

- Legend**
- Area A Boundary
 - FEMA 1% Annual Chance Flood Hazard
 - WDNR Wisconsin Wetland Inventory



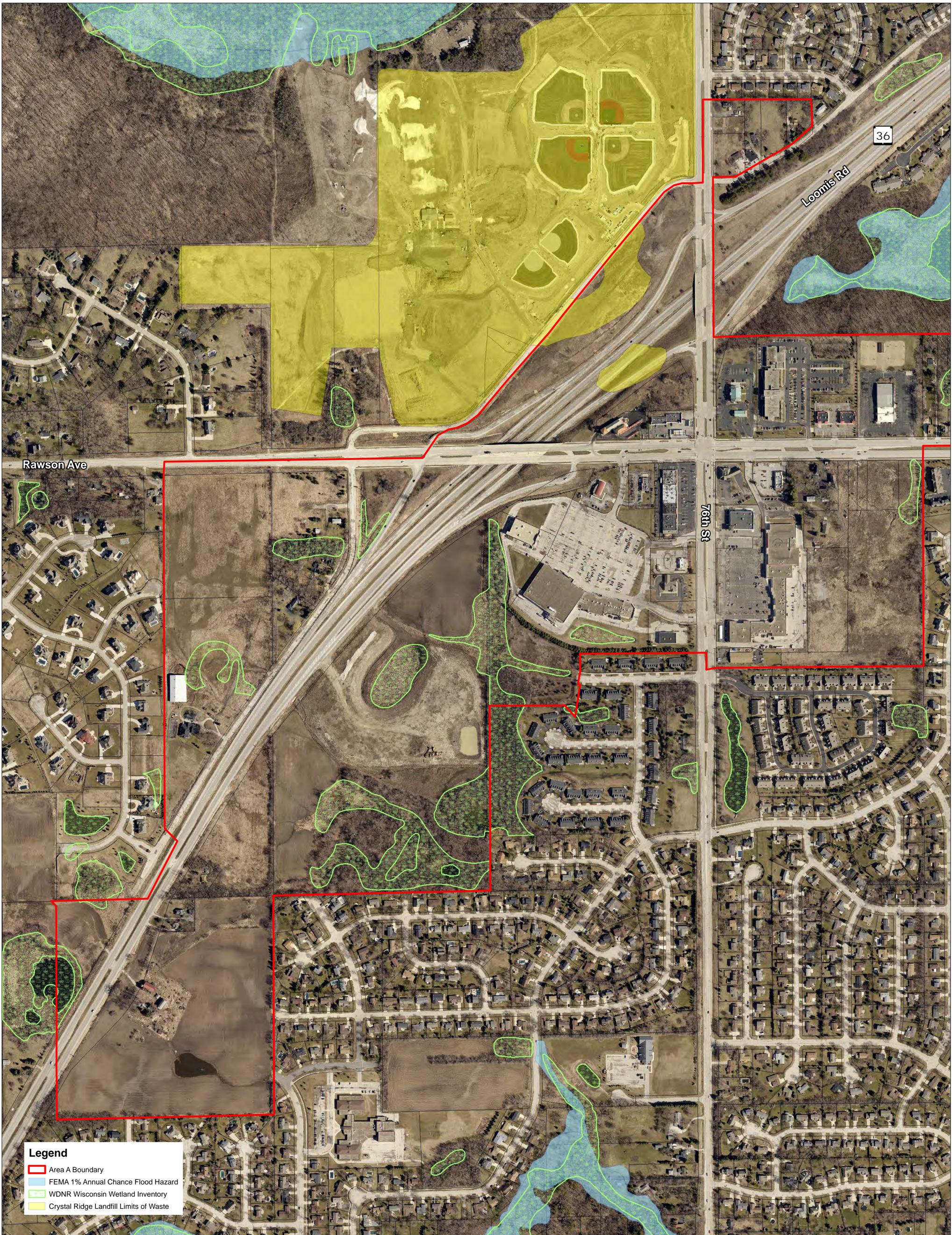
0 200 400
Feet
1 in = 200 ft

AREA A - EAST

ENVIRONMENTAL FEATURES MAP

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN





- Legend**
- ▭ Area A Boundary
 - ▭ FEMA 1% Annual Chance Flood Hazard
 - ▭ WDNR Wisconsin Wetland Inventory
 - ▭ Crystal Ridge Landfill Limits of Waste



0 200 400
 Feet
 1 in = 200 ft

AREA A - WEST

ENVIRONMENTAL FEATURES MAP

CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN





Legend
Area A Boundary
Existing Transportation Lands (22 Acres)



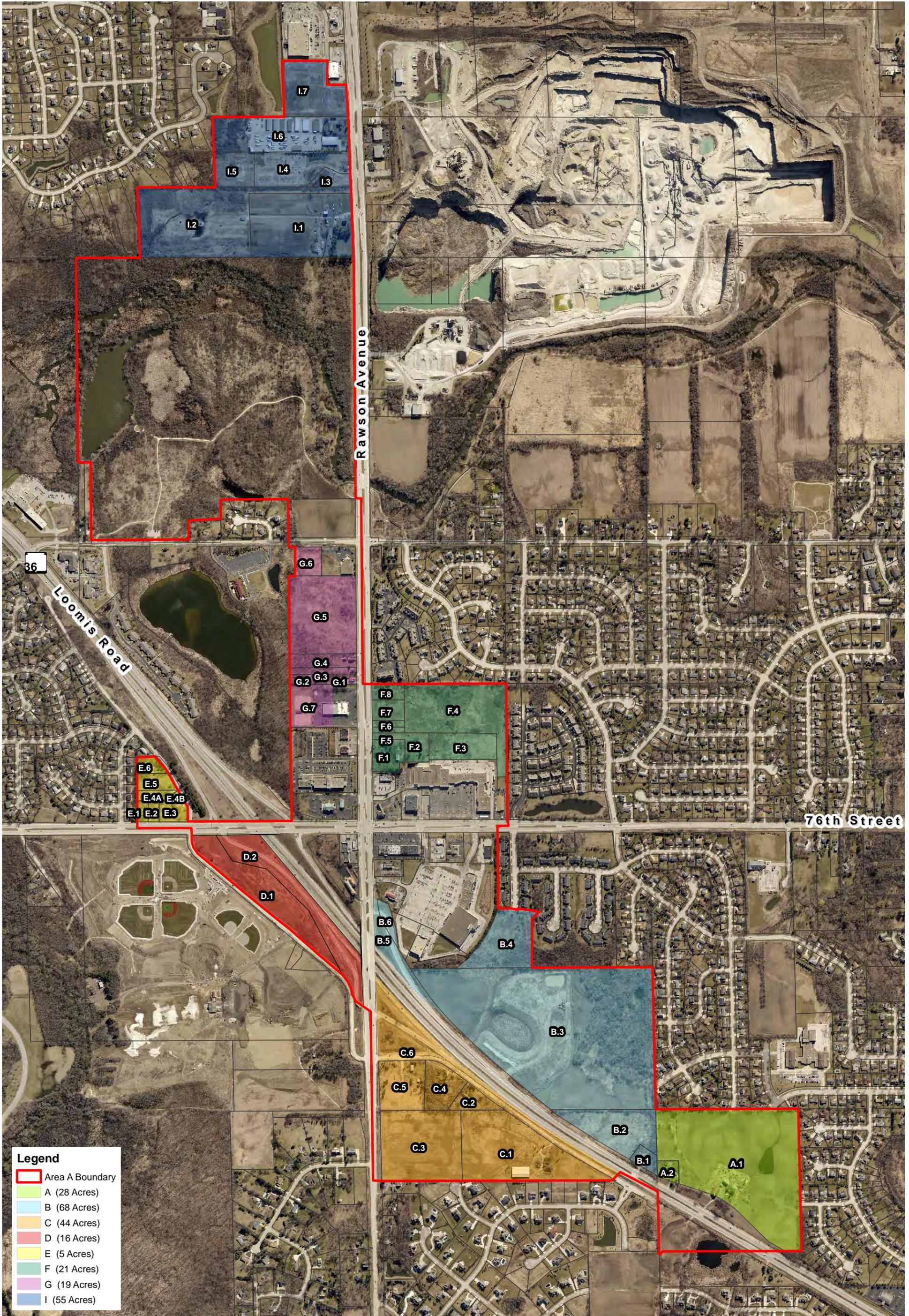
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Feet
1 in = 200 ft

AREA A - WEST

EXISTING TRANSPORTATION LANDS MAP

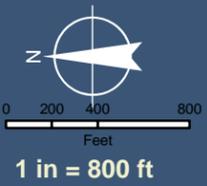
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN





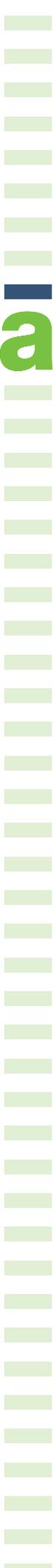
Legend

- ▬ Area A Boundary
- A (28 Acres)
- B (68 Acres)
- C (44 Acres)
- D (16 Acres)
- E (5 Acres)
- F (21 Acres)
- G (19 Acres)
- I (55 Acres)



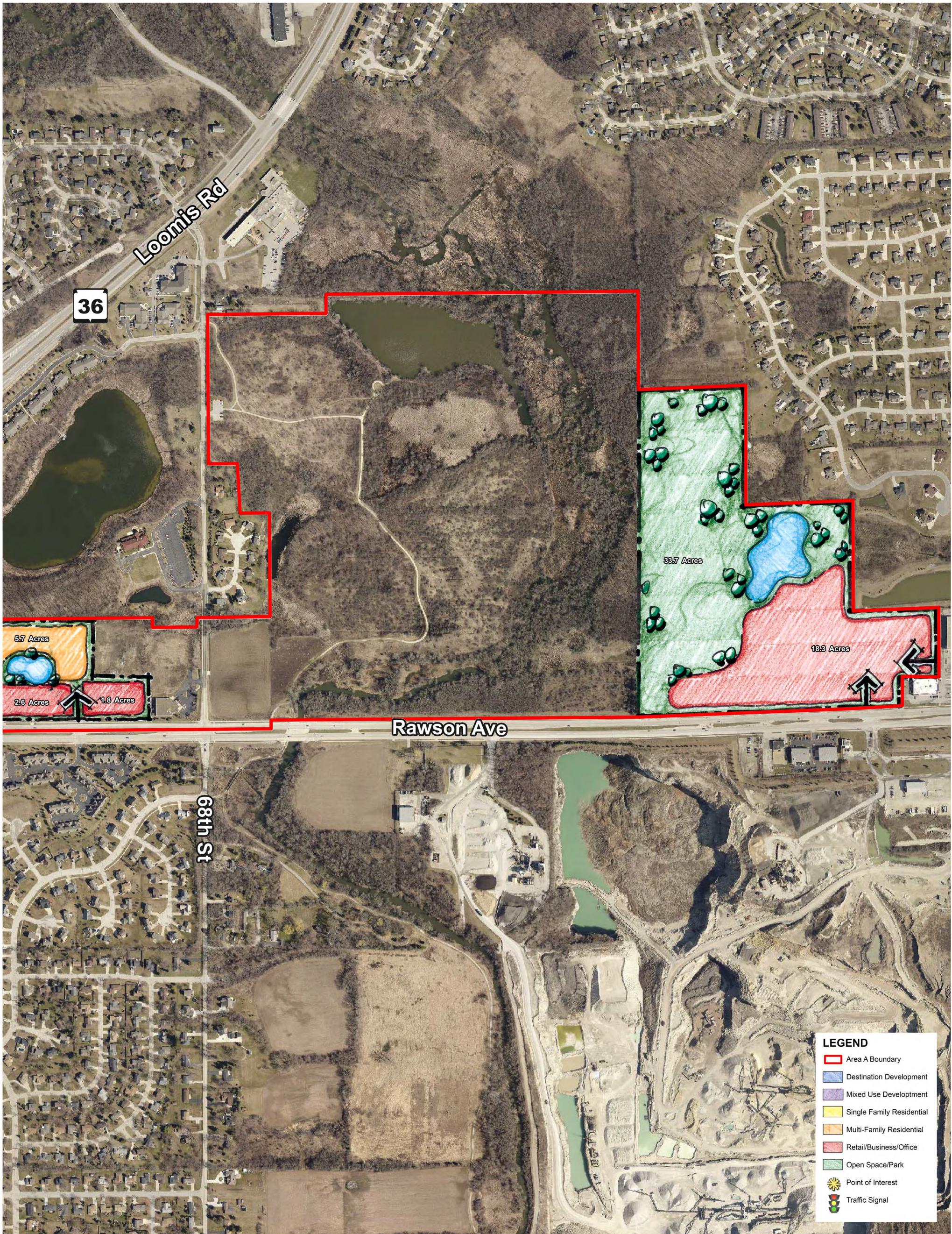
AREA A
 Developable Areas Map
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN



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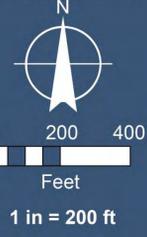
GRaEF

Area A
Alternate A



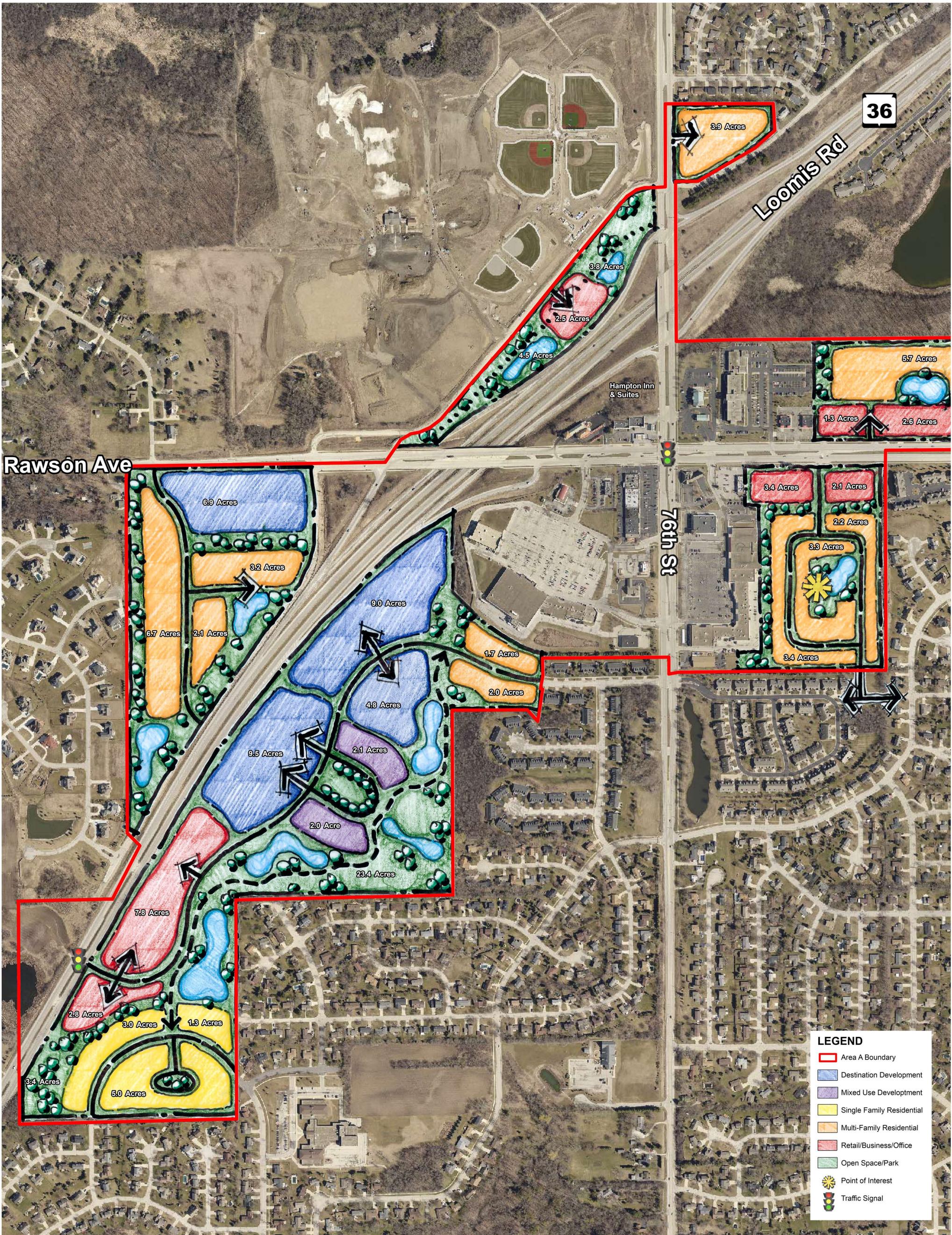
LEGEND

- █ Area A Boundary
- █ Destination Development
- █ Mixed Use Development
- █ Single Family Residential
- █ Multi-Family Residential
- █ Retail/Business/Office
- █ Open Space/Park
- Point of Interest
- Traffic Signal



AREA A - EAST
SCHEMATIC MASTER PLAN
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN





LEGEND

- ▭ Area A Boundary
- ▭ Destination Development
- ▭ Mixed Use Development
- ▭ Single Family Residential
- ▭ Multi-Family Residential
- ▭ Retail/Business/Office
- ▭ Open Space/Park
- ★ Point of Interest
- 🚦 Traffic Signal



AREA A - WEST
SCHEMATIC MASTER PLAN - ALT. A
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN



CITY OF FRANKLIN - AREA A - ALTERNATIVE A

DEVELOPABLE LAND ASSESSMENT

Existing Land Information				Proposed Development										
GRAEF ID	Acres	Total Assessed Value	Assessed Value Per Acre	Developable Land	Roadways \$0	Open Space \$0	Retail \$825,000	Single Family \$614,000	Multi-Family \$600,000	Large User \$825,000	Mixed Use \$825,000	Industrial \$517,000	Total	Increase in Value
Area A					0	0	10.6	9.3	3.7	18.5	4.1	0	46.2	
Total	29.16	\$501,200	\$17,186	29.16 acres	\$0	\$0	\$8,745,000	\$5,710,200	\$2,220,000	\$15,262,500	\$3,382,500	\$0	\$35,320,200	\$34,819,000
Area B					0	0	0	0	0	0	0	0	0	
Total	68.86	\$690,000	\$10,020	53.71 acres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$690,000
Area C					0	0	0	0	12	6.9	0	0	18.9	
Total	44.54	\$1,302,000	\$29,232	41.31 acres	\$0	\$0	\$0	\$0	\$7,200,000	\$5,692,500	\$0	\$0	\$12,892,500	\$11,590,500
Area D					0	0	2.5	0	0	0	0	0	2.5	
Total	16.65	\$0	\$0	16.65 acres	\$0	\$0	\$2,062,500	\$0	\$0	\$0	\$0	\$0	\$2,062,500	\$2,062,500
Area E					0	0	0	0	3.9	0	0	0	3.9	
Total	5.01	\$901,400	\$179,900	5.01 acres	\$0	\$0	\$0	\$0	\$2,340,000	\$0	\$0	\$0	\$2,340,000	\$1,438,600
				0.00										
Area F					0	0	5.5	0	8.9	0	0	0	14.4	
Total	21.42	\$1,979,400	\$92,406	20.15 acres	\$0	\$0	\$4,537,500	\$0	\$5,340,000	\$0	\$0	\$0	\$9,877,500	\$7,898,100
Area G					0	0	5.7	0	5.7	0	0	0	11.4	
Total	19.63	\$1,777,900	\$90,548	15.28 acres	\$0	\$0	\$4,702,500	\$0	\$3,420,000	\$0	\$0	\$0	\$8,122,500	\$6,344,600
Area I					0	0	18.3	0	0	0	0	0	18.3	
Total	85.74	\$4,876,400	\$56,874	36.38 acres	\$0	\$0	\$15,097,500	\$0	\$0	\$0	\$0	\$0	\$15,097,500	\$10,221,100
					0	0	43	9	34	25	4	0	116	
Total Ar	291.02	\$12,028,300	\$41,331	217.66 acres	\$0	\$0	\$35,145,000	\$5,710,200	\$20,520,000	\$20,955,000	\$3,382,500	\$0	\$85,712,700	\$73,684,400

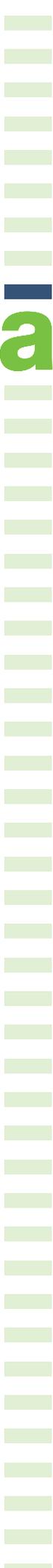
CITY OF FRANKLIN - AREA A - ALTERNATE A

Proposed Infrastructure Improvements																
GRAEF ID	Total Acres	Developed Acres	Lots	Earthwork (Acre)	Water Transmission System (L.F.)	Water Distribution System (L.F.)	Water Valves (Each)	Hydrants (Each)	Water Services (Lot)	Sanitary Sewer (L.F.)	Sanitary Services (Lot)	Paving & Storm Sewer (L.F. Road)	Stormwater Management @50% Impervious (Acre)	Traffic Signals and Lane Improvements (Intersection)	Lighting - 100' spacing (L.F. Road)	Power Distribution (Acre)
Area A				16.00	0	1,700	4	4	25	1,570	25	2420	8.00	1	2420	16.00
Total	29.16	16.00	25	\$302,400	\$0	\$212,500	\$9,200	\$18,000	\$68,750	\$314,000	\$60,000	\$1,210,000	\$200,000	\$750,000	\$181,500	\$80,000
Area B				39.40	0	6,500	14	19	15	4,360	15	6630	19.70	1	6630	39.40
Total	68.86	39.40	15	\$744,660	\$0	\$812,500	\$32,200	\$85,500	\$41,250	\$872,000	\$36,000	\$3,315,000	\$492,500	\$750,000	\$497,250	\$197,000
Area C				18.90	0	2,290	5	7	10	2,430	10	2240	9.45	2	2240	18.90
Total	44.54	18.90	10	\$357,210	\$0	\$286,250	\$11,500	\$31,500	\$27,500	\$486,000	\$24,000	\$1,120,000	\$236,250	\$1,500,000	\$168,000	\$94,500
Area D				10.80	0	3,500	7	10	3	5,670	3	2750	5.40	2	2750	10.80
Total	16.65	10.80	3	\$204,120	\$0	\$437,500	\$16,100	\$45,000	\$8,250	\$1,134,000	\$7,200	\$1,375,000	\$135,000	\$1,500,000	\$206,250	\$54,000
Area E				0.00	0	0	0	0	0	0	0	0	0.00	0	0	0.00
Total	5.01	3.90	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area F				14.40	0	5,770	12	17	5	3,760	5	2670	7.20	0.5	2670	14.40
Total	21.42	14.40	5	\$272,160	\$0	\$721,250	\$27,600	\$76,500	\$13,750	\$752,000	\$12,000	\$1,335,000	\$180,000	\$375,000	\$200,250	\$72,000
Area G				0.00	0	0	0	0	0	0	0	0	0.00	0	0	0.00
Total	19.63	9.60	5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area I				0.00	0	0	0	0	0	0	0	0	0.00	0	0	0.00
Total	85.74	18.30	5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Area G	291.01	131.30	69	\$1,880,550	\$0	\$2,470,000	\$96,600	\$256,500	\$159,500	\$3,558,000	\$139,200	\$8,355,000	\$1,243,750	\$4,875,000	\$1,253,250	\$497,500

CITY OF FRANKLIN - AREA A - ALTERNATE A

Proposed Infrastructure Improvements

GRAEF ID	Natural Gas (Lot) \$2,600	Telephone, Data, CATV (Lot) \$3,000	Methane Pipe Relocation (L.F.) \$400	Green Infrastructure - Purple Pipe (Acre) \$5,000	Pedestrian/ Bicycle Path (L.F.) \$40	Street Trees - 50' spacing (L.F. Road) \$20	Decorative Streetscape (L.F. Road) \$275	Signage (Each) \$20,000	Public Park/ Open Space (Acre) \$2,000	Town Square (Each) \$1,000,000	Ramp Fill and Compaction (S.Y.) \$200	Contaminated or Unsuitable Soil Removal (C.Y.) \$50	Total	Notes
Area A	25	25	0	0.00	0	2,420	0	1	5.00	0	0	0		Full infrastructure
Total	\$65,000	\$75,000	\$0	\$0	\$0	\$48,400	\$0	\$20,000	\$10,000	\$0	\$0	\$0	\$3,624,750	improvements
Area B	15	15	0	0.00	0	6,630	3,000	1	30.00	1	0	12,600		Full infrastructure
Total	\$39,000	\$45,000	\$0	\$0	\$0	\$132,600	\$825,000	\$20,000	\$60,000	\$1,000,000	\$0	\$630,000	\$10,627,460	improvements
Area C	10	10	0	0.00	0	2,240	0	1	5.00	0	0	0		Full infrastructure
Total	\$26,000	\$30,000	\$0	\$0	\$0	\$44,800	\$0	\$20,000	\$10,000	\$0	\$0	\$0	\$4,473,510	improvements
Area D	3	3	1500	0.00	0	2,750	0	1	5.00	0	0	50,000		Full infrastructure
Total	\$7,800	\$9,000	\$600,000	\$0	\$0	\$55,000	\$0	\$20,000	\$10,000	\$0	\$0	\$2,500,000	\$8,324,220	improvements
Area E	0	0	0	0.00	0	0	0	0	0.00	0	0	0		No improvements
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area F	5	5	0	0.00	0	2,670	0	1	3.00	0	0	0		Full infrastructure
Total	\$13,000	\$15,000	\$0	\$0	\$0	\$53,400	\$0	\$20,000	\$6,000	\$0	\$0	\$0	\$4,144,910	improvements
Area G	0	0	0	0.00	0	0	0	0	0.00	0	0	0		No improvements
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area I	0	0	0	0.00	0	0	0	0	0.00	0	0	0		No improvements
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Area G	\$150,800	\$174,000	\$600,000	\$0	\$0	\$334,200	\$825,000	\$100,000	\$96,000	\$1,000,000	\$0	\$3,130,000	\$31,194,850	

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GRaEF

Area A
Alternate B