

CITY OF FRANKLIN
COMMON COUNCIL MEETING**
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, MAY 21, 2013, 6:30 P.M.

- A. Call to Order and Roll Call
- B. Citizen Comment Period
- C. Approval of Minutes
 - 1. Approval of regular meeting of May 7, 2013.
- D. Hearings
 - 1. Public Hearing regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 9733 South 76th Street, from Institutional Use to Business Park Use (City of Franklin, applicant).
- E. Organizational Business
- F. Letters and Petitions
- G. Reports and Recommendations
 - 1. 2012 Comprehensive Annual Financial Report of the City of Franklin and the required communications letter from CliftonLarsonAllen LLP.
 - 2. Update from Police Chief Oliva on the transfer of management at the Milwaukee County House of Correction and the impact on City services.
 - 3. Ordinance to Amend the Municipal Code of the City of Franklin, Wisconsin to Provide for the Extension of and Cost Recovery of Public Sanitary Sewer within the Southwest Sanitary Sewer Service Area Served by the Ryan Creek Interceptor Public Sanitary Sewer.
 - 4. Standards, Findings and Decision of the City of Franklin Common Council upon the application of Franklin Public Schools for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.
 - 5. Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the future land use map designation for property located at approximately 9733 S. 76th Street from Institutional Use to Business Park Use (approximately 11.77 acres) (City of Franklin, applicant).
 - 6. Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from I-1 Institutional District to BP Business Park District (City of Franklin, applicant) (approximately 17.77 acres) (approximately 9733 S. 76th Street).
 - 7. Reappropriation of 2011 and 2012 monies for Clare Meadows/S. 51st Street Sidewalk Community Development Block Grant Project.
 - 8. Resolution accepting a road reservation for the 60 feet reserved for future extension of S. 49th Street south of W. Marquette Avenue as granted by Quit Claim Deed No. 4980272, Reel 909, Image 50, dated February 17, 1976 required for the extension of W. Marquette Avenue east of S. 49th Street.
 - 9. Resolution awarding bid to the lowest bidder for the S. 37th Place Private Property Sanitary Sewer Lateral Inflow and Infiltration rehabilitation from W. Rawson Avenue to W. Madison Boulevard.

10. Authorization to advertise for bids for the installation of concrete sidewalk on S. 51st Street from W. Minnesota Avenue south 2200 lineal feet to the entrance of Clare Meadows.
11. City of Franklin Vision Statement, Mission Statement, and "70/30" Goal.
12. Acquisition of land for the extension of W. Evergreen Street from the end of existing W. Evergreen Street east of S. 51st Street east to the west line of the Pleasant View Park site for Parcel No. 3 which is the full width of said street extension including a temporary limited easement for grading. The Common Council may enter closed session pursuant to Wis. Stat. §19.85(1)(e), to discuss the acquisition of land for the extension of W. Evergreen Street from the end of existing W. Evergreen Street east of S. 51st Street east to the west line of the Pleasant View Park site to acquire Parcel No. 3 located at 7501 S. 49th Street and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.
13. Notice of Claim from Dennis Winiarski alleging sustained damages as a result of negligence from a lighting strike in 2010 to property located at 6875 W. Kathleen Court. The Common Council may enter closed session pursuant to §19.85(1)(e) and (g), Stats., to consider a notice of claim from Dennis Winiarski alleging sustained damages as a result of City negligence from a lighting strike in 2010 to property located at 6875 W. Kathleen Court in Franklin, and may reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.
14. Notice of Claim from Steven Docter for sustained damages to his vehicle as a result of hitting a valve box cover in the roadway of W. Franklin Drive. The Common Council may enter closed session pursuant to §19.85(1)(e) and (g), Stats., to consider a notice of claim from Steven Docter for sustained damages to his vehicle as a result of hitting a valve box cover in the roadway of W. Franklin Drive on December 11, 2012, and may reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

H. Licenses and Permits

1. Miscellaneous Licenses.

I. Bills

1. Vouchers and Payroll approval.

J. Adjournment

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Parks Commission, Community Development Authority, Forward Franklin Economic Development Committee, Complete Streets and Connectivity Committee, and Plan Commission may attend this meeting to gather information about an agenda item over which the Parks Commission, Community Development Authority, Forward Franklin Economic Development Committee, Complete Streets and Connectivity Committee, and Plan Commission has decision-making responsibility. This may constitute a meeting of the Parks Commission, Community Development Authority, Forward Franklin Economic Development Committee, Complete Streets and Connectivity Committee, and Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Parks Commission, Community Development Authority, Forward Franklin Economic Development Committee, Complete Streets and Connectivity Committee, and Plan Commission will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

May 23	Plan Commission	7:00 p.m.
May 27	Memorial Day-City Hall Closed	
June 3	Committee of the Whole	6:30 p.m.
June 4	Common Council	6:30 p.m.

APPOINTMENTS-
CONTINUED

- E.1.b. Alderman Schmidt moved to approve the Mayoral appointment of Howard Phillipson to Environmental Commission-Dist. #5, term expires 4/30/16. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.
- E.1.c. Alderman Skowronski moved to approve the Mayoral appointment of Sharon Kust to the Environmental Commission-Dist. #6, term expires 4/30/16. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.
- E.1.d. Alderman Skowronski moved to approve the Mayoral appointment of David Lindner to the Fair Commission-Dist. #5, term expires 4/30/16. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.
- E.1.e. Alderman Skowronski moved to approve the Mayoral appointment of Kenneth Sweeney to the Fair Commission-Dist. #6, term expires 4/30/16. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.
- E.1.f. Alderman Skowronski moved to approve the Mayoral appointment of Dennis Ciche to the Finance Committee-Dist. #5, term expires 4/30/14. Seconded by Alderman Schmidt. On roll call, all voted Aye; motion carried.
- E.1.g. Alderman Taylor moved to approve the Mayoral appointment of Kevin Mineard to the Finance Committee-Dist. #4, term expires 4/30/14. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.
- E.1.h. Alderman Schmidt moved to approve the Mayoral appointment of Robert Campbell, Jr. to the Finance Committee-Dist. #5, term expires 4/30/14. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.
- E.1.i. Alderman Mayer moved to approve the Mayoral appointment of John Howard to the Finance Committee-Dist. #5, term expires 4/30/14. Seconded by Alderman Schmidt. On roll call, all voted Aye; motion carried.
- E.1.j. Alderman Skowronski moved to approve the Mayoral appointment of John Nelson to the Fire and Police Commission-Dist. #6, term expires 4/30/18. Seconded by Alderman Taylor. On roll call, all voted Aye; motion carried.
- E.1.k. Alderman Skowronski moved to approve the Mayoral appointment of Henry Wengelewski to the Board of Health-Dist. #5, term expires 4/30/15. Seconded by Alderman Wilhelm. On roll call, all voted Aye; motion carried.

APPOINTMENTS-
CONTINUED

- E.1.l. Alderman Taylor moved to approve the Mayoral appointment of Robert Fedran to the Board of Health-Dist. #4, term expires 4/30/15. Seconded by Alderman Wilhelm. On roll call, all voted Aye; motion carried.
- E.1.m. Alderman Mayer moved to approve the Mayoral appointment of Renee Fuller to the Board of Health-Dist. #5, term expires 4/30/15. Seconded by Alderman Schmidt. On roll call, all voted Aye; motion carried.
- E.1.n. Alderman Wilhelm moved to approve the Mayoral appointment of Patricia Nissen to the Board of Health-Dist. #2, term expires 4/30/15. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.
- E.1.o. Alderman Schmidt moved to approve the Mayoral appointment of James Bartoszek to the Parks Commission-Dist. #5, term expires 4/30/16. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.
- E.1.p. Alderman Mayer moved to approve the Mayoral appointment of Mary Remington to the Parks Commission-Dist. #2, term expires 4/30/16. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.
- E.1.q. Alderman Taylor moved to approve the Mayoral appointment of Jay Sakwinski to the Personnel Committee-Dist. #4, term expires 4/30/16. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.
- E.1.r. Alderman Skowronski moved to approve the Mayoral appointment of Brionne Bischke to the Board of Public Works-Dist. #6, term expires 4/30/16. Seconded by Alderman Taylor. On roll call, all voted Aye; motion carried.
- E.1.s. Alderman Schmidt moved to approve the Mayoral appointment of Marge Shore to the Quarry Monitoring Committee-Dist. #5, term expires 5/31/16. Seconded by Alderman Wilhelm. On roll call, all voted Aye; motion carried.
- E.1.t. Alderman Taylor moved to approve the Mayoral appointment of John Giza to the Technology Commission-Dist. #4, term expires 4/30/16. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.
- E.1.u. Alderman Mayer moved to approve the Mayoral appointment of Gregory Strowig to the Technology Commission-Dist. #1, term expires 4/30/16. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.

APPOINTMENTS-
CONTINUED

- E.1.v. Alderman Schmidt moved to approve the Mayoral appointment of Dale Webler to the Technology Commission-Dist. #5, term expires 4/30/16. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.
- E.1.w. Alderman Schmidt moved to approve the Mayoral appointment of Robert Campbell, Jr. to the Board of Zoning & Building Appeals-Dist. #5, term expires 4/30/16. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.
- E.1.x Alderman Mayer moved to approve the Mayoral appointment of Anthony Megna to the Board of Zoning & Building Appeals-Dist. #2, term expires 4/30/16. Seconded by Alderman Skowronski. On roll call, all voted Aye; motion carried.
- E.1.y. Alderman Skowronski moved to approve the Mayoral appointment of Robert Montgomery (alternate member) to the Board of Zoning & Building Appeals-Dist. #6, term expires 4/30/16. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.

REQUEST FROM TONY
MEGNA TO FARM FIVE
ACRES ON W. CHURCH
ST. AND HWY. 100

- F.1. Mayor Taylor noted a letter from Tony Megna requesting permission to farm five acres on W. Church Street and Hwy. 100. Alderman Mayer moved to suspend the rules and allow Tony Megna to speak. Seconded by Alderman Skowronski. All voted Aye; motion carried.
Following comments from Tony Megna, Alderman Mayer moved to return to the regular order of business. Seconded by Alderman Schmidt. All voted Aye; motion carried.
It was then moved by Alderman Mayer to allow Tony Megna to farm the five acres on W. Church Street and Hwy. 100 as requested. Seconded by Alderman Skowronski.
At 8:22 p.m. Mayor Tom Taylor passed the gavel to Council President Steve Taylor, who then chaired the meeting. The gavel was returned to Mayor Tom Taylor at 8:28 p.m.
Alderman Mayer withdrew his motion and Alderman Skowronski withdrew his second. It was then moved by Alderman Mayer to refer the request of Tony Megna for permission to farm five acres on W. Church Street and Hwy. 100 to the Planning Manager and to the Forward Franklin Economic Development Commission. Seconded by Alderman Skowronski. All voted Aye; motion carried.

AURORA ST. LUKE'S
AWARDS TO FIRE
PERSONNEL

- F.2. Mayor Taylor noted a letter from Acting Fire Chief regarding Emergency Medical Services Awards to Franklin Fire Department personnel from Aurora St. Luke's Medical Center.

CONSENT AGENDA-

BIKE RODEO STREET
CLOSING and
RES. 2013-6879
OFFICIAL NEWSPAPER

G.1.a.
and
G.1.b.

Alderman Wilhelm moved to approve the following consent agenda items:

Accept the street closures on S. Legend Drive and S. Schlueter Parkway on Saturday June 15, 2013 in conjunction with the City of Franklin sponsored bike safety rodeo; and adopt Resolution No. 2013-6879, A RESOLUTION DESIGNATING AN OFFICIAL NEWSPAPER. Seconded by Alderman Mayer. All voted Aye; motion carried.

EXTENSION OF AND
COST RECOVERY OF
PUBLIC SEWER WITHIN
SOUTHWEST SEWER
SERVICE AREA

G.2.

Alderman Wilhelm moved that an Ordinance to amend the Municipal Code of the City of Franklin, Wisconsin, to provide for the extension of and cost recovery of public sanitary sewer within the southwest sanitary sewer be tabled to the 5/21/2013 Common Council meeting and that the City Attorney prepare wording to include that private owner's proof of a working system can be used, incorporating possible State law changes. Seconded by Alderman Mayer.

At 8:50 p.m. Mayor Tom Taylor passed the gavel to Council President Steve Taylor, who then chaired the meeting. The gavel was returned to Mayor Tom Taylor at 8:53 p.m.

On roll call for the main motion, Aldermen Dandrea, Mayer, Wilhelm, and Schmidt voted Aye; Aldermen Taylor and Skowronski voted No. Motion carried. (See Item D.1.)

TID #3 PROJECT PLAN
AMENDMENT
PROPOSAL

G.3.

Alderman Taylor moved to approve the January 23, 2013 proposal for amending the project plan for Tax Incremental District No. 3 in the City of Franklin, Wisconsin in its entirety and to authorize Ehlers & Associates, Inc. and City staff to proceed with the public participation phase, and the final documentation and State filing phase as may be necessary, moving forward with Scenario 2 of the Feasibility Report & Analysis. Seconded by Alderman Wilhelm. All voted Aye; motion carried.

EHLERS AND
ASSOCIATES-TID #3
CONSULTING SERVICES

G.4.

Alderman Wilhelm moved to approve the Proposal for professional consulting services with Ehlers and Associates, Inc. to complete a redevelopment plan pursuant to Wis. Stat. §66.1333 for generally the TID No. 3 Project Plan area. Seconded by Alderman Schmidt. All voted Aye; motion carried.

RES. 2013-6880
CONSERVANCY
EASEMENT (4471 W.
MELISSA COUT)

G.5.

Alderman Wilhelm moved to adopt Resolution No. 2013-6880, A RESOLUTION TO RELEASE IN PART A CONSERVANCY EASEMENT UPON LOT 31 OF THE WOODLANDS OF FRANKLIN SUBDIVISION (4471 WEST MELISSA COURT; TAX KEY NO. 740 0132 000) subject to technical corrections by the City Attorney. Seconded by Alderman Taylor. All voted Aye; motion carried.

- CONCEPT REVIEW-
13-LOT R-3
SUBDIVISION
DEVELOPMENT (7120-
7400 W. PUETZ ROAD)
- G.6. Alderman Dandrea moved to suspend the rules to allow citizens to speak. Seconded by Alderman Taylor. All voted Aye; motion carried.
Alderman Taylor moved to return to regular order of business. Seconded by Alderman Schmidt. All voted Aye; motion carried.
No action was taken on a concept review for the proposed 13-lot R-3 Suburban/Estate Single-Family Residential Subdivision development at approximately 7120-7400 West Puetz Road (Point Real Estate LLC, Applicant).
- USED POTHOLE
PATCHER TRUCK
PURCHASE
- G.7. Alderman Schmidt moved to authorize the purchase of a used truck mounted Akso Nobel FO5 Flameless Pot Hole Patcher mounted on a 2003 Freightliner FL70 from Big Truck and Equipment Sales, LLC, for a cost of \$45,000 plus \$2,000 shipping from Norwalk, CA subject to the Highway Superintendent checking out the equipment prior to purchase. Seconded by Alderman Taylor. All voted Aye; motion carried.
- JURISDICTIONAL
TRANSFER OF COUNTY
TRUNK HIGHWAYS
- G.8. Alderman Skowronski moved to accept Milwaukee County's request for jurisdictional transfer of County Trunk Highways (C.T.H.) as follows: S. 68th Street north of W. Ryan Road (C.T.H. A) and S. North Cape Road (C.T.H. J) from High View Drive to W. Forest Home Avenue with the jurisdiction changing from County to City. Seconded by Alderman Taylor.
Alderman Skowronski withdrew his motion and Alderman Taylor withdrew his second.
Alderman Skowronski then moved to accept Milwaukee County's request for jurisdictional transfer of County Trunk Highways (C.T.H.) as follows: S. 68th Street north of W. Ryan Road (C.T.H. A) and S. North Cape Road (C.T.H. J) from High View Drive to W. Forest Home Avenue with the jurisdiction changing from County to City, subject to Milwaukee County reconstructing the road. Seconded by Alderman Taylor. All voted Aye; motion carried.
- RES. 2013-6881
CONTRACT TO NORCON
CORP. FOR S. 60TH
STREET BRIDGE REPAIR
- G.9. Alderman Taylor moved to adopt Resolution No. 2013-6881, A RESOLUTION AWARDDING CONTRACT TO THE LOWEST BIDDER, NORCON CORP. IN THE AMOUNT OF \$31,860.00 FOR REHABILITATIVE WORK ON THE S. 60TH STREET BRIDGE 800 FEET SOUTH OF W. OAKWOOD ROAD. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- MONEY MARKET
ACCOUNT WITH
AMERICAN DEPOSIT
MANAGEMENT CO.
- G.10. Alderman Taylor moved to authorize the Trust to establish a money market account with American Deposit Management Co. for the City of Franklin Post Employment Benefits Trust. Seconded by Alderman Mayer. All voted Aye; motion carried.

- J&H HEATING INC. ACCEPTANCE OF QUOTE G.11. Alderman Schmidt moved to accept the low quote of J&H Heating, Inc. in the amount of \$8,059 for replacement of the air-conditioning compressor on HVAC Air-Handling Unit No. 2 that services a portion of City Hall as approved as part of the 2013 Capital Outlay Budget. Seconded by Alderman Taylor. All voted Aye; motion carried.
- PLEASANT VIEW TRAIL PROJECT STATUS G.12. John Michlig, Chair of the Complete Streets and Connectivity Committee, presented the status of the Pleasant View Trail project. At 10:12 p.m. Alderman Wilhelm left her seat to provide additional information on the status of the Pleasant View Trail project. Alderman Wilhelm returned to her seat at 10:37 p.m. Alderman Wilhelm moved to direct staff to prepare an alternative option on the northern Trail as presented. Seconded by Alderman Taylor. All voted Aye; motion carried.
- CITY OF FRANKLIN VISION STATEMENT G.13. The City of Franklin Vision Statement, Mission Statement, and "70/30" Goal was tabled to the 5/21/2013 Common Council meeting.
- 2013 SUMMER MEETING SCHEDULE G.14. Alderman Taylor motion to establish the amended meeting schedule for 2013 (all meetings to begin at 6:30 pm) as follows:
Committee of the Whole-June 3
Common Council-June 4
Common Council -June 18
Combined Committee of the Whole/Council-July 9
Common Council-July 23
Combined Committee of the Whole/Council-August 6
Common Council-August 20
Combined Committee of the Whole/Common Council-Sept. 3
Common Council-September 17. Seconded by Alderman Skowronski. All voted Aye; motion carried
- MISCELLANEOUS LICENSES H.1. Alderman Taylor moved to grant the following licenses;
Operator License to: Trisha A. Segura, 7 Ohio St., Racine and Aliya B. Jonic, 1810 Rawson Ave., South Milwaukee. Seconded by Alderman Skowronski. All voted Aye; motion carried.
- VOUCHERS AND PAYROLL I.1. Alderman Schmidt moved to approve net City vouchers in the range of Nos. 146906 through 147132 dated May 7, 2013 in the amount of \$1,102,457.44. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.
- Alderman Skowronski moved to approve net payroll dated April 19, 2013 in the amount of \$331,853.19. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.
- Alderman Schmidt moved to approve payroll dated May 3, 2013 in the amount of \$327,391.32. Seconded by Alderman Skowronski. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the meeting at 11:00 p.m.
Seconded by Alderman Mayer. All voted Aye; motion carried.

D. I.

CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, May 21, 2013, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 9733 South 76th Street, from Institutional Use to Business Park Use (City of Franklin, applicant). The properties which are the subject of this application bear tax key nos. 896-9999-007 and 896-9999-008, consisting of approximately 17.77 total acres of vacant land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft ordinance is also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at www.franklinwi.gov. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 11th day of April, 2013.

Sandra L. Wesolowski
City Clerk

N.B. Class I

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<p>APPROVAL</p> <p><i>Slw</i> <i>Cal</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>5/21/13</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>2012 Comprehensive Annual Financial Report of the City of Franklin and the required communications letter from CliftonLarsonAllen LLP</p>	<p>ITEM NUMBER</p> <p><i>6.1.</i></p>

Ms. Renee Messing and Ms Shannon George of CliftonLarsonAllen LLP will make a presentation on the financial results of the year 2012.

The 2012 Comprehensive Annual Financial Report (CAFR), a financial highlights presentation and a required communications letter from CliftonLarsonAllen LLP are attached for this agenda item.

Ms. Messing and Ms George will be available to answer questions from Common Council Members regarding her presentation or questions about the above reports.

COUNCIL ACTION REQUESTED

Motion to receive and place on file the 2012 Comprehensive Annual Financial Report (CAFR), and the required communications letter from CliftonLarsonAllen LLP.



CliftonLarsonAllen

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Finance Committee and Common Council
City of Franklin, Wisconsin
Franklin, Wisconsin

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of Franklin, Wisconsin, as of and for the year ended December 31, 2012, and the related notes to the financial statements, which collectively comprise the City of Franklin, Wisconsin's basic financial statements, and have issued our report thereon dated May 8, 2013.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Franklin, Wisconsin's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Franklin, Wisconsin's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Franklin, Wisconsin's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether City of Franklin, Wisconsin's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

Milwaukee, Wisconsin
May 8, 2013



Finance Committee and Common Council
City of Franklin, Wisconsin
Franklin, Wisconsin

We have audited the financial statements of City of Franklin, Wisconsin (the City) for the year ended December 31, 2012, and have issued our report thereon dated May 8, 2013. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Franklin, Wisconsin are described in Note 1 to the financial statements.

As described in Note 5, the City adopted Statement of Governmental Accounting Standards (GASB Statement) No. 63, Deferred Outflow of Resources, Deferred Inflows of Resources, and Net Position and GASB Statement No. 65, Items Previously Recognized in Assets and Liabilities, as of January 1, 2013.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- The City is self-insured for its health and dental claims. Management's determination of estimated claims and judgments are based on historical loss levels for health claims.
- Management records an expense and related liability for the difference between the other postemployment expense and the amount paid on behalf of retirees and employees for health and life insurance benefits. This additional liability, termed net OPEB obligation, is an estimate that is determined through the use of an actuarial study performed by an outside organization.
- Management also records an expense and related liability for the difference between the accrued pension expense and the amount paid on behalf of retirees and employees for pension benefits. This additional liability, termed net pension obligation, is an estimate that is determined through the use of an actuarial study performed by an outside organization.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. There were no particularly sensitive financial statement disclosures.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. An uncorrected misstatement related to the recording of contributions to the Other Post Employment Trust of approximately \$511,000 was proposed to management. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Corrected misstatements

An adjustment of approximately \$96,000 related to accrued interest payable in the government-wide financial statements was detected as a result of audit procedures and was corrected by management.

Disagreements with management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated May 8, 2013.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Audits of group financial statements

We noted no matters related to the group audit that we consider to be significant to the responsibilities of those charged with governance of the group.

Other information in documents containing audited financial statements

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management's responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

With respect to the combining and individual fund financial statements and schedules listed in the table of contents (collectively, the supplementary information) accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated May 8, 2013.

Other information is being included in documents containing the audited financial statements and the auditors' report thereon. Our responsibility for such other information does not extend beyond the financial information identified in our auditors' report. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in such documents. As required by professional standards, we read the introductory section and statistical tables listed in the table of contents (the other information) in order to identify material inconsistencies between the audited financial statements and the other information. We did not identify any material inconsistencies between the other information and the audited financial statements.

* * *

This communication is intended solely for the use of the Finance Committee and Common Council and management of City of Franklin, Wisconsin and is not intended to be and should not be used by anyone other than these specified parties.

CliftonLarsonAllen LLP

Milwaukee, Wisconsin
May 8, 2013

May 8, 2013

CliftonLarsonAllen LLP
10700 West Research Drive, Suite 200
Milwaukee, WI 53226

This representation letter is provided in connection with your audit of the financial statements of City of Franklin, Wisconsin, which comprise the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information as of December 31, 2012, and the respective changes in financial position and, where applicable, cash flows for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, as of May 8, 2013, the following representations made to you during your audit.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated December 12, 2012, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We have identified all accounting estimates that could be material to the financial statements, including the key factors and significant assumptions used in making those estimates, and we believe the estimates (including those measured at fair value) and the significant assumptions used in making those accounting estimates are reasonable.

- Significant estimates have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Significant estimates are estimates at the financial statement date that could change materially within the next year.
- Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- No events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to, or disclosure in, the financial statements.
- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements for each opinion unit. You have proposed an uncorrected misstatement related to reporting of OPEB transactions of \$511,000. In addition, you have proposed an adjusting journal entry for \$96,000 for accrued interest payable. We have reviewed and approved this adjusting journal entry and understand the nature of the changes and their impact on the financial statements. We are in agreement with this adjustment and accept responsibility for it.
- We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP.
- Arrangements with financial institutions involving repurchase, reverse repurchase, or securities lending agreements, compensating balances, or other arrangements involving restrictions on cash balances and line-of-credit or similar arrangements, have been properly recorded or disclosed in the financial statements.
- Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the financial statement date and have been reduced to their estimated net realizable value.
- We have no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows, liabilities, deferred inflows or equity.
- Capital assets have been evaluated for impairment as a result of significant and unexpected decline in service utility. Impairment loss and insurance recoveries have been properly recorded.
- We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefits (OPEB) liabilities and costs for financial accounting purposes are appropriate in the circumstances.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters.
 - Additional information that you have requested from us for the purpose of the audit.
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
 - All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with, or deficiencies in, financial reporting practices.
 - All communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with the provisions of laws, regulations, contracts, and grant agreements.
 - Access to all audit or relevant monitoring reports, if any, received from funding sources.
- All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others when the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, grantors, regulators, or others.
- We have no knowledge of any instances of noncompliance or suspected noncompliance with laws and regulations and provisions of contracts and grant agreements, or abuse whose effects should be considered when preparing financial statements.

- There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.
- We have a process to track the status of audit findings and recommendations.
- We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to City of Franklin, Wisconsin, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- The entity has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- We have complied with all restrictions on resources and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance.
- We are responsible for determining whether we have received, expended, or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals from all sources \$500,000 or more. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.
- We have followed all applicable laws and regulations in adopting, approving, and amending budgets.

- The financial statements properly classify all funds and activities.
- All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- Components of net position (net investment in capital assets; restricted; and unrestricted) and fund balance amounts are properly classified and, if applicable, approved.
- Investments are properly valued.
- Provisions for uncollectible receivables have been properly identified and recorded.
- Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
- Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- Deposits and investment securities are properly classified as to risk and are properly disclosed.
- Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
- We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position was properly recognized under the policy.
- We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- We acknowledge our responsibility for presenting the description of funds and combining and individual fund financial statements and schedules (the supplementary information) in accordance with U.S. GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.

CliftonLarsonAllen LLP

May 8, 2013

Page 6

Calvin A. Patterson

Director of Finance and Treasurer

Paul Rotzenberg

Deputy Finance Director

Mark Luberd

Director of Administration

<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>5/21/13</p>
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<p>Reports and Recommendations</p>	<p>Update from Police Chief Oliva on the transfer of management at the Milwaukee County House of Correction and the impact on City services</p>	<p>ITEM NUMBER</p> <p><i>G. 2.</i></p>
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Police Chief Oliva will update the Common Council on the transfer of management at the Milwaukee County House of Correction and the impact on City services.

COUNCIL ACTION REQUESTED

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<p>APPROVAL</p> <p><i>slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>May 21, 2013</p>
<p>REPORTS AND RECOMMENDATIONS</p>	<p>An Ordinance to Amend the Municipal Code of the City of Franklin, Wisconsin to Provide for the Extension of and Cost Recovery of Public Sanitary Sewer within the Southwest Sanitary Sewer Service Area Served by the Ryan Creek Interceptor Public Sanitary Sewer</p>	<p>ITEM NUMBER</p> <p><i>G.3.</i></p>

Attached are agenda packet materials from the May 7, 2013 Common Council agenda, excepting for the draft ordinance, which was changed pursuant to the directive of the Common Council at that meeting. A redraft of the ordinance depicting such directive change, as well as some further technical changes proposed by staff, is attached. Also attached is a redraft of Map 1 of the Southwest Sanitary Sewer Service Area from the Public Facilities Needs Assessment, showing a small area on St. Martins Road as it becomes STH 100 to be deleted from the map as upon further review, the Engineering Department has determined that it is more appropriate in terms of cost and physical engineering requirements that that area be served from previously existing sewer extensions. A newly revised Map 1 is also enclosed.

COUNCIL ACTION REQUESTED

A motion to adopt an Ordinance to Amend the Municipal Code of the City of Franklin, Wisconsin to Provide for the Extension of and Cost Recovery of Public Sanitary Sewer within the Southwest Sanitary Sewer Service Area Served by the Ryan Creek Interceptor Public Sanitary Sewer.

ORDINANCE NO. 2013-_____

*Staff and Consult comments 5/2/13**Council directive and staff technical changes 5/16/13*

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF FRANKLIN, WISCONSIN TO PROVIDE FOR THE EXTENSION OF AND COST RECOVERY OF PUBLIC SANITARY SEWER WITHIN THE SOUTHWEST SANITARY SEWER SERVICE AREA SERVED BY THE RYAN CREEK INTERCEPTOR PUBLIC SANITARY SEWER

WHEREAS, the Common Council having considered the fact of the completion of the installation of the Ryan Creek Interceptor public sanitary sewer in the Southwest Sanitary Sewer Service Area of the City served thereby, as well as the property owner requests for the municipal extension of such sewer to provide public sanitary sewer service to their properties occurring during the construction of the interceptor sewer, including an extension project already undertaken following such requests, and having reviewed the Municipal Code as it has historically pertained to the extensions of public sanitary sewer and its application to the Southwest Sanitary Sewer Service Area; and

WHEREAS, the Common Council having considered the Public Facilities Needs Assessment for the Southwest Sanitary Sewer Service Area dated January 2012 and the necessary costs determined by such study, as well as the potential for growth development in the area in relation to existing property uses, compared to the nearly fully public sanitary sewer served areas in the balance of the areas of the City; and

WHEREAS, the Common Council having determined that amendments to the Municipal Code to provide specific terms for the connections of property to public sanitary sewer, fees for such connections, special assessments for the costs of extensions of public sanitary sewer service, and impact fees for the future development of properties and connections to the public sanitary sewer in the Southwest Sanitary Sewer Service Area, as depicted upon Map 1 of the Public Facilities Needs Assessment for the Southwest Sanitary Sewer Service Area dated January 2012, as the Map was amended for the May 21, 2013 Common Council meeting, -are reasonable and necessary to protect and promote the public health, safety and welfare of the City of Franklin.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §207-1.A. of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended to add the following at the end of the existing text: "This subsection is subject to the provisions set forth under §§ 207-26. and 207-27. of this Code pertaining to sanitary sewer extensions in the Southwest Sanitary Sewer Service Area served by the Ryan Creek Interceptor public sanitary sewer."

SECTION 2: §207-9.A. of the Municipal Code of the City of Franklin, Wisconsin, the introductory language only, is hereby amended as follows: immediately following "City", insert: ", except as set forth under §207-27.B. of this Code pertaining to sanitary sewer extensions in the Southwest Sanitary Sewer Service Area served by the Ryan Creek Interceptor public sanitary sewer,".

SECTION 3: §207-26. of the Municipal Code of the City of Franklin, Wisconsin, is hereby renumbered to §207-29.

SECTION 43: §207-26. of the Municipal Code of the City of Franklin, Wisconsin, under Article II of Chapter 207, is hereby created to read as follows:

"§207-26. Southwest Sanitary Sewer Service Area served by the Ryan Creek Interceptor public sanitary sewer service extension.

A. Application. Whenever a landowner or developer desires to extend sanitary sewer service to land within the Southwest Sanitary Sewer Service Area, such landowner or developer may request the construction of sanitary sewer extension facilities in the following manner:

(1) Written application may be made to the City Engineer for a determination of the size and location of facilities which would be required to serve the area in question and such other areas as could reasonably be served by the sanitary sewer facilities.

(2) Within 30 days of the filing of the application, the Engineer shall advise the landowner or developer of any existing plans of the City for the construction of such facilities.

B. Review of request for advance sanitary sewer extension. If the landowner or developer desires the City undertake the extension of the sanitary sewer facilities in advance of the City's extending such facilities, the landowner or developer may make a request to the City Engineer. The City Engineer shall review the request and make a recommendation to the Common Council. The Common Council may determine whether to allow the construction of the facilities by the landowner or developer or to construct the facilities as a public project. The following factors shall be considered in making this determination:

(1) Whether there is an immediate public need for the sanitary sewer extension project.

(2) Whether the project will primarily provide for the development of vacant lands.

(3) The availability of and need to use City funding on the project, as compared with other projects presently authorized or in the planning stage.

(4) The availability of City staff to prepare plans and supervise the construction of such.

C. Financing cost of construction. The cost of any sanitary sewer facilities shall be financed on the following basis unless otherwise determined by the Common Council for reasons which are in its opinion unique to the particular project. The Common Council shall determine whether or not the requested facility would serve an immediate public need of the City in general and whether funds are available for the requested extension.

(1) If the City Council determines there is an immediate public need and funds are available or the proposed project otherwise benefits the City, the City may proceed with the project as a City public works project installed through the process of special assessments as set forth in § 207-15. of this Code. The City shall pay the oversize cost and any deferrals through the Southwest Sanitary Sewer Service Area sanitary sewer connection fee and impact fee accounts.

(2) If the Common Council determines that there is no immediate public need or funds are not available, the requesting landowner or developer shall pay for the cost of the facilities to be constructed. The landowner or developer shall be reimbursed without interest as follows:

(a) The oversize portion of the facilities (an eight-inch or more diameter as calculated by the City Engineer based upon estimated flow based upon land use) shall be reimbursed to the requesting landowner or developer in five annual equal payments, beginning February 15, after the facilities are placed into operation. Reimbursement shall not include interest. The actual oversize costs shall be calculated using only the difference in materials costs.

(b) The nonoversize portion of the facilities shall be reimbursed to the requesting landowner or developer as the amount is recovered by the City from abutting property owners as they connect and receive service. The prorated frontage cost of the nonoversize portion shall be collected from the abutting property owners and returned to the landowner or developer for a period of not more than 15 years from the date the

facilities are placed into service. No reimbursement shall be made after the fifteen-year period. Reimbursement shall not include interest.

D. Items included in cost of construction. The cost of any facilities shall include the cost of all engineering, inspection, legal, fiscal and other work related to the project.

E. Bond or cash deposit. No facility project shall be awarded unless the requesting landowner or developer deposits with the City Clerk a bond or cash equal to 110% of the bid of the successful bidder plus such amount as shall be required in the opinion of the City Engineer to cover the cost specified in Subsection D. above.

F. Other authority retained. Nothing in this section shall deprive the City of the powers conferred by §§ 66.53 through 66.698, Wis. Stats. *Editor's Note: Chapter 66, Wis. Stats., was renumbered in part and repealed in part by 1999 Act 150. See the Conversion Table for Ch. 66 as set forth in Wisconsin Statutes 1999-2000.*"

SECTION 54:

§207-27. of the Municipal Code of the City of Franklin, Wisconsin, under Article II of Chapter 207, is hereby created to read as follows:

"§207-27. Southwest Sanitary Sewer Service Area sanitary sewer service extension connection policy and connection fees.

A. Connection policy. If public sanitary sewer service is extended by the City upon a determination by the Common Council of immediate public need for such service, the provisions of §207-1.A. of this Code requiring connection shall apply. If public sanitary sewer service is extended by a property owner or developer upon a determination by the Common Council of no immediate public need for such service, a property supporting an existing structure useable for human habitation within the extension area shall not be required to connect to the service, provided the property is ~~then-currently~~ served by a private on-site wastewater treatment system that conforms with the state plumbing code and all other applicable state and City statutes, codes, ordinances and regulations (to be determined for compliance by the City Building Inspection Department upon review of ~~then-current~~ proof prepared by a person or entity licensed, certified and/or registered in Wisconsin to perform on-site wastewater treatment system testing, of a system inspection which occurred not more than one year prior to the date of public sanitary sewer becoming available, which shall be submitted by the property owner), until such property is redeveloped whereby 50% or more of the building structure(s) served by the system upon the property is/are replaced or remodeled or are expanded by 50%

of the floor space area or more. The Common Council shall consider the existence of any failing private on-site wastewater treatment systems upon properties to be served by any extension when deciding upon any determination of immediate public need. Prior to any determination of immediate public need, the Common Council shall survey all of the owners of property in the area to be served by the proposed extension, by written survey delivered by regular U.S. mail. The Common Council shall consider the survey results in its determination. One survey shall be provided to and available for return per property. Survey results providing for a majority of properties whose owners are in favor of the sewer extension shall carry great weight in the determination.

B. Connection fees. All existing (upon the effective date of this Ordinance on _____, 2013) buildings and ~~all buildings hereafter erected in the Southwest Sanitary Sewer Service Area connecting to the sanitary sewer system of the City, except for a building erected upon a property for which the impact fee payment requirement pursuant to §92-9.H. of this Code has been previously and timely paid and satisfied, for which property a connection fee shall not be required,~~ shall pay at the time application is made for sewer connection a connection fee as follows:

- (1) For all single-family dwellings, a minimum charge of \$2,928.00.
- (2) For multifamily ~~buildings~~ dwellings, an initial charge of \$2,928.00 for the ~~first one~~ living unit in a multifamily ~~building~~ dwelling and an additional \$1,464.00 for each additional living unit erected in the same multifamily ~~building~~ dwelling.
- (3) All commercial buildings, manufacturing buildings, industrial buildings, schools, churches or any other structure (not including structures providing multifamily dwelling units, to which Subs. (2) above shall apply) for which a request for connection shall be made shall pay a minimum fee of \$2,928.00 for such connection. ~~If such structure shall have a water main connection thereto greater than one inch in diameter, an additional fee of \$878.00 for each 1/4 inch of diameter greater than one inch shall be charged. If such structure shall have a water main connection thereto greater than 3/4" diameter, then the fee shall be determined as follows:~~

<u>Meter Size</u>	<u>Equivalent Meter Factor</u>	<u>Fee per Meter</u>
5/8"	1.00	\$2,928

<u>3/4"</u>	<u>1.00</u>	<u>\$2,928</u>
<u>1"</u>	<u>2.50</u>	<u>\$7,320</u>
<u>1.25"</u>	<u>3.75</u>	<u>\$10,980</u>
<u>1.5"</u>	<u>5.00</u>	<u>\$14,640</u>
<u>2"</u>	<u>8.00</u>	<u>\$23,424</u>
<u>2.5"</u>	<u>12.50</u>	<u>\$36,600</u>
<u>3"</u>	<u>15.00</u>	<u>\$43,920</u>
<u>4"</u>	<u>25.00</u>	<u>\$73,200</u>
<u>6"</u>	<u>50.00</u>	<u>\$146,400</u>
<u>8"</u>	<u>80.00</u>	<u>\$234,240</u>
<u>10"</u>	<u>120.00</u>	<u>\$351,360</u>
<u>12"</u>	<u>160.00</u>	<u>\$468,480</u>

If no water connection is made, the Council shall determine the connection charge based on anticipated water use.

C. Private on-site wastewater treatment system installed on or after 10 years before May 5, 2013 in the Southwest Sanitary Sewer Service Area. If a property owner installed on the property a private on-site wastewater treatment system that currently conforms with the state plumbing code and all other applicable state and City statutes, codes, ordinances and regulations (to be determined by the City Building Inspection Department upon review of then current proof prepared by a person or entity licensed in Wisconsin to perform on-site wastewater treatment system testing, which shall be submitted by the property owner), on or after 10 years before May 5, 2013, and if the property owner provides the City Engineer with information about the type, installation, cost, age and functional performance of the private on-site wastewater treatment system required by the City Engineer to ascertain the compliance of the system to the provisions of this Subsection to a reasonable certainty, the City, when the City issues any assessment or connection fees for the extension of public sanitary sewer applicable to the property, shall credit the property owner an amount equal to 10% of the cost of the private on-site wastewater treatment system, less any grants or aids received by the property owner for construction of the private on-site wastewater treatment system, multiplied by the number of years of remaining life of the private on-site wastewater treatment system. The number of years of remaining life of the private on-site wastewater treatment system is equal to 10 minus the number of years that the private on-site wastewater treatment system has been in operation. Such credit amount shall not exceed the total of the principal amount of sewer assessment and connection fees applicable to the property."

| SECTION 65: §§92-9.H., I., J., K. and L. of the Municipal Code of the City of Franklin, Wisconsin, are hereby re-lettered to §§92-9.I., J., K., L. and M., respectively.

| SECTION 76: §92-9.H. of the Municipal Code of the City of Franklin, Wisconsin, is hereby created to read as follows:

“H. Southwest Sanitary Sewer Service Area extension facilities. Any developer creating or constructing land development within the Southwest Sanitary Sewer Service Area shall pay a fee to the City to provide for the capital costs necessary to accommodate the Southwest Sanitary Sewer Service Area extension facilities' needs of land development. Such fees shall not be subject to the exemptions set forth under Subsection K. below, except as such subsection provides for an exemption for single parcel demolition/build single family construction projects.

(1) The Southwest Sanitary Sewer Service Area extension facilities impact fee shall be imposed only upon land within the Southwest Sanitary Sewer Service Area served by the Ryan Creek Interceptor sanitary sewer.

(2) The amount of the fee, subject to adjustment pursuant to Subsection L. below, shall be determined as follows:

(a) The fee for single-family residential development shall be \$2,928.00 per dwelling unit.

(b) The fee for multifamily buildings shall be an initial charge of \$2,928.00 for the first unit in a multifamily building and an additional \$1,464.00 for each additional living unit erected in the same multifamily building.

(b) The fee for nonresidential development (not including structures providing multifamily dwelling units, to which Subs. (b) above shall apply) shall be determined as follows:

Meter Size	Equivalent Meter Factor	Fee per Meter
5/8"	1.00	\$2,928
3/4"	1.00	\$2,928
1"	2.50	\$7,320
1.25"	3.75	\$10,980
1.5"	5.00	\$14,640

2"	8.00	\$23,424
2.5"	12.50	\$36,600
3"	15.00	\$43,920
4"	25.00	\$73,200
6"	50.00	\$146,400
8"	80.00	\$234,240
10"	120.00	\$351,360
12"	160.00	\$468,480

(3) The fee shall be imposed as a condition of approval of any building permit for the subject land development, and the payment thereof shall be made to the City prior to the issuance of such building permit.

(4) Such fees collected by the City shall be placed in a special fund which shall be separate from the general fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of oversize costs of public sanitary sewer extension facilities within the Southwest Sanitary Sewer Service Area.

(5) Such fees shall be expended by the City for the aforesaid purpose within 10 years of the date of payment, subject to the provisions of Wis. Stat. § 66.0617(9), or such fee amount paid shall be refunded to the then owner(s) of the property upon which such fee was collected.²²

(6) Notwithstanding any contrary provision in §92-9. L. of this Section, Southwest Sanitary Sewer Service Area extension facilities impact fees shall be adjusted annually, effective January 1 of each year by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) (Revised Consumer Price Index for Urban Wage Earners and Clerical Workers for All Items - U.S. City Average) published by the Department of Labor over the previous 12 months.²²

SECTION 87:

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 98:

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

SECTION 109:

This ordinance shall take effect and be in force from and after its passage and publication and shall apply to the terms of all board and commission and committee members appointed after the effective date hereof.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2013, by Alderman _____.

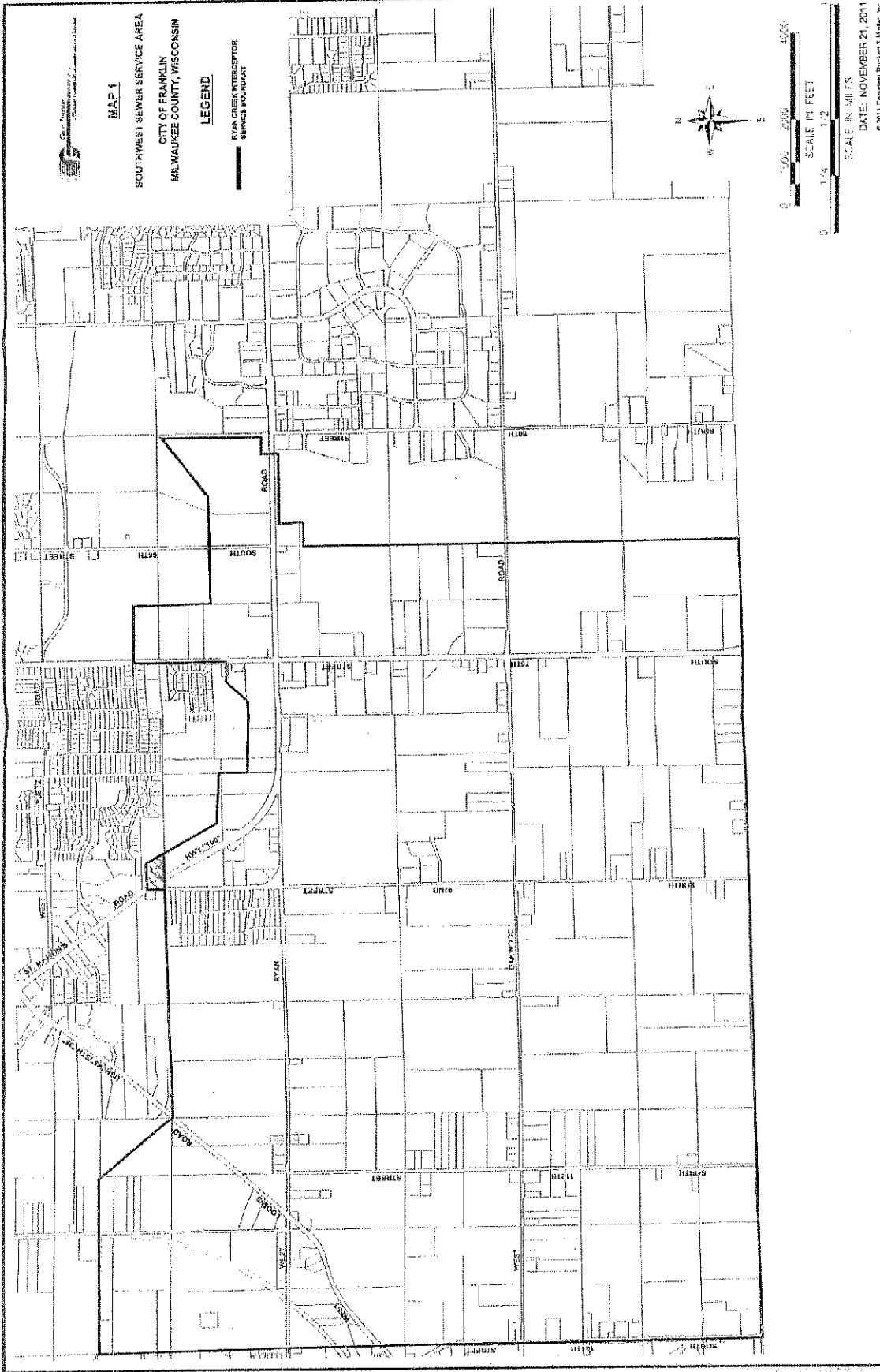
Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2013.

APPROVED:

ATTEST:

Thomas M. Taylor, Mayor

Sandra L. Wesolowski, City Clerk
AYES _____ NOES _____ ABSENT _____



MAP 1

**SOUTHWEST SEWER SERVICE AREA
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN**

LEGEND

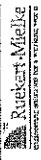
**RYAN CREEK INTERCEPTOR
SERVICE BOUNDARY**



0 100 200 400
SCALE IN FEET

0 1/4 1/2
SCALE IN MILES

SCALE IN MILES
DATE: NOVEMBER 21, 2011
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SOURCE: PIM
BASEMAP SOURCE: MILWAUKEE COUNTY

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE May 7, 2013
REPORTS AND RECOMMENDATIONS	An Ordinance to Amend the Municipal Code of the City of Franklin, Wisconsin to Provide for the Extension of and Cost Recovery of Public Sanitary Sewer within the Southwest Sanitary Sewer Service Area Served by the Ryan Creek Interceptor Public Sanitary Sewer	ITEM NUMBER

Attached is a copy of a sewer extension cost recovery policy report from the City's consultant upon the subject, a memo from the City Engineer and a copy of the Southwest Sanitary Sewer Service Area Sewer Impact Fee Public Facilities Needs Assessment. Also attached is a draft ordinance. The draft ordinance provisions pertaining to amending the Code as it pertains to impact fees are the subject of a public hearing as a separate item upon this meeting agenda. As is set forth in the public hearing notice, the proposed draft ordinance also contains proposed amendments to the Municipal Code as it pertains to connections to public sanitary sewer, sewer connection fees and special assessments for public sanitary sewer, which other proposed amendments are not procedurally required to be the subject of a public hearing prior to any adoption, pursuant to Wisconsin law. These other proposed amendments in part would create a new policy for the payment of costs for extensions of public sanitary sewer in the southwest sewer service area, where the project is a developer extension project, which project is not the subject result of a determination of public necessity by the Common Council or the subject result of a request or statement in favor of the extension by the majority of abutting property owners, whereby connection fees and assessments would not be paid until the time of sewer connection to the property and connection would not be required for existing developed properties (supporting an existing dwelling unit) as long as the property is supported by a fully properly lawfully functioning existing on-site septic system, and connection would not be required for vacant land until the development of the land.

COUNCIL ACTION REQUESTED

A motion to adopt an Ordinance to Amend the Municipal Code of the City of Franklin, Wisconsin to Provide for the Extension of and Cost Recovery of Public Sanitary Sewer within the Southwest Sanitary Sewer Service Area Served by the Ryan Creek Interceptor Public Sanitary Sewer.



December 15, 2010

Common Council
City of Franklin
9229 West Loomis Road
Franklin, WI 53132

RE: Sewer Extension Cost Recovery Policy

Dear Common Council Members:

As authorized, Ruckert/Mielke has prepared an initial proposed sewer extension and cost recovery policy for review, consideration and direction from the Common Council. We have reviewed the City's existing policies as well as example policies from other municipalities, outlined the key issues, and prepared the initial outline of a proposed policy, as described below.

Components of a Sewer Extension Cost Recovery Policy

The key components that need to be addressed in a sewer extension cost recovery policy are as follows:

- Connection policy – under what circumstances and terms will properties with available sewer service be required to connect to the system.
- Initial financing – under what circumstances and to what extent will the City be willing to provide any upfront financing of new sewer extensions.
- Terms of cost recovery for developers – when a developer is required to provide upfront financing for a sewer extension that will ultimately serve a larger area than the initial development, under what terms and conditions will the City reimburse the developer for a portion of the initial costs.
- Use of special assessments and/or impact fees – For areas outside of an initial development that triggers a sewer extension, how will special assessments and/or impact fees be used to collect the appropriate portion of the costs from each property served.
- Deferral of special assessments – If special assessments are levied, under what terms and conditions will assessments be deferred.

Issues and Alternatives

The following sections outline the City's current policies, important considerations and suggested alternatives for each of the components of a sewer extension cost recovery policy.



Letter to Common Council Members

December 15, 2010

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1. Connection policy

a. Current policies:

- i. Sewer (§190-22) – within one year of notice that sewer is available, unless building is > 400 feet from the main
- ii. Water – no connection requirement

b. Issues:

- i. It may be necessary and reasonable to require connection within a certain period of time if sewer is extended to an existing subdivision, particularly if there are failing septic systems.
- ii. Requiring connection of large parcels and working farms may force premature development

c. Wisconsin Statutes 281.45 – municipalities may require connection to sewer and water, but do not have to require connection.

d. Suggested policies:

- i. Alternative 1 – defer until subdivision or other development for vacant properties and as long as the building has a working onsite system for developed properties
- ii. Alternative 2 – same as above, except require connection within 1 year of sewer becoming available for all properties in a subdivision within which the majority of property owners petition for sewer service

2. Initial financing

a. Current policies:

- i. Water extensions (§207-23)
 1. City may finance if there is an immediate public need and funds are available, or the project otherwise benefits the City
 2. Landowner finances if there is no immediate public need or funds are not available
- ii. Sewer extensions – no written policy, but a similar policy in practice. Sewer extensions have typically been in response to failing septic systems in subdivisions. The City has financed the project and levied special assessments up to a maximum amount, with the remainder funded by the sewer connection fee.

b. Issues:

- i. Depending on the location, the sewer extension could be very costly
- ii. How much risk does the City want to take in order to support economic development?
- iii. Where would funds come from to carry the costs if the City finances any of these extensions?
- iv. It may be desirable to have a consistent policy for all projects.



Letter to Common Council Members

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- c. Suggested policies:
 - i. Alternative 1 – City requires developer and/or abutting property owners to finance the entire cost of any extensions requested by developers; City finances the cost if the City decides to provide an extension on its own initiative or at the request of existing developed properties.
 - ii. Alternative 2 – Developer finances the 8-inch or 12-inch equivalent on all projects and the City finances the oversize costs; City finances the 8-inch or 12-inch equivalent cost only if the City decides to provide an extension on its own initiative or at the request of existing developed properties.

- 3. Terms of cost recovery for developers
 - a. Current policies:
 - i. Water extensions (§207-23)
 - 1. Reimbursed without interest
 - 2. Oversize cost is reimbursed in 5 annual installments
 - 3. Nonoversize portion is reimbursed as abutting property owners connect, for a period of no more than 15 years
 - 4. Later connections pay for the actual 8" or 12" equivalent cost for the main, with no maximum.
 - ii. Sewer extensions – usually not developer driven. City finances the project and levies special assessments, up to a pre-determined maximum.
 - b. Issues:
 - i. Should the amount and timing of reimbursement be fixed or only occur as abutting properties connect?
 - ii. Should there be a maximum time limit for reimbursements?
 - c. Suggested policies:
 - i. Alternative 1 – Only reimburse the developer as abutting properties connect and/or there is impact fee/connection fee funding available
 - ii. Alternative 2 – Reimburse the oversize cost on a fixed schedule, similar to the water main extension policy, and reimburse the nonoversize cost as abutting property owners connect, up to a period of 15 years.

- 4. Special assessment or impact fees
 - a. Current policies:
 - i. Sewer – combination of assessments and connection fees. Ordinance does not detail specific policies.
 - ii. Water (§207-23)
 - 1. 8-inch equivalent – special assessment or reimbursement from connecting property owners in accordance with PSC water main extension rules
 - 2. Oversize cost – water impact fee



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b. Issues:

i. Special assessments

1. Lien on the property
2. Can be collected immediately or deferred until sale, subdivision, connection, rezoning, etc.
3. Can allow for installment payments
4. Have to go through the report and hearing process for each new project
5. Would need to do an area-wide assessment based on acreage or RECs or a similar method if assessing the entire cost of trunk sewers. This could result in a "stacking effect" where properties on the upstream end of the system could end up paying for multiple assessments if oversized costs are assessed

ii. Impact / connection fees

1. Not a lien on the property
2. Cannot be collected until time of connection or building permit
3. Does not allow for installment payments
4. Could establish impact / connection fees for the entire area with a single report and public hearing
5. Could have a uniform charge throughout the entire area

c. Suggested policies:

- i. Alternative 1 – special assess for the 8-inch or 12-inch equivalent with an impact / connection fee for the oversized costs
- ii. Alternative 2 – use impact fees for the entire cost

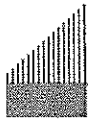
5. Deferral policy for special assessments

a. Current policies for deferral of assessments (§207-15):

- i. Undeveloped/vacant properties > 2.5 acres and > 330 feet of frontage
- ii. Properties > 2.5 acres with one residential dwelling that is an excessive distance from the sewer or water mains
- iii. Deferral, for the shorter of 10 years or until connection, of up to 300 feet of frontage for water assessments if the property abuts a transmission line, is used for residential purposes and has an adequate water supply
- iv. Deferral until sale, connection or up to 10 years for sanitary sewer or water assessments for property zoned I-1 Institutional District.

b. Issues:

- i. Don't want to force sale and development of large parcels and farms.
- ii. Could potentially allow a single residential building on a large parcel to connect without requiring payment of the entire assessment or fee.



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c. Suggested policies:

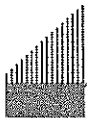
- i. Alternative 1 – deferral of entire assessment until subdivision, construction of improvements or connection, then require payment of the entire assessment
- ii. Alternative 2 – deferral of entire assessment until subdivision, construction of improvements or connection. If the triggering event involves the development of the property (i.e. subdivision), require payment of the entire assessment. If the triggering event is the connection of a single residence on a large parcel that could be further subdivided, only require payment of a minimum amount related to serving that single dwelling unit (i.e. a minimum amount of frontage or a single REC).

Initial Proposed Policy

After review of the City's existing policies and other example policies and consideration of the issues and alternatives described above, an initial proposed sewer extension cost recovery policy has been developed for consideration and direction by the City Council. The proposed policy accounts for the fact that there will be different types of sewer extensions. Sewer extensions in the Ryan Creek Interceptor service area will be primarily driven by new development. However, in other situations, there will be City-driven sewer extensions, for example those to serve existing subdivisions with failing septic systems. These different types of extensions require different treatment, and the City's policy must account for both situations. The following sections describe the proposed policy for developer-driven extensions and City-driven extensions.

1. Developer-driven extensions

- a. Connection – connection is not required until the property is subdivided or developed, unless the septic system fails.
- b. Initial financing – The entire cost of the extension is initially financed by the landowner(s) or developer(s), including oversize costs.
- c. Terms of developer cost-recovery – Properties that connect to the extension within a certain period of time are required to reimburse the developer/landowner for the equivalent cost of the minimum diameter main needed to serve their development, up to a maximum amount per front foot, as established from time to time by the City. Any costs in excess of the maximum potential reimbursement from connecting properties (the oversize cost) is reimbursed to the developer/landowner in 5 equal annual installments, if funds are available. All costs are reimbursed without interest.
- d. Use of special assessments / impact fees – No special assessments are imposed on the abutting properties, since these properties are required to reimburse the



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developer. A uniform impact fee is imposed over the entire Ryan Creek Interceptor service area to cover the oversize costs of all anticipated future trunk sewer extensions. The existing sewer connection fee remains in place for the area currently provided with sewer service.

e. Deferral of special assessments – not applicable to developer-driven mains.

2. City-driven extensions

a. Connection – Extensions are not undertaken by the City unless a majority of the property owners in the area served want the connection. Therefore, if the city extends sewer, abutting property owners are required to connect within one year, unless the building an excessive distance from the main.

b. Initial financing - City may finance if there is an immediate public need and funds are available, or the project otherwise benefits the City.

c. Terms of developer cost-recovery – Not applicable to City-driven and financed mains.

d. Use of special assessments / impact fees – If the City extends and finances a main to serve an area where the majority of the property owners want sewer service, special assessments will be levied for the minimum diameter main needed to serve the abutting properties, up to a maximum amount per front foot, as established from time to time by the City. A uniform impact fee will be imposed over the entire Ryan Creek Interceptor service area to cover the oversize costs of all anticipated future trunk sewer extensions. The existing sewer connection fee remains in place for the area currently provided with sewer service.

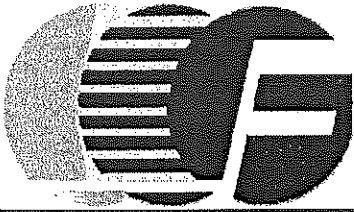
e. Deferral of special assessments – Special assessments are deferred until connection, subdivision or other development of the property.

This is an initial proposed policy, intended as discussion points for the Council to consider and provide direction on the overall policy. After the overall policy is agreed to, the specific ordinance language and finer details can be drafted for the Council's consideration.

Respectfully submitted,

Christine A. Cramer, M.U.P.
Senior Economic Consultant

CAC:lfc



MEMORANDUM: FROM ENGINEERING

DATE: November 3, 2011

TO: Files

FROM: John M. Bennett, P.E., City Engineer

SUBJECT: REVIEW OF SEWER EXTENSION POLICY (RCI) – LETTER DATED DECEMBER 15, 2010 FROM MUNICIPAL ECONOMICS & PLANNING

The following are my recommendations for a RCI sewer extension policy:

- A. Connection Policy – As most of the land in the RCI area is undeveloped parcels, it is recommended that a policy be developed specifically for this area.
 1. That if a sanitary sewer is extended by a property owner (developer) at his expense and that sewer extension abuts an existing dwelling, that dwelling shall not be required to connect to the sanitary sewer as long as it has a working onsite system.
 2. That if a sanitary sewer is determined to be necessary to serve the abutting property owners and either 50 percent or more of the property owners have requested said extension or if the Common Council has determined a demonstrated health problem due to the lack of sanitary sewer, the Common Council may determine that sanitary sewer be extended through the method of special assessment. In the situation of the extension of sanitary sewer by special assessment, the existing buildings shall be connected to the sanitary sewer within one year of notice that sewer is available unless the building is located 400 feet or more from the sanitary sewer.
- B. Extension policy should be created very similar to the water extension policy as follows:
 1. Application. Whenever a landowner or developer desires to extend sanitary sewer service to land within the City, such landowner or developer may request that the City construct a sanitary sewer facilities in the following manner:
 - a. Written application may be made to the City Engineer for a determination of the size and location of facilities which would be required to serve the area in question and such other areas as could reasonably be served by the sanitary sewer facilities.

- b. Within 30 days of the filing of the application, the Engineer shall advise the landowner or developer of any existing plans of the City for the construction of such facilities.
 2. Review of request for advance sanitary sewer extension. If the landowner desires the City undertake the extension of sewer facilities in advance of the City's extending such facilities, he or she may make a request to the City Engineer. The City Council may determine whether to allow the construction of these facilities by the property owner (developer). The following factors shall be considered in making this determination:
 - a. The need for this project is primarily for the development of vacant lands.
 - b. The availability of City staff to supervise and inspect the installation of the facilities.
 - c. The availability of City funding to reimburse the landowner or developer of the oversize costs as determined by the Financial Officer.
- C. Financing cost of construction. The cost of any sanitary sewer facilities shall be financed on the following basis unless otherwise agreed to by the City Council for reasons which are in its opinion unique to the particular project. The City Council shall determine whether or not the requested facility would serve an immediate public need of the City in general and whether funds are available for the requested extension.
 1. If the City Council determines there is an immediate public need and funds are available or the proposed project otherwise benefits the existing residents, the City may proceed with the project as a City public works project installed through the process of special assessments as set forth in §207-15. The City shall pay the oversize cost through the sanitary sewer connection fee or sanitary sewer impact fee account.
 2. If the City Council determines that there is no immediate public need for the existing residents or funds are not available, the requesting landowner shall extend the sanitary sewer at his cost including all review and inspection fees.
 - a. The oversize portion of the facilities (over an eight-inch diameter as calculated by the City Engineer) based on pipe size only shall be reimbursed to the requesting landowner in five annual equal payments, beginning February 15, after the facilities are placed into operation. Reimbursement shall not include interest. The actual oversize costs shall be calculated on the difference in the cost of an 8 inch diameter pipe vs. the actual pipe used – only material cost will be utilized in calculating the oversize cost.
 - b. The non-oversize portion of the facilities shall be reimbursed to the requesting landowner as the amount is recovered by the City from abutting property owners as they connect and receive service. The prorated frontage cost of the non-oversize portion shall be collected from the abutting property owners and returned to the landowner for a period of not more than 15 years from the date the facilities are placed into service. No reimbursement shall

- c. be made after the fifteen-year period. Reimbursement shall not include interest.
- D. Items included in cost of construction. The cost of any facilities shall include the cost of all engineering, inspection, legal, fiscal and other work related to the project.
- E. Bond or cash deposit. No facility project shall be allowed unless the requesting landowner deposits with the City Clerk a bond or cash equal to 110% of the bid of the successful bidder plus such amount as shall be required in the opinion of the City Engineer to cover the cost specified in Subsection D above.
- F. Other authority retained. Nothing in this section shall deprive the City of the powers conferred by §§ 66.53 through 66.698, Wis. Stats.

JMB/db

PUBLIC FACILITIES NEEDS ASSESSMENT

**SOUTHWEST
SANITARY SEWER SERVICE AREA
SEWER IMPACT FEE**

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

JANUARY/2012

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RUEKERT/MIELKE
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188-1020

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INTRODUCTION

One of the important functions of local government is to provide for the planning, design, construction and maintenance of public facilities, such as sanitary sewerage systems, water supply systems, fire stations, and libraries, needed to serve new land development. Along with this function comes the responsibility to finance these public facilities in a manner that is fiscally sound, equitable and affordable to residents and taxpayers, and within the statutory authority granted to local municipalities. The question of how to finance public improvements is of particular importance in areas that are developing rapidly. Sound planning practice requires that sufficient public facilities be in place before new development is allowed to occur. Thus, these facilities are typically designed with excess capacity to accommodate anticipated development, and the associated increases in demand, for the next ten to twenty years.

Since the future residents and property owners who will use the excess capacity are not part of the community during the construction of such public facilities, existing residents and property owners may bear more than a proportionate share of the cost of facilities needed for new development. In order to distribute costs more fairly and make new development “pay its own way”, municipalities have long imposed a variety of fees on new development.

BACKGROUND

The City of Franklin is working with the Metropolitan Milwaukee Sewerage District (MMSD) to plan, design and construct the Ryan Creek Interceptor (RCI). The RCI will generally run from east to west through the southwest quadrant of Franklin and will convey wastewater from the southwest area of the City, as well as portions of New Berlin and Muskego, to MMSD for treatment. The RCI will be funded by the MMSD. However, a number of large diameter “trunk sewers” (sewers 12 inches or greater in diameter) will also be needed to convey wastewater from the sewer basins within the southwest quadrant of Franklin to the RCI. The planning, design, construction and funding of these trunk sewers will be the responsibility of the City of Franklin and the landowners whose property is benefited by receiving sewer service.

There are several options available to local governments for the financing and funding of sanitary sewer improvements. The three most commonly used funding sources for new sanitary sewer mains include developer contributions, special assessments and impact fees. On ____, the City adopted a funding policy for sanitary sewer extensions, a copy of which is attached to this report as Appendix A. To summarize this policy, for properties that connect directly to a trunk sewer, the cost of the minimum diameter sewer that is required to serve these abutting properties will be paid for by those properties, either through developer contributions or special assessment. The “oversized” cost of all trunk sewers (i.e. the cost of installing a larger diameter main to convey wastewater from the larger basin) will be funded through impact fees collected from properties in the southwest area of the City as they connect to the sanitary sewer system.

In 2011, the City engaged Ruckert/Mielke to prepare an impact fee study for the cost of the oversized portion of trunk sewers that will be needed to serve large areas of new development within the southwest part of the City. This report satisfies the requirements of Wisconsin State Statute §66.0617, properly allocates the capital costs for the facilities between existing

development and new development, and may be used by the City as the basis for amending its existing impact fee ordinance.

PLANNING AREA

The planning area for this impact fee study includes the area within the southwest quadrant of the City of Franklin that will be served with sanitary sewer by the Ryan Creek Interceptor (Ryan Creek Interceptor Sanitary Sewer Service Area) the Service Area boundaries are shown on Map 1.

AUTHORITY TO IMPOSE IMPACT FEES UNDER WISCONSIN STATUTES

In 1993, Wisconsin Act 305 created Section §66.55 (now §66.0617) of the Wisconsin Statutes, which provides the authority for cities, villages, and towns to impose impact fees on new development for recovering public facility capital costs. The statute specifies the type of facilities for which impact fees may be imposed and prescribes certain procedural requirements for impact fee ordinances enacted by a municipality. In 2006, the statute was amended by Wisconsin Acts 203 and 477. In 2008, the statute was again amended by Wisconsin Act 44.

Procedural Requirements

Prior to enacting or amending an ordinance that imposes impact fees, a municipality must comply with the following procedural requirements:

1. Prepare a needs assessment for the public facilities for which it is anticipated that impact fees may be imposed. The public facilities needs assessment shall include the following:
 - a. An inventory of existing public facilities, including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.
 - b. An identification of new public facilities, or improvements and expansions of existing public facilities that will be required because of new land development. This identification shall be based upon an explicitly identified level of service and standards.
 - c. A detailed estimate of the capital costs of providing the new public facilities or improvements and expansions previously mentioned, including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the municipality.
2. The municipality must hold a public hearing prior to enacting or amending an impact fee ordinance. The public facilities needs assessment must be available for public review at least twenty days before the hearing date.

Managing Impact Fees

Impact fees must be placed in segregated accounts (one account for each type of fee). The impact fees and any interest earned on the fund balance must be expended only for the facilities

for which the fees were imposed. Impact fees may be used to pay directly for project costs, or may be used to pay for the debt service on bonds issued to finance a project.

In order to ensure that impact fees are not used to pay for more than the proportionate share of a facility needed to serve new development, it is important that the public facilities needs assessment be referred to when determining the amount of impact fee revenues to apply to project funding. If a project is changed from what was described in the needs assessment, it may be necessary to review and update the needs assessment.

Impact fees that are collected but are not used within a reasonable period of time after collection must be refunded to the current owner of the property upon which the impact fee was imposed. Until recently, impact fee law did not specify what constitutes a reasonable time period, only that a reasonable time period should be based on the planning and financing periods for each type of facility. However, as stated earlier, 2007 Wisconsin Act 44 amended the impact fee statute to imposed specific time limits. The current rules are as follows:

1. Impact fees collected prior to December 31, 2002 must be spent by December 31, 2012.
2. Impact fees collected from January 1, 2003 through April 10, 2006 must be spent by the first day of the 120th month beginning after the date on which they were collected. So, for example, impact fees collected on January 2, 2003 must be spent by January 1, 2013.
3. Impact fees collected after April 10, 2006 but within 7 years of the effective date of the ordinance imposing the fees must be spent within 10 years of the effective date of the ordinance (not within 10 years after they are collected).
4. Impact fees collected after April 10, 2006 and more than 7 years after the effective date of the ordinance imposing the fees must be spent within a reasonable period of time.

A municipality may adopt a resolution extending the time period by 3 years due to extenuating circumstances or hardship.

Summary

Wisconsin impact fee law contains specific requirements for the process of adopting or amending an impact fee ordinance, for determining the amount of an impact fee, and for accounting for and spending impact fee revenues. Thus, it is important that a municipality that adopts impact fees:

- Prepares a public facilities needs assessment and conducts a public hearing;
- Ensures that the public facilities needs assessment contains all the items listed above, and that the computed fee does not include the cost of any facilities needed to serve existing development or remedy any existing deficiencies;
- Follows the plan laid out in the public facilities needs assessment in terms of the share of project costs that are intended to be paid for with impact fees;

- Revises the needs assessment if projects change significantly and keeps detailed records of impact fees paid, to be prepared in the event that impact fees need to be refunded to property owners.

EXISTING LAND USE AND DEVELOPMENT

The Ryan Creek Interceptor Sanitary Sewer Service Area is not currently served with public sanitary sewerage facilities. Therefore, for purposes of this impact fee study, the entire area is currently undeveloped with municipal sanitary sewerage facilities.

FUTURE LAND USE AND DEVELOPMENT

The City of Franklin's 2025 Comprehensive Plan identifies planned land uses for future buildout of the Ryan Creek Interceptor Sanitary Sewer Service Area. Generalized categories of planned land uses for the area are shown on Map 2. Table 1 of this report shows the total acres of planned land uses and net developable acres by category, assuming complete buildout of this area. The Ryan Creek Interceptor and the planned trunk sewers will be designed to convey wastewater from this service area based on the planned land uses shown in Table 1.

INVENTORY OF EXISTING FACILITIES

The City of Franklin operates a system of sanitary sewerage facilities to collect wastewater and convey it to the Metropolitan Milwaukee Sewerage District (MMSD) for treatment. The majority of the northwest, northeast and southeast quadrants of the City are served by sanitary sewerage facilities. The Ryan Creek Interceptor Sanitary Sewer Service Area is currently not served by any public sanitary sewerage facilities. Developed properties in this area are served by holding tanks or septic systems.

RECOMMENDED FACILITIES AND ESTIMATED COSTS

A preliminary plan for the location and size of sanitary sewerage facilities needed to serve the Ryan Creek Interceptor Sanitary Sewer Service Area was prepared by Ruckert/Mielke, as shown on Map 3. Detailed cost estimates were prepared based on the recommended diameter, depth and backfill materials for each segment of each trunk sewer. These detailed cost estimates are attached to this Report as Appendix B. The total estimated cost for trunk sewers is approximately \$23.3 million.

PROPORTIONATE SHARE OF COST RELATED TO NEW DEVELOPMENT

Wisconsin Statutes state that impact fees may only be charged to new development for the proportionate share of the capital costs of facilities needed to serve new development. The statutes further require that the facilities identified as needed to serve new development be determined on the basis of explicitly identified service level standards. It is also required that impact fees be reduced by any contributions from new development for the facilities.

As stated in a previous section, none of the Ryan Creek Interceptor Sanitary Sewer Service Area is currently served with public sanitary sewerage facilities. Therefore, all development within this area is new development with respect to the City's sanitary sewerage system. However, as

Table 1 - Forecast Development and Wastewater Flows

Land Use	Gross Acreage	Developable Acreage	Total Flow (cfs)	Total Flow (MGD)	Total Annual Flow (MG)	cfs / Net Acre
Open Space	1,859.99	-	-	-	-	-
Business Park	358.44	215.06	5.38	3.48	1,269.17	0.0250
Commercial	588.43	395.77	9.89	6.39	2,333.11	0.0250
Communication and Utilities	12.77	7.66	0.04	0.03	9.44	0.0052
Industrial	5.36	14.16	0.35	0.23	82.57	0.0247
Institutional	198.28	118.97	2.97	1.92	700.64	0.0250
Landfill	257.42	154.45	0.77	0.50	181.65	0.0050
Light Manufacturing	281.09	168.65	4.22	2.73	995.52	0.0250
Mixed Use	5.11	7.63	0.19	0.12	44.82	0.0249
Recreational	423.03	510.82	2.55	1.65	601.56	0.0050
Residential	1,231.55	913.07	10.96	7.08	2,585.53	0.0120
Residential Multi-Family	12.38	7.43	0.27	0.17	63.69	0.0363
Existing Transportation	227.59	-	-	-	-	-
Future Transportation	299.57	-	-	-	-	-
Water Surface	39.68	-	-	-	-	-
Total	5,800.69	2,513.68	37.59	24.30	8,867.69	0.0150

Source: City of Franklin Comprehensive Plan, Ruekert/Mielke sanitary sewer flow modeling.

- 1) Net developable acreage calculated by deducting 40% of total acres to account for Franklin open space requirements
- 2) Based on flow factors discussed and approved at 12/10/09 RCI staff meeting.

described in the City's Sanitary Sewer Extension Cost Recovery Policy (Appendix A), a portion of the costs of each segment will be charged to abutting properties, either through developer contributions or special assessments. The impact fees must therefore be reduced by the amount of anticipated contributions from abutting property owners. The City's policy is to charge a maximum amount per foot of abutting frontage, with the maximum amount determined by the land use of the abutting property and the minimum diameter main that would be required to serve different land uses. Certain types of property are not assessable, including wetlands, flood lands conservation lands, undevelopable property and transportation rights-of-way. The computation of these anticipated contributions, by segment, is shown in Table 2. In total, it is anticipated that approximately \$5.2 million will be recovered from abutting property owners, leaving \$18.1 million of oversize costs to be recovered through impact fees.

IMPACT FEE VERSUS CONNECTION FEE

The Ryan Creek Interceptor Sanitary Sewer Service Area Sewer Impact Fee established as part of this Report applies to new land development as defined in Wisconsin State Statute §66.0617. An identical fee (in the same amount), known as a Sanitary Sewer Connection Fee, would be applied to any existing residential dwelling units and any existing nonresidential development that connect to the City's Sanitary Sewerage System. As opposed to the Sanitary Sewer Impact Fee which is collected upon the issuance of a building permit by the City, the Sanitary Sewer Connection Fee would be collected upon the issuance of a plumbing permit by the City for the connection of the particular facilities to the City's Sanitary Sewerage System.

ALLOCATION OF COSTS

In order to impose an impact fee, the total amount to be collected must be allocated to different types of development in reasonable proportion to the amount of demand created, and the appropriate amount of the fee for each type of development must be computed. The City imposes a sewer connection fee on new connections to the sanitary sewer system in the existing served portion of the City. This connection fee is based on the size of the water meter for each property, with higher fees for larger diameter meters to reflect the fact that properties with larger meters use more water and therefore generate more wastewater. This is a reasonable approach that charges each property in rough proportion to the potential wastewater discharge from that property.

In order to determine the appropriate schedule of charges for each meter size, a 4 step process was used as follows, and is shown in Tables 3 through 5:

1. Historical data from the City's existing sewer service area was analyzed to determine the number of equivalent residential meters per developed acre for each type of land use. An equivalent residential meter is defined as a 5/8" or 3/4" meter. The number of residential equivalent meters per larger diameter meter is determined based on the capacity of the meter compared to a 5/8" meter.
2. Second, these factors were applied to the projected acres of each type of land use within the Southwest Area to determine the forecast number of new equivalent residential meters for this area.

Table 2 - Allocation of Costs

Sewer Segment	Land Use (1)	Frontage (feet)	Segment Cost (2)	Maximum Assessable Cost / Foot	Maximum Assessable Cost	Impact Fee Portion
Trunk 11						
	Commercial	220	\$ 47,630	\$101	\$ 22,220	\$ 25,410
	Non-Assessable	1,120	242,478	\$0	-	242,478
	Subtotal	1,340	\$ 290,108		\$ 22,220	\$ 267,888
Trunk 12						
	Business Park	3,840	756,582	\$101	367,640	388,942
	Commercial	515	111,619	\$101	52,015	59,604
	Residential	3,890	758,614	\$78	285,975	472,639
	Non-Assessable	14,465	2,544,722	\$0	-	2,544,722
	Subtotal	22,310	\$ 4,171,538		\$ 705,630	\$ 3,465,908
Trunk 12K						
	Commercial	6,756	1,058,638	\$101	682,356	376,282
	Residential	1,844	320,974	\$78	142,910	178,064
	Non-Assessable	2,280	388,342	\$0	-	368,342
	Subtotal	10,880	\$ 1,747,954		\$ 825,266	\$ 922,688
Trunk 12R						
	Light Manufacturing	1,800	184,343	\$101	161,600	22,743
	Residential	9,556	1,347,219	\$78	740,590	606,629
	Non-Assessable	18,764	2,480,466	\$0	-	2,480,466
	Subtotal	29,920	\$ 4,012,028		\$ 902,190	\$ 3,109,838
Trunk 14						
	Non-Assessable	8,730	788,580	\$0	-	788,580
Trunk 24						
	Residential	250	31,870	\$78	19,375	12,495
	Non-Assessable	5,090	648,875	\$0	-	648,875
	Subtotal	5,340	\$ 680,745		\$ 19,375	\$ 661,370
Trunk 25						
	Residential	750	121,951	\$78	58,125	63,826
	Non-Assessable	210	34,146	\$0	-	34,146
	Subtotal	960	\$ 156,098		\$ 58,125	\$ 97,973
Trunk 26						
	Institutional	2,050	552,809	\$101	207,050	345,759
	Residential	3,160	783,493	\$78	244,900	538,593
	Non-Assessable	1,520	404,834	\$0	-	404,834
	Subtotal	6,730	\$ 1,741,136		\$ 451,950	\$ 1,289,186
Trunk 32						
	Non-Assessable	140	28,145	\$0	-	28,145
Trunk 34						
	Commercial	4,440	725,203	\$101	448,440	276,763
	Non-Assessable	860	140,467	\$0	-	140,467
	Subtotal	5,300	\$ 865,670		\$ 448,440	\$ 417,230
Trunk 35						
	Business Park	5,037	1,319,189	\$101	508,737	810,452
	Landfill	100	20,980	\$101	10,100	10,880
	Light Manufacturing	4,593	982,703	\$101	463,893	499,810
	Residential	6,160	1,331,896	\$78	477,400	854,496
	Non-Assessable	17,030	3,576,742	\$0	-	3,576,742
	Subtotal	32,920	\$ 7,211,490		\$ 1,460,130	\$ 5,751,360
Trunk 39						
	Non-Assessable	7,400	1,001,065	\$0	-	1,001,065
Trunk 40						
	Business Park	1,110	153,989	\$101	112,110	41,879
	Commercial	1,380	191,445	\$101	139,380	52,065
	Non-Assessable	1,010	140,116	\$0	-	140,116
	Subtotal	3,500	\$ 485,550		\$ 251,490	\$ 234,060
Trunk 41						
	Commercial	170	45,277	\$101	17,170	28,107
	Residential	170	45,277	\$78	13,175	32,102
	Non-Assessable	60	15,980	\$0	-	15,980
	Subtotal	400	\$ 106,535		\$ 30,345	\$ 76,190
Total		135,870	\$ 23,286,640		\$ 5,175,161	\$ 18,111,479

Source: City of Franklin Comprehensive Plan, Ruekert/Mielke.

- 1) For purposes of this Report and analysis, lands designated Recreational in the City's 2025 comprehensive Master Plan are assumed Non-assessable since the extent of their development and their subsequent affect on the Impact Fee calculations are considered de minimis.
- 2) Includes 30% for contingency, engineering, and administration

Table 3 - Analysis of Equivalent Meters by Land Use, 2005

Land Use	Annual Water Sales (1,000 gal)	Number of Equivalent Meters						Developed Acres	Billable Flow per Acre			Billable Flow per Equivalent Meter
		5/8"	3/4"	1"	1.5"	2"	3"		4"	6"	Total	
Residential	535,144	5,976	6,055	4,685.06	114.22	1.29	88.39					
Commercial	237,192	1,130	3,034	666.79	355.72	4.55	78.19					
Industrial	75,264	14	66	856.26	87.90	0.08	1,149.07					
Public Authority	71,280	22	87	335.51	212.45	0.26	819.31					
Total	918,880	7,142	9,241	6,543.62	140.42	1.41	99.44					

Meters	Number of Equivalent Meters						Developed Acres	Billable Flow per Acre			Billable Flow per Equivalent Meter
	5/8"	3/4"	1"	1.5"	2"	3"		4"	6"	Total	
Residential	281	5,646	47	2	80	12	4	3	5,976		
Commercial	-	666	211	154	640	180	100	150	1,130		
Industrial	-	3	5	4	-	30	-	-	14		
Public Authority	-	7	4	6	5	-	-	-	22		
Total	281	6,322	267	166	85	14	4	3	7,142		

Equivalency Factor:	Number of Equivalent Meters						Developed Acres	Billable Flow per Acre			Billable Flow per Equivalent Meter
	5/8"	3/4"	1"	1.5"	2"	3"		4"	6"	Total	
Residential	1.00	1.00	2.50	5.00	8.00	15.00	25.00	50.00	6,055		
Commercial	281	5,646	118	10	-	-	-	-	6,055		
Industrial	-	666	528	770	640	180	100	150	3,034		
Public Authority	-	3	13	20	-	30	-	-	66		
Total	281	6,322	668	830	680	210	100	150	9,241		

Source: Wisconsin Public Service Commission Annual Reports, City of Franklin Comprehensive Plan

Table 4 - Forecasted Equivalent Meters for Southwest Service Area

Land Use	Acres	Equivalent Meters / Acre	Forecast Number of Equiv Meters
Business Park	358.44	4.55	1,631.00
Commercial	588.43	4.55	2,677.00
Communication and Utilities	12.77	0.26	3.00
Industrial	5.36	0.08	-
Institutional	198.28	0.26	51.00
Landfill	257.42	0.08	20.00
Light Manufacturing	281.09	0.08	22.00
Mixed Use	5.11	4.55	23.00
Recreational	423.03	0.26	110.00
Residential	1,231.55	1.29	1,592.00
Residential Multi-Family	12.38	4.55	56.00
Total	3,373.86		6,185.00
Percentage of Existing Area Served as of 2005	51.6%		66.9%

Table 5 - Calculation of Impact Fee

Total costs to be recovered through impact fees	\$18,111,479
Equivalent Meters	6,185
Fee per Equivalent Meter	\$2,928

<u>Meter Size</u>	<u>Equivalent Meter Factor</u>	<u>Fee per Meter</u>
5/8"	1.00	\$2,928
3/4"	1.00	\$2,928
1"	2.50	\$7,320
1.25"	3.75	\$10,980
1.5"	5.00	\$14,640
2"	8.00	\$23,424
2.5"	12.50	\$36,600
3"	15.00	\$43,920
4"	25.00	\$73,200
6"	50.00	\$146,400
8"	80.00	\$234,240
10"	120.00	\$351,360
12"	160.00	\$468,480

3. The total cost to be recovered through impact fee was then divided by the total number of residential equivalent meters to determine the cost per residential equivalent meter.
4. Finally, the fee per residential equivalent meter (5/8" and 3/4") was multiplied by equivalency factors to determine the fees for the larger diameter meters.

RECOMMENDATION

The purpose of this study was to establish an impact fee for the trunk sewer improvements that may be constructed to serve the unsewered Ryan Creek Interceptor Sanitary Sewer Service Area. This Report was also intended to fulfill the "public facilities needs assessment" procedural requirement under Wisconsin Statutes §66.0617.

In order to determine the appropriate amount of the impact fee for the sewer infrastructure, an analysis was conducted of existing facilities in the existing sewer area of the City. Forecasts were then made regarding future conditions and service level standards. The costs of recommended improvements were allocated to the proportionate share that would be paid through special assessments based on front footage and the proportionate share of the infrastructure that would benefit the entire service area.

Based on the analyses described above, it is recommended that the City amend its impact fee ordinance to establish an impact fee for the Southwest Sewer Service Area as shown in Table 5. The City also collects impact fees for park, fire, law enforcement, library and transportation facilities and water supply infrastructure. The City is not amending the other impact fees at this time. The City also imposes a sewer connection fee within the existing sewer service area. It is recommended that the City retain this fee for the existing service area. The proposed sewer impact fee should only be applied to the Ryan Creek Interceptor Sanitary Sewer Service Area, as shown on Map 1.

IMPACT ON HOUSING AFFORDABILITY

One of the procedural requirements of Wisconsin Statute §66.0617 is to calculate the effect the impact fee will have on housing affordability. While the initial imposition of impact fees may be placed on the developer or homebuilder, the cost is ultimately passed on to the homeowner. Impact fees can have a direct effect on the cost of new development, home prices, and home affordability. However, these effects can vary considerably depending upon local housing market dynamics.

Table 6 calculates the combined effect the proposed and existing impact fees will have on housing prices and on required income levels to purchase housing in the City of Franklin. Assuming that the home is financed, the Table shows the increase in annual housing costs and the additional income required for financing a home. The costs are calculated for both a \$150,000 home and a \$350,000 home. According to conventional mortgage lending standards, the additional income required to finance a new home with the proposed impact fees would be approximately \$2,154. This equates to an increase of approximately 4.6 percent for a \$150,000 home, or 2.0 percent for a \$350,000 home.

Table 6 - Effect of Impact Fees on Housing Prices

	\$150,000 Home		\$350,000 Home	
	Without Impact Fees	With Impact Fees ⁽⁴⁾	Without Impact Fees	With Impact Fees ⁽⁴⁾
Home Price	\$150,000	\$160,016	\$350,000	\$360,016
Down Payment	\$15,000	\$16,002	\$35,000	\$36,002
Amount Financed	\$135,000	\$144,014	\$315,000	\$324,014
Principal and Interest Payments ⁽¹⁾	\$9,034	\$9,637	\$21,079	\$21,682
Taxes ⁽²⁾	\$3,714	\$3,714	\$8,667	\$8,667
Insurance	\$300	\$300	\$500	\$500
Annual Housing Cost	\$13,048	\$13,651	\$30,245	\$30,849
Income Required ⁽³⁾	\$46,600	\$48,754	\$108,019	\$110,174
Additional income required		\$2,154		\$2,154
Additional income as percent of total		4.6%		2.0%

Notes:

(1) Assumes 5.25 percent annual interest rate, 30 year fixed rate mortgage.

(2) Source: City of Franklin Finance Department.

(3) Based upon standard conventional mortgage underwriting guidelines.

(4) Includes impact fees for park, fire protection, law enforcement, library, transportation and water supply facilities.

UPDATING THE EXISTING IMPACT FEE ORDINANCE

To implement the recommendations of this Report and amend the existing impact fee ordinance, the following tasks will need to be completed:

- Present the findings of this report to the Common Council.
- Amend the existing impact fee Ordinance to include the recommended Southwest Area Sewer Impact Fee.
- A Class 1 notice must be published in the City newspaper prior to the public hearing as required under Wisconsin Statutes §66.0617(3). The needs assessment must be available 20 days prior to the public hearing to allow the public sufficient time to review as required under Wisconsin Statutes §66.0617(4)(b).
- Conduct a public hearing prior to amending the impact fee ordinance.
- After the public hearing, the Common Council may adopt the proposed ordinance as recommended or adopt the ordinance with amendments.

PERIODIC REVIEW

It is recommended that the City increase the amount of the impact fee each year to make the fees more equitable, in that the amount paid by future development is increased each year to keep it approximately equal to the amount paid by new development in previous years, in terms of today's dollars. To be consistent with current policy regarding the annual increase in maximum special assessments, it is recommended that the City increase the impact fees each year by the percentage increase in the Consumer Price Index (Revised Consumer Price Index for Urban Wage Earners and Clerical Workers for All Items-U.S. City Average) published by the Department of Labor over the previous 12 months.

The impact fee computed in this Report was based on numerous assumptions and forecasts related to future development and population growth, and preferred service levels for municipal services. The recommendations of this Report are intended to serve as a guideline for the types of required facilities planned. The exact specifications and actual costs of the public facilities as constructed may vary somewhat from the plans and estimates contained in this Report. For all of these reasons, it is recommended that the impact fees be reviewed at a minimum of every 3-5 years to adjust for changes in the pace of development or project costs, or when major projects are added to or removed from the needs assessment.

ESTIMATED TRUNK SEWER CONSTRUCTION COST

 Project Name: Sewer Extension Cost Recovery Policy
 Client Name: City of Franklin
 Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions	
Trunk Sewer 11							
						2011 Dollars (June 2011 CCI = 9,053)	
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding, Pipe, Cover, Backfill, Compaction, Testing and Televising	
2	Erosion Control	LS	1	\$ 2,000.00	\$ 2,000.00		
3	Clearing and grubbing	LS	1	\$ -	\$ -		
4	Less than 15 Feet Deep Average Depth (PVC SDR 35)						
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Granular Backfill under Existing and Future Streets Granular Material and Disposal within 3 Radial Miles Laterals Not Included	
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -		
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -		
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -		
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -		
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -		
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
13	Over 15 but Less Than 25 Feet Deep Average Depth (PVC C900)						
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	670	\$ 205.00	\$ 137,350.00		
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -		
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -		
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -		
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -		
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -		
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -		
22	Over 25 but Less Than 35 Feet Deep Average Depth (RCP CL 5)						
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -		
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -		
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -		
26	Over 35 but Less Than 40 Feet Deep Average Depth (RCP CL 5)						
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -		
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -		
29	Appurtenances and Restoration						
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00		
31	48-Inch Sanitary Manholes	VF	60	\$ 250.00	\$ 15,000.00		
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -		
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -		
34	Asphalt Pavement Replacement	SY	170	\$ 28.00	\$ 4,760.00	5.5" Asphalt (\$60/Ton) over 8" CABG (\$15/Ton)	
35	Concrete Pavement Replacement	SY	1,000	\$ 45.00	\$ 45,000.00	9" Concrete (\$150/CY) over 10" CABG (\$15/Ton)	
36	Granular Shoulder	SY	850	\$ 5.00	\$ 4,250.00	6" Thick (\$15/Ton)	
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABG (\$15/Ton)	
38	Trench Restoration - Public ROW	SY	2,200	\$ 4.00	\$ 8,800.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch	
39	Trench Restoration - Field	SY		\$ 2.00	\$ -	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch	
Subtotal Construction Cost =					\$223,160.00		
Contingency, Engineering and Administrative (30%) =					\$ 66,948.00		
Estimated Total Project Cost =					\$ 290,108.00		
Sewer Footage =		670.00					
Average Cost per LF =		\$433.00					

ESTIMATED TRUNK SEWER CONSTRUCTION COST

 Project Name: Sewer Extension Cost Recovery Policy
 Client Name: City of Franklin
 Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions	
Trunk Sewer 12							
						2011 Dollars (June 2011 CCI = 9,053)	
1	Traffic Control	LS	1	\$ 9,000.00	\$ 9,000.00	Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding, Pipe, Cover, Backfill, Compaction, Testing and Televising	
2	Erosion Control	LS	1	\$ 28,000.00	\$ 28,000.00		
3	Clearing and grubbing	LS	1	\$ -	\$ -		
4	Less than 15 Feet Deep Average Depth (PVC SDR 35)						Granular Backfill under Existing and Future Streets Granular Material and Disposal within 3 Radial Miles Laterals Not Included
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,400	\$ 90.00	\$ 126,000.00		
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	1,600	\$ 140.00	\$ 224,000.00		
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -		
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	350	\$ 150.00	\$ 52,500.00		
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -		
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF	1,450	\$ 170.00	\$ 246,500.00		
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF	1,945	\$ 205.00	\$ 398,725.00		
13	Over 15 but Less Than 25 Feet Deep Average Depth (PVC C900)						
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,000	\$ 130.00	\$ 130,000.00		
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	2,050	\$ 215.00	\$ 440,750.00		
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -		
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -		
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF	460	\$ 260.00	\$ 119,600.00		
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF	900	\$ 270.00	\$ 243,000.00		
22	Over 25 but Less Than 35 Feet Deep Average Depth (RCP CL 5)						
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -		
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -		
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -		
26	Over 35 but Less Than 40 Feet Deep Average Depth (RCP CL 5)						
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -		
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -		
29	Appurtenances and Restoration						
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00		
31	48-Inch Sanitary Manholes	VF	440	\$ 250.00	\$ 110,000.00		
32	60-Inch Sanitary Manholes	VF	150	\$ 450.00	\$ 67,500.00		
33	72-Inch Sanitary Manholes	VF	20	\$ 550.00	\$ 11,000.00		
34	Asphalt Pavement Replacement	SY	16,450	\$ 28.00	\$ 460,600.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)	
35	Concrete Pavement Replacement	SY	6,300	\$ 45.00	\$ 283,500.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)	
36	Granular Shoulder	SY	7,500	\$ 5.00	\$ 37,500.00	6" Thick (\$15/Ton)	
37	Driveway Replacement	SY	550	\$ 18.00	\$ 9,900.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)	
38	Trench Restoration - Public ROW	SY	39,900	\$ 4.00	\$ 159,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch	
39	Trench Restoration - Field	SY	23,100	\$ 2.00	\$ 46,200.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch	
Subtotal Construction Cost =					\$ 3,208,875.00		
Contingency, Engineering and Administrative (30%) =					\$ 962,662.50		
Estimated Total Project Cost =					\$ 4,171,537.50		
Sewer Footage =		11,155.00					
Average Cost per LF =		\$ 373.96					

ESTIMATED TRUNK SEWER CONSTRUCTION COST

 Project Name: Sewer Extension Cost Recovery Policy
 Client Name: City of Franklin
 Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 12K						
						2011 Dollars (June 2011 CCI = 9,053)
1	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ 14,000.00	\$ 14,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ 4,000.00	\$ 4,000.00	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					Televising
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Granular Backfill under Existing and Future Streets
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Material and Disposal within 3 Radial Miles
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Laterals Not Included
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,065	\$ 155.00	\$ 320,075.00	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	2,795	\$ 205.00	\$ 572,975.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	580	\$ 215.00	\$ 124,700.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.		\$ 5,000.00	\$ -	
31	48-Inch Sanitary Manholes	VF	415	\$ 250.00	\$ 103,750.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	450	\$ 28.00	\$ 12,600.00	5.5" Asphalt (\$60/Ton) over 8" CABG (\$15/Ton)
35	Concrete Pavement Replacement	SY	2,700	\$ 45.00	\$ 121,500.00	9" Concrete (\$150/CY) over 10" CABG (\$15/Ton)
36	Granular Shoulder	SY	2,000	\$ 5.00	\$ 10,000.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	110	\$ 18.00	\$ 1,980.00	3" Asphalt (\$80/Ton) over 6" CABG (\$15/Ton)
38	Trench Restoration - Public ROW	SY	900	\$ 4.00	\$ 3,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	26,700	\$ 2.00	\$ 53,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$ 1,344,580.00	
Contingency, Engineering and Administrative (30%) =					\$ 403,374.00	
Estimated Total Project Cost =					\$ 1,747,954.00	
Sewer Footage =		5,440.00				
Average Cost per LF =		\$321.32				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions	
Trunk Sewer 12R							
						2011 Dollars (June 2011 CCI = 9,053)	
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding, Pipe, Cover, Backfill, Compaction, Testing and Televising	
2	Erosion Control	LS	1	\$ 37,000.00	\$ 37,000.00		
3	Clearing and grubbing	LS	1	\$ 25,000.00	\$ 25,000.00		
4	Less than 15 Feet Deep Average Depth						Granular Backfill under Existing and Future Streets Granular Material and Disposal within 3 Radial Miles Laterals Not Included
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -		
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	4,000	\$ 140.00	\$ 560,000.00		
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,910	\$ 100.00	\$ 191,000.00		
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	1,740	\$ 150.00	\$ 261,000.00		
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -		
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -		
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
13	Over 15 but Less Than 25 Feet Deep Average Depth						
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	2,395	\$ 130.00	\$ 311,350.00		
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	3,985	\$ 215.00	\$ 856,775.00		
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -		
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -		
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -		
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -		
22	Over 25 but Less Than 35 Feet Deep Average Depth						
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -		
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	930	\$ 375.00	\$ 348,750.00		
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -		
26	Over 35 but Less Than 40 Feet Deep Average Depth						
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -		
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -		
29	Appurtenances and Restoration						
30	Connection to Interceptor Sewer	Ea.		\$ 5,000.00	\$ -		
31	48-Inch Sanitary Manholes	VF	885	\$ 250.00	\$ 221,250.00		
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -		
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -		
34	Asphalt Pavement Replacement	SY	200	\$ 28.00	\$ 5,600.00	5.5" Asphalt (\$60/Ton) over 8" CABG (\$15/Ton)	
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABG (\$15/Ton)	
36	Granular Shoulder	SY	50	\$ 5.00	\$ 250.00	6" Thick (\$15/Ton)	
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABG (\$15/Ton)	
38	Trench Restoration - Public ROW	SY	200	\$ 4.00	\$ 800.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch	
39	Trench Restoration - Field	SY	133,200	\$ 2.00	\$ 266,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch	
Subtotal Construction Cost =					\$3,086,175.00		
Contingency, Engineering and Administrative (30%) =					\$ 925,852.50		
Estimated Total Project Cost =					\$ 4,012,027.50		
Sewer Footage =		14,960.00					
Average Cost per LF =		\$268.18					

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 14						
2011 Dollars (June 2011 CCI = 9,053)						
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ 11,000.00	\$ 11,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ 3,000.00	\$ 3,000.00	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	2,465	\$ 90.00	\$ 221,850.00	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Backfill under Existing and Future Streets
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Granular Material and Disposal within 3 Radial Miles
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	Laterals Not Included
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,900	\$ 120.00	\$ 228,000.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	235	\$ 250.00	\$ 58,750.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY		\$ 28.00	\$ -	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY		\$ 5.00	\$ -	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	200	\$ 4.00	\$ 800.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	38,600	\$ 2.00	\$ 77,200.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$606,600.00	
Contingency, Engineering and Administrative (30%) =					\$ 181,980.00	
Estimated Total Project Cost =					\$ 788,580.00	
Sewer Footage =		4,365.00				
Average Cost per LF =		\$180.66				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions	
Trunk Sewer 24							
						2011 Dollars (June 2011 CCI = 9,053)	
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment,	
2	Erosion Control	LS	1	\$ 7,000.00	\$ 7,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,	
3	Clearing and grubbing	LS	1	\$ 23,000.00	\$ 23,000.00	Pipe, Cover, Backfill, Compaction, Testing and	
4	Less than 15 Feet Deep Average Depth						Televising
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Granular Backfill under Existing and Future Streets	
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Material and Disposal within 3 Radial Miles	
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Laterals Not Included	
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -		
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -		
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -		
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
13	Over 15 but Less Than 25 Feet Deep Average Depth						
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	2,300	\$ 120.00	\$ 276,000.00		
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	370	\$ 205.00	\$ 75,850.00		
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -		
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -		
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -		
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -		
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -		
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -		
22	Over 25 but Less Than 35 Feet Deep Average Depth						
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -		
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -		
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -		
26	Over 35 but Less Than 40 Feet Deep Average Depth						
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -		
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -		
29	Appurtenances and Restoration						
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00		
31	48-Inch Sanitary Manholes	VF	220	\$ 250.00	\$ 55,000.00		
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -		
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -		
34	Asphalt Pavement Replacement	SY	1,100	\$ 28.00	\$ 30,800.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)	
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)	
36	Granular Shoulder	SY	200	\$ 5.00	\$ 1,000.00	6" Thick (\$15/Ton)	
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)	
38	Trench Restoration - Public ROW	SY	2,000	\$ 4.00	\$ 8,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch	
39	Trench Restoration - Field	SY	20,500	\$ 2.00	\$ 41,000.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch	
Subtotal Construction Cost =					\$523,650.00		
Contingency, Engineering and Administrative (30%) =					\$ 157,095.00		
Estimated Total Project Cost =					\$ 680,745.00		
Sewer Footage =		2,670.00					
Average Cost per LF =		\$254.96					

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions	
Trunk Sewer 25							
						2011 Dollars (June 2011 CCI = 9,053)	
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment, Excavation, Disposal, Dewatering, Shoring, Bedding, Pipe, Cover, Backfill, Compaction, Testing and Televising	
2	Erosion Control	LS	1	\$ 1,000.00	\$ 1,000.00		
3	Clearing and grubbing	LS	1	\$ 2,000.00	\$ 2,000.00		
4	Less than 15 Feet Deep Average Depth						Granular Backfill under Existing and Future Streets Granular Material and Disposal within 3 Radial Miles Laterals Not Included
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -		
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -		
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -		
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -		
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -		
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -		
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
13	Over 15 but Less Than 25 Feet Deep Average Depth						
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	325	\$ 120.00	\$ 39,000.00		
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	155	\$ 205.00	\$ 31,775.00		
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -		
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -		
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -		
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -		
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -		
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -		
22	Over 25 but Less Than 35 Feet Deep Average Depth						
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -		
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -		
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -		
26	Over 35 but Less Than 40 Feet Deep Average Depth						
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -		
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -		
29	Appurtenances and Restoration						
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00		
31	48-Inch Sanitary Manholes	VF	60	\$ 250.00	\$ 15,000.00		
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -		
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -		
34	Asphalt Pavement Replacement	SY	550	\$ 28.00	\$ 15,400.00	5.5" Asphalt (\$60/Ton) over 8" CABG (\$15/Ton)	
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABG (\$15/Ton)	
36	Granular Shoulder	SY	100	\$ 5.00	\$ 500.00	6" Thick (\$15/Ton)	
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABG (\$15/Ton)	
38	Trench Restoration - Public ROW	SY	1,000	\$ 4.00	\$ 4,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch	
39	Trench Restoration - Field	SY	2,700	\$ 2.00	\$ 5,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch	
Subtotal Construction Cost =					\$ 120,075.00		
Contingency, Engineering and Administrative (30%) =					\$ 36,022.50		
Estimated Total Project Cost =					\$ 156,097.50		
Sewer Footage =		480.00					
Average Cost per LF =		\$325.20					

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 26						
2011 Dollars (June 2011 CCI = 9,053)						
1	Traffic Control	LS	1	\$ 3,000.00	\$ 3,000.00	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ 8,000.00	\$ 8,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ 4,000.00	\$ 4,000.00	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Backfill under Existing and Future Streets
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Granular Material and Disposal within 3 Radial Miles
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	Laterals Not Included
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	585	\$ 205.00	\$ 119,925.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	1,270	\$ 215.00	\$ 273,050.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	1,510	\$ 375.00	\$ 566,250.00	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	295	\$ 250.00	\$ 73,750.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	7,000	\$ 28.00	\$ 196,000.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	1,300	\$ 5.00	\$ 6,500.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	270	\$ 18.00	\$ 4,860.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	18,400	\$ 4.00	\$ 73,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	2,700	\$ 2.00	\$ 5,400.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$1,339,335.00	
Contingency, Engineering and Administrative (30%) =					\$ 401,800.50	
Estimated Total Project Cost =					\$ 1,741,135.50	
Sewer Footage =		3,365.00				
Average Cost per LF =		\$517.43				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

 Project Name: Sewer Extension Cost Recovery Policy
 Client Name: City of Franklin
 Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 32						
2011 Dollars (June 2011 CCI = 9,053)						
1	Traffic Control	LS	1	\$ -	\$ -	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ -	\$ -	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ -	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Backfill under Existing and Future Streets
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Granular Material and Disposal within 3 Radial Miles
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	Laterals Not Included
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	70	\$ 120.00	\$ 8,400.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	25	\$ 250.00	\$ 6,250.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY		\$ 28.00	\$ -	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY		\$ 5.00	\$ -	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY		\$ 4.00	\$ -	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	1,000	\$ 2.00	\$ 2,000.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$21,650.00	
Contingency, Engineering and Administrative (30%) =					\$ 6,495.00	
Estimated Total Project Cost =					\$ 28,145.00	
Sewer Footage =			70.00			
Average Cost per LF =			\$402.07			

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions	
Trunk Sewer 34							
						2011 Dollars (June 2011 CCI = 9,053)	
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment,	
2	Erosion Control	LS	1	\$ 7,000.00	\$ 7,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,	
3	Clearing and grubbing	LS	1	\$ 3,000.00	\$ 3,000.00	Pipe, Cover, Backfill, Compaction, Testing and	
4	Less than 15 Feet Deep Average Depth						Televising
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Granular Backfill under Existing and Future Streets	
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Material and Disposal within 3 Radial Miles	
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Laterals Not Included	
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -		
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -		
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -		
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
13	Over 15 but Less Than 25 Feet Deep Average Depth						
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	200	\$ 120.00	\$ 24,000.00		
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	2,450	\$ 205.00	\$ 502,250.00		
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -		
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -		
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -		
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -		
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -		
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -		
22	Over 25 but Less Than 35 Feet Deep Average Depth						
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -		
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -		
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -		
26	Over 35 but Less Than 40 Feet Deep Average Depth						
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -		
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -		
29	Appurtenances and Restoration						
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00		
31	48-Inch Sanitary Manholes	VF	280	\$ 250.00	\$ 70,000.00		
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -		
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -		
34	Asphalt Pavement Replacement	SY	200	\$ 28.00	\$ 5,600.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)	
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)	
36	Granular Shoulder	SY	50	\$ 5.00	\$ 250.00	6" Thick (\$15/Ton)	
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)	
38	Trench Restoration - Public ROW	SY	500	\$ 4.00	\$ 2,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch	
39	Trench Restoration - Field	SY	22,900	\$ 2.00	\$ 45,800.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch	
Subtotal Construction Cost =					\$665,900.00		
Contingency, Engineering and Administrative (30%) =					\$ 199,770.00		
Estimated Total Project Cost =					\$ 865,670.00		
Sewer Footage =		2,650.00					
Average Cost per LF =		\$326.67					

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions	
Trunk Sewer 35							
						2011 Dollars (June 2011 CCI = 9,053)	
1	Traffic Control	LS	1	\$ 4,000.00	\$ 4,000.00	Pipe Price Includes: Labor, Materials, Equipment,	
2	Erosion Control	LS	1	\$ 41,000.00	\$ 41,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,	
3	Clearing and grubbing	LS	1	\$ 30,000.00	\$ 30,000.00	Pipe, Cover, Backfill, Compaction, Testing and	
4	Less than 15 Feet Deep Average Depth						Televising
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Granular Backfill under Existing and Future Streets	
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	1,850	\$ 140.00	\$ 259,000.00	Granular Material and Disposal within 3 Radial Miles	
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Laterals Not Included	
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	1,650	\$ 150.00	\$ 247,500.00		
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -		
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,575	\$ 120.00	\$ 189,000.00		
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -		
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
13	Over 15 but Less Than 25 Feet Deep Average Depth						
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -		
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -		
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -		
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	4,310	\$ 215.00	\$ 926,650.00		
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF	605	\$ 225.00	\$ 136,125.00		
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	20	\$ 160.00	\$ 3,200.00		
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -		
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -		
22	Over 25 but Less Than 35 Feet Deep Average Depth						
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -		
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	2,760	\$ 375.00	\$ 1,035,000.00		
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,795	\$ 385.00	\$ 1,076,075.00		
26	Over 35 but Less Than 40 Feet Deep Average Depth						
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF	895	\$ 600.00	\$ 537,000.00		
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -		
29	Appurtenances and Restoration						
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00		
31	48-Inch Sanitary Manholes	VF	1,315	\$ 250.00	\$ 328,750.00		
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -		
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -		
34	Asphalt Pavement Replacement	SY	10,400	\$ 28.00	\$ 291,200.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)	
35	Concrete Pavement Replacement	SY	1,900	\$ 45.00	\$ 85,500.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)	
36	Granular Shoulder	SY	2,700	\$ 5.00	\$ 13,500.00	6" Thick (\$15/Ton)	
37	Driveway Replacement	SY	700	\$ 18.00	\$ 12,600.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)	
38	Trench Restoration - Public ROW	SY	31,500	\$ 4.00	\$ 126,000.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch	
39	Trench Restoration - Field	SY	100,100	\$ 2.00	\$ 200,200.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch	
Subtotal Construction Cost =					\$5,547,300.00		
Contingency, Engineering and Administrative (30%) =					\$ 1,664,190.00		
Estimated Total Project Cost =					\$ 7,211,490.00		
Sewer Footage =		16,460.00					
Average Cost per LF =		\$438.12					

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 39						
						2011 Dollars (June 2011 CCI = 9,053)
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ 9,000.00	\$ 9,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ 9,000.00	\$ 9,000.00	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,400	\$ 90.00	\$ 126,000.00	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Backfill under Existing and Future Streets
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Granular Material and Disposal within 3 Radial Miles
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	Laterals Not Included
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	700	\$ 205.00	\$ 143,500.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,010	\$ 130.00	\$ 131,300.00	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	50	\$ 215.00	\$ 10,750.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	540	\$ 190.00	\$ 102,600.00	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF	150	\$ 250.00	\$ 37,500.00	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	260	\$ 250.00	\$ 65,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	2,000	\$ 28.00	\$ 56,000.00	5.5" Asphalt (\$60/Ton) over 8" CABG (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABG (\$15/Ton)
36	Granular Shoulder	SY	400	\$ 5.00	\$ 2,000.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY		\$ 18.00	\$ -	3" Asphalt (\$80/Ton) over 6" CABG (\$15/Ton)
38	Trench Restoration - Public ROW	SY	5,400	\$ 4.00	\$ 21,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	24,900	\$ 2.00	\$ 49,800.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$770,050.00	
Contingency, Engineering and Administrative (30%) =					\$ 231,015.00	
Estimated Total Project Cost =					\$ 1,001,065.00	
Sewer Footage =		3,700.00				
Average Cost per LF =		\$270.56				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 40						
2011 Dollars (June 2011 CCI = 9,053)						
1	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ 4,000.00	\$ 4,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ 5,000.00	\$ 5,000.00	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Backfill under Existing and Future Streets
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Granular Material and Disposal within 3 Radial Miles
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	Laterals Not Included
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,550	\$ 120.00	\$ 186,000.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	200	\$ 205.00	\$ 41,000.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	160	\$ 250.00	\$ 40,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	500	\$ 28.00	\$ 14,000.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	300	\$ 5.00	\$ 1,500.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	700	\$ 18.00	\$ 12,600.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	15,600	\$ 4.00	\$ 62,400.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY		\$ 2.00	\$ -	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$373,500.00	
Contingency, Engineering and Administrative (30%) =					\$ 112,050.00	
Estimated Total Project Cost =					\$ 485,550.00	
Sewer Footage =		1,750.00				
Average Cost per LF =		\$277.46				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

Project Name: Sewer Extension Cost Recovery Policy

Client Name: City of Franklin

Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
Trunk Sewer 41						
2011 Dollars (June 2011 CCI = 9,053)						
1	Traffic Control	LS	1	\$ 1,000.00	\$ 1,000.00	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ 1,000.00	\$ 1,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ -	\$ -	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 90.00	\$ -	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 140.00	\$ -	Granular Backfill under Existing and Future Streets
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 100.00	\$ -	Granular Material and Disposal within 3 Radial Miles
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 150.00	\$ -	Laterals Not Included
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 155.00	\$ -	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 170.00	\$ -	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 205.00	\$ -	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 120.00	\$ -	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	200	\$ 205.00	\$ 41,000.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 130.00	\$ -	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 215.00	\$ -	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 225.00	\$ -	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 160.00	\$ -	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 260.00	\$ -	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 270.00	\$ -	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF		\$ 190.00	\$ -	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 375.00	\$ -	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 385.00	\$ -	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF		\$ 600.00	\$ -	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF		\$ 250.00	\$ -	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	1	\$ 5,000.00	\$ 5,000.00	
31	48-Inch Sanitary Manholes	VF	20	\$ 250.00	\$ 5,000.00	
32	60-Inch Sanitary Manholes	VF		\$ 450.00	\$ -	
33	72-Inch Sanitary Manholes	VF		\$ 550.00	\$ -	
34	Asphalt Pavement Replacement	SY	750	\$ 28.00	\$ 21,000.00	5.5" Asphalt (\$60/Ton) over 8" CABG (\$15/Ton)
35	Concrete Pavement Replacement	SY		\$ 45.00	\$ -	9" Concrete (\$150/CY) over 10" CABG (\$15/Ton)
36	Granular Shoulder	SY	150	\$ 5.00	\$ 750.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	100	\$ 18.00	\$ 1,800.00	3" Asphalt (\$80/Ton) over 6" CABG (\$15/Ton)
38	Trench Restoration - Public ROW	SY	1,350	\$ 4.00	\$ 5,400.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY		\$ 2.00	\$ -	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$81,950.00	
Contingency, Engineering and Administrative (30%) =					\$ 24,585.00	
Estimated Total Project Cost =					\$ 106,535.00	
Sewer Footage =		200.00				
Average Cost per LF =		\$532.68				

ESTIMATED TRUNK SEWER CONSTRUCTION COST

 Project Name: Sewer Extension Cost Recovery Policy
 Client Name: City of Franklin
 Project # 5892076.100

Last Revised: 12/23/2011

Line	Description	Unit	Quantity	Unit Price	Total	Assumptions
All Trunk Sewers						
						2011 Dollars (June 2011 CCI = 9,053)
1	Traffic Control	LS	1	\$ 28,000.00	\$ 28,000.00	Pipe Price Includes: Labor, Materials, Equipment,
2	Erosion Control	LS	1	\$ 170,000.00	\$ 170,000.00	Excavation, Disposal, Dewatering, Shoring, Bedding,
3	Clearing and grubbing	LS	1	\$ 108,000.00	\$ 108,000.00	Pipe, Cover, Backfill, Compaction, Testing and
4	Less than 15 Feet Deep Average Depth					
5	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	5,265	\$ 90.00	\$ 473,850.00	Televising
6	12-Inch Sanitary Sewer w/ Granular Backfill	LF	7,450	\$ 140.00	\$ 1,043,000.00	Granular Backfill under Existing and Future Streets
7	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,910	\$ 100.00	\$ 191,000.00	Granular Material and Disposal within 3 Radial Miles
8	15-Inch Sanitary Sewer w/ Granular Backfill	LF	3,740	\$ 150.00	\$ 561,000.00	Laterals Not Included
9	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,065	\$ 155.00	\$ 320,075.00	
10	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	1,575	\$ 120.00	\$ 189,000.00	
11	24-Inch Sanitary Sewer w/ Granular Backfill	LF	1,450	\$ 170.00	\$ 246,500.00	
12	30-Inch Sanitary Sewer w/ Granular Backfill	LF	1,945	\$ 205.00	\$ 398,725.00	
13	Over 15 but Less Than 25 Feet Deep Average Depth					
14	12-Inch Sanitary Sewer w/ Spoil Backfill	LF	6,345	\$ 120.00	\$ 761,400.00	
15	12-Inch Sanitary Sewer w/ Granular Backfill	LF	8,125	\$ 205.00	\$ 1,665,625.00	
16	16-Inch Sanitary Sewer w/ Spoil Backfill	LF	4,405	\$ 130.00	\$ 572,650.00	
17	16-Inch Sanitary Sewer w/ Granular Backfill	LF	12,245	\$ 215.00	\$ 2,632,675.00	
18	18-Inch Sanitary Sewer w/ Granular Backfill	LF	605	\$ 225.00	\$ 136,125.00	
19	21-Inch Sanitary Sewer w/ Spoil Backfill	LF	20	\$ 160.00	\$ 3,200.00	
20	24-Inch Sanitary Sewer w/ Granular Backfill	LF	460	\$ 260.00	\$ 119,600.00	
21	30-Inch Sanitary Sewer w/ Granular Backfill	LF	900	\$ 270.00	\$ 243,000.00	
22	Over 25 but Less Than 35 Feet Deep Average Depth					
23	15-Inch Sanitary Sewer w/ Spoil Backfill	LF	540	\$ 190.00	\$ 102,600.00	
24	15-Inch Sanitary Sewer w/ Granular Backfill	LF	5,200	\$ 375.00	\$ 1,950,000.00	
25	18-Inch Sanitary Sewer w/ Granular Backfill	LF	2,795	\$ 385.00	\$ 1,076,075.00	
26	Over 35 but Less Than 40 Feet Deep Average Depth					
27	18-Inch Sanitary Sewer w/ Granular Backfill	LF	895	\$ 600.00	\$ 537,000.00	
28	Incremental Cost to Tunnel Sewer in Place over Open Cut	LF	150	\$ 250.00	\$ 37,500.00	
29	Appurtenances and Restoration					
30	Connection to Interceptor Sewer	Ea.	12	\$ 5,000.00	\$ 60,000.00	
31	48-Inch Sanitary Manholes	VF	4,670	\$ 250.00	\$ 1,167,500.00	
32	60-Inch Sanitary Manholes	VF	150	\$ 450.00	\$ 67,500.00	
33	72-Inch Sanitary Manholes	VF	20	\$ 550.00	\$ 11,000.00	
34	Asphalt Pavement Replacement	SY	39,770	\$ 28.00	\$ 1,113,560.00	5.5" Asphalt (\$60/Ton) over 8" CABC (\$15/Ton)
35	Concrete Pavement Replacement	SY	11,900	\$ 45.00	\$ 535,500.00	9" Concrete (\$150/CY) over 10" CABC (\$15/Ton)
36	Granular Shoulder	SY	15,600	\$ 5.00	\$ 78,000.00	6" Thick (\$15/Ton)
37	Driveway Replacement	SY	2,430	\$ 18.00	\$ 43,740.00	3" Asphalt (\$80/Ton) over 6" CABC (\$15/Ton)
38	Trench Restoration - Public ROW	SY	119,150	\$ 4.00	\$ 476,600.00	80' Wide Easement - 4" Topsoil, Seed, Fert, Mulch
39	Trench Restoration - Field	SY	396,400	\$ 2.00	\$ 792,800.00	80' Wide Easement - Reuse Topsoil, Cover Crop, Mulch
Subtotal Construction Cost =					\$17,912,800.00	
Contingency, Engineering and Administrative (30%) =					\$ 5,373,840.00	
Estimated Total Project Cost =					\$ 23,286,640.00	
Sewer Footage =		67,935.00				
Average Cost per LF =		\$342.78				

TRUNK SEWER PIPE PRICING		
<i>Project Name: Sewer Extension Cost Recovery Policy</i>		
<i>Client Name: City of Franklin</i>		
<i>Project # 5892076.100</i>	<i>Last Revised:</i>	<i>3/28/2011</i>
	Price	
	(\$/LF)	
Pipe Pricing from Ferguson Water Works 3/18/2011		
SDR 35 PVC Pipe Price (12")		\$7.78
SDR 35 PVC Pipe Price (15")		\$11.58
SDR 35 PVC Pipe Price (18")		\$13.89
SDR 35 PVC Pipe Price (21")		\$22.51
SDR 35 PVC Pipe Price (24")		\$28.66
SDR 35 PVC Pipe Price (30")		\$54.19
C-900 PVC Pipe Price (12")		\$15.76
C-900 PVC Pipe Price (16")		\$25.39
C-900 PVC Pipe Price (18")		\$32.97
C-900 PVC Pipe Price (24")		\$64.41
C-900 PVC Pipe Price (30")		\$72.55
Pipe Pricing from County Materials 3/24/2011		
RCP CL V (12")		\$21.00
RCP CL V (15")		\$25.00
RCP CL V (18")		\$35.00
RCP CL V (21")		\$47.00
RCP CL V (24")		\$53.00
RCP CL V (30")		\$91.00

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