various age groups. If moveable seating is to be provided, seating should accommodate a minimum of two hundred fifty (250) persons for public gatherings and presentations which may require the use of audio visual equipment. The room should also provide for direct access from the outdoors as well as windows to the outdoors. The room should provide locked storage closets, adequate chair and table storage, a closet or coat rack, an audiovisual projection booth and/or projection television area. The room should be designed to be flexible so that the room can be partitioned easily into two (2) smaller subareas in order to accommodate meetings of at least one hundred (100) persons each. A lecture format meeting room should provide a minimum of ten (10) square feet per person (excluding the other space required for storage, etc.). This room is recommended to use one (1) flexible partition wall. Ready access to the concession area and "The Commons" should be afforded the Multi-Purpose Room

Audiovisual Projection Booth/Projection Television Area: Adequate space to accommodate an Audiovisual Projection Booth/Projection Television Area should be provided. This area would also provide for the storage of audiovisual related materials.

Storage Closet: Adequate space needs to be provided for storage of equipment and supplies.

Chair and Table Storage: Adequate space needs to be provided for storage of moveable chairs and tables.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of one hundred (100) coats for both staff and guests.

E. Community Meeting Rooms

Community Meeting Rooms: A flexible Community Meeting Room should be provided to have the flexibility to accommodate large group meetings or several smaller meetings. Seating should accommodate a minimum of two hundred and fifty (250) persons for public gatherings and presentations which may require the use of audio visual equipment. This room would allow for seating in either a meeting or lecture format. The room may, if scheduling permits, also serve as a general meeting room for other City activities. A small kitchenette area should be provided. The room should also provide for direct access from the outdoors as well as windows to the outdoors. The room should provide locked storage closets, adequate chair and table storage, a closet or coat rack, an audiovisual projection booth and/or projection television area, carpeting, built-in screens, and white boards. The room should be designed to be flexible so that the room can be partitioned easily into four (4) smaller subareas in order to

accommodate meetings of at least fifty (50) persons each. A lecture format meeting room should provide a minimum of ten (10) square feet per person (excluding the other space required for storage, etc.). This room is recommended to use three (3) flexible partition walls. Ready access to the concession area and "The Commons" should be afforded the Community Meeting Room.

Audiovisual Projection Booth/Projection Television Area: Adequate space to accommodate an Audiovisual Projection Booth/Projection Television Area should be provided. This area would also provide for the storage of audiovisual related materials.

Storage Closet: Adequate space needs to be provided for storage of equipment and supplies.

Chair and Table Storage: Adequate space needs to be provided for storage of moveable chairs and tables.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of one hundred (100) coats for both staff and guests.

F. Physical Fitness Activity Areas

Multi-Purpose Gymnasium: A flexible Multi-Purpose Gymnasium should be provided to accommodate various indoor sport activities. The Multi-Purpose Gymnasium should provide one (1) official basketball court (which can also be used as two youth courts), two (2) official volleyball courts, an upper deck running track, an office and observation room, storage areas, a sound system, small roll-up bleacher seating sections, minimum 25-foot high ceiling, and scoreboard. This room is recommended to use one (1) flexible partition wall. Ready access to the concession area should be afforded the Multi-Purpose Gymnasium. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Multi-Purpose Gymnasium Instructor/Staff Offices and Observation Room: Two (2) Instructor/Staff Offices should be located within the Multi-Purpose Gymnasium. Ready access to the Multi-Purpose Gymnasium should be afforded the instructor/staff. The offices should be placed so that when the Multi-Purpose Gymnasium is divided into two spaces, an office will serve each space. Suitable office furniture such as desks, chairs, file cabinets, shelves, and coat and supply closets should be provided in the offices.

Multi-Purpose Gymnasium Equipment Storage Areas: This space should be used to store any equipment used in the Multi-Purpose Gymnasium.

Fitness/Exercise Room: A Fitness/Exercise Room should be provided. This room would provide for the use of weights, exercise equipment, and other physical fitness apparatus. The room should be equipped with synthetic rubber flooring, a sound system, 12-foot to 15-foot

high ceiling, and windows. This room should accommodate a minimum of thirty (30) persons with adequate space for the storage of exercise equipment. A minimum of ninety (90) square feet of such space should be provided per person. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Fitness/Exercise Room Instructor/Staff Office: One (1) Instructor/Staff Office should be located within the Fitness/Exercise Room. Ready access to the Fitness/Exercise Room should be afforded the instructor/staff. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided in the office.

Fitness/Exercise Room Storage Room: This space should be used to store any equipment used in the Fitness/Exercise Room.

Dance/Aerobic Exercise Room: A Dance/Aerobic Exercise Room should be provided. This room would provide for the use of ballet "barres" and other fitness apparatus as required. The room should be equipped with suspended wood flooring, mirrors, a sound system, and 12-foot to 15-foot high ceiling. This room should accommodate a minimum of fifty (50) persons with adequate space for the storage of exercise equipment. A minimum of sixty (60) square feet of such space should be provided per person. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Dance/Aerobic Exercise Room Instructor/Staff Office: One (1) Instructor/Staff Office should be located within the Dance/Aerobic Exercise Room. Ready access to the Dance/Aerobic Exercise Room should be afforded the instructor/staff. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided in the office.

Dance/Aerobic Exercise Room Storage Room: This space should be used to store any equipment used in the Dance/Aerobic Exercise Room.

Locker Rooms/Showers: Separate men's and women's locker rooms with showers should be provided. Access from both indoor and outdoors should be considered depending upon the type of outdoor recreational facilities (if any) which may be associated with the site at which the Community Recreation Center is ultimately located.

Public Lavatories/Restrooms: Public lavatories and restrooms for both men and women should be provided ancillary to the Multi-Purpose Gymnasium, Fitness/Exercise Room, and Dance/Aerobic Exercise Room in accordance with the Wisconsin Building Code and ADA requirements. These should be placed with ready access to the Locker Rooms/Showers.

Children's Play Area: A pre-school children's play area is needed for the playing of small games. The room should be equipped with tile flooring and moveable furniture.

Children's Play Area Storage Room: Adequate space needs to be provided for the storage of children's play area related equipment and supplies.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of seventy (70) coats for both staff and guests.

G. Arts and Crafts Area

Arts and Crafts Area: An Arts and Crafts Area is needed. The room should be equipped with tile flooring, sinks, and moveable furniture. Adequate space should be provided to accommodate a desk and chair for the arts and crafts instructor/staff.

Arts and Crafts Area Storage Room: Adequate space needs to be provided for the storage of arts and crafts related equipment and supplies.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of twenty (20) coats for both staff and guests.

H. Community Recreation Center Support Areas

Primary Recreation Equipment Storage Room: This space would be a storage area where much of the equipment for the Community Recreation Center building is kept. The Primary Recreation Equipment Storage Room would be located so as to facilitate easy access from Community Recreation Center offices.

Receiving Bay: The Receiving Bay area should provide access to the Primary Storage Room.

I. Other Ancillary and Non-assignable Building Spaces

Other ancillary and non-assignable spaces include the janitor closet, mechanical equipment room, and other unassigned spaces. These types of spaces are not necessarily tailored to the functions of a Community Recreation Center building but are rather tied to human, architectural, mechanical, and structural needs.

General Use Janitor Closets: A Janitor's Closet is necessary for the storage of cleaning and maintenance materials including equipment storage and mop sink. On the ground floor, access to the outdoors should be provided. If the building is to be a two-story building, then a Janitor Closet would be needed on each floor.

Mechanical Equipment Room: A Mechanical Equipment Room is necessary for heating, ventilating, air conditioning, and water heating equipment, depending upon the type of mechanical systems selected for the building.

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Other Unassigned Building Spaces: Other Unassigned Building Spaces include the space for unassigned circulation; and space to accommodate walls, partitions, the building's structure, and an elevator (in the case of a two-story building). It is recommended that a minimum of twenty-five (25) percent of the total of all spaces previously defined be allocated to the category of Other Unassigned Building Spaces and be added to the total of the previously defined spaces in order to determine the total gross floor area needs of the Community Recreation Center building.

J. Outdoor and Site-Related Functional Spaces

Buildings: The site of the Community Recreation Center building should provide sufficient site area for constructing the building expansion anticipated after the year ~~2030~~2025. In order to minimize the Community Recreation Center building "footprint," assure a compact functional facility, and preserve land area to allow for building expansion in the future, it is also assumed that the Community Recreation Center will be two-stories in height.

Off-Street Automobile Parking and Associated Circulation: Adequate off-street automobile parking and associated circulation should be provided at the site for all employees and visitors. It is recommended, based upon data set forth in the Institute of Transportation Engineers' *Parking Generation: 2nd Edition* (Washington, D.C.: Institute of Transportation Engineers, 1987), that a standard of providing 4.5 off-street parking spaces per one thousand (1000) square feet of gross building area be used.

A standard to use for the provision of adequate space for the parking of one (1) automobile, including the provision of adequate circulation drive space to access the parking space, is four hundred (400) square feet.

Landscaping and Setbacks: Adequate space at the site should be allowed for landscaping, open space, and adequate setbacks on all sides of the Community Recreation Center building. Under the City's requirement in the P-1 Park District, no more than fifty percent of the lot area may be occupied by buildings and structures, including accessory structures. A landscape surface ratio of 0.50 is assumed for the calculation of this area. Also, in order to assure that an adequate site area is selected, it is also assumed that the building will be two-stories in height.

Table 8.1

COMMUNITY RECREATION CENTER BUILDING
AND SITE DEVELOPMENT PROGRAM: ~~2030~~2025

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
BUILDING SPACE NEEDS	
A. PUBLIC SERVICE AREA "THE COMMONS":	
Public Service Area "The Commons"	1,500
Snack Bar with Vending Machine Area	1,050
Lavatories/Restrooms	500
B. COMMUNITY RECREATION CENTER ADMINISTRATION:	
Receptionist Space	150
Administration Waiting Area	100
Community Recreation Center Manager's Office	200
Community Recreation Center Assistant Manager's Office	150
Secretary/Clerk Offices (Two)	200
Administrative File Space	250
Fireproof Records Storage Room	200
Centralized Administrative Storage	300
Small Conference Room	375
Staff/Employee Lounge/Lunch Room	875
Coat Closet	25
C. KITCHEN AND CONCESSIONS:	
Kitchen and Concessions	750
Coat Closet	15
D. MULTI-PURPOSE ROOM:	
Multi-Purpose Room	3,000
Audiovisual Projection Booth/Projection Television Area	50
Storage Closet	50
Chair and Table Storage	350
Coat Closet	100

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
E. COMMUNITY MEETING ROOM:	
Community Meeting Room	2,500
Audiovisual Projection Booth/Projection Television Area	50
Storage Closet	50
Chair and Table Storage	350
Coat Closet	100
F. PHYSICAL FITNESS ACTIVITY AREAS:	
Multi-Purpose Gymnasium	9,900
Multi-Purpose Gymnasium Instructor/Staff Offices and Observation Room	150
Multi-Purpose Gymnasium Equipment Storage Areas	600
Fitness/Exercise Room	3,000
Fitness/Exercise Room Instructor/Staff Office	150
Fitness/Exercise Room Storage Room	400
Dance/Aerobic Exercise Room	3,000
Dance/Aerobic Exercise Room Instructor/Staff Office	100
Dance/Aerobic Exercise Room Storage Room	300
Locker Rooms/Showers	6,000
Public Lavatories/Restrooms	500
Children's Play Area	2,000
Children's Play Area Storage Room	300
Coat Closet	75
G. ARTS AND CRAFTS AREA:	
Arts and Crafts Area	770
Arts and Crafts Area Storage Room	100
Coat Closet	20
H. COMMUNITY RECREATION CENTER SUPPORT AREAS:	
Primary Recreation Equipment Storage Room	500
Receiving Bay	625
I. OTHER ANCILLARY AND NON-ASSIGNABLE BUILDING SPACES:	
General Use Janitor Closets	200
Mechanical Equipment Room	750
Other Unassigned Building Spaces	10,670
TOTAL BUILDING AREA REQUIRED	53,350

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
OUTDOOR AND SITE-RELATED FUNCTIONAL SPACE NEEDS	
J. OUTDOOR AND SITE-RELATED FUNCTIONAL SPACES:	
Buildings	26,675 (a)
Off-Street Automobile Parking and Associated Circulation	96,030
Landscaping and Setbacks	122,705
TOTAL GROSS SITE AREA REQUIRED	245,410 (a) (5.64 acres)

- (a) Assuming a two-story building. This number reflects one-half of the total required building area (53,350 square feet of total building area) and is only representative of the minimum needed building "footprint." If a one-story building is constructed, a total minimum site area of 272,085 square feet, or 6.25 acres, would need to be provided.

Source: Meehan & Company, Inc.

Chapter 9

Capital Cost Estimates and Impact Fees

INTRODUCTION

This chapter of the Comprehensive Outdoor Recreation Plan update identifies estimated costs for the proposed new park, open space, trail, and outdoor recreation site and facility recommendations for the City of Franklin to the year ~~2030~~2025. This includes existing and future regional, community, neighborhood, mini, and special parks in the City as those sites are identified on Map 7.1 (see Chapter 7). Parks under the jurisdiction, or potential jurisdiction, of the City of Franklin are indicated on Map 7.1 as well as those parks under the jurisdiction of Milwaukee County and the Franklin Public School District [as noted in Chapter 1, both the Oak Creek-Franklin School District and Whitnall School District have indicated that no recreational facilities were planned to be constructed within the corporate limits of the City of Franklin during the planning period]. Chapter 7 also provides a detailed description of the potential improvements to existing and planned park and open space sites in the City and sets forth park improvement priority levels. The list is broken down by park type: regional and multi-community parks, community level public outdoor recreation land (community parks), community level public outdoor recreation land (playfields), neighborhood level public outdoor recreation land (neighborhood parks), neighborhood level public outdoor recreation land (neighborhood playgrounds), mini park level public outdoor recreation land (in park sites), and special parks (in park sites). The cost estimate analyses are presented utilizing constant year 2000 dollar amounts unless otherwise indicated. An update to year 2010 dollar amounts are presented where noted using the 2000 Consumer Price Index of 167.6 and the year 2010 Consumer Price Index of 208.728.

It is recommended that a more precise cost estimate be conducted following adoption of this update.

As stated in the Executive Summary, the CORP update recognizes that implementation of this plan is dependent upon a number of factors, including the availability of increasingly limited financial resources. It is also understood that the City must continuously weigh and balance the many demands placed upon its limited financial resources, such that some worthy projects must be deferred in order to ensure that other even more critical projects can proceed. The CORP update hereby acknowledges that such decisions should only be made by the Common Council and that such decisions could affect the timing of the implementation of this plan. However, it is intended that the information presented in this plan, specifically including the assignment of priorities and estimated costs, will assist the Common Council in its deliberations on these very important matters.

PARK, PLAYGROUND, TRAIL, AND OTHER RECREATIONAL FACILITIES SERVICE AREAS/ZONES

Under Section 66.0617(5) of the Wisconsin Statutes for the creation of impact fees, geographically defined zones, or service areas, within the City of Franklin may be identified for the imposition of impact fees on land development. For the City of Franklin, this identification of geographically defined zones is based upon:

1. The planned urban and suburban development set forth in the adopted City's Comprehensive Master Plan;
2. The service area standards for various types of parks, playgrounds, trail, and recreational facilities set forth and described earlier in Chapter 3 and which are consistent with the City's Comprehensive Master Plan;
3. The minimum service area delineations set forth on Maps 4.2, 4.3, and 4.4 of this facility needs assessment and Comprehensive Outdoor Recreation Plan update; and
4. The need for those public facilities which justifies the differences between zones in the amount of impact fees which may be imposed.

12 of the 21 resulting geographically defined zones, within the City of Franklin are graphically shown on Maps 9.1 through 9.3, and identified below:

- Lion's Legend Community Park I and II Zone No. 1.
- Forest Hills Neighborhood Park Zone No. 1.
- Hillcrest Neighborhood Park Zone No. 2.
- Woodview Neighborhood Park Zone No. 3.
- Pleasant View Neighborhood Park Zone No. 4.
- Jack E. Workman Neighborhood Park Zone No. 5

- Mini Park Zone No. 1.
- Mini Park Zone No. 2.
- Mini Park Zone No. 3.
- Mini Park Zone No. 4.
- Mini Park Zone No. 5.
- Ken Windl Mini Park Zone No. 6.

It should be noted that the following geographically defined zones serve the entire City of Franklin geographic area as community-wide facilities and are not necessary to map:

- Community Recreation Center Building Park Zone No. 1.
- Community Recreation Trails Zone No. 2.

- Mahr Woods Special Park Zone No. 1.
- Franklin Woods Nature Center Special Park Zone No. 2.
- Meadowlands Special Park Zone No. 3.
- Ernie Lake Special Park Zone No. 4.
- Mission Hills Neighborhood Wetlands Special Park Zone No. 5.
- Victory Creek Special Park Zone No. 6.
- Regional (central community gathering place) Park Zone No. 1.

Lions Legend Community Park and each of the five "Neighborhood Park Zones" is established to serve subareas, or large neighborhoods, of the City of Franklin as delineated on Maps 9.1 and 9.2, respectively.

Since large contiguous areas of land meeting minimum site size standards for a neighborhood park are not available in the five delineated "Mini Park Zones," each of the five "Mini Park Zones," as delineated on Map 9.3, is proposed to be served by a smaller sub-neighborhood mini park consisting of playfields and/or playgrounds.

DETERMINATION OF THE AMOUNT OF LAND TO BE DEDICATED

The provisions of City of Franklin park, open space, and outdoor recreation areas for this public facilities needs assessment are based upon the per capita standards as set forth in Chapter 3. Specifically, they are as indicated in Table 9.1.

Table 9.1

PER CAPITA STANDARDS FOR THE PROVISION OF
PUBLIC OUTDOOR RECREATION LAND IN THE CITY OF FRANKLIN

Facility Category	Minimum Development Standard (Gross Area) (a)
Public Outdoor Recreation	
Regional & Multi-Community	No Standard
Community (including Special Community Parks, in park sites)	2.2 acres per 1,000 persons (general standard)
Community Center Building and Site	0.1510026 0.1540775 acre per 1,000 persons (b)
Community (in middle or high school sites)	0.9 acre per 1,000 persons
Community Trail System	0.3624063 0.369786 acre per 1,000 persons (c)
Neighborhood (in park sites)	1.7 acres per 1,000 persons
Neighborhood (in elementary school sites)	1.6 acres per 1,000 persons
Mini Parks (in park sites)	1.0 acre per 1,000 persons
Special Parks	No Standard
<i>Total Public Outdoor Recreation Land Dedication Required</i>	7.9134089 7.9411813 acres per 1,000 persons

- (a) Gross areas include off-street parking for each category. These minimum standards *exclude* any additional required stormwater detention/retention areas, open space, or areas with natural resource features such as wetlands and woodlands and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards.
- (b) Based upon City of Franklin year ~~2030~~~~2025~~ population projection of ~~41,390~~~~40,564~~ persons (see Chapter 2) and 6.25 acres required for a one-story community recreation center (see Chapter 8).
- (c) Based upon City of Franklin year ~~2030~~~~2025~~ population projection of ~~41,390~~~~40,564~~ persons (see Chapter 2). The total length of off-road trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is ~~43,547~~~~32,727~~ feet, or about ~~8.256~~~~2~~ miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of about 15 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail

rights-of-way or public easements.

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Based upon the per capita acreage standards for recreational facilities and the persons per household, the *proportionate share* amount of land to be dedicated per dwelling unit in the City of Franklin was calculated for the provision of public outdoor recreation land. These rates are based on the following formula:

$$\text{(acres required per standard)/(1,000 persons/ 2.472-58 persons per household)} = \text{total acres required per dwelling unit}$$

The determination of the persons per household, or dwelling unit, is based upon the average number of persons per household as reported in the U.S. Census for the City of Franklin, Wisconsin. According to the U.S. Bureau of the Census, in the year 2010~~2000~~ there were 2.47~~2.58~~ persons per household in the City of Franklin. The following Table 9.2 represents the calculated determination of the amount of land which would be required for community parks, trails, neighborhood parks, and mini park playfield/playground areas on a per dwelling unit basis in the City of Franklin:

Table 9.2

PUBLIC OUTDOOR RECREATION LAND DEDICATION REQUIREMENTS
IN ACRES PER DWELLING UNIT IN THE CITY OF FRANKLIN

Facility Category	Public Outdoor Recreation Land Dedication Requirements (Acres Per Dwelling Unit)
Public Outdoor Recreation	
Community (in park sites)	-- (a)
Community Center Building and Site	0.0003729 0.00039753 (one 6.25 acre facility per 41,390 40,564 persons)
Community (in middle or high school sites)	0.002223 0.002322
Community Trail System	0.0008951 0.0009541 (b)
Neighborhood (in park sites)	0.004199 0.004386
Neighborhood (in elementary school sites)	0.003952 0.004128
Mini Parks (in park sites)	0.00247 0.002580

- (a) Varies and is to be calculated as a proportionate share based upon City of Franklin year 2030~~2025~~ population projection of 41,390~~40,564~~ persons (see Chapter 2) and the acreage of each specific community and/or special park (also see Table 9.5).
- (b) Calculated as a proportionate share based upon City of Franklin year 2030~~2025~~ population projection of 41,390~~40,564~~ persons (see Chapter 2). The total length of trails planned to be

located outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is ~~43,547,32,727~~ feet, or about ~~8.256-2~~ miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of about 15 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements.

DETERMINATION OF VACANT LAND VALUATIONS FOR REGIONAL PARKS, COMMUNITY PARKS, CITY-OWNED TRAILS, NEIGHBORHOOD PARKS, MINI PARKS, AND SPECIAL PARKS

Vacant land valuations which were used for parks, trails, and other recreational facilities are based upon detailed information which was furnished to Department of City Development staff by the City Assessor's Office relative to land valuations for specific parcels of land located in proximity to each of the planned park facilities. The valuation of planned City trail land (assuming a total length to be newly acquired of 34,040 feet, a minimum width of 20 feet, and occupying about 15.6 acres) was determined using an estimate furnished by the City Assessor's Office for non buildable recreational-type land--this estimate for the year 2010 was \$10,000 per acre.

DETERMINATION OF REGIONAL PARK, COMMUNITY PARK, NEIGHBORHOOD PARK, MINI PARK, SPECIAL PARK, AND CITY TRAIL CAPITAL COSTS (LAND ACQUISITION AND DEVELOPMENT COSTS)

In conformance with Section 66.0617 "Impact Fees" of the Wisconsin Statutes, "capital costs" means the capital costs to construct, expand, or improve public facilities, including the cost of land, and including legal, engineering, and design costs to construct, expand, or improve public facilities, except that not more than 10 percent of capital costs may consist of legal, engineering, and design costs (unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs). "Capital costs" does not include other noncapital costs to construct, expand, or improve public facilities or the costs of equipment to construct, expand, or improve public facilities, or vehicles. The costs associated with implementing various park acquisitions and improvements called for by the Comprehensive Outdoor Recreation Plan update are set forth in the following sections of this Chapter. All costs are indicated in constant year 2010 dollar amounts.

COSTS ASSOCIATED WITH THE IMPROVEMENT OF EXISTING PARKS

Existing Regional and Multi-Community Parks

Root River Parkway, Whitnall Park, Oakwood Park and Golf Course, Milwaukee County Sports Complex, Franklin Park, Grobschmidt Park, and Crystal Ridge: As stated earlier in Chapter 7, since these facilities are not under the control of the City of Franklin (other than the proposed joint Franklin Park/Southwest Park proposal discussed later in this chapter), recommendations regarding improvements are not set forth in the Comprehensive Outdoor Recreation Plan update for the City of Franklin.

Existing Community Level Public Outdoor Recreation Land (Community Parks)

Froemming Park: As stated earlier in Chapter 7, since this facility is not under the control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan update for the City of Franklin.

Lion's Legend Park Phases I and II: The following are planned additional improvements to Lion's Legend Park Phases I and II and their estimated associated costs:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$0 (Land Already Owned by City of Franklin)
Recreation Facility Development	
PARK IMPROVEMENT AND/OR ITEM	COST
Two (2) bicycle racks located in Phase II (for pavilion and bandstand areas).	\$2,000
Ice-skating area (about 0.35-acre needed).	\$0
Development of a pre-school area (including play equipment and surfacing) on the northeast side of the park in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.	\$20,750
Subtotal of Capital Costs	\$22,750
TOTAL COST (38+/- acres) IN YEAR 2010 DOLLARS	\$28,333*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Existing Community Level Public Outdoor Recreation Land
(Playfields at Middle School or High School Sites)

Franklin High School and Forest Park Middle School: As stated earlier in Chapter 7, these outdoor recreational facilities are owned by the Franklin Public School District. Since these facilities are not under the control of the City of Franklin (other than the joint Forest Hill Neighborhood Park/Forest Park Middle School proposal discussed later in this chapter), recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan update.

Existing Neighborhood Level Public Outdoor Recreation Land
(Neighborhood Parks at Park Sites)

St. Martin's (Robinwood) Neighborhood Park and Southwood Glen Neighborhood Park (County Park Site #59): As stated earlier in Chapter 7, these outdoor recreational facilities are owned by Milwaukee County. Since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan update.

Pleasant View Neighborhood Park The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and their estimated associated costs for the Pleasant View Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$0 (Land Already Owned by City of Franklin)
Recreation Facility Development	
Preparation of a detailed landscape plan for the entire park site.	\$3,700
Four (4) basketball goals (about 0.28-acre needed with fencing but no lighting).	\$23,000
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers (without lighting and without an irrigation system).	\$51,500
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the	\$41,500

PARK IMPROVEMENT AND/OR ITEM	COST
development of a pre-school and school age play in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
One (1) sand volleyball court.	\$5,000
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$20,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 4,535 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$102,265
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Installation of 950+/- lineal feet of 80-foot wide collector street with paving and improvements to service Pleasant View Park.	\$143,935 (a)
Sanitary sewer lateral extension into the park (estimated 230+/- linear feet at about \$42.00 per foot).	\$9,700
Public water supply extension into the park (estimated 230+/- linear feet at about \$44.00 per foot).	\$10,100
Electric line extension into the park (estimated 230+/- linear feet at about \$4.25 per foot).	\$1,000
Subtotal of Capital Costs	\$1,079,400
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$107,940
TOTAL COST (15 acres)	\$1,187,340
TOTAL COST IN YEAR 2010 DOLLARS	\$1,478,701*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

- (a) In the year 2000, SEWRPC estimated the cost of construction of an 80-foot wide fully improved urban collector street to be \$800,000 per mile, or \$151.51 per lineal foot.

Jack E. Workman Neighborhood Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and their estimated associated costs for the Jack E. Workman Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
One (1) tennis court (unlighted, about 0.32-acre needed).	\$36,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of additional park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$20,000
Provision of outdoor fitness stations along the walking/education trail.	\$4,000
TOTAL	\$60,500
TOTAL COST IN YEAR 2010 DOLLARS	\$75,346*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Christine Rathke Memorial Park (formerly Quarry View Park): Since this facility is located on privately-owned land only leased to the City of Franklin and not under the permanent control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan update.

However, it is recommended that should an opportunity present itself, the City should consider ownership of this site, and its possible expansion, to accommodate a full-sized neighborhood park.

Existing Neighborhood Level Public Outdoor Recreation Land (Neighborhood Playgrounds at Elementary School Sites)

Pleasant View Elementary School, Ben Franklin Elementary School, Country Dale Elementary School, Southwood Glen Elementary School, and Robinwood Elementary School: As stated earlier in Chapter 7, these outdoor recreational facilities are owned by the Franklin Public School District. Since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan

update.

Existing Mini Park Level Public Outdoor Recreation Land

Lions Baseball Field (formerly Ollie Pederson Field): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Ollie Pederson Field (Franklin Lions Youth League Ball Diamond):

PARK IMPROVEMENT AND/OR ITEM	COST
No additional improvements are proposed.	\$0
TOTAL COST IN YEAR 2010 DOLLARS	\$0

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Cascade Creek Park (City Park #4): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Cascade Creek Park (City Park #4):

PARK IMPROVEMENT AND/OR ITEM	COST
Ice-skating area <i>without</i> fencing or any other structures (about 0.35-acre needed).	\$0
Provision of adequate, paved, clearly marked, 8-space off-street parking with curb and gutter (unlighted and no storm sewer).	\$18,000
Installation of all park signage (outside of all 100-year recurrence interval floodplain areas) for the walking trail	\$2,500
Provision of a walking/education trail. (Assuming a length of about 1,450 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$32,700
TOTAL	\$53,200
TOTAL COST IN YEAR 2010 DOLLARS	\$66,255*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Friendship Park (formerly City Park #1--Sharon and Anita Park): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Friendship Park:

PARK IMPROVEMENT AND/OR ITEM	COST

PARK IMPROVEMENT AND/OR ITEM	COST
Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.	\$7,000
TOTAL	\$7,000
TOTAL COST IN YEAR 2010 DOLLARS	\$8,718

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Glenn Meadows Park (formerly City Park #2--35th Street Park): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Glenn Meadows Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Preparation of a detailed landscape plan for the park.	\$3,700
Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.	\$7,000
TOTAL	\$10,700
TOTAL COST IN YEAR 2010 DOLLARS	\$13,326*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Dr. Lynette Fox Memorial Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Dr. Lynette Fox Memorial Park:

PARK IMPROVEMENT AND/OR ITEM	COST
No additional improvements are necessary.	\$0
TOTAL COST IN YEAR 2010 DOLLARS	\$0

Ken Windl Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Ken Windl Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Installation of one (1) sand volleyball court	\$5,000
TOTAL COST IN YEAR 2010 DOLLARS	\$6,227*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Existing Special Parks

Rainbow Airport Park, Franklin Little League Complex, and Fitzsimmons Road Woods: As indicated in Chapter 7, since these facilities are under the control of Milwaukee County or other private parties and are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan update.

Franklin Woods Nature Center (formerly Camp Arthur Davidson): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Franklin Woods Nature Center:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of a one-story, 4,000 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$388,000 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Provision of lighting for the paved off-street parking lot.	\$25,000
Sanitary sewer lateral extension into the park (estimated 370+/- linear feet at about \$42.00 per foot)	\$15,600
Public water supply extension into the park (estimated 370+/- linear feet at about \$44.00 per foot)	\$16,300
Electric line extension into the park (estimated 370+/- linear feet at about \$4.25 per foot)	\$1,600
Subtotal of Capital Costs	\$446,500
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$44,650
TOTAL COST (40 acres)	\$491,150
TOTAL COST IN YEAR 2010 DOLLARS	\$611,673*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Meadowlands Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Meadowlands Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of additional permanently anchored park benches as demand increases over the planning period.	\$2,500
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,000

PARK IMPROVEMENT AND/OR ITEM	COST
Expansion/widening of the internal walkway/education trail to also serve the western portion of the park. (Assuming a length of about 800 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$18,000
TOTAL	\$22,500
TOTAL COST IN YEAR 2010 DOLLARS	\$28,021*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Ernie Lake Park (unofficial name): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Ernie Lake Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,500
Provision of outdoor fitness stations along the walking/education trail.	\$3,000
TOTAL	\$5,500
TOTAL COST IN YEAR 2010 DOLLARS	\$6,850*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Mission Hills Neighborhood Wetlands: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Mission Hills Neighborhood Wetlands:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of additional permanently anchored park benches along the site's perimeter.	\$3,000
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,500
Potential provision of a walkway/education trail. (Assuming a length of about 1,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$22,550
TOTAL	\$28,050
TOTAL COST IN YEAR 2010 DOLLARS	\$34,933*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Market Square (formerly City Park #3 in St. Martin's): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Market Square:

PARK IMPROVEMENT AND/OR ITEM	COST
Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).	\$0
TOTAL	\$0

Victory Creek Special Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Victory Creek Special Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of permanently anchored park benches.	\$3,000
Potential provision of a walkway/education trail. (Assuming a length of about 2,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$45,100
Installation of all park/trail signage (including interpretive plant signage).	\$15,000
TOTAL	\$63,100
TOTAL COST IN YEAR 2010 DOLLARS	\$78,584*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

COSTS ASSOCIATED WITH THE ACQUISITION AND IMPROVEMENT OF THE PLANNED NEW PARKS, OPEN SPACE, AND OUTDOOR RECREATIONAL SITES AND FACILITIES

Proposed Trails

Planned Trails, Bicycle Routes, and Linkages: As indicated in Chapter 7, Map 7.1 identifies the location of existing and planned trails, bicycle routes, and linkages between public park facilities in the City of Franklin. The total length of trails planned to be located outside of City parks and requiring new public right-of-ways or public easements and associated improvements in the City of Franklin is approximately ~~94,051~~^{85,675} feet, or about ~~17.81~~^{16.23} miles. This total includes both Milwaukee County as well as City of Franklin trails, as identified on Map 7.1. A closer examination of Map 7.1 indicates that the City of Franklin would be responsible for constructing about ~~43,547~~^{32,727} lineal feet or about ~~8.25~~^{6.20} miles of off-road trails and Milwaukee County would be

responsible for constructing about 52,948 lineal feet or about 10.03 miles of off-road trails. According to the City of Franklin Unified Development Ordinance, off-road trail rights-of-way should be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of about ~~43,239.34~~ acres of land is required to accommodate new trails planned to be located outside of City parks and requiring new public trail rights-of-way or public easements for both Milwaukee County and Franklin trails. Of this amount, the City of Franklin would be responsible for about ~~15.03~~ acres of off-road trails. The Comprehensive Outdoor Recreation Plan update identifies the following improvements and their estimated associated costs for the planned trails, bicycle routes, and linkages between public park facilities in the City of Franklin:

TRAIL IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$225,840 \$150,300 (a)
Recreation Facility Development	
Minimum 43,547 32,727 Lineal Feet of 10-foot Wide Bituminous Paved Trail Surface (Assuming a cost of about \$34,422.55 per linear foot.)	\$1,497,994 \$737,994 (b)
Subtotal of Capital Costs	\$1,497,994 \$737,994 4
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$149,799 \$73,799
TOTAL COST NOT INCLUDING LAND (15.03 acres)	\$1,647,793 \$811,793 3
TOTAL DEVELOPMENT COSTS (Future Costs with Inflation From 2002-2013) IN-YEAR 2010 DOLLARS NOT INCLUDING LAND	\$2,471,690 \$1,010,999
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,161,299*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$77,265*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

- (a) Assuming a minimum dedicated public right-of-way or public easement width of 20 feet x ~~32,727~~~~34,040~~ lineal feet resulting in a total area of ~~15,026~~~~17~~~~15,629~~~~17~~ acres. This length is outside of existing dedicated public street rights-of-way. Also assuming an average year 2010 land valuation of ~~\$15,056~~~~10,000~~ per acre.
- (b) Assuming a ~~year 2000~~ cost of ~~\$34.4~~~~22.55~~ per linear foot of 10-foot wide bituminous paved surface.

The generalized extent and location of planned trails, bicycle routes, and linkages are indicated on Map 7.1 for the City of Franklin. As indicated in Chapter 1, in December 1994, SEWRPC published

Planning Report No. 43 titled *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010*. The *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010* (p. 134) indicates that the 1994 unit improvement costs for developing bicycle-way improvements were as follows:

- \$100,000 per mile for the construction of four-foot-wide bicycle lanes or four-foot-wide paved shoulders along both sides of a street.
- \$50,000 per mile for the construction of a ten-foot-wide asphalt bicycle path.
- \$25,000 per mile for the construction of a ten-foot-wide asphalt bicycle path surfaced with limestone screenings.
- \$500 per mile to establish an on-street bicycle route.
- The cost of acquiring right-of-way was assumed to be \$40,000 per acre for an on-street bicycle way and \$10,000 per acre for an off-street bicycle way.

For the City of Franklin Comprehensive Outdoor Recreation Plan update, the above SEWRPC cost estimates were adjusted based upon the changes in the annual Consumer Price Index for the Milwaukee-Racine area between 1994 and 2010. In 1994, the annual Consumer Price Index was 147.0 and in mid-2010 it was 208.728, representing a change of 61.728, or 41.9918 percent. The adjustment results in the following costs for July 1, 2010:

- \$141,992 per mile for the construction of four-foot-wide bicycle lanes or four-foot-wide paved shoulders along both sides of a street.
- \$70,996 per mile for the construction of a ten-foot-wide asphalt bicycle path.
- \$35,498 per mile for the construction of a ten-foot-wide asphalt bicycle path surfaced with limestone screenings.
- \$710 per mile to establish an on-street bicycle route.
- The cost of acquiring right-of-way was assumed to be \$56,797 per acre for an on-street bicycle way and \$14,199 per acre for an off-street bicycle way.

In order to determine the approximate costs associated with any particular segment of the City of Franklin trail system located within an existing dedicated public street right-of-way and indicated on Map 7.1 (see Chapter 7), the length of the segment (in miles and fractions thereof) should be measured and multiplied by the applicable per mile unit improvement costs for 2010 as listed above.

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Proposed Community Recreation Center

Community Recreation Center Building Park: The Comprehensive Outdoor Recreation Plan update identifies the following improvements and their estimated associated costs for the planned Community Recreation Center Building Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 6.25 Acres Required) based upon a City of Franklin Year 2010 Estimated Land Valuation	\$430,000
Community Recreation Center Building (also see Table 9.4)	
Construction of a one-story or two-story, 53,350 square-foot Community Recreation Center Building with the various recreational-related functional spaces described in Chapter 8 in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements. (Note: See detailed discussion presented at the end of Chapter 9 regarding the costs of the building).	\$6,983,300
Subtotal of Community Center Building Costs	\$6,983,300
Other Recreational Facility Site Development Features	
Preparation of a boundary survey of the portion of the property to be used for the community park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$5,000
Provision of 120-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$369,600
Passive open space area (about 2.8 acres) including about 40 picnic tables at 0.07 acre per table and landscaping.	\$48,000
Installation of landscape plant materials.	\$40,000
Provision of park benches permanently anchored.	\$10,000
Installation of all park signage.	\$25,000
Provision of an internal walkway/trail system. (Assuming a length of about 1,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.) Provision of an internal walkway system.	\$22,550
Sanitary sewer lateral extension into the park (estimated 300+/- linear feet at about \$42.00 per foot).	\$12,600
Public water supply extension into the park (estimated 300+/- linear feet at about \$44.00 per foot).	\$13,200

PARK IMPROVEMENT AND/OR ITEM	COST
Electric line extension into the park (estimated 300+/- linear feet at about \$4.25 per foot).	\$1,275
Subtotal of Other Recreational Facility Capital Costs	\$550,225
Legal, Engineering, and Design Costs of Other Recreational Facilities at the Site Not Including Costs associated with the Community Recreational Center Building (10 percent of the above subtotal).	\$55,023
TOTAL COST NOT INCLUDING LAND (6.25 acres)	\$7,588,548
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$9,450,702
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$9,880,702*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,580,912*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Proposed Regional & Multi-Community Parks

Southwest Park/Franklin Park: As indicated in Chapter 7, and as set forth in the *City of Franklin 2025 Comprehensive Master Plan*, a Regional/Southwest Park is proposed in the southwest area of the City.

This park is envisioned to host such citywide events as the Fourth of July Civic Celebration and to serve the community, neighborhood, and mini park needs of the southwestern portion of the City (based upon the assumption that public sanitary sewer and water service will be provided to this portion of the City of Franklin within the 15 year time-frame of this CORP update).

Based upon a preliminary analysis undertaken by staff during the preparation of the Comprehensive Master Plan, and further analyzed during this CORP update, the Southwest Park is herein proposed to be an approximately 200 acre regional public park facility to be owned by the City of Franklin and developed adjacent to and in conjunction with Milwaukee County's development of Franklin Park. The proposed Southwest Park is envisioned to primarily be an active recreation site while the existing Franklin Park is envisioned to primarily be a passive recreation site. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and costs for the proposed Regional Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 200 Acres at a City of Franklin Year 2010 Estimated Land Valuation of \$4,000 Per Acre).	\$1,400,000
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
Two (2) baseball diamonds (about 9 acres needed) with backstop and bleachers with lighting.	\$103,000
Lighting for two (2) baseball fields	\$75,000
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting.	\$92,000
Play Field (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Soccer Complex (about 8 acres needed for four fields)	\$200,000
Lighting for Soccer Complex	\$75,000
Skateboard Park (about 0.23 acres needed)	\$20,000
¼ Mile BMX Racetrack (with obstacles)	\$16,000
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Eight (8) tennis courts (unlighted, about 2.56-acres needed).	\$292,000
Lighting for eight (8) tennis courts	\$100,000
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.4 acres needed) including about 20 picnic tables (at 0.07 acre per table) and landscaping.	\$25,000
Installation of landscape plant materials in areas located outside of the	\$30,000

PARK IMPROVEMENT AND/OR ITEM	COST
playfield areas.	
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of A 200-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$616,000
Installation of all park signage.	\$25,000
Provision of a multiuse walking/snowmobile/education trail. (Assuming a length of about two miles and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$238,100
Provision of outdoor fitness stations along the walking/education trail.	\$10,000
Sanitary sewer lateral extension into the park (estimated 700+/- linear feet at about \$42.00 per foot).	\$29,400
Public water supply extension into the park (estimated 700+/- linear feet at about \$44.00 per foot).	\$30,800
Electric line extension into the park (estimated 700+/- linear feet at about \$4.25 per foot).	\$3,000
Subtotal of Capital Costs	\$2,381,500
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$238,150
TOTAL COST NOT INCLUDING LAND	\$2,619,650
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$3,262,486
TOTAL COST (200 acres) IN YEAR 2010 DOLLARS INCLUDING LAND	\$4,662,486*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$23,312*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

It is envisioned that many of the community level facilities proposed by SEWRPC Planning Report No. 132 -- for Franklin Park -- would instead be developed at the Southwest Park by Milwaukee County. This would enable preservation of the important natural resource features (such as the remnant Oak Savanna) within Franklin Park. This in turn would substantially reduce the development cost noted above. However, until such time as an agreement of this nature is concluded between Milwaukee County and the City of Franklin, the cost for such development will be identified here.

Proposed Neighborhood Parks

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public park, open space, and outdoor recreation sites in the City of Franklin--including the location of

potential neighborhood parks. Map 7.1 indicates the potential locations of four new neighborhood parks for the City of Franklin—PN1 Forest Hills Neighborhood Park, PN2 Hillcrest Neighborhood Park, PN3 St. Martin's Neighborhood Park, PN4 Woodview Neighborhood Park, and PN5 Willow Edge Neighborhood Park. The acquisition and improvement costs for each of these five sites are described below.

Forest Hills Neighborhood Park: The Forest Hills Neighborhood plan of the City of Franklin's 1992 Comprehensive Master Plan calls for the development of a neighborhood park site located west of and contiguous to the Forest Park Middle School. The 1991 adopted *A Park and Open Space Plan for Milwaukee County*, as well as the City's 2002 Comprehensive Outdoor Recreation Plan, also recommends a neighborhood park in the Forest Hills Neighborhood.

However, significant urban development has already taken place in the Forest Hills Neighborhood resulting in a lack of suitable vacant land to accommodate a new neighborhood park. Therefore, it is recommended that the City of Franklin work closely with the Franklin School District to jointly provide community and neighborhood level park facilities at the approximately eleven (11) acre community playfield at Forest Park Middle School. Furthermore, staff recommends the development of an agreement between the City of Franklin and the Franklin School District to pay for future improvements to the Forest Hills Neighborhood Park/ Forest Park Middle School.

In general, the planned development of the Forest Hills Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. It is also important for the Forest Hills Neighborhood Park not to duplicate recreational facilities already offered at Forest Park Middle School. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements for the Forest Hills Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
0	
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Softball diamond (about 2.68 acres needed without lighting and if adequate site area and configuration permits).	\$46,000
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with	\$41,500

PARK IMPROVEMENT AND/OR ITEM	COST
Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of an internal walkway/trail system. (Assuming a length of about 1,500 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$33,825
Sanitary sewer lateral extension into the park (estimated 500+/- linear feet at about \$42.00 per foot).	\$21,000
Public water supply extension into the park (estimated 500+/- linear feet at about \$44.00 per foot).	\$22,000
Electric line extension into the park (estimated 500+/- linear feet at about \$4.25 per foot).	\$2,125
Subtotal of Capital Costs	\$802,150
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$80,215
TOTAL COST	\$882,365
TOTAL COST IN YEAR 2010 DOLLARS	\$1,098,889*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Hillcrest Neighborhood Park: As indicated in Chapter 7, the Hillcrest Neighborhood plan of the City of Franklin's 1992 Comprehensive Master Plan calls for the development of a neighborhood park site somewhat centrally located within the neighborhood in conjunction with a planned elementary school site planned to be located generally south of W. Elm Court between W. Loomis Road (STH 36/45) and St. Martin's Road (STH 100) The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in the Hillcrest Neighborhood. In general, the planned

development of the Hillcrest Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and costs for the planned Hillcrest Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 19.84 Acres Required at a City of Franklin Year 2010 Estimated Land Valuation of \$30,000 Per Acre).	\$595,200
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan should be prepared for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers without lighting (without lighting and without an irrigation system).	\$51,500
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting..	\$92,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the	\$30,000

PARK IMPROVEMENT AND/OR ITEM	COST
playfield areas.	
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 1,700 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$38,350
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Sanitary sewer lateral extension into the park (estimated 600+/- linear feet at about \$42.00 per foot).	\$25,200
Public water supply extension into the park (estimated 600+/- linear feet at about \$44.00 per foot).	\$26,400
Electric line extension into the park (estimated 600+/- linear feet at about \$4.25 per foot).	\$2,550
Subtotal of Capital Costs	\$1,012,400
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$101,240
TOTAL COST NOT INCLUDING LAND (19.84 acres)	\$1,113,640
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$1,386,916
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,982,116*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$99,905*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Woodview Neighborhood Park: As indicated in Chapter 7, the Woodview Neighborhood plan of the City of Franklin's 1992 Comprehensive Master Plan calls for the development of a combined neighborhood and special park site located within the northern one-half of the neighborhood. However, since the preparation of the City of Franklin's 1992 Comprehensive Master Plan, a significant portion of the planned neighborhood park site was developed as a single-family residential subdivision. Therefore, an alternative site will need to be specifically located to accommodate the needed neighborhood park site. The 1991 adopted A Park and Open Space Plan for Milwaukee County also recommends a neighborhood park in this neighborhood. In general, the planned development of the Woodview Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and costs for the planned Woodview Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 19.84 Acres Required at a City of Franklin Year 2010 Estimated Land Valuation of \$30,000 Per Acre).	\$595,200
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. a detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers without lighting (without lighting and without an irrigation system).	\$51,500
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting.	\$92,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700

PARK IMPROVEMENT AND/OR ITEM	COST
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 1,100 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$24,800
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Sanitary sewer lateral extension into the park (estimated 500+/- linear feet at about \$42.00 per foot).	\$21,000
Public water supply extension into the park (estimated 500+/- linear feet at about \$44.00 per foot).	\$22,000
Electric line extension into the park (estimated 500+/- linear feet at about \$4.25 per foot).	\$2,100
Subtotal of Capital Costs	\$989,800
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$98,980
TOTAL COST (19.84 acres) NOT INCLUDING LAND	\$1,088,780
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$1,355,956
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,951,156*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$98,345*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Proposed Mini Parks

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public outdoor recreation sites in the City of Franklin--including the location of five potential new mini parks identified on Map 7.1 as sites PM1 through PM7. The acquisition and improvement costs for each of these five sites is described below. However, to achieve the desirable recreational space needed to accommodate the planned facilities at such mini park sites as set forth in Chapter 7 of the Comprehensive Outdoor Recreation Plan update, the desirable acquisition of three acres was used to determine acquisition costs. Chapter 7 and Table 3.2 of Chapter 3 indicate that the minimum size for such a mini park would be one acre.

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition--MINI PARK SITE PM1 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$65,000 Per Acre).	\$195,000

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition--MINI PARK SITE PM2 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$35,000 Per Acre).	\$105,000
Land Acquisition--MINI PARK SITE PM3 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$23,333 Per Acre).	\$70,000
Land Acquisition--MINI PARK SITE PM4 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$50,000 Per Acre).	\$150,000
Land Acquisition--MINI PARK SITE PM5 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$70,000 Per Acre).	\$210,000
Recreation Facility Development for Each Planned Mini Park	
Preparation of a boundary survey of the portion of the property to be used for the mini park. a detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for each mini park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Playfield and ice-skating area (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Provision of an open-air pavilion/gazebo (with concrete slab) which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$16,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$10,000
Provision of park benches and/or picnic tables. Some of these park benches and/or picnic tables may be permanently anchored.	\$5,500
Provision of adequate, paved, clearly marked, 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Installation of all park signage.	\$8,000
Provision of a walking/education trail. (Assuming a length of about 400 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$9,000
Provision of outdoor fitness stations along the walking/education trail.	\$3,000

PARK IMPROVEMENT AND/OR ITEM	COST
Subtotal of Capital Costs for Each Planned Mini Park	\$187,400

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PARK IMPROVEMENT AND/OR ITEM	COST
Legal, Engineering, and Design Costs (10 percent of the subtotal for each planned mini park)	\$18,740
Total Cost in Year 2000 dollars (not including land)	\$206,140
Total Cost in Year 2010 dollars (not including land)	256,725*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS-MINI PARK SITE PM1	\$451,725*/ \$150,575*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM2	\$361,725*/ \$120,575*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM3	\$326,725*/ \$108,908*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM4	\$406,725*/ \$135,575*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM5	\$466,725*/ \$155,575*
Total Cost & Cost per Acre in Year 2010 dollars	\$2,013,625*/ \$134,242*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Proposed Special Parks

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public outdoor recreation sites in the City of Franklin--including the location of ~~two~~ one new special parks identified ~~on Map 7.1~~ as site PS1, named Mahr Woods Special Park and PS3 named All-Accessible Park.

Mahr Woods Special Park: The Mahr Woods Special Park is located west of S. 27th Street, south of W. Oakwood Road and east of the Root River Parkway in U.S. Public Land Survey Section 36. This tract of woodlands is a Southeastern Wisconsin Regional Planning Commission (SEWRPC) designated Isolated Natural Resource Area. Therefore, a "Special Park" designation is appropriate and the site should be acquired and developed for passive recreational facilities. The acquisition and improvement costs for the Mahr Woods Special Park are described below.

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (30 acres at a City of Franklin Year 2010 Estimated Land Valuation of \$1,500 per acre).	\$45,000
Recreation Facility Development	
Preparation of a boundary survey of the property.	\$3,000
Development of a detailed site development plan and landscape plan for the park.	\$3,700
Installation of all park signage (including interpretive plant signage).	\$15,000
Provision of adequate, paved, clearly marked 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Provision of a walking/education trail. (Assuming a length of about 2,500 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$56,400
Addition of park benches and picnic tables if demand increases over the planning period. Some of these park benches and picnic tables may be permanently anchored.	\$4,000
Provision of outdoor fitness stations along the walking/education trail.	\$2,000
Subtotal of Capital Costs	\$112,100
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$11,210
Subtotal of Capital Costs and Legal, Engineering, and Design Costs	\$123,310
Subtotal of Capital Costs and Legal, Engineering, and Design Costs in Year 2010 dollars	\$153,569
TOTAL COST IN YEAR 2010 DOLLARS	\$198,569*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS	\$6,619*

*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

All-Accessible Park: As indicated in Chapter 7, All-Accessible Park is located east of S. 116th Street, north of W. Loomis Road (State Highway 36) in U.S. Public Land Survey Section 19. It is envisioned that All-Accessible Park will serve not just the City of Franklin, but the entire Milwaukee metropolitan area and beyond. For this reason, it is important that All-Accessible Park be located along an arterial road, such as State Highway 36 (West Loomis Road) to provide proper ingress and egress for the traffic this park will likely generate. The park will encompass approximately 49 acres of land acquired by the Milwaukee Metropolitan Sewerage District in furtherance of their Greenseams Program, formerly known as the "Hack property" and anywhere from 0.32 acres to 4 acres of land purchased, leased or donated from Victory of the Lamb Lutheran Church located at 11120 W. Loomis Road. The Hack property has a large wetland on it, which is part of a Southeastern Wisconsin Regional Planning Commission (SEWRPC) designated Isolated Natural Resource Area. Furthermore, the property is

subject to a Stewardship Grant and Management Contract from the Wisconsin Department of Natural Resources. Therefore, the Hack property will be primarily limited to passive recreation and the active recreation facility improvements will be installed on the Victory of the Lamb Property. Due to the presence of high quality natural resource features and the limited active recreational value of the property, All-Accessible Park is best classified as a Specialized Recreational Area or Special Park. The acquisition and improvement costs for All-Accessible Park are described below¹.

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PARK IMPROVEMENT AND/OR ITEM	COST
<u>Land Acquisition</u>	
<u>Land Acquisition</u> (Minimum Total of 0.32-4.0 Acres Required at a City of Franklin Estimated Land Valuation of \$15,056 Per Acre).	--
<u>Recreation Facility Development</u>	
<u>Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.</u>	<u>\$3,000</u>
<u>Preparation of a detailed site development plan and accompanying landscape plan should be prepared for the entire special park site. Such a plan should be done so as to assure the maximum and efficient use of the property.</u>	<u>\$3,700</u>
<u>All-Accessible Playground (about 0.32-acres needed). This community built playground is to include a poured in place surface for easy mobility and extra wide ramps to accommodate two way traffic and wheelchairs. The playground design will conform to the Americans with Disabilities Act Accessibility Guidelines, and Consumer Product Safety Commission guidelines.</u>	--
<u>Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).</u>	<u>\$232,800</u> (Assuming \$97 per Square Foot in Year 2000 Dollars)
<u>Installation of landscape plant materials</u>	<u>\$30,000</u>
<u>Provision of park benches, picnic tables, etc. as demand increases over the planning period. Some of these park benches, picnic tables, etc. may be permanently anchored.</u>	<u>\$26,000</u>
<u>Provision of 50-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.</u>	<u>\$181,700</u>
<u>Installation of all park signage.</u>	<u>\$25,000</u>
<u>Provision of a fully accessible internal trail/walkway system. (Assuming a length of about _____ lineal feet and a cost of about \$34.4 per linear foot</u>	--

¹ Acquisition and improvement costs for All-Accessible Park are subject to change as more detailed information becomes available.

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<u>PARK IMPROVEMENT AND/OR ITEM</u>	<u>COST</u>
<u>of 10-foot wide bituminous paved surface.)</u>	
<u>Sanitary sewer lateral extension into the park (estimated 600+/- linear feet at about \$42.00 per foot).</u>	==
<u>Public water supply extension into the park (estimated 600+/- linear feet at about \$44.00 per foot).</u>	==
<u>Electric line extension into the park (estimated 600+/- linear feet at about \$4.25 per foot).</u>	==
<u>Subtotal of Capital Costs</u>	==
<u>Legal, Engineering, and Design Costs (10 percent of the subtotal).</u>	==
<u>TOTAL COST NOT INCLUDING LAND (0.32-4.0 acres)</u>	==
<u>TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND</u>	==
<u>TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND</u>	==
<u>TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND</u>	==

* Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

-- Final Costs are unknown at this time. Specific facilities have not yet been determined, and donations and other similar contributions are anticipated.

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SUMMARY OF ESTIMATED PUBLIC PARK COSTS

The following Table 9.3 summarizes the total cost estimates for all of the aforementioned public parks.

Table 9.3

SUMMARY OF THE TOTAL ESTIMATED COSTS FOR
CITY OF FRANKLIN-OWNED PUBLIC PARKS: ~~2014~~2010

PARK NAME AND/OR IDENTIFICATION NUMBER	ESTIMATED TOTAL COST IN YEAR 2010 DOLLARS
EXISTING COMMUNITY PARKS	
Lion's Legend Park I and II	\$28,333
<i>Subtotal</i>	\$28,333
EXISTING NEIGHBORHOOD PARKS	
Pleasant View Neighborhood Park	\$1,478,701
Jack E. Workman Neighborhood Park	\$75,346
<i>Subtotal</i>	\$1,554,047
EXISTING MINI PARKS	
Cascade Creek Park	\$66,255
Friendship Park	\$8,718
Ken Windl Park	\$6,227
Glenn Meadows Park	\$13,326
<i>Subtotal</i>	\$94,526
EXISTING SPECIAL PARKS	
Franklin Woods Nature Center	\$611,673
Meadowlands Park	\$28,021
Ernie Lake Park	\$6,850
Mission Hills Neighborhood Wetlands	\$34,933
Victory Creek	\$78,584
<i>Subtotal</i>	\$760,061
PLANNED NEW REGIONAL & MULTI-COMMUNITY PARKS	
Southwest Park	\$4,662,486
<i>Subtotal</i>	\$4,662,486
PLANNED NEW COMMUNITY PARKS/FACILITIES	
Planned Trails, Bicycle Routes, and Linkages	\$2,471,690 161,299
Community Recreation Center Building & Park	\$9,880,702
<i>Subtotal</i>	\$12,352,392 11,042,00 +
PLANNED NEW NEIGHBORHOOD PARKS	
Forest Hills Neighborhood Park	\$1,098,889*
Hillcrest Neighborhood Park	\$1,982,116
Woodview Neighborhood Park	\$1,951,156

Table 9.3

SUMMARY OF THE TOTAL ESTIMATED COSTS FOR
CITY OF FRANKLIN-OWNED PUBLIC PARKS: ~~2014~~2010

PARK NAME AND/OR IDENTIFICATION NUMBER	ESTIMATED TOTAL COST IN YEAR 2010 DOLLARS
<i>Subtotal</i>	\$5,032,161
PLANNED NEW MINI PARKS	
Mini Park Site PM1	\$451,725
Mini Park Site PM2	\$361,725
Mini Park Site PM3	\$326,725
Mini Park Site PM4	\$406,725
Mini Park Site PM5	\$466,725
<i>Subtotal</i>	\$2,013,625
PLANNED NEW SPECIAL PARKS	
Mahr Woods Special Park	\$198,569
All-Accessible Special Park	=
<i>Subtotal</i>	\$198,569
GRAND TOTAL	\$26,696,200 ² 25,385 ₈₀₆

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* The City's cost share of this amount is not known at this time.
-- [The final cost of All-Accessible Special Park is not known at this time.](#)

COMMUNITY CENTER BUILDING COST ESTIMATES

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public outdoor recreation sites in the City of Franklin--including the location of the planned new Community Recreation Center Building Park as described in Chapter 8 "Community Recreation Center Building Needs Analysis."

The community center building facility cost estimate analyses developed and set forth in this Chapter are based upon the forecast year ~~2030~~2025 building spatial needs analysis as set forth in Chapter 8. As stated earlier in this Chapter, the cost estimate analyses are presented utilizing constant year 2000

² [The grand total of estimated costs for City of Franklin-owned public parks will be updated when the final cost of All-Accessible Park is known.](#)

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dollar amounts (but are adjusted to 2010 based upon the change in the Consumer Price Index). The year 2000 square-foot cost for the construction of community centers with gymnasiums in the greater Milwaukee area for facilities of about 20,000+ square feet would be about \$80.80 per square foot of building area (assuming tilt-up concrete wall panels with steel frame construction). The square foot costs were derived, in part, from the publication *Means Square Foot Costs: 21st Annual Edition* published by the Robert Snow Means Company, Inc., with the Means Data Bank of Construction Costs adjusted to January 1, 2000, for the greater Milwaukee area.

It is important for the City of Franklin to establish a realistic budget for the community center if this project is to be undertaken. Should the cost estimates result in a total budget amount which is larger than the extent of funds that can reasonably be expected to be made available, or that the City is willing to pay, then the quality of construction or the scope of the project must be reduced. Cost factors which were addressed in preparing the building construction cost estimates include building costs, fixed equipment costs, total construction costs, site acquisition and/or demolition costs, professional fees, contingencies, movable equipment costs, administration costs to the City, and the total budget required by the City to complete the project. Each of these factors is defined below.

Building Costs

Building costs include all costs of construction within five feet of the building line, items required by codes, and items normally found in buildings regardless of building type.

Fixed Equipment

Fixed equipment costs include the costs of all equipment items which may be installed before completion of the building and which are a part of the construction contract. Movable equipment (addressed later in the cost estimates) would include special equipment such as chairs, tables, and desks.

Site Development

Site development costs include the costs of all work required on that portion of the building site which lies within the site boundary and up to five feet from the edge of the building, including grading, fencing, the construction of driveways and parking areas, utilities, landscape development (adjacent to the building only), the placement of walks, site lighting, and sign placement, and the costs required to overcome any unusual foundation conditions. The site development costs in this instance do not include other community park area site development costs.

Total Construction

The total construction cost represents the expected total budget for construction, including building costs fixed equipment costs, and site development costs. This figure should approximate the base bid of the building contract documents.

Site Acquisition and Demolition

The site acquisition and demolition cost represents the amount to be budgeted for acquisition and demolition of any existing structures on the site that is ultimately selected for the facility. These costs have not been included in the following analysis since they are highly dependent upon the site selected and the negotiated purchase price.

Professional Fees

Professional fees include the costs of legal, architectural, landscape architecture, engineering, and land surveying services.

Contingencies

The contingency represents a percentage of the total construction reserve to meet unforeseen expenses.

Movable Equipment

Movable equipment includes special equipment, chairs, tables, desks, and other furniture as needed.

Administrative Cost to the City

Administrative costs include costs for which the City is responsible during the planning and building process, including insurance costs and the cost of City staff personnel time.

Total Budget

The total budget represents the amount required to completely construct a ready-to-occupy facility. These figures do not include any financing costs, any site acquisition and/or demolition costs, or the costs of municipal service extensions to the site.

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Construction Cost Estimates

Tables 9.4 provides a cost estimate analysis for the construction of the community center building defined by the building and site development programs presented in Chapter 8. The costs indicated in Table 9.4 are expressed in year 2000 dollars. These estimates should be used by City officials in order to establish realistic budgets for the community center building.

Table 9.4

**COST ESTIMATE ANALYSIS FOR THE CONSTRUCTION OF a
COMMUNITY CENTER BUILDING FOR THE CITY OF FRANKLIN
(TOTAL BUILDING BUDGET CONVERTED TO YEAR 2010 DOLLARS)**

ITEM	ESTIMATED COSTS
A. Building Costs (a)	\$4,310,680
B. Fixed Equipment (10% of A)	\$431,068
C. Site Development for Building Site Footprint Area and Area Adjacent to Building Only and Not Other Community Park Area Site Development (varies depending upon site selected, but a figure of 10% of A can be used)	\$431,068
<i>D. Total Construction Cost (A+B+C)</i>	<i>\$5,172,816</i>
E. Site Acquisition/Demolition (varies depending upon the site selected)	\$0
F. Professional Fees (architects, engineers, etc.--8% of D)	\$413,825
G. Contingencies (10% of D)	\$517,281
H. Movable Equipment (15% of D)	\$775,922
I. Administrative Costs to the City (2% of D)	\$103,456
<i>J. Total Building Budget Recommended (D+E+F+G+H+I)</i>	<i>\$6,983,300</i>
<i>K. Total Building Budget Recommended (D+E+F+G+H+I) in year 2010 dollars</i>	<i>8,696,932</i>

(a) Assuming a 53,350 square-foot building.

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

Based upon the data presented relating to the acquisition and improvement costs (as applicable) associated with the provision of parks and recreational facilities in the City of Franklin, the following detailed proportionate share costs and impact fees were calculated on a per dwelling unit basis for each facility and are indicated in Table 9.5.

Table 9.5

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

PARK NAME AND CORRESPONDING ZONE	PROPORTIONATE SHARE COST CALCULATION ON A PER DWELLING UNIT BASIS	IMPACT FEES PER DWELLING UNIT
COMMUNITY FACILITIES		
Lion's Legend Community Park I and II Zone No. 1.	0.002417 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$745.60) = \$1.80	\$1.80
Community Recreation Center Building Park Zone No. 1.	0.00039753 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$1,580,912) = \$628.46	\$628.46
Community Recreation Trails Zone No. 2.	0.0009541 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$77,262) = \$73.72	\$73.72
NEIGHBORHOOD PARK FACILITIES		
Forest Hills Neighborhood Park Zone No. 1.	To be determined.	To be determined.
Hillcrest Neighborhood Park Zone No. 2.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$99,905) = \$438.18	\$438.18
Woodview Neighborhood Park Zone No. 3.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$98,345) = \$431.34	\$431.34
Pleasant View Neighborhood Park Zone No. 4.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$98,580) = \$432.37	\$432.37
MINI PARK FACILITIES		
PM1 Mini Park Zone No. 1.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$150,575) = \$388.48	\$388.48
PM2 Mini Park Zone No. 2.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$120,575) = \$311.08	\$311.08
PM3 Mini Park Zone No. 3.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$108,908) = \$280.98	\$280.98
PM4 Mini Park Zone No. 4.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$135,575) = \$349.78	\$349.78

Table 9.5

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

PARK NAME AND CORRESPONDING ZONE	PROPORTIONATE SHARE COST CALCULATION ON A PER DWELLING UNIT BASIS	IMPACT FEES PER DWELLING UNIT
	\$349.78	
PM5 Mini Park Zone No. 5.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$155,575) = \$401.38	\$401.38
PM6 Ken Windl Park Zone No. 6	0.258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$924) = \$2.38	\$2.38
SPECIAL PARK FACILITIES		
Mahr Woods Special Park Zone No. 1.	0.00191 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$6,619) = \$12.64	\$12.64
Franklin Woods Nature Center Zone No. 2.	0.0025 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$15,292) = \$38.23	\$38.23
Meadowlands Special Park Zone No. 3.	0.000954 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$2,076) = \$1.98	\$1.98
Ernie Lake Special Park Zone No. 4.	0.00089 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$489) = \$0.43	\$0.43
Mission Hills Neighborhood Wetlands Special Park Zone No. 5.	0.00089 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$2,495) = \$2.22	\$2.22
Victory Creek Special Park Zone No. 6.	0.0046 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$836.28) = \$3.85	\$3.85
Regional Park Zone No. 1	0.0127 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$16,312) = \$207.17	\$207.17

It is recommended that the fees set forth in Table 9.5 above be diligently updated by the City of Franklin on a year-to-year basis based upon changes in the Consumer Price Index (CPI) for the Milwaukee metropolitan area as established by the Bureau of Labor Statistics of the U.S. Department of Labor.

Note: Tables 27 & 28 of the 2013 Park Impact Fee Update prepared by Ruekert/Mielke identify a park impact fee of \$2,816.00 per single-family home, assuming 2.9 people per unit, and \$1,942.00 per multi-family dwelling assuming 2.0 people per unit.

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CAPITAL COST EFFECTS OF THE IMPACT FEES UPON THE AVAILABILITY OF AFFORDABLE HOUSING IN THE CITY OF FRANKLIN

The purpose of this section is to provide an estimate of the effect of recovering the capital costs associated with the provision of recreational facilities through the use of impact fees on the availability of affordable housing within the City of Franklin. For the purposes of this facility needs assessment, it is assumed for the City of Franklin that housing is affordable if:

1. It consumes no more than thirty (30) percent of a household's adjusted gross income;
2. That homeowners borrow no more than two and one-half (2.5) times the household income for a home mortgage; and
3. That homeowners would make a minimum down payment of five (5) percent of the total home cost.

Thus, an "affordable" house in the City of Franklin is one that can be purchased by a household earning the City of Franklin median income. Table 9.6 indicates that the median household income for the City of Franklin in 2000 was \$64,315. Table 9.7 indicates the owner-occupied housing unit values in the City of Franklin in 2000. Based upon the 2000 U.S. Bureau of the Census data and the aforementioned assumptions regarding the affordability of housing, Table 9.8 indicates the 2000 "affordable" housing values for the City of Franklin. [Note: At the time of the preparation of this Comprehensive Outdoor Recreation Plan, year 2010 U.S. Bureau of the Census data for City of Franklin household income was not available.]

Table 9.8 indicates that the "affordable" housing unit mortgage amount (not housing unit cost) without an impact fee is \$160,788.

The total impact fees proposed to be collected for the listed Community Facilities and Special Park Facilities is \$970.77.

In the Hunting Park Neighborhood Park Zone of the City of Franklin (see Map 9.2) the total impact proposed to be collected for a neighborhood park would be \$438.18 (representing the highest of the neighborhood park impact fees).

For affordable housing analyses purposes, it is assumed that the total \$1,408.95 impact fee (the highest of the combined community-level and neighborhood-level fees) would be made an integral part of the housing unit mortgage amount by the home buyer. Based upon the \$1,408.95 total impact fee amount, the total housing unit mortgage amount (not housing unit cost) with an impact fee would rise from \$160,788 to \$162,197, or only about 0.88 percent. Assuming a typical 30-year mortgage at an interest

rate of 5.5 percent and a mortgage amount of \$160,788(*without* an impact fee), the monthly mortgage payment would be \$912.94. Assuming a typical 30-year mortgage at an interest rate of 5.5 percent and a mortgage amount of \$162,197 (*with* an impact fee), the monthly mortgage payment would be \$920.94. The increase in the monthly mortgage payment due to the imposition of the impact fee would be \$8.00 per month. Therefore, the imposition of the impact fee would have little effect on the provision of affordable housing in the City of Franklin.

Table 9.6

MEDIAN HOUSEHOLD YEARLY INCOME
IN THE CITY OF FRANKLIN: ~~2010~~2000

VALUE TYPE	AMOUNT OF INCOME (dollars)
Median Income	\$ 76,426 64,315

Source: U.S. Bureau of the Census.

Table 9.7

OWNER-OCCUPIED HOUSING UNIT VALUES IN
THE CITY OF FRANKLIN: ~~2010~~2000

VALUE TYPE	AMOUNT OF VALUE (dollars)
Median Value	\$ 237,900 156,400

Source: U.S. Bureau of the Census.

Table 9.8

AFFORDABLE HOUSING UNIT VALUES IN THE CITY OF FRANKLIN: ~~2010~~2000

MEDIAN HOUSEHOLD INCOME (dollars)	TOTAL HOUSING UNIT MORTGAGE AMOUNT (a) (dollars)	ASSUMED 5 PERCENT DOWN PAYMENT (dollars)	TOTAL HOUSING UNIT COST (dollars)
\$76,426 64,315	\$191,065 160,788	\$9,553 8,039	\$200,618 168,827

(a) Calculated at 2.5 times the household income.

Source: Meehan & Company, Inc. and the U.S. Bureau of the Census.