

<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>05/06/14</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 16,900 SQUARE FOOT EXPANSION OF THE CITY OF FRANKLIN WATER AND WASTE WATER OPERATION AND MAINTENANCE FACILITY USE UPON PROPERTY LOCATED AT 5550 WEST AIRWAYS AVENUE (CITY OF FRANKLIN, APPLICANT)</p>	<p>ITEM NUMBER</p> <p><i>6.9.</i></p>

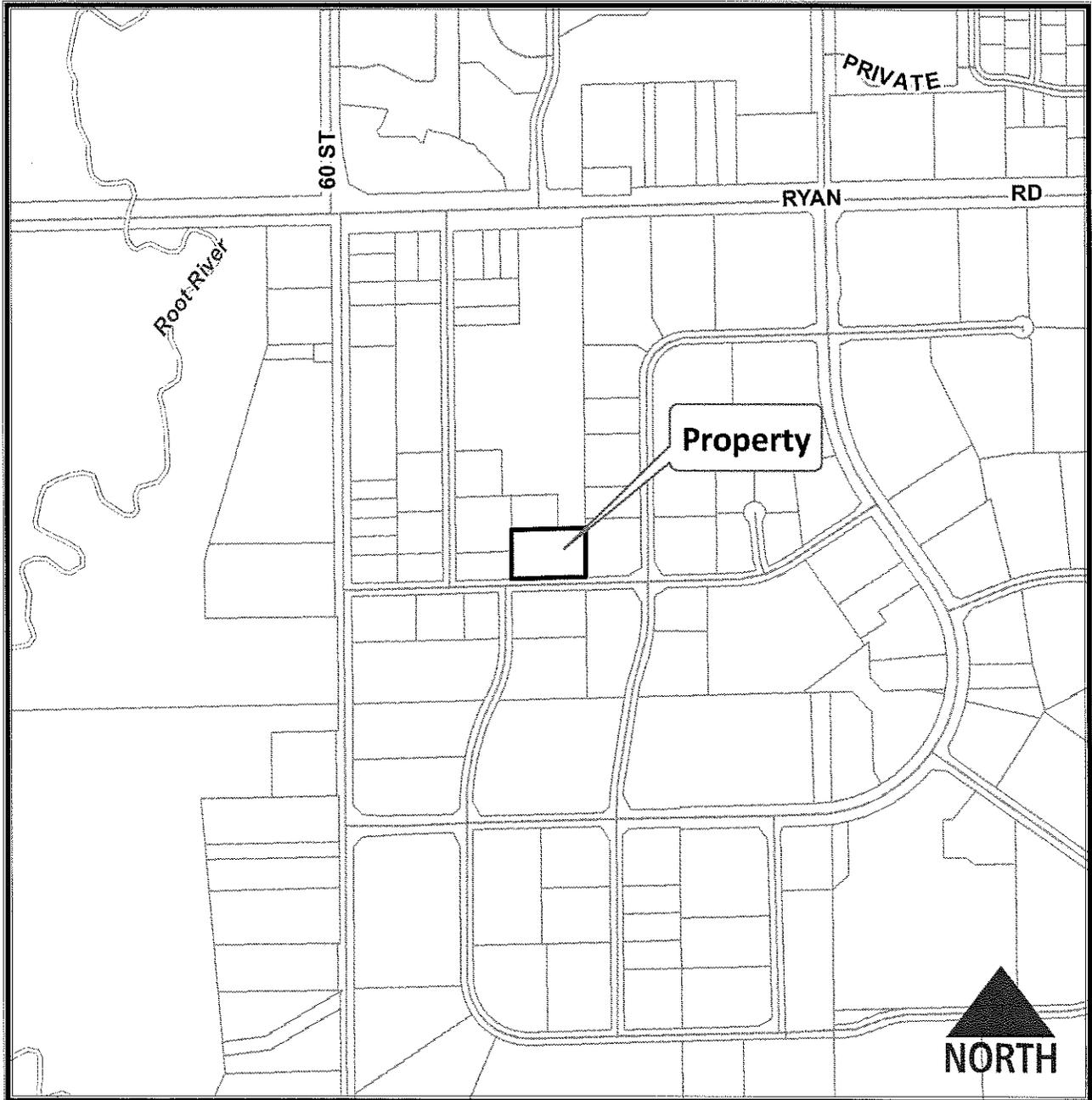
At their April 17, 2014 meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a special use for a 16,900 square foot expansion of the City of Franklin Water and Waste Water Operation and Maintenance Facility use upon property located at 5550 West Airways Avenue (City of Franklin, Applicant).

COUNCIL ACTION REQUESTED

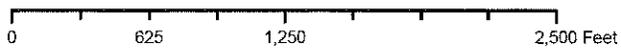
A motion to adopt Resolution No. 2014-_____, a resolution imposing conditions and restrictions for the approval of a special use for a 16,900 square foot expansion of the City of Franklin Water and Waste Water Operation and Maintenance Facility use upon property located at 5550 West Airways Avenue (City of Franklin, Applicant).



5550 W. Airways Avenue
TKN 899-9990-068



Planning Department
(414) 425-4024



2013 Aerial Photo

This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

RESOLUTION NO. 2014-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A 16,900 SQUARE FOOT
EXPANSION OF THE CITY OF FRANKLIN WATER AND WASTE WATER
OPERATION AND MAINTENANCE FACILITY USE UPON PROPERTY
LOCATED AT 5550 WEST AIRWAYS AVENUE
(CITY OF FRANKLIN, APPLICANT)

WHEREAS, the City of Franklin having petitioned for the approval of a Special Use in an M-1 Limited Industrial District, to allow for a 16,900 square foot expansion of the City of Franklin Water and Waste Water Operation and Maintenance Facility use (construction of a building addition to its existing structure, consisting of 13,600 square feet of vehicle and equipment storage space and 3,300 square feet of space for offices, employee work stations, a conference room, a lunch room and locker rooms, and outdoor lighting equipment/structures, landscaping and a new parking area), upon property located at 5550 West Airways Avenue, bearing Tax Key No. 899-9990-068, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 6167, recorded on November 16, 1995 on Reel 3673 Images 897 through 899 as Document No. 7151543, being a redivision of Parcel 1 of Certified Survey Map No. 5045 of a part of the Southwest 1/4 of the Northwest 1/4 of Section 26, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin. ALSO That part of Parcel 1 of Certified Survey Map 5511, recorded January 18, 1991, as Document No. 6451104, being a redivision of Parcels 1 and 2 of Certified Survey Map No. 1736 and Parcel 1 of Certified Survey Map No. 4916, of a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 26, Township 5 North, Range 21 East, in Milwaukee County, State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section; thence N.88°22'14"E., along the north line of said 1/4 Section 965.00 feet to a point; thence S.00°24'46"E., and parallel with the west line of said 1/4 Section, 110.02 feet to the northwest corner of PARCEL 1 of said certified survey map; thence S.00°24'46"E., and parallel to the west line of said 1/4 Section, 515.00 feet to a point; thence S.88°22'14"W., and parallel with the north line of said 1/4 Section 350.07 feet to a point on the east line of S. 58th Street, said point being the northwest corner of said certified survey map; thence S.00°24'46"E., 672.72 feet to the southwest corner of said certified survey map; thence N.88°22'14"E., 250.00 feet to a point; thence S.00°24'46"E., 250.00 feet to a point; thence N.88°22'14"E., 300.00 feet to a point; thence S.00°24'24"E., 185.93 feet to the point of beginning of the land to be described; thence continuing S.00°24'46"E., 264.00 feet to a point;

CITY OF FRANKLIN – SPECIAL USE
RESOLUTION NO. 2014-_____

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thence N.88°22'14"E., 150.26 feet to a point; thence N.00°30'30"W. along the east property line of said Parcel 1 of Certified Survey Map No. 5511, 263.99 feet to a point; thence S.88°22'14"W., 149.79 feet to the point of beginning. The total lands being described is 2.42 ± acres; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 17th day of April, 2014, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of the City of Franklin, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by the City of Franklin, successors and assigns, as an expansion of the City of Franklin Water and Waste Water Operation and Maintenance Facility use, which shall be developed in substantial compliance with, and operated and maintained by the City of Franklin, pursuant to those plans City file-stamped April 9, 2014 and annexed hereto and incorporated herein as Exhibit A.
2. City of Franklin, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the City of Franklin expansion of the City of Franklin Water and Waste Water Operation and Maintenance Facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject

CITY OF FRANKLIN – SPECIAL USE

RESOLUTION NO. 2014-_____

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to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the City of Franklin expansion of the City of Franklin Water and Waste Water Operation and Maintenance Facility use for the property located at 5550 West Airways Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The accent and sign letter colors shall be determined by the City of Franklin Board of Water Commissioners, with consideration of any Plan Commission color recommendation related to building materials.
5. Applicant shall obtain final approval of the stormwater management plan from the City Engineer, prior to the issuance of an Occupancy Permit.

BE IT FURTHER RESOLVED, that in the event the City of Franklin, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

CITY OF FRANKLIN – SPECIAL USE
RESOLUTION NO. 2014-_____

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BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



City of Franklin

Water and Wastewater Operations and Maintenance Facility

Project Narrative

March 20, 2014

The City of Franklin Water and Wastewater Division, which operates and maintains the City's domestic water supply systems and the City's sanitary sewer conveyance systems, has seen significant growth in the last 25 to 30 years. The staff and required vehicles and equipment have increased dramatically since the existing Operations Center building was built in 1985 in the Franklin Industrial Park. At 2,800 square feet the existing building is seriously undersized to accommodate current staff and equipment, and the Division is currently using adjacent and off-site storage space for vehicles and equipment.

A space needs analysis was completed to evaluate the current space needs, and the anticipated space needs over the next 20 years. The analysis concluded that approximately 15,000 square feet of interior vehicle and equipment storage space would be required, and approximately 5,000 square feet of office and locker room space would be required for the Utility to operate in an organized, efficient, and cost effective manner for the next 20 years.

An existing site analysis concluded that an expansion of the facilities on the existing site was preferable since the site is centrally located in the City, it is close to main thoroughfares, and it is zoned for this type of use. Although, the existing facilities on the site provide some constraints, including an abandoned underground water reservoir and pump house near the middle of the site, and a functioning cellular antenna installation near the northeast corner of the site. The City of Franklin then evaluated and purchased the vacant property to the east to provide for the construction of additional building and employee/visitor parking space.

The proposed project includes an addition of approximately 16,900 square feet to the existing building, a new parking area for 18 employees, a new parking area for 5 visitors, and new drive lanes for vehicular circulation. The building addition includes 13,600 square feet for vehicle and equipment storage; and 3,300 square feet for offices, employee work stations, a conference room, a lunch room, and a men's and women's locker room. The existing building was determined to be structurally adequate, and will remain and serve as additional equipment storage space, a meter testing space, and an equipment maintenance and repair space. The project will also include pervious pavers and bio-retention gardens for storm water infiltration on site.



City of Franklin

Water and Wastewater Operations and Maintenance Facility

Response to General Standards –

Section 15-3.0701 - A

March 20, 2014

1. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will be in harmony with the general and specific purposes of the special use ordinance, the regulations of the zoning district, and the City of Franklin Comprehensive Master Plan.
2. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will not have an adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare, and will not diminish and impair property values within the community or neighborhood.
3. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property.
4. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, and refuse disposal.
5. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will not result in the destruction, loss, or damage of any natural, scenic, or historic feature.
7. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will conform to the applicable regulations of the district in which it is located. It will comply with all additional standards imposed on it by the particular provision of the Division and Ordinance authorizing such use.



collaborate / formulate / innovate

City of Franklin

Water and Wastewater Operations and Maintenance Facility

Response to Special Standards for Specified Special Uses – Section 15-3.0701 - B

March 20, 2014

The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will not include any special use or standards as set forth in Section 15-3.0702 Detailed Standards for Special Uses in Residential Districts. However, the site does include the special use of a commercial communication tower, which has previously received a Special Use Permit for such use, and is in compliance with all special use standards and regulations as set forth in Section 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and Section 15-3.0805 – Wireless Telecommunications Towers and Antennas.

Response to Considerations – Section 15-3.0701 - C

March 20, 2014

1. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will include a visitor parking area and a public building entrance which will provide a public convenience for persons desiring to conduct business with the Division and which will contribute to the general welfare of the neighborhood and community.
2. An alternate location for the proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building was considered, however the current location is centrally located in the City, it is close to main thoroughfares, and it is already zoned for this type of use.
3. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.
4. The proposed City of Franklin Water and Wastewater Operations and Maintenance Facility building addition and site improvements will not establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.



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CITY OF FRANKLIN

5500 AIRWAYS AVENUE
FRANKLIN, WISCONSIN 53132

CLIENT:
CITY OF FRANKLIN

CONTRACTOR:

PROJECT TITLE:
CITY OF FRANKLIN WATER AND
WASTEWATER OPERATIONS AND
MAINTENANCE FACILITY

ISSUE:
1 09/24/14 PLANNING
COMMISSION
SUBMITTAL
2 04/08/14 PLANNING
COMMISSION
RESUBMITTAL

franklin
APR 0 2014

City Development

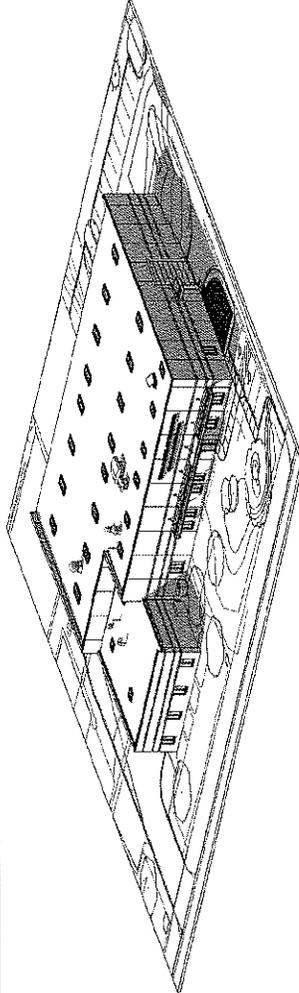
PROJECT INFORMATION:

PROJECT NUMBER: 2013-0786-02
DATE: 03/24/14
DRAWN BY: RJJ
CHECKED BY: WPT
APPROVED BY: M.R.
SCALE: AS NOTED

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

T000



STRUCTURAL

- S801 GENERAL NOTES
- S100 FOUNDATION PLAN
- S101 MEZZANINE FRAMING PLAN
- S102 ROOF FRAMING PLAN
- S601 FOUNDATION SECTIONS AND DETAILS
- S602 FOUNDATION SECTIONS AND DETAILS
- S621 ROOF FRAMING SECTIONS AND DETAILS
- S631 MASONRY SECTIONS AND DETAILS

MECHANICAL

- M600 MECHANICAL SYMBOLS AND ABBREVIATIONS
- M101 MECHANICAL FIRST FLOOR PLAN
- M102 MECHANICAL MEZZANINE PLAN
- M103 MECHANICAL ROOF PLAN
- M401 MECHANICAL DETAILS
- M601 MECHANICAL SCHEDULES

PLUMBING

- P000 PLUMBING SYMBOLS, ABBREVIATIONS, AND SCHEDULES
- P100 PLUMBING UNDER FLOOR
- P200 PLUMBING ABOVE FLOOR
- P300 PLUMBING MEZZANINE
- P400 ENLARGED PLUMBING PLANS
- P600 PLUMBING ISOMETRICS
- P601 PLUMBING DETAILS
- P700 PLUMBING DETAILS

FIRE PROTECTION

- FP100 FIRE PROTECTION PLAN
- FP200 FIRE PROTECTION MEZZANINE
- FP600 FIRE PROTECTION DETAILS AND SECTIONS

ELECTRICAL

- E000 ELECTRICAL SYMBOLS AND ABBREVIATIONS
- E001 ELECTRICAL SITE PLAN
- E101 ELECTRICAL DEMOLITION PLANS
- E102 ELECTRICAL FIRST FLOOR LIGHTING PLAN
- E201 ELECTRICAL FIRST FLOOR POWER AND SYSTEMS PLAN
- E202 ELECTRICAL MEZZANINE LIGHTING PLAN
- E401 ELECTRICAL MEZZANINE POWER AND SYSTEMS PLAN
- E601 ELECTRICAL ONE LINE AND DETAILS
- E602 ELECTRICAL SCHEDULES
- E603 LIGHTING SCHEDULES

SHEET INDEX

COVER SHEET

- ▶ T000 COVER SHEET

CIVIL

- ▶ C100 SITE EXISTING CONDITIONS
- ▶ C200 SITE DEMOLITION AND EROSION CONTROL PLAN
- ▶ C300 SITE LAYOUT PLAN
- ▶ C400 SITE GRADING PLAN
- ▶ C500 OVERALL UTILITY PLAN
- ▶ C501 WATERMAIN AND SANITARY SEWER PLAN AND PROFILE
- ▶ C502 STORM SEWER PLAN AND PROFILE
- ▶ C600 SITE CONSTRUCTION DETAILS
- ▶ C601 SITE CONSTRUCTION DETAILS
- ▶ C602 SITE CONSTRUCTION DETAILS
- ▶ C603 SITE UTILITY DETAILS
- ▶ C604 SITE CONSTRUCTION DETAILS

LANDSCAPE

- ▶ L100 LANDSCAPE PLAN
- ▶ L000 PLANTING DETAILS AND PLANTING NOTES

ARCHITECTURAL

- D100 DEMOLITION FLOOR PLAN AND DEMOLITION ROOF PLAN
- A000 GENERAL INFORMATION, ABBREVIATIONS AND WALL TYPES
- A001 OVERALL EXISTING PLAN AND BUILDING CODE DATA
- A100 OVERALL GROUND FLOOR PLAN
- A101 ENLARGED FLOOR PLANS AND ELEVATIONS
- A200 MEZZANINE FLOOR PLAN AND REFLECTED CEILING PLAN
- A300 OVERALL ROOF PLAN
- A301 ENLARGED CANOPY ROOF FRAMING PLANS, SECTIONS AND DETAILS
- A400 EXTERIOR ELEVATIONS
- A401 EXTERIOR ELEVATION
- A600 BUILDING CROSS SECTIONS
- A601 WALL SECTIONS
- A602 DETAILS
- A900 DOOR DETAILS
- A901 DOOR SCHEDULE, ROOM FINISH SCHEDULE, WINDOW TYPES AND DETAILS

▶ DRAWINGS INCLUDED IN SET FOR PLANNING COMMISSION RESUBMITTAL

GRAEF

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CLIENT
CITY OF FRANKLIN

CONTRACTOR

PROJECT TITLE
CITY OF FRANKLIN WATER AND
WASTEWATER OPERATIONS AND
MAINTENANCE FACILITY

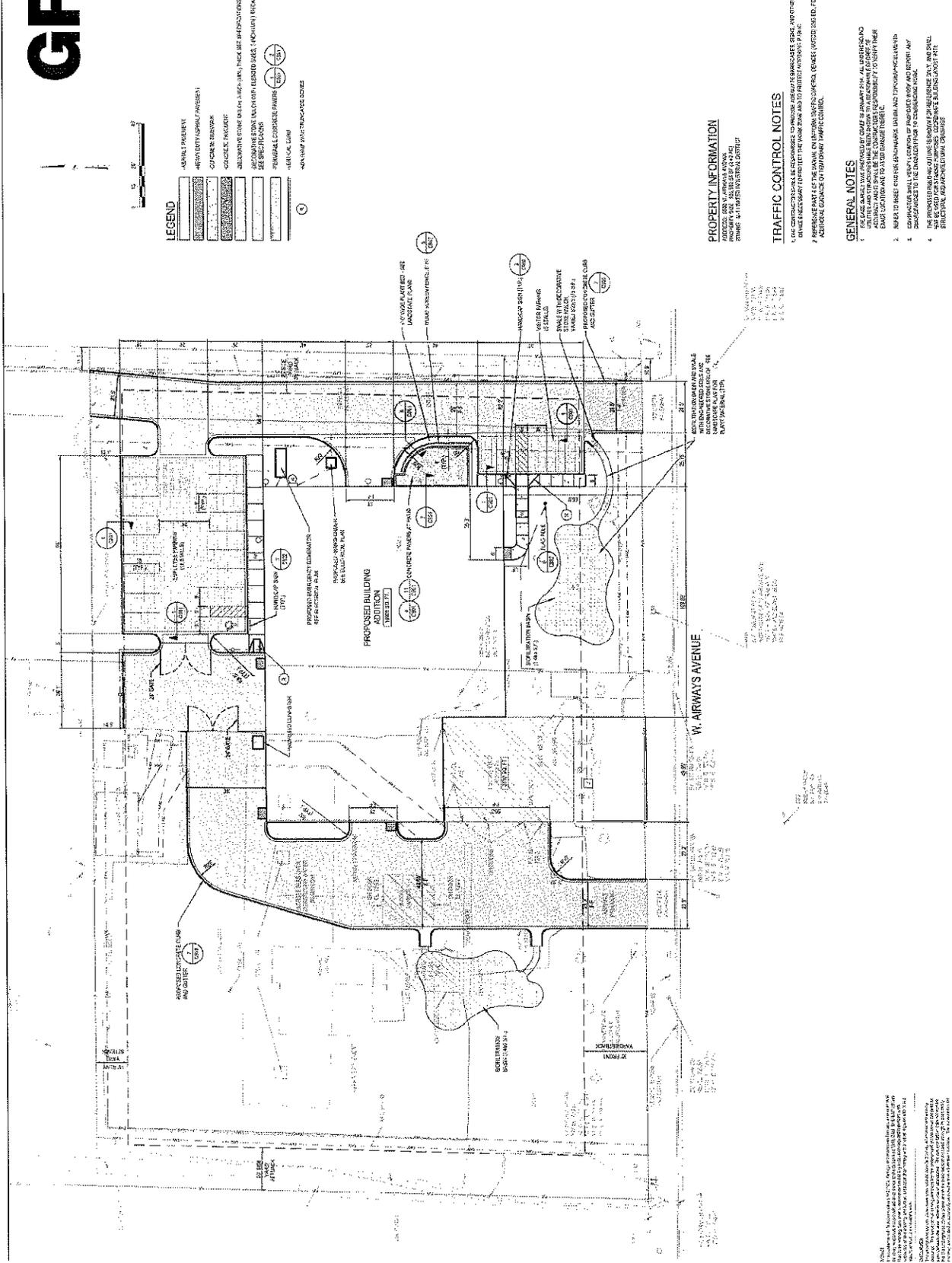
ISSUE:
1 03/24/14 PLANNING
SUBMITTAL
2 04/09/14 PLANNING
COMMISSION
RESUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 2013-J088-02
DATE: 03/24/14
DRAWN BY: CTS
CHECKED BY: AS
APPROVED BY: JAL
SCALE: AS SHOWN

SHEET TITLE
SITE LAYOUT PLAN
SHEET NUMBER
C-300



- LEGEND**
- ASPHALT PAVEMENT
 - HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE FINISH
 - CONCRETE PAD
 - CONCRETE CURB
 - CONCRETE CURB WITH 18" HIGH SIDEWALK
 - CONCRETE CURB WITH 18" HIGH SIDEWALK AND 18" HIGH CURB
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PROPERTY INFORMATION
THE LAND SHOWN WAS PROVIDED BY THE CITY OF FRANKLIN. ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DATA CONTAINED IN THIS DRAWING THROUGH THE CITY OF FRANKLIN PLANNING DEPARTMENT.

TRAFFIC CONTROL NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL, INCLUDING TRAFFIC CONTROL SIGNS, BARRIERS, AND OTHER DEVICES NECESSARY TO PROTECT THE WORK ZONE AND TO PROTECT ADJACENT PUBLIC AND PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TRAFFIC CONTROL, INCLUDING TRAFFIC CONTROL SIGNS, BARRIERS, AND OTHER DEVICES NECESSARY TO PROTECT THE WORK ZONE AND TO PROTECT ADJACENT PUBLIC AND PRIVATE PROPERTY.

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GRAEF

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CLIENT
 CITY OF FRANKLIN

CONTRACTOR

PROJECT TITLE
 CITY OF FRANKLIN WATER AND
 WASTEWATER OPERATIONS AND
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ISSUE
 1 03/24/14 PLANNING
 CONSTRUCTION
 SUBMITTAL
 2 04/08/14 PLANNING
 COMMISSION
 RE-SUBMITTAL

PROJECT INFORMATION
 PROJECT NUMBER: 2013-J0161-02
 DATE: 03/24/14
 DRAWN BY: DTS
 CHECKED BY: AS
 APPROVED BY: JAL
 SCALE: AS SHOWN

SHEET TITLE
 OVERALL UTILITY PLAN

SHEET NUMBER

C-500

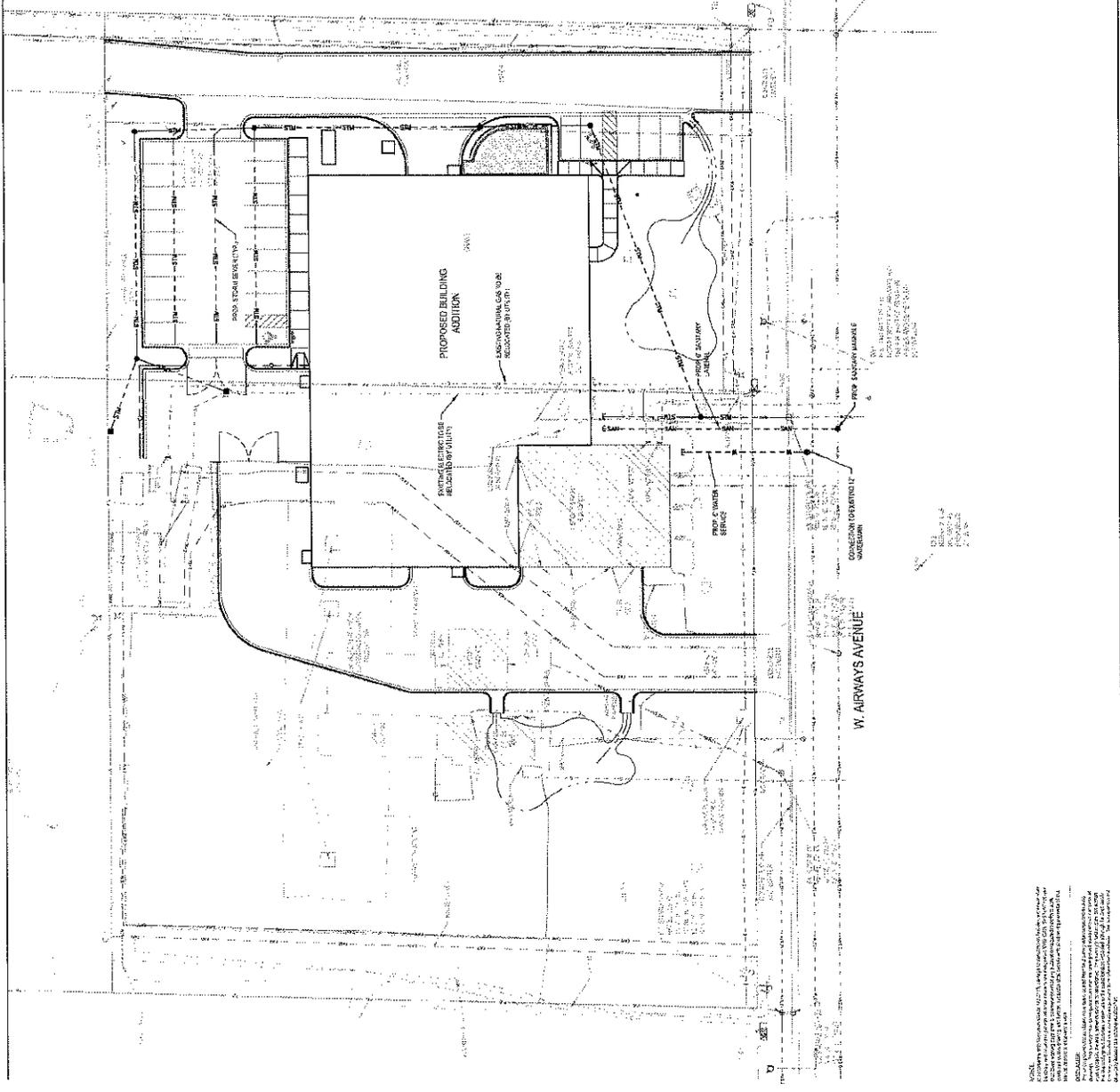


LEGEND

- PROPOSED WATER MAIN
- PROPOSED WASTEWATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED GAS MAIN
- PROPOSED FIBER OPTIC MAIN
- PROPOSED RAINWATER MAIN
- PROPOSED UTILITY MAIN

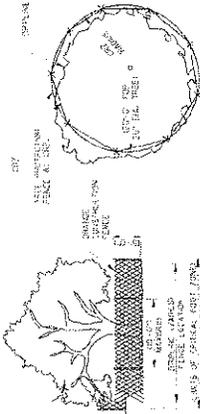
GENERAL NOTES

- THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA FOR ACCURACY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE DATA FOR ACCURACY AND TO BE RESPONSIBLE FOR THE DATA.
- REFER TO THE CONTRACT REQUIREMENTS, SPECIFICATIONS AND DRAWINGS FOR ALL INFORMATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



NOTES:

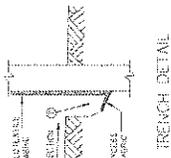
- ALL UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND DATA.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, SPECIFICATIONS AND DRAWINGS.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN PERMITS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN RECORD DRAWINGS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN AS-BUILT RECORD DRAWINGS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN UTILITY RECORD DRAWINGS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN UTILITY AS-BUILT RECORD DRAWINGS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN UTILITY RECORD DRAWINGS AND REGULATIONS.
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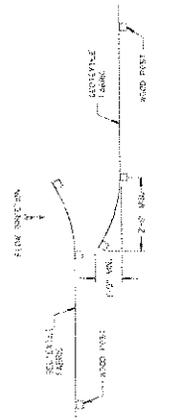
1 TREE PROTECTION FENCE - ORANGE CONSTRUCTION FENCE

- ALL TREES SHALL BE RETAINED, WITH THE EXCEPT OF THOSE IDENTIFIED IN THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- THE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK INCLUDING GRADING, OR DRAINAGE.
- PROTECTIVE FENCING SHALL BE INSTALLED ON ANYWAY IN A MANNER WHICH DOES NOT HARM THE TREE.
- THE PROTECTION FENCE SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18 INCHES FROM THE TRUNK OF THE TREE TO THE FENCE. THE FENCE SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18 INCHES FROM THE TRUNK OF THE TREE TO THE FENCE. THE FENCE SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 18 INCHES FROM THE TRUNK OF THE TREE TO THE FENCE.
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2 TREE PROTECTION DETAIL



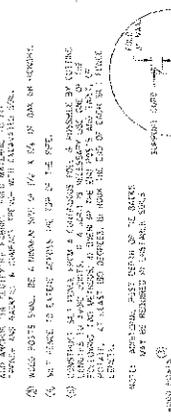
3 TRENCH DETAIL



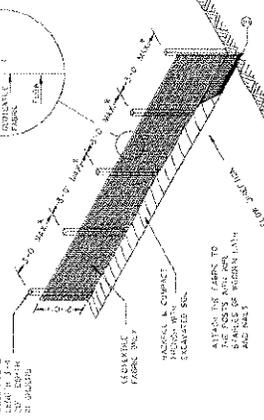
4 JOINING TWO LENGTHS OF SILT FENCE



5 SILT FENCE TIE BACK

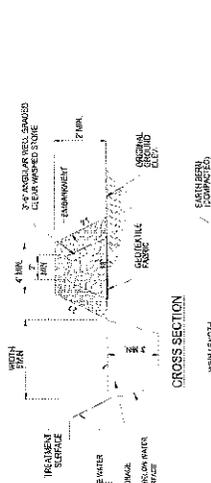


6 TEMPORARY SEDIMENT TRAP TRENCH

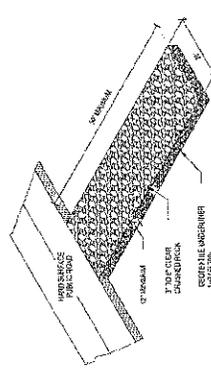


7 INLET PROTECTION TYPE B (WITHOUT CURB BOX)

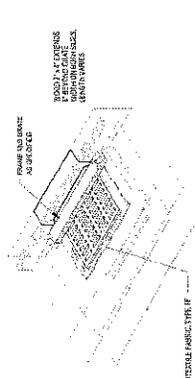
1 SILT FENCE



8 INLET PROTECTION TYPE C (WITH CURB BOX)



9 CRUSHED STONE CONSTRUCTION ENTRANCE



10 ASPHALT PAVEMENT

NOTES:
1. SEDIMENT TRAP SHALL BE INSTALLED WITHIN 10 FEET OF THE TRENCH END.
2. ALL FENCING SHALL BE INSTALLED TO THE PROPER TENSION.

GENERAL NOTES:
1. ALL FENCING SHALL BE INSTALLED WITHIN 10 FEET OF THE TRENCH END.
2. ALL FENCING SHALL BE INSTALLED TO THE PROPER TENSION.

*NOTE: IF POST SPACING ALLOWED & A WOOD POST SPACING FABRIC IS USED.

One Honey Creek Corporate Center
125 South 54th Street, Suite 401
Milwaukee, WI 53214-4170
414/259-5800
414/259-0837 fax
www.graefusa.com

CLIENT:
CITY OF FRANKLIN

CONTRACTOR:

PROJECT TITLE:
CITY OF FRANKLIN WATER AND
WASTEWATER OPERATIONS AND
MAINTENANCE FACILITY

ISSUE:
1 03/24/14 PLANNING
COMMISSION
SUBMITTAL
2 04/09/14 PLANNING
COMMISSION
RE-SUBMITTAL

PROJECT INFORMATION:
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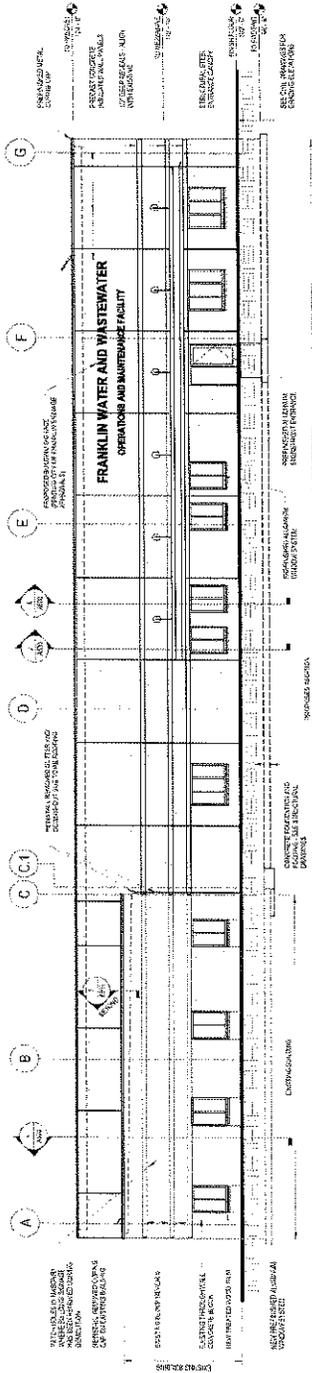
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CHECKED BY: WPT
APPROVED BY: MRP
SCALE: AS NOTED

SHEET TITLE:
EXTERIOR ELEVATIONS

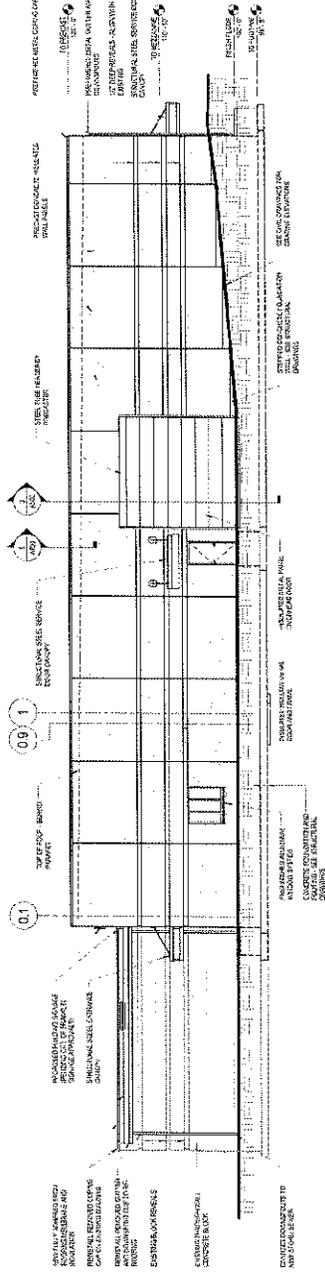
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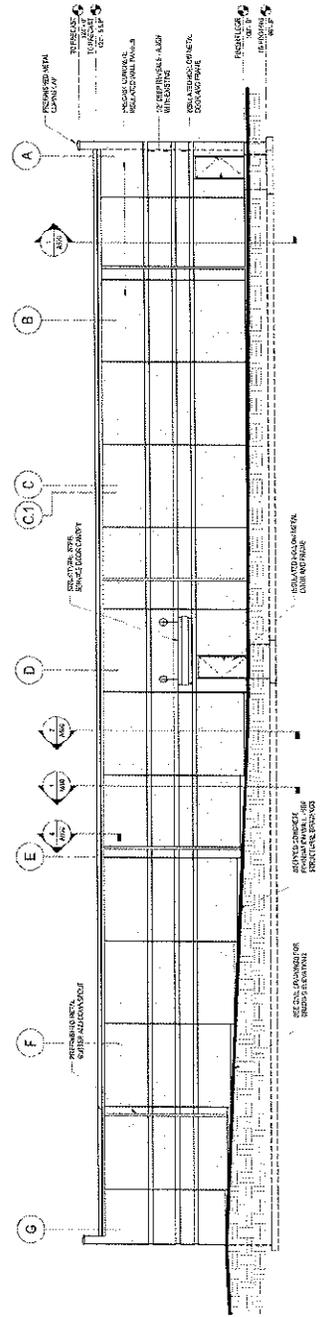
EXTERIOR ELEVATION - SEE
LOCAL MAPS FOR LOCATION 1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

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CLIENT

CONTRACTOR

PROJECT TITLE
 CITY OF FRANKLIN WATER AND
 WASTEWATER OPERATIONS AND
 MAINTENANCE FACILITY

ISSUE

- 02/24/2014 PLANNING
 COMMISSION
 SUBMITTAL
- 04/09/2014 PLANNING
 COMMISSION
 RE-SUBMITTAL

PROJECT INFORMATION

PROJECT NUMBER: 2013-0168.02

DATE:

DRAWN BY: HBS

CHECKED BY: ATW

APPROVED BY:

SCALE: AS NOTED

SHEET TITLE

ELECTRICAL SITE PHOTOMETRIC
 PLAN

SHEET NUMBER

E002

STREET LIGHTING CALCULATION SUMMARY

AREA	SHAFTS	SP12	AVE	ONE	TWO	WATER	WASTEWATER
PERIMETER	11	11	11	11	11	11	11

SITE LIGHTING CALCULATION SUMMARY NOTES:

1. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

2. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

3. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

4. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

5. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

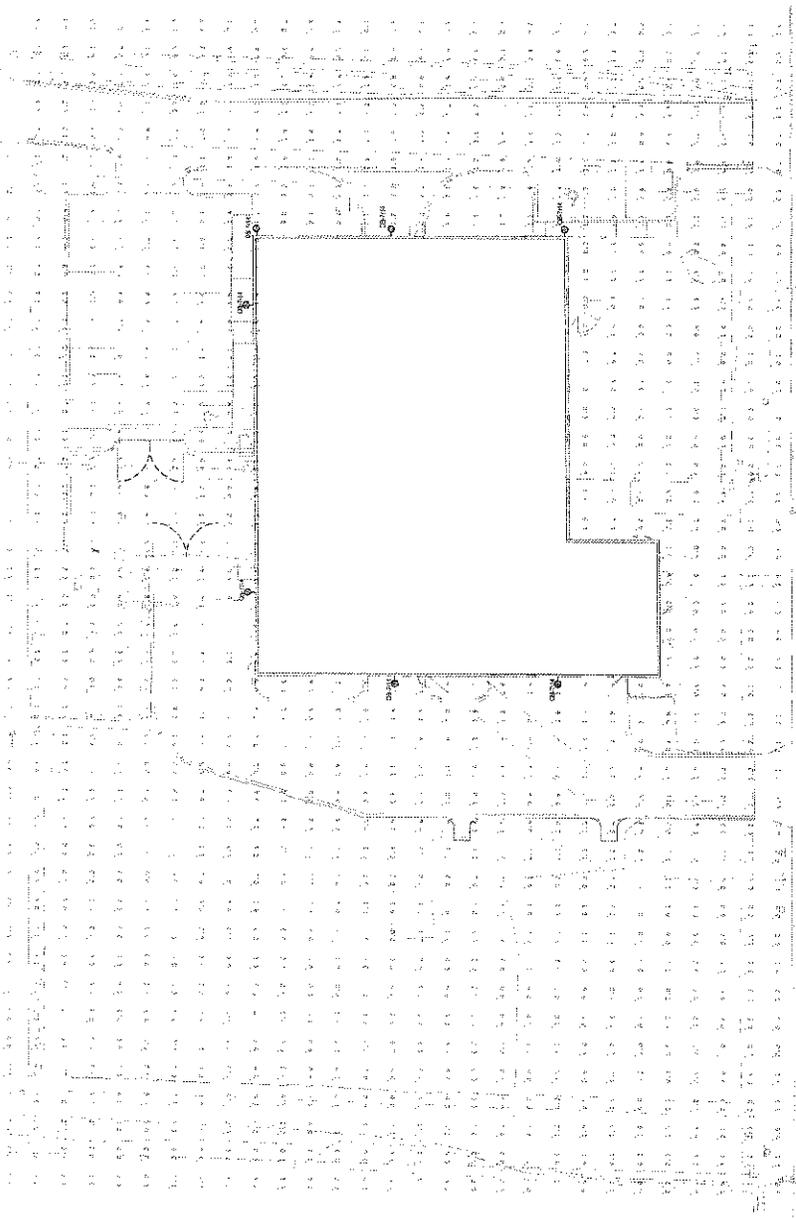
6. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

7. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

8. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

9. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.

10. ALL CALCULATIONS ARE BASED ON THE ASSUMPTIONS LISTED BELOW.



1 ELECTRICAL SITE PHOTOMETRIC PLAN

GRAEF

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 Milwaukee, WI 53211-4470
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 414 / 259 9637 fax
 www.graef.us.com

CLIENT
 CITY OF FRANKLIN

CONTRACTOR

PROJECT TITLE
 CITY OF FRANKLIN WATER AND
 WASTEWATER OPERATIONS AND
 MAINTENANCE FACILITY

ISSUE	DESCRIPTION
1	0034/14 PLANNING COMMISSION SUBMITTAL
2	0409/14 PLANNING COMMISSION RE-SUBMITTAL

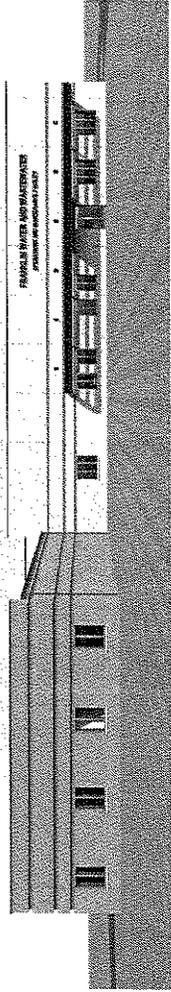
PROJECT INFORMATION
 PROJECT NUMBER 2013-0188-02
 DATE 02/24/14
 DRAWN BY: RRJ
 CHECKED BY: WPT
 APPROVED BY: MFR
 SCALE: AS NOTED

SHEET TITLE
 RENDERING OPTION 1

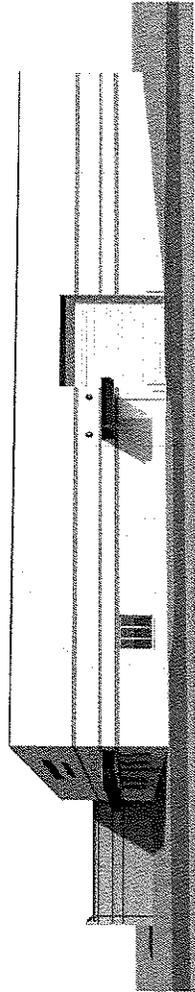
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R100

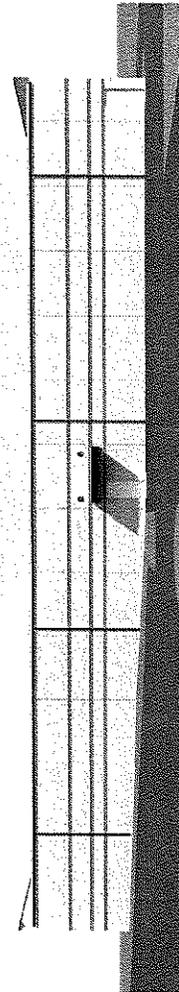
Franklin
 APR 9 2014
 City Development



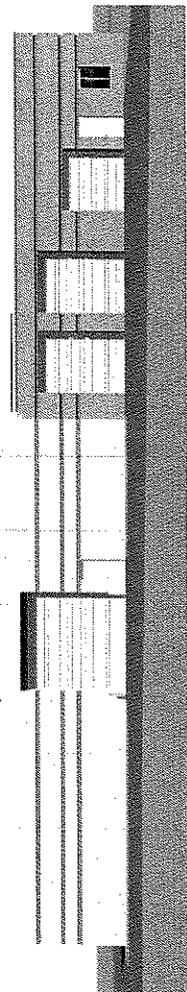
SOUTH ELEVATION



EAST ELEVATION

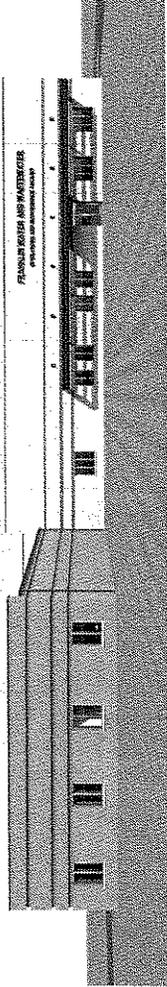


NORTH ELEVATION

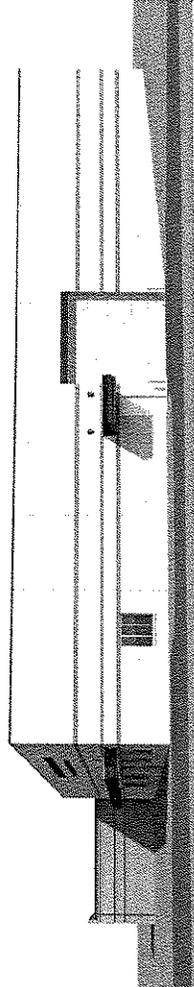


WEST ELEVATION

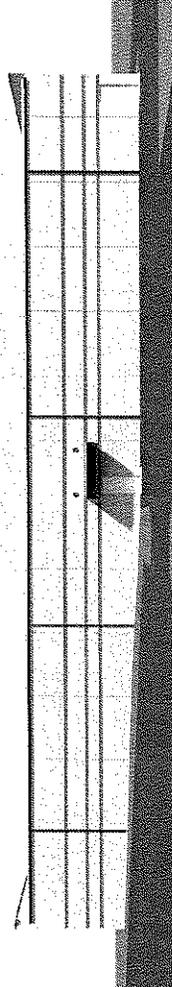
Franklin
 APR 9 / 2014
 City Development



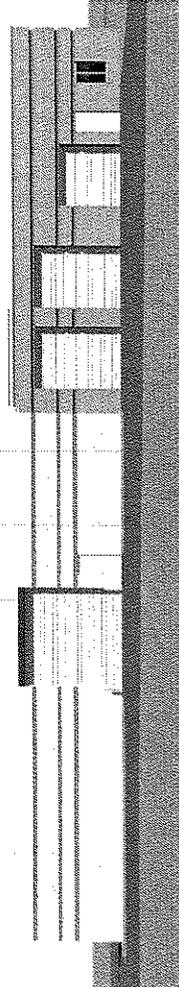
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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CLIENT
 CITY OF FRANKLIN

CONTRACTOR

PROJECT TITLE
 CITY OF FRANKLIN WATER AND
 WASTEWATER OPERATIONS AND
 MAINTENANCE FACILITY

ISSUE
 1 0024/14 PLANNING
 COMMISSION
 SUBMITTAL
 2 0405/14 PLANNING
 COMMISSION
 RE-SUBMITTAL

Franklin

APR 9 2014

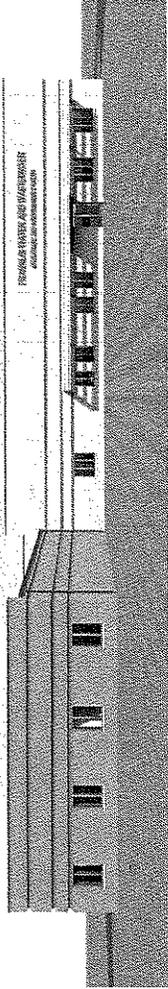
City Development

PROJECT INFORMATION
 PROJECT NUMBER: 2014-0188/02
 DATE: 0024/14
 DRAWN BY: RRJ
 CHECKED BY: IMPT
 APPROVED BY: IMR
 SCALE: AS NOTED

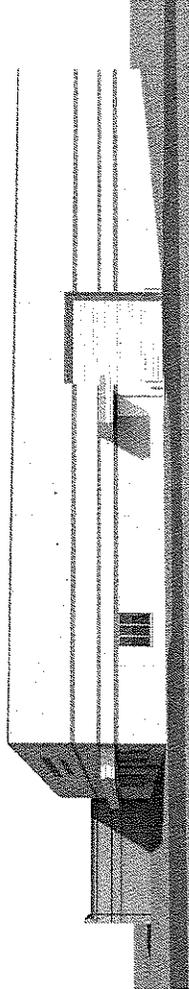
SHEET TITLE
 RENDERING OPTION 3

SHEET NUMBER

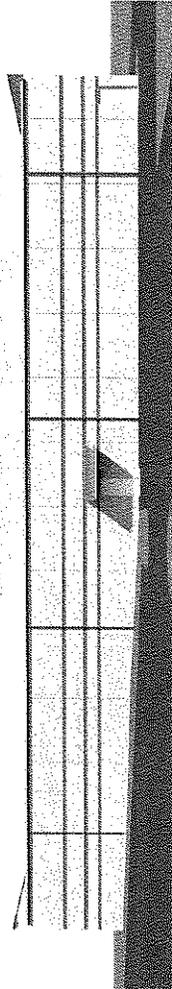
R300



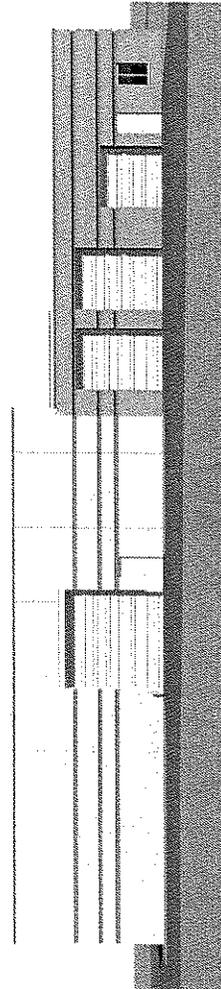
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



REPORT TO THE PLAN COMMISSION

Meeting of April 17, 2014

Special Use

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use Application, subject to the conditions in the draft resolution.

Table with 2 columns: Label (Project Name, Project Address, Applicant, Property Owner, Current Zoning, 2025 Comprehensive Plan, Use of Surrounding Properties, Applicant Action Requested) and Value (Water/Waste Water Operation and Maintenance Facility Expansion Special Use, 5550 West Airways Avenue, City of Franklin, City of Franklin, M-1 Limited Industrial District, Communication and Utilities and Industrial, Industrial uses to the north, south, east and west, Approval of the Special Use Application to allow for the expansion of the City's water/waste water operation and maintenance facility)

Introduction

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.
Staff suggestions are only underlined and are not included in the draft resolution.

On March 25, 2014, the Department of City Development routed an application for an expansion to the City of Franklin water and wastewater operation and maintenance facility located at 5550 West Airways Avenue. The property is zoned M-1 Limited Industrial District. The use is classified as SIC Code Title No. 4941 "Water supply" and Title No. 4952 "Sewerage systems," which are allowed as Special Uses in the M-1 District.

The expansion is to accommodate interior vehicle and equipment storage, employee workstations, a conference room, a lunchroom and locker rooms. The size of the expansion is anticipated to address space needs over the next twenty years. The existing building will be used for additional storage space, a meter testing space and equipment maintenance and repair space.

Project Description/Analysis

Site Plan:

The expansion of the water and wastewater operation and maintenance facility will be constructed to the north and east of the existing building. The subject property is 2.4 acres and

contains the existing 2,800 square foot water and wastewater operation and maintenance building, two detached garages, and a communication tower. The two detached garages will be razed as part of this project.

Subsequent to the addition, the site will consist of 47,620 square feet of greenspace and 57,963 square feet of impervious surface, resulting in a Landscape Surface Ratio (LSR) of 0.45 or 45%, which is compliant with the M-1 District minimum LSR of 0.4 or 40%.

The site plan includes a trash dumpster on the north side of the building. The applicant is not proposing an enclosure as the dumpster is kept behind the building and is not visible from West Airways Avenue. Section 15-3.0803I. of the UDO requires that trash dumpsters be concealed or suitably screened from public view. This section further states, "Sight-proof fencing (wood or masonry) and landscaping shall be used to totally obstruct vision into the storage areas. Where such facilities are provided outside of a building, they shall be screened from public rights-of-way and adjacent property by an enclosure constructed of materials compatible with the materials on the front building wall of the main building."

In a few instances, in the case of existing development or redevelopment, dumpsters have been allowed without enclosures when screened by the building(s) or landscaping. As this is an industrial area and view of the dumpster behind the building is limited, staff only suggests that an enclosure be constructed.

Areas for snow storage are illustrated on the Landscape Plan (Sheet L100), which staff believes to be sufficient for this development.

The property's current ingress/egress from West Airways Avenue will remain for accessing the site.

Parking:

As previously noted, the site consists of the water and wastewater operation and maintenance buildings and a communication tower. Table 15-5.0203 of the UDO requires a Standard Parking Ratio (SPR) of 2 parking space per 1,000 square feet of Gross Floor Area (GFA) under the "Light Industry" category of the UDO parking requirements. Commercial communication towers require a SPR of 1 space per employee.

The existing building and addition total approximately 19,700 square feet, which would have a SPR of 40 parking spaces. The commercial communication tower use does not have an employee onsite, and therefore, would not require any parking.

The applicant is proposing 23 parking spaces (18 employee parking spaces and 5 visitor parking spaces); therefore, the City is requesting approval of a 42.5% reduction in parking. The applicant indicated that the maximum number of employees at the site at any given time is ten and staff anticipates such a use would have a limited number of visitors. Furthermore, any parking needed for the tower may easily be shared with the employee parking area or temporarily parked adjacent

to the tower easement area. Department of City Development staff believes the parking provided is sufficient and does not object to the parking reduction request.

The parking spaces are 9-feet wide and either 18-feet or 20-feet in length. Section 15-5.0202B. of the UDO requires that the size of each parking space shall be not less than 180 square feet nor less than 9-feet in width. The parking spaces that are 18-feet in length are for employee parking, so vehicle turnover is minimal and these spaces abut curbed areas, thus the applicant is requesting that the overhang be included to achieve the required 180 square foot minimum. This has been accepted for previous projects and Department of City Development staff has no objections in this case.

One ADA accessible parking space is provided within the visitor parking area adjacent to the front entrance of the building and one ADA accessible space is located within the rear employee parking area. This complies with ADA standards and Table 15-5.0202(I)(1) of the UDO, which requires a minimum of one accessible parking spaces for off-street parking lots with 1 to 25 parking spaces.

Landscaping:

Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every ten provided parking spaces industrial uses.

Given that the applicant is providing 23 parking spaces, 3 plantings of each type are required for this development. The Landscape Plan includes 3 proposed canopy/shade trees, 3 proposed evergreen trees, 3 proposed and 4 existing decorative trees and 3 proposed shrubs, which meet the minimum number of plantings required by the UDO.

The Landscape Plan indicates a planting guarantee of 2-years provided by the landscape contractor per Section 15-5.0303G.3. of the UDO. The applicant is also proposing hose bibs around the building for irrigation, which complies with Section 15-5.0303D of the UDO.

Lighting:

The applicant has provided a Lighting Plan with photometrics as well as catalog pages for the lighting provided. The Lighting Plan provides seven LED light fixtures mounted on the building. The maximum footcandles at the property line is 0.8.

The Lighting Plan is in conformance with Division 15-5.0400 of the UDO.

Architecture:

The building addition utilizes precast concrete wall panels. Architectural features include ½” deep reveals, a large canopy over the front entrance and windows on the south elevation and canopies over the service doors on the east and north elevations. The addition also includes metal overhead doors on the east and west elevations.

The peak building height is 24'-0". The M-1 District allows a maximum building height of 3 stories/40 feet.

The applicant submitted three accent color variations shown on the renderings. Sheet R100 has a red accent color on the canopies and signage with red letters. Sheet R200 has a blue accent color and blue letters and R300 has a lighter earth tone color matching the color of the building. Staff recommends that the accent and sign letter colors be determined by the City of Franklin Board of Water Commissioners, with consideration of any Plan Commission color recommendation related to building materials.

Signage:

The elevations provided illustrate a sign on the south elevation, facing West Airways Avenue. The existing sign will be removed with the installation of new signage. As noted, signs are shown for reference only and require separate review and approval and issuance of a Sign Permit through the Inspection Department.

Stormwater Management:

The applicant is providing two biofiltration basins for stormwater management purposes. Staff recommends the applicant obtain final approval of the stormwater management plan from the City Engineer, prior to the issuance of an Occupancy Permit.

Natural Resource Protection Plan and Conservation Easement:

In review of the best information available, such as mapping sources from the City of Franklin, Southeastern Wisconsin Regional Planning Commission, Wisconsin Department of Natural Resources and aerial mapping, no resources exist onsite that require protection per Part 4 of the UDO.

Comprehensive Master Plan Consistency:

- *Consistent with, as defined by Wisconsin State Statute, means "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."*

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as "Industrial" and "Communication and Utilities." The surrounding future land uses are industrial to the north, east and west and commercial to the south.

Department of City Development staff finds the proposed development generally consistent with the Comprehensive Master Plan, meeting with several goals and objectives by continuing to provide City residents with high-quality, efficient services, utilities and community facilities, providing adequate infrastructure and public services to meet existing and future conditions and retaining a refined sanitary sewer service area that is in conformance with both the adopted area wide water quality management plan and the Comprehensive Master Plan.

Staff Recommendation

Department of City Development staff recommends approval of the Special Use Application, subject to the conditions in the draft resolution.

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/6/14
Reports & Recommendations	SUBJECT: Motion to authorize staff to receive bids for the development of Pleasant View Park including the extension of W. Evergreen Street. Location for proposed park – south of Pleasant View Elementary School and street extension W. Evergreen Street from a point 800 feet east of S. 51st Street to a point 1,350 feet east of S. 51st Street	ITEM NO. <i>6.10.</i>

BACKGROUND

Previously the Common Council directed staff to prepare a cost estimate for the first phase of the development of Pleasant View Park located south of Pleasant View Elementary School including the extension of W. Evergreen Street east of S. 51st Street. It is recommended that the first phase of development include the extension of W. Evergreen Street to provide access to the park and the extension of sanitary sewer and water main to serve future park development and potential residential lot that abuts Evergreen Street. See attached memo for staff's recommendation of the extension of W. Evergreen Street and initial park improvements and associated costs.

ANALYSIS

The total project cost of the development of Pleasant View Park and W. Evergreen Street extension being \$1,181,887.26. Upon Council approval staff is to meet with the Park Commission at their May 12, 2014 meeting to finalize proposed park design.

OPTIONS

Given the aggressive project schedule (attached) required to complete this development this summer is necessary to receive authorization to proceed.

FISCAL NOTE

The Finance Department has reviewed the project cost and is reporting by attached email on available funds budgeted and from impact fees.

RECOMMENDATION

Motion to authorize staff to receive bids for the development of Pleasant View Park, including the extension of W. Evergreen Street. Location for proposed park – south of Pleasant View Elementary School and street extension W. Evergreen Street from a point 800 feet east of S. 51st Street to a point 1,350 feet east of S. 51st Street

RJR/db

**Recommended Approach
For the
Development of Pleasant View Park
Including the Extension of W. Evergreen Street**

Franklin Engineering Department
April 2014

The following is the recommended approach for the development of Pleasant View Park including the extension of W. Evergreen Street.

The basis for the recommended approach is to complete the initial development of Pleasant View Park during the 2014 construction season to take advantage of park impact fees which are reaching their limit for expenditures of ten years.

The 2014 budget assumed the expenditure of funds in 2014 for the extension of W. Evergreen Street and improvements to Pleasant View Park. The budget includes \$400,000 for the extension of W. Evergreen Street and \$181,700 for improvements to Pleasant View Park for a total of \$581,700. Impact fees were set aside in the amount of \$200,000 for the extension of W. Evergreen Street and \$79,948 for improvements to Pleasant View Park. The 2014 budget provides \$301,752 of City funds to match the impact fee funds. The total amount budgeted for W. Evergreen Street extension and improvements to Pleasant View Park is as included on an attached summary sheet. The Finance Department has indicated that additional funds may be available due to the elimination of the sidewalk for S. North Cape Road.

The basic needs to open Pleasant View Park for park use is the extension of W. Evergreen Street, the construction of a parking lot to serve the park, the grading of the site including topsoiling and seeding, the development of a storm water basin to serve the newly and future created impervious surface and the connection of the sidewalk on W. Evergreen Street to the Victory Creek/Pleasant View multi-use trail. The above are the basic needs, but to make the park useful the following items should be considered: 1.) a ball diamond, 2.) playground equipment and 3.) a multi-purpose (foot-ball/soccer) recreation field. In the more distant future the following items could be added: 1.) tennis courts, 2.) basketball courts, 3.) a fitness station and 4.) a park shelter with rest room facilities.

Staff has developed a plan and cost estimate for each of the items recommended for the development of Pleasant View Park as follows:

A. Extension of W. Evergreen Street

It is recommended that W. Evergreen Street be extended as a 24 foot wide pavement with curb and gutter on each side providing a 28 foot wide pavement including curb and gutter. Along with the pavement it is recommended that sanitary sewer and water main be included as it will be necessary in the future to have sanitary sewer and water available for the park pavilion.

As the extension of the W. Evergreen Street along with the sanitary sewer and water main will benefit the developable portion of the abutting property providing the improvements that will make the lots buildable. Of the approximate total of 1,080 feet of front footage only approximately 540 feet would be considered buildable. If the

City did not extend W. Evergreen Street it would be difficult for a developer to extend the street due to the portion that is not buildable due to wetland, floodplain and the secondary environmental corridor. It is the recommendation of staff that the street and sanitary sewer and water main be assessed with the payment deferred until buildable lots are created. The return from special assessments could take some period of time.

The estimate for the street, sanitary sewer and water main is as follows:

1.) Street construction	\$ 240,000	
2.) Sanitary sewer extension	\$ 73,000	
3.) Water main extension	\$ 68,000	
4.) Private water laterals		
7 @ \$ 2,500	\$ 17,500	
5.) Private sanitary sewer laterals		
7 @ \$ 2,000	\$ 14,000	
6.) Park Pavilion water lateral	\$ 16,500	
7.) Park Pavilion sanitary sewer lateral	\$ 14,000	
	Total:	\$ 443,000

B. Site Grading Including Storm Water Basin

It is recommended that the total park site be graded to reduce the slope from the northwest corner and increase the slope to the south to create a uniform grade of one to two percent for good drainage. The topsoil would be removed and replaced after grading. The storm water basin would be constructed in the southwest corner. The total site would be planted with a lawn seed to provide a ground cover.

The estimate for the site grading including top soil, seeding and construction of storm water basin is as follows:

\$ 360,000

C. Parking Lot Including Storm Water Piping

It is recommended that the 50 stall parking lot be constructed at the same time and included in the same contract with the road, storm sewer, and grading contract as they are all related. The parking lot is planned for 50 stall with curb and gutter and storm sewer connected to the storm water basin.

The estimate for the parking lot including entrance road and storm sewer to the storm water basin is as follows:

1.) Parking lot	\$ 72,500	
2.) Storm sewer	\$ 17,000	
3.) Outlet structure	\$ 2,500	
	Total:	\$ 92,000

D. Ball Diamond With Backstop

It is recommended that a non-sanctioned ball diamond be constructed with what would be utilized for neighborhood play. The backstop would be purchased which includes installation and the City's Highway Department could develop a functional, easily maintained infield (DPW labor is not included here).

1.) Cost of backstop	\$ 12,000	
2.) Infield special material	<u>\$ 12,000</u>	
Total:		\$ 24,000

E. Playground Equipment with Fall Zone (Wood Base)

The playground equipment would be purchased including the assembling and installation on site. Two systems would be utilized – one for young children and one for older children. It is recommended that the wood base be purchased and installed by Highway Department for Safe Fall Zone (labor not included).

1.) Playground equipment	\$ 49,000	
2.) Fall Zone base (engineered wood)	<u>\$ 9,000</u>	
Total:		\$ 58,000

F. Extension of Trail from Sidewalk to Victory Creek/Pleasant View Trail

As the contract is still open for the Victory Creek/Pleasant View Trail, it may be possible to negotiate the trail extension with the contractor that completed the existing trail. It is recommended that an 8 foot wide trail be constructed for the major trail extension and 6 foot wide trail as part of the park system.

1.) 8 ft. wide trail 570 lineal feet	\$ 3,600	
2.) 6 ft. wide trail 550 lineal feet	\$ 18,200	
3.) 6 Park benches	<u>\$ 13,800</u>	
Total:		\$ 35,600

The total project cost of the above items with contingency, engineering, architectural services and legal and administrative charges totals \$1,181,887.26 and is summarized on attached estimate cost summary.

RJR/db

ESTIMATED PROJECT COST SUMMARY
For the
Development of Pleasant View Park
Including the Extension of W. Evergreen Street

Extension of W. Evergreen Street (Including curb and gutter, storm sewer and sidewalk. Also sanitary sewer, water main and laterals.)	\$ 443,000.00
Park Site Grading (Grading, grass, storm sewer and storm water basin)	360,000.00
Parking Lot (50 stalls, curb gutter and storm sewer.)	92,000.00
Park Improvements	
Ball Diamond	24,000.00
Playground Equipment	58,000.00
Extension of Trail through the Park	<u>35,600.00</u>
Construction Cost	\$1,012,600.00
Contingency 10%	<u>101,400.00</u>
CONSTRUCTION TOTAL	\$1,114,000.00
Engineering Service - Design	32,900.00
Engineering Service - Layout Inspection	30,000.00
Archeological Service	2,487.26
Administration and Legal	<u>2,500.00</u>
PROJECT TOTAL	<u>\$1,181,887.26</u>

PROJECT SCHEDULE

EXTENSION OF W. EVERGREEN STREET
AND PLEASANT VIEW PARK
GRADING, ENTRANCE ROAD, PARKING LOT
AND CONNECTING TRAIL

CITY OF FRANKLIN
APRIL, 2014

Consultant Selection Approval	May 6, 2014
Plan, Specifications, Preparation	May, 2014
Send Ad to be Published	June 5, 2014
Advertisement No. 1	June 12, 2014
Advertisement No. 2	June 19, 2014
Open Bids	June 26, 2014
Award of Contract	July 1, 2014
Begin Construction	July 7, 2014
Complete Construction	August 29, 2014
Restoration Complete	September 12, 2014

RJR/sg

Ron Romeis

From: Paul Rotzenberg
Sent: Thursday, May 01, 2014 2:40 PM
To: Ron Romeis
Cc: Joel Dietl; Orrin Sumwalt; Mark Luberda
Subject: Financial input on Pleasant View Park Improvements

Development of Pleasant View Park Fiscal Impact – May 6, 2014

The financing of the Pleasant View Park projects for 2014 anticipated total costs of \$581,700. The 2014 Capital Improvement budget included two line items related to this project with expenditures of - Extension of Evergreen Street - \$400,000 and Park Improvements - \$181,700. Resources for these projects were Park Impact fees of \$279,948 and City funds of \$301,752.

The current estimates for the Pleasant View Park access and improvements total \$1,200,000. The 2002 Park Impact Fee study qualified the Pleasant View Park project for 38% park impact fee support, or \$456,000. \$744,000 of city financing would then be needed. The 2014 budget providing \$301,752 of city funding, \$442,248 of additional funding would be required.

The revised financing then becomes:

	Original Budget		Revised Estimates	
	Pleasant View Park	North Cape Road	Pleasant View Park	North Cape Road
Evergreen Street	400,000	800,000	400,000	50,000
Park Improvements	181,700		800,000	
Net costs	581,700		1,200,000	50,000
Funding				
Impact fees	-279,948	-472,000	-456,000	0
Net City costs	301,752	328,000	744,000	50,000
	328,000		50,000	
Total City Cost	629,752		794,000	
Shortage			-164,248	

Possible Solutions:

- . reduce the scope of the Pleasant View Project
- . cancel either the Woodview or Hollcrest park projects (each \$166,941)
- . provide additional resources by way of increased borrowings
- . transfer from General Fund balance
- . other

A budget amendment would be required to either repurpose funds or provide additional resources.

Paul Rotzenberg, CPA

Director of Finance & Treasurer

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/6/14
Reports & Recommendations	SUBJECT: A resolution authorizing officials to execute an agreement with Graef to perform engineering services necessary for plans and bidding documents for the development of Pleasant View Park including the street extension of W. Evergreen Street	ITEM NO. <i>G.11.</i>

BACKGROUND

Previously the Common Council directed staff to prepare a cost estimate based on preliminary design for the first phase of the development of Pleasant View Park located south of Pleasant View Elementary School including the extension of W. Evergreen Street from a point 800 feet east of S. 51st Street to a point 1,350 feet east of S. 51st Street.

Due to the retirement of the City Engineer in early June, it is recommended that a consultant be engaged to take the preliminary plans that have been developed by staff to completion through the bidding documents. Staff has requested two firms submit a proposal with cost to finalize plans and specifications for this development.

ANALYSIS

The two firms selected, R.A. Smith and Graef submitted proposals for necessary design services. The proposals were reviewed for firm experience, the experience of individual directly involved, project insights and a fee for necessary services.

Based on review the firm selected was Graef.

OPTIONS

To proceed with the aggressive established schedule for this project it is necessary to authorize proceeding.

FISCAL NOTE

The anticipated cost of engineering services of \$32,900 will be included as a project cost.

RECOMMENDATION

Motion to adopt Resolution No. 2014- _____, a resolution authorizing officials to execute an agreement with Graef to perform engineering services necessary for plans and bidding documents for the development of Pleasant View Park including the street extension of W. Evergreen Street. Subject to the review and approval of the City Attorney.

RJR/db

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY
RESOLUTION NO. 2014- _____

A RESOLUTION AUTHORIZING OFFICIALS
TO EXECUTE AN AGREEMENT WITH GRAEF
TO PERFORM ENGINEERING SERVICES NECESSARY
FOR PLANS AND BIDDING DOCUMENTS
FOR
THE DEVELOPMENT OF PLEASANT VIEW PARK
INCLUDING THE STREET EXTENSION OF W. EVERGREEN STREET

WHEREAS, the City desires to proceed with the development of Pleasant View Park, including the extension of W. Evergreen Street. Location for proposed park – south of Pleasant View Elementary School and street extension, W. Evergreen Street, from a point 800 feet east of S. 51st Street to a point 1,350 feet east of S. 51st Street; and

WHEREAS, an aggressive project schedule has been established to achieve the project development; and

WHEREAS, the City Engineer has established a retirement date of June 6, 2014; and

WHEREAS, it is believed that a consultant providing ongoing services will be necessary to achieve scheduled date for bidding and construction

WHEREAS, staff has reviewed two proposals from qualified engineering/architectural firms; and

WHEREAS, staff is recommending the execution of agreement to Graef in the fee amount of \$32,900.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the City of Franklin that the Mayor and City Clerk are hereby authorized and directed to execute agreement on behalf of the City with Graef.

Introduced at a regular meeting of the Common Council on the _____ day of _____, 2014 by Alderman _____.

Passed and adopted by the Common Council on the _____ day of _____, 2014.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

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

RJR/db

Resols/Res authorizing officials to exec agreement to perform engineering services for dev of Pleasant View Park incl Evergreen St ext 2014

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/6/14
Reports & Recommendations	SUBJECT: Resolution authorizing officials to execute an agreement with Commonwealth Cultural Resource Group, Inc., in the amount of \$2,487.26, to perform an archeological survey of the Pleasant View Park site, located south of Pleasant View Elementary School	ITEM NO. <i>G.12.</i>

BACKGROUND

In 1998 the City acquired lands which now are referred to as the Pleasant View Park. The land was acquired through a DNR grant. A condition of the grant is that prior to disturbing (grading) the site, an archeological survey be performed.

ANALYSIS

Planning staff has received a cost to complete the archeological study from CCRG, Commonwealth Cultural Resources Group, Inc. for \$2,487.26. CCRG is the firm that completed the archeological study for the Victory Creek Trail. Their familiarity of the area will be helpful in this evaluation.

OPTIONS

Approval to engage the firm of CCRG to complete the archeological survey in a timely manner is necessary to proceed with development of the park this summer.

FISCAL NOTE

The cost of the survey, \$2,487.26, will be included as a project cost.

RECOMMENDATION

Motion to adopt Resolution No. 2014-_____, a resolution authorizing officials to execute an agreement with Commonwealth Cultural Resource Group, Inc., in the amount of \$2,487.26, to perform an archeological survey of the Pleasant View Park site, located south of Pleasant View Elementary School. Subject to the review and approval of the City Attorney.

RJR/db

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2014 - _____

A RESOLUTION AUTHORIZING OFFICIALS TO EXECUTE AN AGREEMENT
WITH COMMONWEALTH CULTURAL RESOURCES GROUP, INC.
IN THE AMOUNT OF \$2,487.26
TO PERFORM AN ARCHEOLOGICAL SURVEY OF
THE PLEASANT VIEW PARK SITE
LOCATED SOUTH OF PLEASANT VIEW ELEMENTARY SCHOOL

WHEREAS, in 1998 the Wisconsin Department of Natural Resources through the Urban Rivers Grant Program provided City funding for the acquisition of lands now referred to as the Pleasant View Park site; and

WHEREAS, this grant required the City to perform an archeological survey prior to grading the site; and

WHEREAS, the City has been in contact with a firm, CCRG to perform the survey; and

WHEREAS, CCRG has previously, successfully performed a similar survey for the Victory Creek Trail; and

WHEREAS, CCRG will survey the site for \$2,487.26.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, which the Mayor and City Clerk are authorized to execute proposal whereby CCRG shall provide survey services in the amount of \$2,487.26.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014 by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RJR/db

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 98- 4754

Scanned

A RESOLUTION AUTHORIZING AN AMENDMENT TO THE PURCHASE CONTRACT FOR THE PLEASANT VIEW PARK SITE

WHEREAS, the Common Council authorized the purchase of approximately 24 acres from The John C. and Mary C. Armbruster Grandchildren Educational Trust at its regular meeting on April 6, 1998; and

WHEREAS, approximately 17+ acres of such acquisition is subject to a stewardship fund grant from the Urban Rivers Grant Program administered by the Department of Natural Resources; and

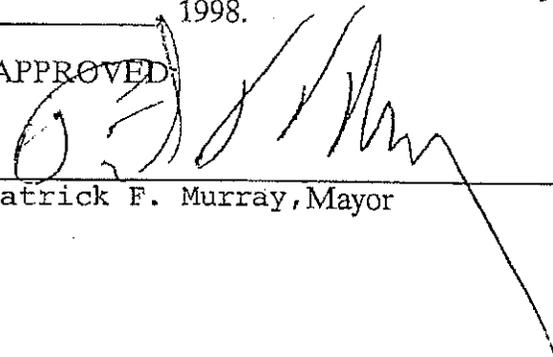
WHEREAS, the Department of Natural Resources having requested that the portion of the property to be acquired which is subject to the Grant Program be conveyed by separate deed and the sellers of such property having required an agreement from the City to grant a reasonable sanitary sewer easement so as to allow for the connection of that portion of property to be retained by seller to be connected to existing sanitary sewer installation in the property to be conveyed at a future date.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin hereby authorize the Mayor and Business Administrator/Clerk to execute an amendment to the purchase contract for the Pleasant View Park Site in the form and content as annexed hereto and to further execute and deliver all documents which such officers deem necessary in order to effectuate the consummation of the subject transaction.

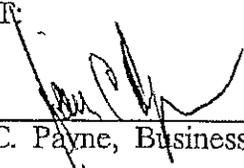
Introduced at a regular meeting of the Common Council of the City of Franklin this 14th day of July, 1998.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 14th day of July, 1998.

APPROVED


Patrick F. Murray, Mayor

ATTEST


James C. Payne, Business Administrator

AYES 6 NOES 0 ABSENT 0

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/6/14
Reports & Recommendations	SUBJECT: A resolution awarding a contract in the amount of \$117,360.00 to The Wanasek Corp. for the extension of water main in W. St. Martins Road from S. Chapel Hill Drive to a point 440 feet southeast of S. Chapel Hill Drive	ITEM NO. <i>G,13,</i>

BACKGROUND

Pursuant to the action of the Common Council at their regular meeting of March 4, 2014 relative to the extension of water main, 440 feet, on W. St. Martins Road southeast to S. Chapel Hill Drive, staff was directed to place this item back on the Common Council agenda prior to bid expiration (see attached Council Action).

In late summer of 2012 the water utility completed the Puetz Road Pumping Station, located on the southeast corner of S. 76th Street and W. Puetz Road along with a small section of water main on W. Puetz Road just east of W. St. Martins Road, completing a direct connection of the Puetz Road Pump Station to the westerly section of W. St. Martins Road.

ANALYSIS

The utility's consultant engineer for system planning has recommended the extension of 440 feet of water main just southeast of S. Chapel Hill Drive to complete a major loop for the westerly portion of the City generally west of W. Loomis Road. Said loop will increase the reliability of the utility's water distribution system (see attached letter).

The Common Council held a public hearing relative to the recommended extension on March 4, 2014 which included three (3) parcels. The three property owners were not in favor of said water main extension as a portion of the cost of the water main would be assessed against their property.

The Common Council established a policy many years ago with the understanding that some water extensions that are necessary and provide a system function for the utility would not be looked at favorably by the abutting property owners. To compensate for this, the policy granted a ten (10) year deferment, interest free, when it is the utility's need for a water extension. The result of this policy is that the property owner will not incur any cost for the water main installation for the next 10 years, and then pay the cost in 2014 dollars in 2024 or until they connect to the water main. Water will be available if their well should fail.

OPTIONS

Award bids to the low bidder and adopt the final resolution for special assessment at the next Council meeting
or
Reject bids and table the project.

FISCAL NOTE

Funds are available in the water connection fee account to cover the deferment and the oversize and non-assessable costs for the stated water main extension with laterals.

RECOMMENDATION

Motion to adopt Resolution No. 2014-_____, a resolution awarding a contract in the amount of \$117,360.00 to The Wanasek Corp. for the extension of water main in W. St. Martins Road from S. Chapel Hill Drive to a point 440 feet southeast of S. Chapel Hill Drive.

JMB/db
Encl.

- SPECIAL ASSESSMENT
INSTALLATION OF
WATER MAIN ON W. ST.
MARTINS RD.
- G.4. Alderman Skowronski moved to table, until the Aldermen for the affected districts bring back, A FINAL RESOLUTION DIRECTING INSTALLATION OF, PAYMENT AND LEVY OF SPECIAL ASSESSMENT FOR INSTALLATION OF WATER MAIN IN W. ST. MARTINS ROAD FROM S. CHAPEL HILL DRIVE TO A POINT 440 FT. SOUTHEAST OF S. CHAPEL HILL DRIVE. Seconded by Alderman Mayer. All voted Aye; motion carried.
- AWARDING CONTRACT
TO WANASEK CORP.
- G.5.  Alderman Taylor moved to refer to staff to return prior to bid expiration A RESOLUTION AWARDING CONTRACT IN THE AMOUNT OF \$117,360.00 TO THE WANASEK CORP. FOR THE EXTENSION OF WATER MAIN IN W. ST. MARTINS ROAD FROM S. CHAPEL HILL DRIVE TO A POINT 440 FEET SOUTHEAST OF S. CHAPEL HILL DRIVE. Seconded by Alderman Skowronski. All voted Aye; motion carried.
- RES. NO. 2014-6969
2014 BITUMINOUS AND
AGGREGATE MATERIAL
BID
- G.6. Alderman Taylor moved to adopt Resolution No. 2014-6969, A RESOLUTION AWARDING 2014 BITUMINOUS AND AGGREGATE MATERIAL CONTRACTS. Seconded by Alderman Schmidt. All voted Aye; motion carried.
- SPECIAL USE
11113 W. FOREST HOME
AVE. (OMS PROPERTIES
LLC., APPLICANT)
- G.7. Alderman Skowronski moved to deny A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A TRUCK REPAIR AND TOWING BUSINESS USE UPON PROPERTY LOCATED AT 11113 WEST FOREST HOME AVENUE (OMS PROPERTIES LLC, APPLICANT) based on the proposed use will not be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan, that it will have an undo adverse impact upon adjoining property, that it will interfere with the development of neighboring property, and that it will cause undo traffic congestion (See 15-3.0701 of the Unified Development Ordinance). Seconded by Alderman Taylor. All voted Aye; motion carried.
- ADDENDUM TO
RESOLUTION
APPROVING SPECIAL
USE PERMIT AT 6951 S.
LOVERS LANE RD.
(STORAGE MASTER,
LLC, APPLICANT)
- G.8. Alderman Skowronski moved to adopt an Addendum to Resolution No. 2014-6957, an addendum to self storage facility use Special Use permit to allow for parking not more than three vehicles, not exceeding 13,000 pounds Manufactured Gross Vehicle Weight at 6951 South Lovers Lane Road)(Storage Master, LLC, Applicant). Seconded by Alderman Taylor. All voted Aye; motion carried.

Kaempfer & Associates, Inc.

Consulting Engineers

650 East Jackson St. P.O. Box 150
Oconto Falls, Wisconsin 54154
(920) 846-3932 Fax (920) 846-8319

DATE: June 10, 2013

E142-06.09

TO: John Bennett, P.E.
Franklin Water Utility

FROM: Chris Kaempfer, P.E. *CK*

PROJECT: Water Utility Consulting Services

RE: Water System Reliability Evaluation

An evaluation was performed to determine the reliability of the water system after the Puetz Road Booster Pump Station was placed in service. The Puetz Road Booster Pump Station now provides a second supply point for the West Pressure Zone of the Franklin Water System. The second supply point has provided a looped pipeline network that has significantly improved the reliability of the water distribution system serving the West Pressure Zone of the water system. The results of the evaluation are shown on Figure 1.

All major areas of the East Pressure Zone are now served by a looped pipeline network. The East Pressure Zone has a reliable pipeline network. The West Pressure Zone, however, still has a major reliability problem. Only half of the West Pressure Zone is served by a looped pipeline network. The high-risk portion of the West Pressure Zone is only served by a single 16-inch diameter transmission main as shown in Figure 2.

The single 16-inch diameter transmission main is located on West Drexel Avenue. The transmission main extends from the east side of the intersection of West Drexel Avenue and West Loomis Road, approximately 1,000 feet north and west, to the intersection of West Drexel Avenue and Wyndham Hills Parkway. Approximately 20 percent of the customers served by the Water Utility would lose water service if the critical segment of water main failed. A failure of the critical pipe segment would significantly reduce the level of fire protection in the high-risk area. There would be no water available at any of the fire hydrants in the high-risk area.

We recommend that the Water Utility proceed with construction of improvements to correct this problem as soon as possible. The work can be performed in two phases. The first phase would be the short-term solution and the second phase would be the ultimate solution.

June 10, 2013
John Bennett, P.E.
Page 2

The first phase of the project would be to connect the 16-inch diameter transmission main on St. Martins Road with the 8-inch diameter water main on South Chapel Hill Drive. The 8-inch diameter water main on South Chapel Hill Drive would serve as the second connection of the loop serving the high-risk portion of the West Pressure Zone. The proposed transmission main extension is shown in Figure 3. The project would involve construction of approximately 430 feet of 16-inch diameter transmission main. The construction cost of the Phase 1 improvements is estimated to be \$64,500. The project cost of the Phase 1 improvements, which includes engineering and contingencies, is estimated to be \$85,000. The 8-inch diameter connection would be able to provide a minimal level of service that would meet most normal demands in the water system and provide a minimal level of fire protection to a portion of the high-risk area of the West Pressure Zone.

The second phase of the project would be to connect the 16-inch diameter transmission main on St. Martins Road with the 16-inch diameter transmission main on Forest Home Avenue. The second phase of the project would provide a 16-inch diameter transmission main to serve as the second connection of the loop serving the high-risk portion of the West Pressure Zone. The proposed transmission main extension is shown in Figure 4. The project would involve construction of approximately 5,630 feet of 16-inch diameter transmission main. The construction cost of the Phase 2 improvements is estimated to be \$1,075,000. The project cost of the Phase 2 improvements, which includes engineering and contingencies, is estimated to be \$1,395,000. The 16-inch diameter connection would be able to provide a level of service that would meet all normal demands in the water system and provide a normal level of fire protection to all of the high-risk portion of the West Pressure Zone.

We recommend that the Phase 1 improvements that are needed for the short-term solution be designed, bid, and constructed in 2013. We recommend that the Phase 2 improvements that are needed for the ultimate solution be included as part of a future water main extension project.

Kaempfer & Associates, Inc.

Consulting Engineers

650 East Jackson St. P.O. Box 150
Oconto Falls, Wisconsin 54154
(920) 846-3932 Fax (920) 846-8319

DATE: June 10, 2013 E142-06.09

TO: John Bennett, P.E.
Franklin Water Utility

FROM: Chris Kaempfer, P.E. *CK*

PROJECT: Water Utility Consulting Services

RE: Water System Reliability Evaluation

An evaluation was performed to determine the reliability of the water system after the Puetz Road Booster Pump Station was placed in service. The Puetz Road Booster Pump Station now provides a second supply point for the West Pressure Zone of the Franklin Water System. The second supply point has provided a looped pipeline network that has significantly improved the reliability of the water distribution system serving the West Pressure Zone of the water system. The results of the evaluation are shown on Figure 1.

All major areas of the East Pressure Zone are now served by a looped pipeline network. The East Pressure Zone has a reliable pipeline network. The West Pressure Zone, however, still has a major reliability problem. Only half of the West Pressure Zone is served by a looped pipeline network. The high-risk portion of the West Pressure Zone is only served by a single 16-inch diameter transmission main as shown in Figure 2.

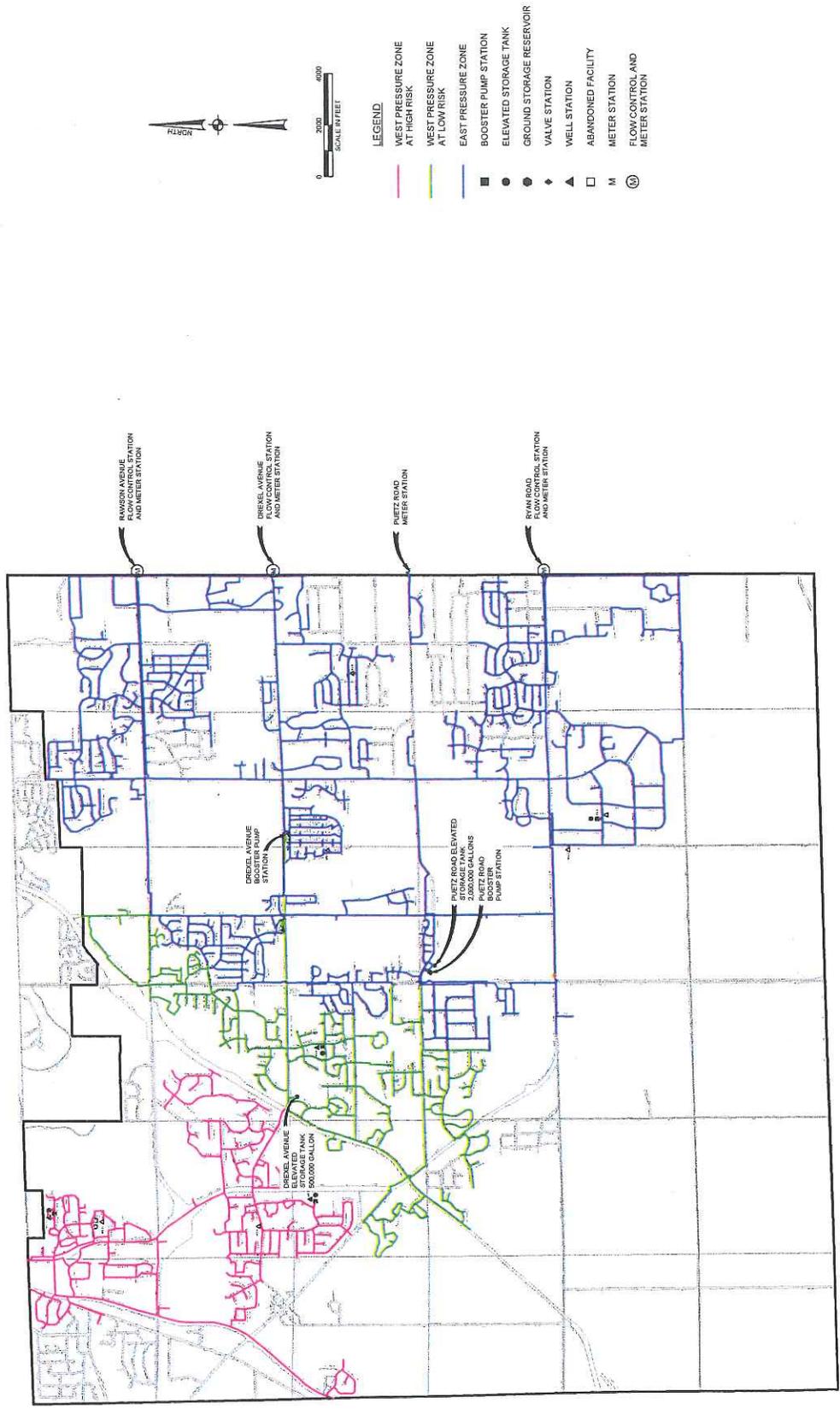
The single 16-inch diameter transmission main is located on West Drexel Avenue. The transmission main extends from the east side of the intersection of West Drexel Avenue and West Loomis Road, approximately 1,000 feet north and west, to the intersection of West Drexel Avenue and Wyndham Hills Parkway. Approximately 20 percent of the customers served by the Water Utility would lose water service if the critical segment of water main failed. A failure of the critical pipe segment would significantly reduce the level of fire protection in the high-risk area. There would be no water available at any of the fire hydrants in the high-risk area.

We recommend that the Water Utility proceed with construction of improvements to correct this problem as soon as possible. The work can be performed in two phases. The first phase would be the short-term solution and the second phase would be the ultimate solution.

The first phase of the project would be to connect the 16-inch diameter transmission main on St. Martins Road with the 8-inch diameter water main on South Chapel Hill Drive. The 8-inch diameter water main on South Chapel Hill Drive would serve as the second connection of the loop serving the high-risk portion of the West Pressure Zone. The proposed transmission main extension is shown in Figure 3. The project would involve construction of approximately 430 feet of 16-inch diameter transmission main. The construction cost of the Phase 1 improvements is estimated to be \$64,500. The project cost of the Phase 1 improvements, which includes engineering and contingencies, is estimated to be \$85,000. The 8-inch diameter connection would be able to provide a minimal level of service that would meet most normal demands in the water system and provide a minimal level of fire protection to a portion of the high-risk area of the West Pressure Zone.

The second phase of the project would be to connect the 16-inch diameter transmission main on St. Martins Road with the 16-inch diameter transmission main on Forest Home Avenue. The second phase of the project would provide a 16-inch diameter transmission main to serve as the second connection of the loop serving the high-risk portion of the West Pressure Zone. The proposed transmission main extension is shown in Figure 4. The project would involve construction of approximately 5,630 feet of 16-inch diameter transmission main. The construction cost of the Phase 2 improvements is estimated to be \$1,075,000. The project cost of the Phase 2 improvements, which includes engineering and contingencies, is estimated to be \$1,395,000. The 16-inch diameter connection would be able to provide a level of service that would meet all normal demands in the water system and provide a normal level of fire protection to all of the high-risk portion of the West Pressure Zone.

We recommend that the Phase 1 improvements that are needed for the short-term solution be designed, bid, and constructed in 2013. We recommend that the Phase 2 improvements that are needed for the ultimate solution be included as part of a future water main extension project.



LEGEND

- WEST PRESSURE ZONE AT HIGH RISK
- WEST PRESSURE ZONE AT LOW RISK
- EAST PRESSURE ZONE
- BOOSTER PUMP STATION
- ELEVATED STORAGE TANK
- GROUND STORAGE RESERVOIR
- VALVE STATION
- WELL STATION
- ABANDONED FACILITY
- METER STATION
- FLOW CONTROL AND METER STATION

Fig. 1 Water System Reliability Evaluation

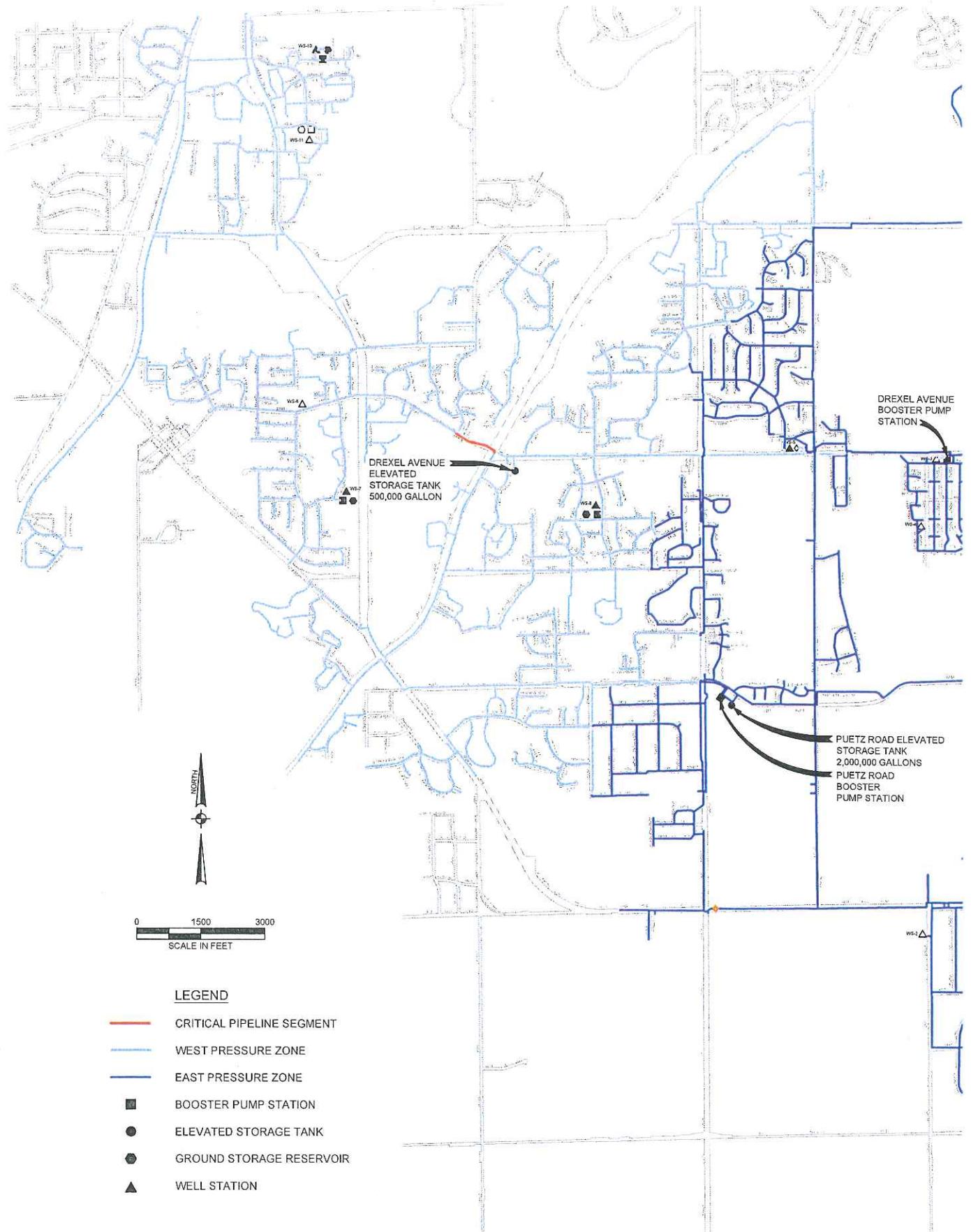
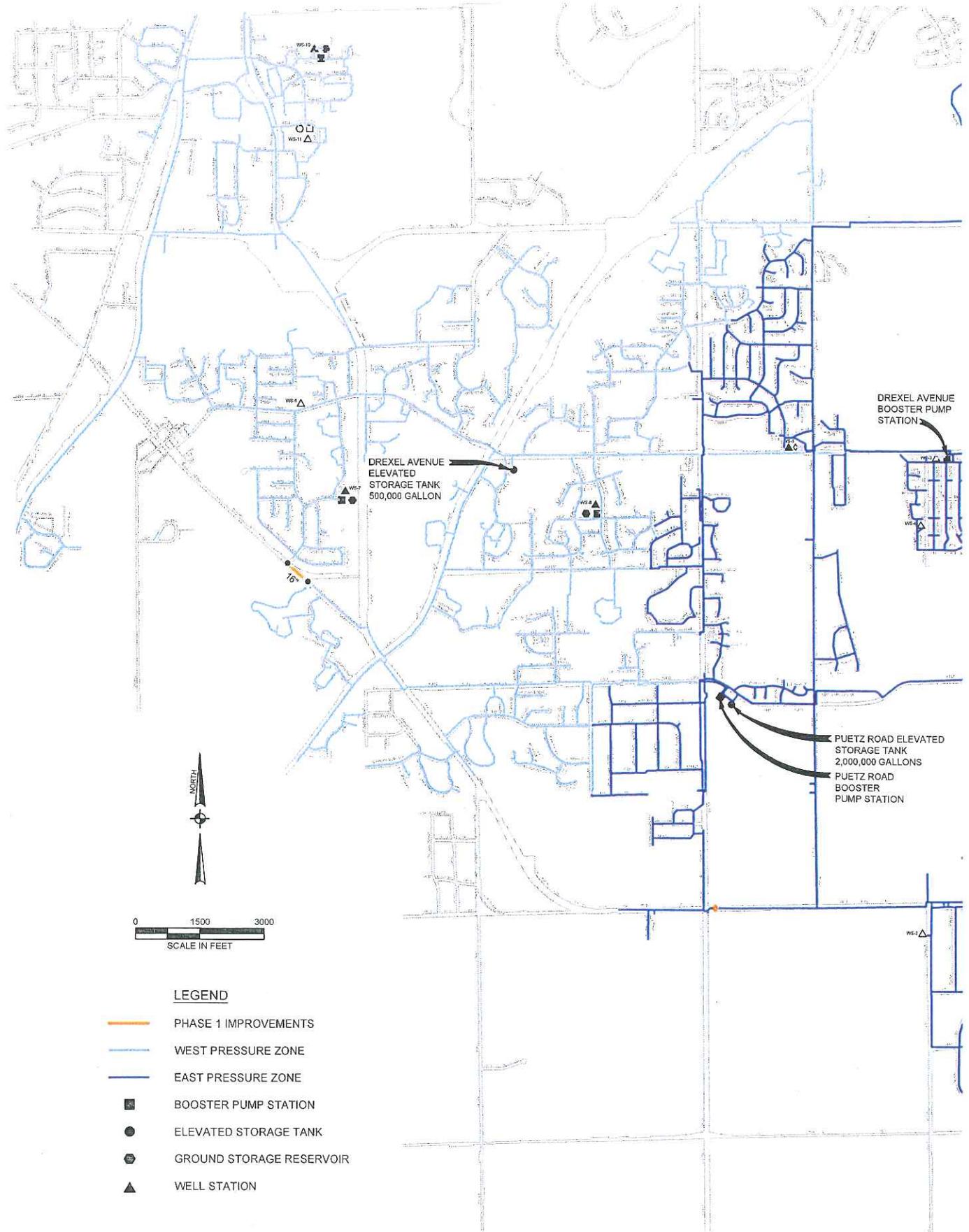


Fig. 2 Critical Segment of Water Main



- LEGEND**
- PHASE 1 IMPROVEMENTS
 - WEST PRESSURE ZONE
 - EAST PRESSURE ZONE
 - BOOSTER PUMP STATION
 - ELEVATED STORAGE TANK
 - ⊙ GROUND STORAGE RESERVOIR
 - ▲ WELL STATION

Fig. 3 Phase 1 Improvements

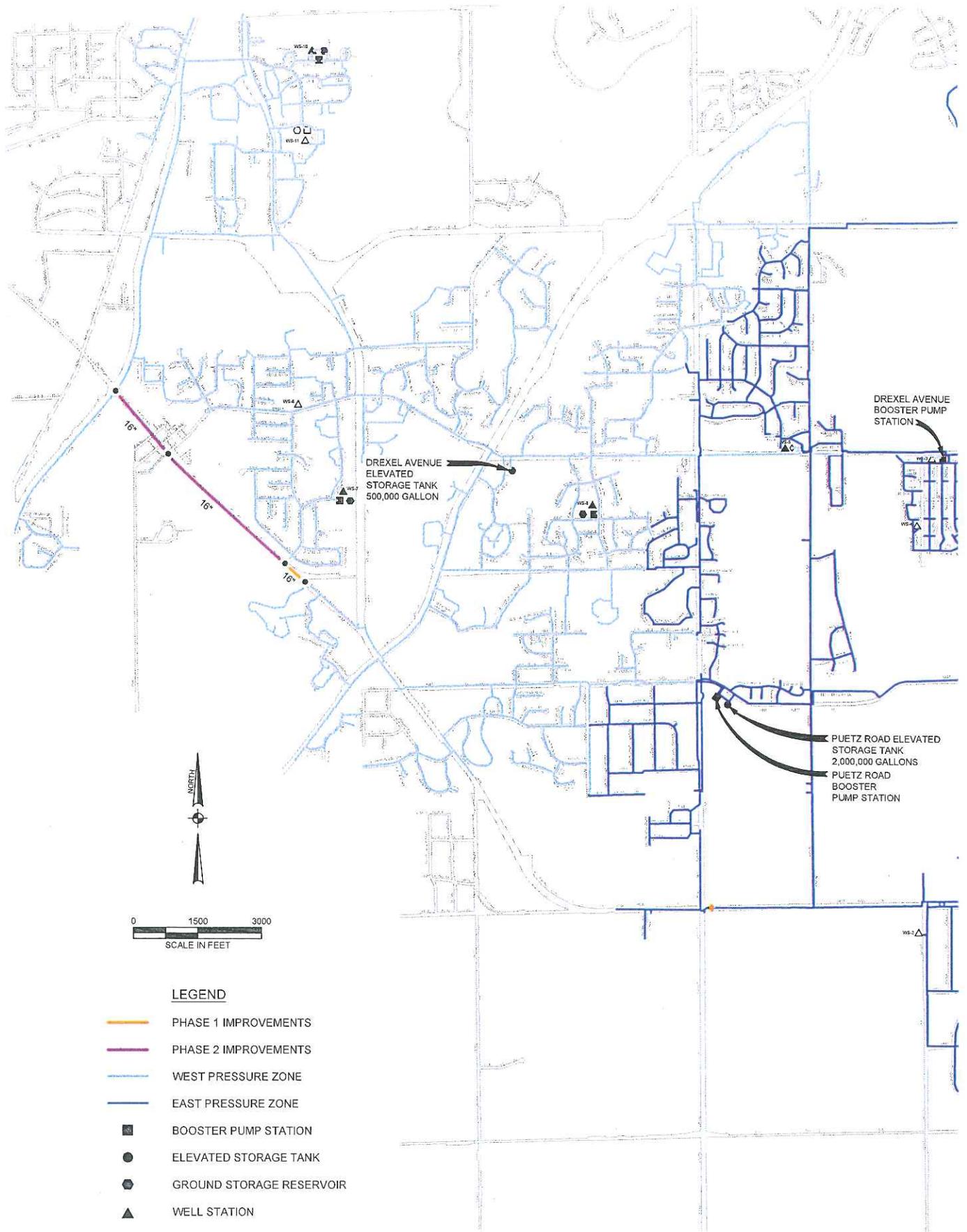


Fig. 4 Phase 2 Improvements

Kaempfer & Associates, Inc.

Consulting Engineers

650 East Jackson St. P.O. Box 150
Oconto Falls, Wisconsin 54154
(920) 846-3932 Fax (920) 846-8319

February 28, 2014

E142-03.06

Mr. John M. Bennett, P.E., City Engineer
City of Franklin
9229 West Loomis Road
Franklin, WI 53132

Re: St. Martins Road Transmission Main Extension
Bid Award Recommendations

Dear Mr. Bennett:

On Thursday, February 27, 2014, at 11:00 a.m., bids for St. Martins Road Transmission Main Extension, Contract E142-14-01, were opened and read. A total of four (4) bids were received. All bidders whose proposals were received were prequalified by the City of Franklin. The four (4) bids received were as follows:

<u>Contractor</u>	<u>Total Bid</u>
The Wanasek Corp.	\$117,360.00
D.F. Tomasini Contractors, Inc.	\$118,920.00
Willkomm Excavating & Grading, Inc.	\$120,178.00
Reesman's Excavating & Grading, Inc.	\$145,783.50

The proposal schedule did not contain any optional work items or substitute optional work items. No Contractors offered alternative bid items.

A copy of the bid tabulation, which includes details of unit price work items, is attached for your information. The bid tabulation reflects the amounts after all corrections have been made. There were no addenda issued during the bidding process.

The Engineer's estimate for the base bid items of the project, based on the final design, was \$128,030. The low bid for the project was approximately eight percent (8%) lower than the Engineer's estimate. We are of the opinion that bidding on the project was very competitive due to the closeness of the bids and the number of bidders.

All proposals were notarized and submitted with a bid bond for ten percent (10%) of the bid amount. The following irregularities were found when the bids were reviewed:

Bid Tabulation
St. Martins Road Transmission Main Extension
Contract No. E142-14-01
City of Franklin

Bid Date: February 27, 2014
Engineer: Kaempfer & Associates, Inc.
Page 1 of 1

Contractor	Base Bid	Bid Bond
The Wanasek Corp.	\$117,360.00	10%
D.F. Tomasini Contractors, Inc.	\$118,920.00	10%
Willkomm Excavating & Grading, Inc.	\$120,178.00	10%
Reesman's Excavating & Grading, Inc.	\$145,783.50	10%
Engineer's Estimate	\$128,030.00	

ST. MARTINS ROAD TRANSMISSION MAIN EXTENSION
 Contract E142-14-01
 City of Franklin, Milwaukee County, Wisconsin
 February 27, 2014

Item No.	Description	Contractors		Engineer's Estimate	
		Reesman's Excav. & Grading, Inc.	Total Cost	Unit Price	Total Cost
UNIT PRICE WORK ITEMS					
1	200 -lineal feet of 16-inch PVC PW pipeline	\$166.00	\$33,200.00	\$110.00	\$22,000.00
2	290 -lineal feet of 16-inch PVC PW pipeline with gravel backfill	\$185.00	\$53,650.00	\$140.00	\$40,600.00
3	10 -lineal feet of 8-inch PVC PW pipeline with gravel backfill	\$170.00	\$1,700.00	\$110.00	\$1,100.00
4	1 -each connection of a 16-inch PVC PW pipeline to an existing 16-inch WM pipeline including 16-inch solid sleeve	\$4,000.00	\$4,000.00	\$7,000.00	\$7,000.00
5	1 -each connection of an 8-inch PVC PW pipeline to an existing 8-inch WM pipeline, including 8-inch solid sleeve	\$3,550.00	\$3,550.00	\$4,000.00	\$4,000.00
6	1 -each remove existing 8-inch valve at the intersection of Chapel Hill Drive and Cascade Drive and reconnect 8-inch WM, including 8-inch solid sleeve and 8-inch PW with gravel backfill	\$4,985.00	\$4,985.00	\$5,700.00	\$5,700.00
7	1 -each 16-inch x 8-inch PW tee	\$1,700.00	\$1,700.00	\$1,500.00	\$1,500.00
8	1 -each 16-inch x 6-inch PW anchoring tee	\$1,175.00	\$1,175.00	\$1,400.00	\$1,400.00
9	1 -each 16-inch PW plug with air release assembly	\$1,900.00	\$1,900.00	\$1,500.00	\$1,500.00
10	2 -each 16-inch PW 1/2 bend	\$1,100.00	\$2,200.00	\$1,300.00	\$2,600.00
11	2 -each 16-inch butterfly valve and box	\$3,250.00	\$6,500.00	\$3,000.00	\$6,000.00
12	1 -each 8-inch gate valve and box	\$1,675.00	\$1,675.00	\$1,500.00	\$1,500.00
13	1 -each 6-inch gate valve and box	\$1,100.00	\$1,100.00	\$1,300.00	\$1,300.00
14	1 -each fire hydrant	\$4,300.00	\$4,300.00	\$4,000.00	\$4,000.00
15	5 -lineal feet of 6-inch PVC PW hydrant lead	\$80.00	\$400.00	\$80.00	\$400.00
16	760 -lineal feet of tracer wire	\$1.10	\$836.00	\$0.50	\$380.00
17	1 -each tracer wire access riser	\$140.00	\$140.00	\$100.00	\$100.00
18	3 -each 16-inch x 1 1/4-inch service saddle with 1 1/4-inch WS corporation stop	\$425.00	\$1,275.00	\$600.00	\$1,800.00
19	3 -each 1 1/4-inch WS curb stop with box	\$220.00	\$660.00	\$500.00	\$1,500.00
20	105 -lineal feet of 1 1/4-inch HDPE WS pipeline	\$47.50	\$4,987.50	\$50.00	\$5,250.00
21	150 -lineal feet of 1 1/4-inch HDPE WS pipeline installed by boring	\$58.00	\$8,700.00	\$80.00	\$12,000.00
22	50 -lineal feet of Type I roadway restoration	\$77.00	\$3,850.00	\$50.00	\$2,500.00
23	10 -lineal feet of Type II roadway restoration	\$75.00	\$750.00	\$40.00	\$400.00
24	250 -lineal feet of gravel shoulder restoration	\$5.00	\$1,250.00	\$10.00	\$2,500.00
25	20 -lineal feet of curb and gutter restoration	\$65.00	\$1,300.00	\$50.00	\$1,000.00
TOTAL, Items 1 through 25			\$145,783.50		\$128,030.00

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MTG. DATE 5/6/14
Reports & Recommendations	SUBJECT: A resolution awarding contract to the low bidder, Payne & Dolan, Inc. in the amount of \$1,041,340.10, for the 2014 Local Street Improvement Program and paving Shadwell Subdivision streets	ITEM NO. G.14.

BACKGROUND

Pursuant to the Common Council's authorization given on February 18, 2014, three (3) bids were received on March 27, 2014 for the 2014 Local Street Improvement Program and the paving of Shadwell Subdivision streets. The program is anticipated to begin in May with completion scheduled for the end of August. Included with the 2014 Local Street Improvement Program is the repair of binder pavement and curb and gutter and surfacing of streets within Shadwell Subdivision.

ANALYSIS

The bids received were as follows:

	<u>Local Road Program</u>	<u>Shadwell Streets</u>	<u>Total Base Bid</u>
Black Diamond Group, Inc.	\$1,009,989.00	\$145,617.00	\$1,155,606.00
Stark Asphalt	\$ 908,589.40	\$159,655.00	\$1,068,244.40
Payne & Dolan, Inc.	\$ 898,945.60	\$142,394.50	\$1,041,340.10

The engineer's estimate being \$1,104,205.50. Competitive prices were received for most bid items. Bituminous pavement was bid in the upper \$40's per ton, for binder course; and, surface (top) course was somewhat higher being in the mid \$50's per ton.

Staff recommends the award to Payne & Dolan, Inc. in the amount of \$1,041,340.10.

OPTIONS

Approve or deny the award.

FISCAL NOTE

The Program fund for 2014 was budgeted at \$960,000 with a 2013 transfer from Venture Drive of \$36,900.73, the total being \$996,900.73. Early competitive bidding resulted in a Program bid of \$898,945.60, this being \$97,955 below budget.

Funds for necessary repairs and the paving of streets in the Shadwell Subdivision will be taken from the development's letter of credit of (approximate balance of \$146,000).

RECOMMENDATION

Motion to adopt Resolution No. 2014 - _____, a resolution awarding contract to the low bidder, Payne & Dolan, Inc. in the amount of \$1,041,340.10, for the 2014 Local Street Improvement Program and paving Shadwell Subdivision streets.

RJR/sg

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2014 - _____

A RESOLUTION AWARDDING CONTRACT TO THE
LOW BIDDER, PAYNE & DOLAN, INC. IN THE AMOUNT OF \$1,041,340.10,
FOR THE 2014 LOCAL STREET IMPROVEMENT PROGRAM AND PAVING
SHADWELL SUBDIVISION STREETS

WHEREAS, the City of Franklin advertised and solicited bids for the 2014 Local Street Improvement Program and paving Shadwell Subdivsion streets; and

WHEREAS, the low bidder was Payne & Dolan, Inc., with a bid of \$1,041.340.10; and

WHEREAS, Payne & Dolan, Inc. is a qualified public works contractor.

WHEREAS, it is in the best interest of the City as recommended by the City's staff to award the contract at the total base bid of \$1,041,340.10 to Payne & Dolan, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, that Payne & Dolan, Inc. be awarded the contract for the 2014 Local Street Improvement Program.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute a contract with Payne & Dolan, Inc. on behalf of the City.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014 by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014.

APPROVED:

Steve Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RJR/sg



MEMORANDUM: FROM ENGINEERING

DATE: February 11, 2014

TO: Director of Finance Paul Rotzenberg

FROM: Assistant City Engineer Ron Romeis

SUBJECT: CARRY OVER FUNDS FROM 2013 LOCAL STREET PROGRAM

As we have discussed, Engineering made a decision not to include Venture Drive in its 2013 Local Street Program. Venture Drive was included in the early program in which \$778,450 was funded.

The 2013 Program has now been finalized with a total of \$741,549.27 being spent. This will then leave a balance of \$36,900.73. It is requested that this balance be carried over into 2014 to be included in the 2014 Program, which will include Venture Drive. The project cost of Venture Drive being \$58,700, which includes a \$5,300 (10%) contingency.

A request from the Local Street Fund to cover the difference of \$21,799.27 will be requested to allow for Venture Drive to be included in the program.

It is possible with early in the year and aggressive bidding for the 2014 Program to be bid lower than the budgeted \$960,000 in which case this transfer would not be needed.

RJR/sg

2014 LOCAL STREET IMPROVEMENT PROGRAM
CITY OF FRANKLIN

ITEM NO.	BID QUANTITY	UNIT	UNIT DESCRIPTION AND UNIT PRICE WRITTEN	Engineer's Estimate			Payne & Dolan			Stark Asphalt			Black Diamond		
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	41,980	Sq. Yds.	Pulverize Bituminous Pavement	\$1.55	\$65,069.00	\$1.27	\$53,314.60	\$1.38	\$57,932.40	\$2.30	\$96,554.00	\$1.65			
2	15,360	Sq. Yds.	Mill Bituminous Pavement	\$1.05	\$16,128.00	\$0.65	\$9,984.00	\$1.05	\$16,128.00	\$1.10	\$16,896.00	\$0.93			
3	5,925	Tons	Binder Pavement	\$50.00	\$296,250.00	\$48.30	\$286,177.50	\$47.25	\$279,956.25	\$49.00	\$290,325.00	\$48.18			
4	5,815	Tons	Surface Pavement	\$58.00	\$337,270.00	\$54.90	\$319,243.50	\$54.25	\$315,463.75	\$59.00	\$343,085.00	\$56.05			
5	1,930	Tons	Limestone Base	\$20.50	\$39,565.00	\$21.30	\$41,109.00	\$17.80	\$34,354.00	\$25.00	\$48,250.00	\$21.37			
6	250	Tons	Remove/Replace Bituminous Binder	\$85.00	\$21,250.00	\$90.90	\$22,725.00	\$87.00	\$21,750.00	\$93.00	\$23,250.00	\$90.30			
7	870	LF	Remove/Replace Curb/Gutter	\$44.50	\$38,715.00	\$37.75	\$32,842.50	\$48.00	\$41,760.00	\$50.00	\$43,500.00	\$45.25			
8	67	Each	Sanitary Manhole Adjustments and Seals	\$690.00	\$46,230.00	\$900.00	\$60,300.00	\$895.00	\$59,965.00	\$950.00	\$63,650.00	\$915.00			
9	42	Each	Water Valve Box Adjustments and Repairs	\$200.00	\$8,400.00	\$200.00	\$8,400.00	\$350.00	\$14,700.00	\$230.00	\$9,660.00	\$260.00			
10	1,310	Tons	Stone Shoulder	\$20.00	\$26,200.00	\$18.70	\$24,497.00	\$16.00	\$20,960.00	\$21.00	\$27,510.00	\$18.57			
11	2,990	Gallons	Tack Coat	\$2.00	\$5,980.00	\$1.95	\$5,830.50	\$2.25	\$6,727.50	\$2.00	\$5,980.00	\$2.07			
12	815	LF	Saw Cut Flange	\$2.50	\$2,037.50	\$1.60	\$1,304.00	\$2.00	\$1,630.00	\$2.00	\$1,630.00	\$1.87			
13	1,750	Sq. Yds.	Concrete Pavement Removal	\$10.00	\$17,500.00	\$5.90	\$10,325.00	\$6.75	\$11,812.50	\$8.00	\$14,000.00	\$6.88			
14	1,750	Sq. Yds.	Grade Base	\$5.00	\$8,750.00	\$0.78	\$1,365.00	\$1.90	\$3,325.00	\$0.90	\$1,575.00	\$1.19			
15	130	LF	Curb/Gutter Removal	\$4.00	\$520.00	\$5.20	\$676.00	\$5.50	\$715.00	\$8.00	\$1,040.00	\$6.23			
16	176	LF	Gutter Section through Drive	\$21.00	\$3,696.00	\$30.00	\$5,280.00	\$30.00	\$5,280.00	\$33.00	\$5,808.00	\$31.00			
17	32	Sq. Yds.	Concrete Drive	\$40.00	\$1,280.00	\$46.00	\$1,472.00	\$65.00	\$2,080.00	\$64.00	\$2,048.00	\$58.33			
18	150	LF	Curb/Gutter Placement	\$23.00	\$3,450.00	\$30.00	\$4,500.00	\$30.00	\$4,500.00	\$33.00	\$4,950.00	\$31.00			
19	125	Sq. Yds.	Landscaping	\$15.00	\$1,875.00	\$12.00	\$1,500.00	\$10.00	\$1,250.00	\$12.00	\$1,500.00	\$11.33			
20	1	Lump Sum	Traffic Control	\$5,000.00	\$5,000.00	\$8,100.00	\$8,100.00	\$8,300.00	\$8,300.00	\$8,778.00	\$8,778.00	\$8,392.67			
SUBTOTAL BASE BID (Items 1 through 20)					\$945,165.50		\$898,945.60		\$908,589.40		\$1,009,989.00				

2014 LOCAL STREET IMPROVEMENT PROGRAM
CITY OF FRANKLIN

ITEM NO.	BID QUANTITY	UNIT	UNIT DESCRIPTION AND UNIT PRICE WRITTEN	Engineer's Estimate			Payne & Dolan			Stark Asphalt			Black Diamond		
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	AVG UNIT PRICE	
21	48	Each	Manhole Adjustment Rings	\$250.00	\$12,000.00	\$180.00	\$8,640.00	\$220.00	\$10,560.00	\$200.00	\$9,600.00	\$200.00	\$9,600.00	\$200.00	
22	2,000	Sq. Yds.	Mill Pavement	\$1.50	\$3,000.00	\$3.15	\$6,300.00	\$2.25	\$4,500.00	\$1.90	\$3,800.00	\$2.43	\$3,800.00	\$2.43	
23	230	Tons	Bituminous Concrete Binder Course	\$50.00	\$11,500.00	\$57.60	\$13,248.00	\$78.50	\$18,055.00	\$50.90	\$11,707.00	\$62.33	\$11,707.00	\$62.33	
24	1,400	Tons	Bituminous Concrete Surface Course	\$58.00	\$81,200.00	\$55.40	\$77,560.00	\$55.50	\$77,700.00	\$59.00	\$82,600.00	\$56.63	\$82,600.00	\$56.63	
25	30	Tons	Stabilize with Limestone Base Course	\$25.00	\$750.00	\$21.30	\$639.00	\$30.00	\$900.00	\$35.00	\$1,050.00	\$28.77	\$1,050.00	\$28.77	
26	40	Tons	Removal/Replace Bituminous Binder	\$85.00	\$3,400.00	\$125.00	\$5,000.00	\$95.00	\$3,800.00	\$106.00	\$4,240.00	\$108.67	\$4,240.00	\$108.67	
27	370	LF	Remove/Replace Curb/Gutter	\$45.00	\$16,650.00	\$37.75	\$13,967.50	\$50.00	\$18,500.00	\$40.00	\$14,800.00	\$42.58	\$14,800.00	\$42.58	
28	26	Each	Water Valve Box Adjustments and Repairs	\$200.00	\$5,200.00	\$200.00	\$5,200.00	\$450.00	\$11,700.00	\$230.00	\$5,980.00	\$293.33	\$5,980.00	\$293.33	
29	670	Gallons	Tack Coat	\$2.00	\$1,340.00	\$2.00	\$1,340.00	\$2.00	\$1,340.00	\$2.00	\$1,340.00	\$2.00	\$1,340.00	\$2.00	
30	30	Each	Interim Inlet to Grade	\$800.00	\$24,000.00	\$350.00	\$10,500.00	\$420.00	\$12,600.00	\$350.00	\$10,500.00	\$373.33	\$10,500.00	\$373.33	
SUBTOTAL BASE BID (Items 21 through 30)					\$159,040.00		\$142,394.50		\$159,655.00		\$145,617.00		\$145,617.00		
TOTAL BASE BID (Items 1 through 30)					\$1,104,205.50		\$1,041,340.10		\$1,068,244.40		\$1,155,606.00		\$1,155,606.00		

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<p>APPROVAL <i>slw</i> <i>PAJ</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE May 6, 2014</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>Sewer Service Fund User Fees Policy revision</p>	<p>ITEM NUMBER G.15</p>

Background

Annually MMSD reviews the sanitary sewer rate structure and provides a user manual with rate changes. This in keeping with Environmental Protection Agency regulations that user charges must be apportioned to each of these users or class of users on the basis of wastewater flow and strength discharged to the system. Franklin municipal code 207-14 (H) (3) provides for this increase.

The 2014 MMSD users manual provided for a 1.6% MMSD rate increase. If the sewer fund were a regulated utility, that rate could be immediately passed along to rate payers. Combining the MMSD rate increase with a rate change to deal with City Sanitary Sewer costs, the Director of Finance & Treasurer is recommending a 1.0% sanitary sewer rate increase effective April 1, 2014. The local rate is declining 5 cents per year. The total sanitary sewer charge for a Franklin single family residence would be \$52.80 per quarter (compared to \$52.30 in 2013). This represents an all in 1.0% increase.

Analysis

The Sanitary Sewer Fund has an unrestricted fund balance of \$2,383,618 as of December 31, 2013. That is 15% more than the previous year. The fund is budgeted to use \$1,573,425 of this fund balance for capital expenditures in 2014, the major component being the Water & Waste Water building.

Fiscal Note

There is no fiscal impact to the City from the proposed rate change.

Recommendation

The Finance Committee has reviewed this proposed rate and is recommending to the Common Council adoption effective April 1, 2014.

COUNCIL ACTION REQUESTED

Motion to adopt the recommended sewer service rate as presented.

M E M O R A N D U M

DATE: April 22, 2014
TO: Mark Luberda
FROM: Paul Rotzenberg, Director of Finance & Treasurer
COPY: John Bennett, City Engineer & Water Utility Manager
RE: 2014 Sewer User Charge Rates

MMSD raised the rate they will charge Franklin for sewer user fees by 1.6% effective January 1, 2014 as noted in the 2014 Cost Recovery Procedures Manual. In that manual all the MMSD cost charges rose.

Volumetric charges of \$1.632498/1000 gallons includes a 1.1% increase

Connection costs of \$30.68 represents 2.8% increase from the prior year

Household hazardous waste charges of \$4.18 represents a 4.26% increase from the prior year. This charge is dependent upon how many customers use the service.

Putting all these together, the MMSD charge amounts to \$132.01/ year, a 1.6% increase for 2014 over 2013. Adding in the local sewer charge of \$79.21/year (a 5 cent reduction), the 2014 single family residence charge totals \$211.22/year or \$52.80 per quarterly cycle (a 1.0% increase).

There are currently 10,098 Sewer customers - 8,697 of those are residences. Please note there are more sewer customers than water customers.

Based upon the above information and the City's Sewer User Fee policy the 2014 increase for residential customers is recommended at 1.0% and for Commercial customers - \$12.27 (a 2.2% increase).

These rates would appear on the next quarterly sewer bills, sent in July 2014.