

CITY OF FRANKLIN
COMMON COUNCIL MEETING**
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, OCTOBER 1, 2013, 6:30 P.M.

- A. Call to Order and Roll Call
- B. Citizen Comment Period
- C. Approval of Minutes
 - 1. Approval of regular meeting of September 17, 2013.
- D. Hearings
 - 1. Public Hearing regarding Proposed Amendments to §92-9 of the Municipal Code pertaining to Impact Fees Upon Land Development, pursuant to §66.0617 of the Wisconsin Statutes, to reduce impact fees for parks, playgrounds, and other recreational facilities.
- E. Organizational Business
 - 1. Boards and Commissions Appointments
 - a. Linda Ryan, Community Development Authority-Dist. #6.
 - b. Edward Holpfer, Community Development Authority-Dist. #1.
 - c. Paul Gau, Parks Commission-Dist. #4.
 - d. Philip Hohlweck, Forward Franklin Economic Development Comm.-Dist. #3.
 - e. Bruce Kaniewski, Forward Franklin Economic Development Comm.-Dist. #2.
 - f. Matthew Cool, Economic Staffing and Duties Task Force-Dist. #5.
- F. Letters and Petitions
- G. Reports and Recommendations
 - 1. Ordinance Creating Section 167-9 of the Franklin Municipal Code Prohibiting Child Sex Offenders from Participating in Public Holiday Celebrations Involving Children.
 - 2. Donations
 - a. from Milwaukee County DARE Officers Association in the amount of \$1,000 to the Police Department.
 - b. from Franklin Noon Lions Club in the amount of \$200, Marko Gerovac Sr. in the amount of \$200, and Kenneth R. Sweeney Water Well Drilling & Pumps Inc. in the amount of \$250 to the Fair Commission
 - 3. Ordinance to amend §92-9 of the Municipal Code pertaining to impact fees for parks, playgrounds, and other recreational facilities (having the effect of reducing this impact fee upon land development).
 - 4. Resolution conditionally approving a 4 lot Certified Survey Map, being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377 and lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (SB1 Wyndham, L.L.C. , owner/applicant) (7700-7760 S. Lovers Lane Road).

5. Pleasant View/Victory Creek Trail Development Project Status: A Resolution Awarding Bid to the Lowest Bidder for the installation of Victory Creek Bituminous Trail Beginning at the Intersection of W. Victory Creek Drive and S. Bridge Street and Ending at The 4500 Block of W. Marquette Avenue (Bid Award subject matter also currently additionally scheduled for a Special Common Council meeting on October 7, 2013).
6. Provide direction to the Wisconsin Department of Transportation relative to the width of sidewalk on S. 27th Street and if the existing utilities are to be placed underground between W. College Avenue and W. Drexel Avenue.
7. Resolution authorizing officials to execute an Intergovernmental Jurisdictional Transfer Agreement between Milwaukee County and the City of Franklin for the transfer of S. North Cape Road (CTH JJ) from 870 feet north of W. High View Drive to W. Forest Home Avenue (CTH OO) and the transfer of S. 68th Street (CTH A) from W. Ryan Road (STH 100) to 1,285 feet south of W. Puetz Road.
8. Resolution authorizing officials to execute an Engineering Services Agreement with Himalayan Consultants, LLC for the preliminary engineering for the reconstruction of S. North Cape Road (CTH J) from 870 feet north of W. High View Drive to W. Forest Home Avenue (CTH OO).
9. Release of escrow deposit for the Berkshire Certified Survey Map located at the end of S. 50th Street just south of W. Berkshire Drive.
10. Resolution authorizing certain officials to execute a replacement Holding Tank Agreement with BTL Holdings, LLC, 3310 W. Elm Road, Tax Key No. 951-9996-015.
11. Finance Committee recommendation on interest rates for special assessments.
12. Ordinance to amend Ordinance 2012-2096 (An Ordinance adopting the 2013 budgets and tax levy for the City of Franklin), as amended, to modify the budget of the Capital Improvement Fund amending the project line items to provide \$20,000 in total appropriations for the Franklin Historical Society Barn Project, to provide an increased appropriation of \$48,720 for the Pleasant View/Victory Creek Trail Project increasing the total appropriation to \$242,160, to establish a \$104,777 appropriation for the 51st Street Sidewalk Project, and to establish a \$27,000 appropriation for the North Cape Road Trail Project.
13. City of Franklin employee Flexible Spending Section 125 Plan Revisions establishing an effective date for the hours-of-work requirement.
14. Committee of the Whole Recommendations
 - A. Concept review for a proposed self storage mini warehousing development (6951 S. Lovers Lane Road) (Alex Simic, applicant)
 - B. Review of Mayor's Recommended 2014 Budget (including all funds, departments, revenues, expenditures, and activities).
 - C. An Ordinance to Amend the Municipal Code to Provide for Additional Aldermanic Positions for the Membership of the Forward Franklin Economic Development Committee (Mayor Taylor); (referred to the September 30, 2013 Committee of the Whole meeting at the September 3, 2013 Common Council meeting upon agenda item G.7.); this item is subject to a motion made and seconded, at the September 17, 2013 Common Council meeting upon agenda item G.3., to reconsider the referral of and therefore this item, with discussion and action upon the motion to occur at the October 1, 2013 Common Council meeting.

15. Potential claim of property owners related to the amount of compensation paid for the City's acquisition of a sanitary sewer easement for the Ryan Creek Interceptor on the following two (2) properties identified by Acquisition Map Parcel No., Tax Key Number and address, respectively, as follows: 1) 11, 934-9998-001 and 8032 West Oakwood Road; 2) 22, 893-9995-001 and 10233 West Ryan Road. The Common Council may enter closed session pursuant to §19.85(1)(g), Wis. Stats., to confer with the City Attorney's office, as legal counsel for the Common Council, who are rendering advice concerning strategy to be adopted by the Council with respect to litigation in which it is likely to become involved concerning the amount of compensation the City paid for the acquisition of a sanitary sewer easement over the referenced properties, including, but not limited to the consideration of an offer of settlement from the owners, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

H. Licenses and Permits

1. Miscellaneous Licenses.

I. Bills

1. Vouchers and Payroll approval.

J. Adjournment

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

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

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

REMINDERS:

October 3	Plan Commission	7:00 p.m.
October 7	Special Common Council	6:00 p.m.
October 15	Common Council	6:30 p.m.
October 22	Special Primary Election Assembly District 21 (Franklin Wards 12 and 15B only)	

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FFEDC PURPOSES,
DUTIES, TASKS AND
GOALS

G.3. Alderman Wilhelm moved to direct staff (specifically the Senior Planner) to assist with the communication on economic development issues to the Common Council and FFEDC committee members, direct appointments to fill positions on FFEDC from recommendations of District Aldermen, and to assign Task Force members recommended by District Aldermen to meet in coordination with FFEDC to determine the skills needed for an economic development position. Seconded by Alderman Taylor. All voted Aye; motion carried.

Alderman Wilhelm moved to reconsider the September 3, 2013 Council action tabling, and therefore, ultimately, the subject matter of the Ordinance to Amend the Municipal Code to Provide for Additional Aldermanic Positions for the Membership of the Forward Franklin Economic Development Committee, for discussion and action upon the motion to reconsider at the next regular meeting (following agenda item related discussion not supporting the proposed ordinance amendment). Seconded by Alderman Taylor. All voted Aye; motion carried.

RES. 2013-6913
CONSERVATION
EASEMENT
11321 W. ST. MARTINS
ROAD (NEW HOPE
COMMUNITY CHURCH)

G.4. Alderman Skowronski moved to adopt Resolution No. 2013-6913, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A CERTIFIED SURVEY MAP FOR PROPERTY LOCATED AT 11321 WEST ST. MARTINS ROAD (NEW HOPE COMMUNITY CHURCH, INC., OWNER). Seconded by Alderman Taylor. All voted Aye; motion carried.

ORD. 2013-2114
AMEND ORD 2012-2096
MODIFYING BUDGET-
POLICE VIDEO SYSTEM
UPGRADE

G.5. Alderman Mayer vacated his seat at this time.
Alderman Taylor moved to adopt Ordinance No. 2013-2114, AN ORDINANCE TO AMEND ORDINANCE 2012-2096 (AN ORDINANCE ADOPTING THE 2013 BUDGETS AND TAX LEVY FOR THE CITY OF FRANKLIN), AS AMENDED TO MODIFY THE BUDGET OF THE GENERAL FUND AND THE CAPITAL IMPROVEMENT FUND AMENDING THE PROJECT LINE ITEM FOR THE POLICE VIDEO SYSTEM UPGRADE TO \$141,000 AND TO PROVIDE FOR A TRANSFER FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND OF \$24,610. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ORD. 2013-2115
AMEND ORD. 2012-2096
MODIFYING BUDGET-
BUILDING INSPECTION
DEPARTMENT

G.6. Alderman Skowronski moved to adopt Ordinance No. 2013-2115, AN ORDINANCE TO AMEND ORDINANCE 2012-2096 (AN ORDINANCE ADOPTING THE 2013 BUDGETS AND TAX LEVY FOR THE CITY OF FRANKLIN), AS AMENDED, TO MODIFY THE BUDGET OF THE GENERAL FUND-BUILDING INSPECTION DEPARTMENT ADDING \$14,000 IN PERSONNEL EXPENDITURES AND \$14,000 IN PERMIT FEE REVENUES FOR THE PURPOSE OF HIRING A LIMITED-TERM, PART-TIME ASSISTANT BUILDING INSPECTOR AND INCREASING OVERTIME APPROPRIATIONS. Seconded by Alderman Schmidt. All voted Aye; motion carried.

FLEXIBLE SPENDING
PLAN REVISIONS

G.7. Alderman Mayer returned to his seat.
Alderman Dandrea moved to increase the maximum deduction allowed for unreimbursed medical costs of the Flexible Spending Program (Section 125 Plan) from \$2,000 to \$2,500 per year. Seconded by Alderman Taylor. All voted Aye; motion carried.

Alderman Dandrea moved to modify the participation requirement of the Flexible Spending Program (Section 125 Plan) to cover only employees that are scheduled to work 20+ hours per week and to modify eligibility requirements so that employees become eligible the first of the month after 6 months of employment. Seconded by Alderman Taylor. On roll call, Aldermen Skowronski, Schmidt, Taylor, and Dandrea voted Aye; Aldermen Wilhelm and Mayer voted No. Motion carried.

MISCELLANEOUS
LICENSES

H.1. Alderman Taylor moved to grant the following licenses:

Operator License to Trapman, Shannon M., S69W15062 Cornell Cir., Muskego; Conway, Melissa A., S64W13012 Kipling Ct., Muskego; Andler, Paul E., 15801 W. Mayflower Dr., New Berlin; Bratz, Samuel G E, 15137 Washington Ave., Union Grove; Butler, Kevin D., 10080 S. Shepard Ave., Oak Creek; Counter, Peggy S., S98W13259 Loomis Rd., Muskego; Cutting, Robert A., 4380 S. Placid Dr., Greenfield; Dolata, Mitchell C., 3118 El Camino Way, Waterford; Fettig, Shawn T., 10398 S. Charity Cir., Oak Creek; Fuchs, Katelynn M., 504 Southtowne Dr. Y102, South Milwaukee; Goldschmidt, Eric J., 7126 W. Tripoli Ave., Milw.; Haefer, Jill A., 8160B S. Forest Hill Cir.; Hahn, Nicole A., 6941 S. 111th St.; Hart, Linda J., S75W14150 Restfull Ln., Muskego; Jordan, Torie J., S80W14420 Schultz Ln., Muskego; Kaurich, Shannon L., S83W22935 Mardith Ave., Big Bend; Lippel, Steven G., 10145 Plumtree Cir. #203, Hales Corners; Maldonado Diaz, Jose M., 10927 W. Wildwood Ln., West Allis; Malloy, Brian P., 13790 W. Thomas Dr., New Berlin; Martin, Danielle N., 4141 N. 60th St. #43, Greenfield; Mullins, Christina M., 7520 S. Kent St. Napierala, Dana Sue, 3264 S. 55th

LICENSES-
CONTINUED

St., Milw.; Naumann, Lynette J., 3780 E. County Line Rd., Oak Creek; Nguyen, Doan X., 3252 S. 108th St. #4, Milw.; Reed, Terese M., 3548 S. 80th St., Milw.; Russo, Rochelle A., 1571 W. Iona Ter., Milw., subject to satisfactory schooling; Sadowski, Michael P., 7118 S. Tifton Dt.; Schieble, Judith M., 7115 S. 47th Pl.; Schlampp, Michael J., 9651 W. Beloit Rd. #13, Milw.; Senk, Jacob J., 6923 W. Imperial Dr.; Wojciechowski, Christopher P., 2340 S. 52nd St., West Allis and Zimmerman, Bridget A., 7337 S. Cambridge Dr.;

Class A Combination Change of Agent 2013 to Walgreens, 7130 S. 76th St., William R. Dedynski, Agent;

People Uniting for the Betterment of Life and Investment in the Community (PUBLIC) Grant to New Hope Community Church, fee waivers-St. Martins Fair Permit, Temporary Entertainment & Amusement Licenses on 9/1 & 9/2, 2013 at St. Martins Fair;

Temporary Class B Beer and Temporary Entertainment & Amusement License to St. Martin of Tours Church, Person in Charge: Diane Winkowski for Vietnamese Fall Dance, 7963 S. 116th St. on 9/21/13;

Temporary Entertainment & Amusement License to Victory of the Lamb Church, Person in Charge: Ben Kuert for fall festival at Lions Legend Park, 8050 S. Legend Dr. on 10/5/13;

Also moved to hold Operator License for Ormond, Mariah R., 1608 ½ East St. Upper, Racine, pending applicant contacting the City Clerk; Mehring, Steven A., 222 S. Jefferson St., Waterford, pending applicant contacting the City Clerk and Blackburn, Alyssa M., 641 Alber Dr., Waterford subject to appearing before the License Committee. Seconded by Alderman Dandrea. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

- I. 1. Alderman Skowronski moved to approve net general checking account City vouchers in the range of Nos. 148573 through 148723 dated September 17, 2013 in the amount of \$939,343.91 and check Nos. 148724 through 148726 in the net amount of \$0. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

Alderman Mayer moved to approve net payroll dated September 20, 2013 in the amount of \$339,631.79 and payment of the various payroll deductions in the amount of \$201,346.79 plus any City matching payments, where required. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the meeting at 9:05 p.m.
Seconded by Alderman Mayer. All voted Aye; motion carried.

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APPROVAL <i>Slw</i> 	REQUEST FOR COUNCIL ACTION	MEETING DATE 10/1/2013
PUBLIC HEARING	A Public Hearing Regarding Proposed Amendments to §92-9 of the Municipal Code Pertaining to Impact Fees Upon Land Development, Pursuant to §66.0617 of the Wisconsin Statutes, to Reduce Impact Fees for Parks, Playgrounds, and Other Recreational Facilities	ITEM NUMBER <i>D.1.</i>

The attached Official Notice to hear public comment regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes was published in the paper on September 5, 2013. The proposed amendments are to reduce impact fees for parks, playgrounds, and other recreational facilities.

Attached is a memo from the Director of Administration dated September 13, 2013 summarizing this item as well as the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update" dated September 2013 as prepared by Ruckert/Mielke.

This item is brought forward at this time as the Common Council contracted with Ruckert/Mielke to prepare a study for this purpose and in accordance with the directive of the Common Council to take whatever action was necessary to accomplish the Pleasant View Trail. This study incorporates the trail and other items from the update to the Comprehensive Outdoor Recreation Plan into the Facilities Needs Assessment as prepared pursuant to §66.0617 of the Wisconsin Statutes. By doing so, the Parks, Playgrounds, and Other Recreational Facilities Impact Fees are available for use with the Pleasant View Trail project.

COUNCIL ACTION REQUESTED

A separate item has been placed on the October 1, 2013 Common Council Meeting agenda for action pertaining to "An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for Parks, Playgrounds, and Other Recreational Facilities".

CITY OF FRANKLIN

OFFICIAL NOTICE

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, October 1, 2013 at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes. The proposed amendments are to reduce impact fees for parks, playgrounds and other recreational facilities. Copies of a Public Facilities Needs Assessment prepared pursuant to §66.0617(4) of the Wisconsin Statutes and a copy of the proposed ordinance are available for viewing in the office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft form ordinance is subject to revisions following public hearing and the further consideration by the City of Franklin Common Council, including, but not limited to revisions increasing or decreasing the aforementioned fee.

SANDRA L. WESOLOWSKI
CITY CLERK

Dated this 5th day of September, 2013



MEMORANDUM

Date: September 13, 2013
To: Mayor and Aldermen
From: Mark W. Luberda 
Director of Administration
RE: Park and Recreation Impact Fee Public Hearing

In accordance with the directive of the Common Council to take whatever action was necessary to accomplish the Pleasant View trail, a public hearing on an update to the impact fee related to the parks and recreation has been scheduled for your meeting of October 1st. The purpose of this memo is to provide you a copy of the attachments for that public hearing in advance of your meeting in the event you have any questions.

Since the project anticipated the use of impact fees it was necessary to incorporate the conclusions of the current Comprehensive Outdoor Recreation Plan (CORP) as approved by Common Council into the impact fee's Facility Needs Assessment. In doing so, the trail becomes a project contemplated by and incorporated into the impact fee calculation and, therefore, the impact fee revenues become available for use with the project.

The bottom line of the study is that it reflects the adopted CORP and the impact fee goes DOWN \$983. It does not automatically approve all of the projects contained within the CORP. All of those projects will still require the normal approvals over the coming years as the Common Council determines they should move forward.

The timing of the public hearing and subsequent consideration that evening is arranged such that the change can be approved in the same timeline as the award of the construction contract.

**AMENDMENT TO THE 2002
IMPACT FEE STUDY
&
THE 2004 IMPACT FEE UPDATE**

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

SEPTEMBER 2013

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

INTRODUCTION

In 2002, the City of Franklin hired Ruekert & Mielke, Inc. to prepare a public facilities needs assessment and impact fee study (2002 Impact Fee Study) for the construction of law enforcement and municipal court facilities and fire protection and emergency medical facilities, as well as library, park and recreation, transportation system and water system facilities. The needs assessment was prepared during February and March of 2002 in accordance with Wisconsin Statutes 66.0617, formerly Wisconsin Statutes 66.55, and was presented to the City on April 16, 2002. The City held a public hearing on the proposed impact fee ordinance on May 7, 2002. On May 7, 2002 the City adopted the impact fee ordinance imposing total impact fees in the amount of \$3,809. Since then a 2004 amendment updated the law enforcement/municipal court, and fire protection and EMS impact fees. Within the 2004 update most of the analyses remained unchanged with the exception of the development projections, land use projections, and a few of the estimated project costs for the police and fire facilities. After the 2004 update, no other amendments or changes have been implemented to alter the Franklin impact fees until now, through the 2013 park impact fee update.

The purpose of this amendment is to update the original needs assessment to revise the land use, population and development projections and update the park impact fee project lists, costs, and identify any new park projects or improvements that may be required due to new development. These amendments are intended to allow the City to recover the costs related to serving new development within a reasonable amount of time and to reallocate costs based on the revised projections of development in each class. This amendment is supplementary to and intended to be read in conjunction with the 2002 Impact Fee Study, and 2004 amendment. This amendment is to act as an updated public facilities needs assessment for the Park and Recreation Facilities. The methodology on how the needs assessment took place can be seen below.

The July 12, 2013 memorandum (attached hereto) includes all updated park and recreation facilities updates and changes for the public facilities needs assessment. The memorandum text describes all changes and updates that were completed to the park and recreation, which each of the updated tables incorporated and completed for viewing.

METHODOLOGY

The public facilities needs assessment prepared in 2002 included the following, as required by Wisconsin Statutes 66.0617:

1. An inventory of existing public facilities including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it was anticipated that an impact fee would be imposed.

2. An identification of new public facilities or improvements or expansions of existing public facilities that will be required because of new land development. The identification was based upon an explicitly identified level of service and standards.
3. A detailed estimate of the capital costs of providing the new public facilities or improvements or expansion previously mentioned.
4. A computation of the cost per capita of providing the new public facilities required because of new land development, and a recommended schedule of impact fees, including an estimate of the effect of imposing impact fees on the availability of affordable housing within the City. (Note: due to the projected park and recreation facilities impact fee being less than the current fee, the impact on housing affordability is a net positive impact. By proposing to decrease the fee there should be no negative effect on the housing affordability for the new park and recreation facilities impact fee.)



July 12, 2013

Mr. Mark Luberda
Director of Administration
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

RE: Park Impact Fee Update

Dear Mr. Luberda:

Ruekert/Mielke (R/M) has completed the 2013 park impact fee update. All items listed in the May 10, 2013 memorandum and discussed during the June 17, 2013 conference call with City Staff have been addressed. All revisions and changes requested by the City have been incorporated into the attached tables for your review and described below.

As discussed during the conference call, the occupancy factor was changed from 2.72, as supplied by MMSD (Milwaukee Metro Sewer District) to 2.90. This change was requested by the City for a better representation of the average occupancy factor over the past several years. Secondly, the City and R/M came to an agreement that all future yearly fee escalations shall be based upon the Milwaukee CPI (Consumer Price Index). In addition to the yearly fee escalations, all impact fees should be reviewed on a regular basis (every 3-5 years) to ensure the most proper and justifiable impact fee is still in place.

Several smaller changes to individual costs attributed to park improvements were modified or updated based on the revised information supplied from the City's finance department. These changes in cost are reflected in the updated cost tables attached hereto, specifically Tables 22 through 29. One large cost that was added is the North Cape Road bike trail improvements. These improvements were not included in the CORP plan, but rather supplemented through City Council direction at the June 4, 2013 meeting to include these improvements within the impact fee calculations. These improvements include 10,820 lineal feet of addition trail way at a cost of approximately \$760,000.

In addition, a footnote was added to table 20 to explain the significant change in the community park type design standard versus the NRPA design standard. The inclusion of Southwest Park, a regional/multi-community park facility, within the community park type, significantly increases the City design standard. However, when comparing it to the NRPA design standards, it does not have a category for regional/multi-community park facilities; therefore the comparison is not relevant to the circumstances of the City.



Mr. Mark Luberda
Re: Park Impact Fee Update
July 12, 2013
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The only change that is not reflected in the attached updated tables is within Table 2, which is the total amount of impact fee dollars to be spent in accordance with state law time frame requirements. The City of Franklin finance department asked whether or not the interest accumulated over time was required to be spent in accordance with the timing requirements of the statutes or whether this money was exempt from time frame restrictions. R/M reviewed the statutes and deferred the answer to the City Attorney for interpretation of the statutes. Therefore, at this time, R/M still illustrates Table 2 to include the interest accrued within the total amount to be spent within the required time frame. If the City attorney finds that this is not the most accurate interpretation of the law, R/M can provide an updated table at that time.

Therefore, with all the changes described above, the new park impact fee eligible costs would be \$10,750,220.00. Thus the City must collect funds to support the updated eligible costs for future projects prior to year end 2025. Based on the updated eligible costs and development projections for the next 12 years, the proposed current park impact fee would be \$2,816.00 per single family home, assuming 2.9 people per unit, and \$1,942.00 per multi-family dwelling assuming 2.0 people per unit. This new park impact fee would allow the City to continue collecting sufficient funds to complete park improvements for years to come.

Attached hereto are revised and updated park impact fee tables with supporting financial tables and impact fee calculation tables. Tables 1 and 2, help show the previous and current year financial status of park impact fee collections for the City. Table 1 is a financial summary of the park impact fee collections over the past 10 years. This table shows the amount collected, amount spent, interest allocation to date, and total park impact fee amount with interest included. Table 2 breaks down the amount spent to date and the remaining to spend with the associated year it must be spent according to state law as described above.

Tables 5 and 15a through 29 are tables or modifications of tables contained within the original 2002 impact fee study. These tables follow the same general numbering scheme as the 2002 impact fee study to provide clarity and ease for comparison purposes. These tables have since been updated with new information and data as provided by the City of Franklin administration. Table 5 shows updated population numbers and projections for the City of Franklin. These population numbers, as provided by the City of Franklin, are extremely important in the calculation of impact fees as future development is one of the driving factors in the impact fee calculation. Table 15 has been edited to include Table 15a and 15b. These two tables combined show the existing park facilities and connecting trail facilities. Tables 16 through 18 show an inventory of park facilities and list the currently developed parks throughout the City.

Tables 19 through 21 include the initial data for the impact fee calculation. These tables compare existing and future facilities as well as developed and undeveloped parks and trails. This comparison along with NRPA standards allow for the creation of a design service level



Mr. Mark Luberda
Re: Park Impact Fee Update
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standard for all park types and trails present. Table 21 uses the newly created design standards and the updated development projections from Table 5 to complete the excess/deficiency analysis for all park and trail types categorized. Tables 22 through 24 show the recommended and completed improvements, as well as land acquisitions for all current city owned parklands and planned city parkland purchases and developments prior to 2025. These costs along with the deficiency analysis for each park type or trail type allow for a final allocation of facilities to be constructed for each facility type. This allocation represents the percentage of deficiency and/or excess for future development within each facility type. These percentages are then used in Table 26, the cost summary, where all proposed improvements scheduled to take place prior to 2025 are shown with their amount of eligible costs through impact fee collections. This impact eligible amount is dependent on allocation percentages in Table 25 and the improvements and land acquisitions listed in Tables 22 through 24.

With the total amount of eligible costs and future development projections updated, a new per capita impact fee was created and shown in Table 27. Table 28 shows an updated park and recreation facilities impact fee schedule for single family dwelling units, as well as multi-family dwelling units based on the proposed costs for improvements and land purchases. Lastly, Table 29 shows a preliminary capital improvement plan for the City to use as a sample model. This plan will allow for future planning of borrowing and spending of impact fee contributions.

Please feel free to contact our office if you have any questions, comments or concerns.

Very truly yours,

RUEKERT/MIELKE

Derrick J. Rice
Project Engineer, E.I.T.

DJR:crp
Enclosures

cc: William J. Mielke, P.E., R.L.S, Ruekert & Mielke, Inc.
Joseph W. Eberle, P.E., Ruekert & Mielke, Inc.
Jim Fiacco, Senior Economic Consultant
File

Table 1 - Interest Allocation Summary Table

Year	Amount Collected	Amount Spent	Interest Collected to Date	Balance	Total w/ Average Interest Allocation
2002	\$275,620	\$0	\$3,114	\$278,734	\$275,620
2003	\$668,917	\$0	\$6,284	\$953,935	\$668,917
2004	\$1,028,255	\$28,523	\$17,433	\$1,971,100	\$1,028,255
2005	\$1,006,696	\$471,251	\$63,383	\$2,569,928	\$1,006,696
2006	\$646,907	\$392,618	\$144,950	\$2,969,167	\$646,907
2007	\$220,706	\$823,897	\$172,806	\$2,538,782	\$220,706
2008	\$133,074	\$10,913	\$95,988	\$2,756,931	\$133,074
2009	\$80,215	\$5,459	\$86,652	\$2,918,339	\$80,215
2010	\$145,479	\$47	\$66,273	\$3,130,044	\$145,479
2011	\$163,106	\$0	\$44,506	\$3,337,656	\$163,106
2012	\$263,398	\$0	\$102,473	\$3,703,527	\$263,398
Total	\$4,632,373	\$1,732,708	\$803,862	-	\$4,632,373

Table 2 - Remaining Impact Fee Amount unaccounted for with spending date requirements

Year Collected	Amount to Spend	Amount Spent to Date	Remaining to Spend	Spend by End of Year
2002	\$275,620	(\$275,620)	\$0	2012
2003	\$668,917	(\$668,917)	\$0	2013
2004	\$1,028,255	(\$788,171)	\$240,084	2014
2005	\$1,006,696	\$0	\$1,006,696	2015
2006	\$646,907	\$0	\$646,907	2016
2007	\$220,706	\$0	\$220,706	2017
2008	\$133,074	\$0	\$133,074	2018
2009	\$80,215	\$0	\$80,215	2019
2010	\$145,479	\$0	\$145,479	2020
2011	\$163,106	\$0	\$163,106	2021
2012	\$263,398	\$0	\$263,398	2022
Totals	\$4,632,373	(\$1,732,708)	\$2,899,665	

Table 5
Existing and Forecast Population and Households Based Upon Forecast Land Use Conditions:
1960 to 2025
City of Franklin, Milwaukee County, Wisconsin

	Resident Population			Resident Households			Persons per Household
	Population	Change	Change	Households	Change	Change	
1960	10,006			2,668			3.75
1970	12,247	2,241	22.4	2,941	273	10.2	4.16
1980	16,871	4,624	37.8	5,550	2,609	88.7	3.04
1990	21,855	4,984	29.5	7,434	1,884	34.0	2.94
2000	29,494	7,639	35.0	10,602	3,168	42.6	2.78
2010	35,451	5,957	20.2	14,356	3,754	35.4	2.47
2025 ⁽¹⁾⁽²⁾	40,564	5,113	14.4	15,827	1,471	10.2	2.56

Notes:

- 1.) 2025 Population provided by City: *City of Franklin CORP Update: 2025*
- 2.) Household projection values provided by City: *Franklin Comprehensive Plan Final Draft September 2009*.
- 3.) Agreed on projected population of 40,564 for the year 2025 consistent with Master Plan and City CORP Update 2025, at meeting with City Staff on 05/01/2012

Table 15a
Park and Recreation Facilities Needs Assessment
Inventory of Existing Park and Recreation Sites

Site Name	Land Area (acres)	Type of Park	Ownership	Undeveloped
Root River Parkway (incl. Anderson Lake)	2166.0	Regional	Milwaukee County	
Whitnall Park	388.0	Regional	Milwaukee County	
Oakwood Park and Golf Course	278.3	Regional	Milwaukee County	
Milwaukee County Sports Complex	132.0	Regional	Milwaukee County	
Crystal Ridge	92.0	Regional	Milwaukee County	
Franklin Park	164.6	Regional	Milwaukee County	
Grobschmidt Park	143.0	Regional	Milwaukee County	
Subtotal Regional Parks	3363.9			
Froemming Park	16.3	Community	Milwaukee County	
Franklin High School	76.9	Community	Franklin Public School District	
Forest Park Middle School Education Center	40.0	Community	Franklin Public School District	
Lion's Legend Park	38.0	Community	City of Franklin	
Subtotal Community Parks	171.2			
St. Martins (Robinwood) Neighborhood Park	19.2	Neighborhood	Milwaukee County	
Southwood Glen Neighborhood Park (County Park Site #59)	8.9	Neighborhood	Milwaukee County	
Pleasant View Elementary School	14.1	Neighborhood	Franklin Public School District	
Ben Franklin Elementary School	12.5	Neighborhood	Franklin Public School District	
Country Dale Elementary School	9.8	Neighborhood	Franklin Public School District	
Southwood Glen Elementary School	8.8	Neighborhood	Franklin Public School District	
Robinwood Elementary School	8.2	Neighborhood	Franklin Public School District	
Christine Rathke (Formerly Quarry View Park)	6.5	Neighborhood	Payne & Dolan	
Pleasant View Neighborhood Park	23.8	Neighborhood	City of Franklin	X
Jack E. Workman Neighborhood Park	12.0	Neighborhood	City of Franklin	
Subtotal Neighborhood Parks	123.7			
Lions Baseball Field (Formerly Ollie Pederson Field)	9.4	Mini-Park	City of Franklin	
Cascade Creek Park	9.0	Mini-Park	City of Franklin	X
Friendship Park	1.6	Mini-Park	City of Franklin	
Glenn Meadows Park	1.0	Mini-Park	City of Franklin	
Subtotal Mini Parks	21.0			
Franklin Little League Complex	25.7	Special Use	Milwaukee County	
Franklin Woods Nature Center	40.0	Special Use	City of Franklin	
Meadowlands Park	15.0	Special Use	City of Franklin	
Ernie Lake Park	14.0	Special Use	City of Franklin	X
Mission Hills Neighborhood Wetlands	14.0	Special Use	City of Franklin	
Market Square	0.5	Special Use	City of Franklin	
Subtotal Special Use Parks	109.2			
Total Park and Recreation Land within the City of Franklin prior to 2002 Impact Fee Study	3,789.0			
Parks & Trail Land acquired after 2002 Impact Fee Study				
Dr. Lynette Memorial Park	0.42	Mini-Park	City of Franklin	
Pleasant View Special Park	8.90	Special Use	City of Franklin	
Cascade Creek Trail	6.3	Trails	City of Franklin	
Victory Creek Park	76.34	Special Use	City of Franklin	
Subtotal of Parks acquired after 2002 Impact Fee Study	92.0			
Total Park and Recreation Land within the City of Franklin Year 2012	3881.0			

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Table 15b
 Park and Recreation Facilities Needs Assessment
 Inventory of Existing Trail System

Site Name	Trail Length (Lineal Feet)	Ownership
Connecting Trail System under City Control	50504.0	City of Franklin

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Table 16
Park and Recreation Facilities Needs Assessment
Inventory of Community, Neighborhood and Mini Parks and Existing Park Facilities

Park	Baseball / Softball Field	Basketball Courts	Bicycle Racks	Concession Stand	Indoor Gymnasium	Passive Nature Areas	Picnic Area	Playfield	Playground/Totlot	Restrooms	Lodge/Pavilion/Shelter	Softball Field	Soccer Fields	Tennis Court	Track	Trails	Volleyball Court	Offstreet Parking	
Community Parks																			
Froemming Park	X		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Franklin High School	X		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Forest Park Middle School Edu. Center	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Lion's Legend Park	X		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Special Use Community Parks																			
Franklin Woods Nature Center	X			X		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Franklin Little League Complex	X			X		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Neighborhood Parks																			
St. Martin's Neighborhood Park	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X
Southwood Glen Neighborhood Park (County Site #59)	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pleasant View Elementary School		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Ben Franklin Elementary School		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Country Dale Elementary School		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Southwood Glen Elementary Park		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Robinwood Elementary School		X	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Christine Rathke (Formerly Quarry View Park)	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pleasant View Neighborhood Park	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X
Jack E Workman Neighborhood Park	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X
Mini Parks																			
County Park Site #64						X	X	X	X	X	X	X	X	X	X	X	X	X	X
Lions Baseball Field (Formerly Ollie Pederson Field)	X			X		X	X	X	X	X	X	X	X	X	X	X	X	X	X
Cascade Creek Park						X	X	X	X	X	X	X	X	X	X	X	X	X	X
Friendship Park	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X
Glen Meadows Park		X				X	X	X	X	X	X	X	X	X	X	X	X	X	X
Other Special Use Parks																			
Meadowlands Park						X	X	X	X	X	X	X	X	X	X	X	X	X	X
Ernie Lake Park (unofficial name)						X	X	X	X	X	X	X	X	X	X	X	X	X	X
Mission Hills Neighborhood Wetlands						X	X	X	X	X	X	X	X	X	X	X	X	X	X
Market Square						X	X	X	X	X	X	X	X	X	X	X	X	X	X
Total																			

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.
Note: Does not include park acquisitions after initial Impact Fee Study (2002).



Table 17
 Park and Recreation Facilities Needs Assessment
 National Recreation and Park Association Public Outdoor Recreation Facilities Minimum Standards

Facility Category	Minimum Development Standard (Gross Acres / 1000 Residents)
Regional & Multi-Community	No Standard
Community (in park sites)	2.2
Community (in middle school or high school sites)	0.9
Neighborhood (in park sites)	1.7
Neighborhood (in elementary school sites)	1.6
Mini Parks (in park sites)	1.0
Connecting Trails	No Standard*

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Note: *Standard established by municipal plans.

Table 18
Park and Recreation Facilities Needs Assessment
Inventory of Existing Developed Park and Recreation Facilities in Park Sites

Park Name	Ownership	2010 Total Acreage
Community Parks (Including Special Parks)		
Froemming Park	Milwaukee County	16.3
Lion's Legend Park	City of Franklin	38.0
Mission Hills Neighborhood Wetlands	City of Franklin	14.0
Market Square	City of Franklin	0.5
Franklin Woods Nature Center	City of Franklin	40.0
Meadowlands Park	City of Franklin	15.0
Franklin Little League Complex	City of Franklin	25.7
Total Acreage		149.5
Neighborhood Parks (in Park Sites)		
St. Martins Neighborhood Park	Milwaukee County	19.2
Southwood Glen Neighborhood Park (County Park Site #59)	Milwaukee County	8.9
Christine Rathke (Formerly Quarry View Park)	Payne and Dolan	6.5
Jack E. Workman Neighborhood Park	City of Franklin	12.0
Total Acreage		46.6
Mini Parks (in Park Sites)		
Lions Baseball Field (Formerly Ollie Pederson Field)	City of Franklin	9.4
Friendship Park	City of Franklin	1.6
Glenn Meadows Park	City of Franklin	1.0
Total Acreage		12.0

Source: "Comprehensive Outdoor Recreation Plan: 2025", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2011.

Note: Does not include park acquisitions after initial Impact Fee Study (2002).

Table 19
Park and Recreation Facilities Needs Assessment
Summary of Existing and Planned Park and Recreation Facilities

Park Type	Existing Developed Park Sites (Acres)	Existing Undeveloped Parks to be Developed (Acres)	Recommended Park Site Acquisitions (Acres)	Total Recommended 2025 Park Sites (Acres)
Community (including Special Parks, and Southwest Park, and off road planned trails) ⁽¹⁾	149.5	14.0	342.8	506.3
Neighborhood (in Park Sites) ⁽¹⁾	46.6	23.8	50.6	121.0
Mini-Park (in Park Sites) ⁽¹⁾	12.0	9.0	15.4	36.4
Total	208.0	46.8	408.9	663.7

	Existing Trails (Lineal Feet)	Proposed Trails to be constructed by City of Franklin (Lineal Feet)	Recommended Trail Acquisition (Lineal Feet)	Total Recommended 2025 Trail Length (Lineal Feet)
Connecting Trail Total	50,504	43,547	N/A	94,051

¹⁾ Recommended 2025 acreage need is based on existing developed active park and recreation facilities, plus additional facilities recommended in the Comprehensive Outdoor Recreation Plan Update of 2025.

Table 20
Park and Recreation Facilities Needs Assessment
Design Service Level Standards: 2025

Park Type	Recommended 2025 Acres ⁽¹⁾	Design Standard (Acres per 1,000 Residents) ⁽²⁾	NRPA Standard (Acres per 1,000 Residents) ⁽³⁾
Community (including Special Parks, and Southwest Park) ⁽⁴⁾	506.3	12.5	2.2
Neighborhood (in Park Sites)	121.0	3.0	1.7
Mini-Park (in Park Sites)	36.4	0.9	1.0
Total	663.7	16.4	4.9

	Recommended 2025 (Lineal Feet)	Design Standard (Lineal Feet per 1,000 Residents)	NRPA Standard (Lineal Feet per 1,000 Residents)
Connecting Trail Total	94,051	2,319	N/A

- 1.) Recommended 2025 acreage need is based on existing developed active park and recreation facilities, plus additional facilities recommended in the Comprehensive Outdoor Recreation Plan.
- 2.) Service level provided by the recommended acres, assuming a 2025 population of 40,564.
- 3.) Guidelines for minimum park acres per thousand residents published by the National Recreation and Park Association.
- 4.) Inclusion of Southwest Park, a regional/multi-community park facility, within the Community Park Type, significantly increases the design standard above the suggested NRPA Standard (12.5 vs. 2.2). However, since the NRPA design standard tables do not have a category for the regional/multi-community park facilities, the comparison is not relevant to the circumstances of the City.

Table 21
 Park and Recreation Facilities Needs Assessment
 Analysis of Existing Park and Recreation Facilities Deficiencies

Park Type	2000 Existing Developed Park Sites (Acres) ⁽¹⁾	2000 Needed Park Sites (Acres) ⁽²⁾	2000 Excess/(Deficiency)
Community (including Special Parks)	149.5	368.1	(218.7)
Neighborhood (in Park Sites)	46.6	88.0	(41.4)
Mini-Park (in Park Sites)	12.0	26.5	(14.5)
Total	208.0	482.6	(274.5)

	2000 Existing Developed Trail (Lineal Feet)	2000 Needed Trail (Lineal Feet)	2000 Excess/(Deficiency)
Connecting Trail	50,504	68,384	(17,880)

1.) Existing developed active park and recreation facilities, from Table 18.
 2.) Based on design standard from Table 20, applied to the 2000 Franklin population.

Table 22
Park and Recreation Facilities Needs Assessment
Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Lion's Legend Park	Community	38.0			
Detailed landscape plan					Completed
Asphalt paved off-street parking lot					Completed
2nd one-story pavilion with restrooms & concessions. (4,700 SF)					Completed
20 ft. bandstand with adjoining audience area					Completed
New unlighted tennis court, and expand the three existing tennis courts.					Completed
New softball diamond with backstop and bleachers					Completed
One unlighted soccer field with goals					Completed
Install additional park signage					Completed
Install park benches, picnic tables, grills					Completed
Install additional landscape plant materials					Completed
Sanitary sewer extension (500 linear feet)					Completed
Public water extension (500 linear feet)					Completed
Electric extension (500 linear feet)					Completed
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				837,625	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Ice-skating area (about 0.35-acre needed)			0		
Two (2) bicycle racks located in Phase II (for pavilion and bandstand areas)			2,000		
Development of a pre-school area on the northeast side of the park			20,750		
Legal, Engineering and Design (10%) for unfinished items			2,275		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			37,538		
Total Development Costs (Completed Costs)				837,625	
Total Development Costs (Future + Completed Costs)			875,163		
Pleasant View Neighborhood Park	Neighborhood	15.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				0	
Detailed landscape plan			3,700		
Four (4) basketball goals			23,000		
Baseball diamond with backstop and lighting			51,500		
Playfield			59,700		
Playground/Totlot			41,500		
Three (3) tennis courts			109,500		
One sand volleyball court			5,000		
Ice-skating area			0		
One-story 2,400 SF enclosed pavilion with restroom facilities			232,800		
Picnic / passive recreation area			24,000		
Install additional landscape plant materials			30,000		
Install park benches, picnic tables, grills			20,000		
Asphalt paved off-street parking lot			181,700		
Installation of all park signage			25,000		
Walking / education trail (4,535 feet)			102,265		
Outdoor fitness station			5,000		
Installation of 950 linear feet of collector street			143,935		
Sanity sewer extension (230 linear feet)			9,700		
Public water extension (230 linear feet)			10,100		
Electric extension (230 linear feet)			1,000		
Legal, Engineering and Design (10%)			107,940		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			1,781,010		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			1,781,010		
Jack E. Workman Neighborhood Park	Neighborhood	12.5			
Detailed landscape plan					Completed
Two (2) basketball goals					Completed
One (1) unlighted tennis court					Completed
One (1) sand volleyball court					Completed
One (1) softball diamond with backstop and bleachers					Completed
Playfield					Completed
Playground/Totlot					Completed
Passive / picnic area					Completed
Install additional landscape plant materials					Completed
Install additional park signage					Completed
Provide walking / education trail					Completed
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				171,025	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Install park benches, picnic tables, grills			20,000		
Ice-skating area			0		
One (1) tennis court (unlighted)			36,500		
Provide outdoor fitness stations			4,000		
Legal, Engineering and Design (10%) for unfinished items			6,050		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			99,825		
Total Development Costs (Completed Costs)				171,025	
Total Development Costs (Future + Completed Costs)			270,850		
St. Martin's Trail	Neighborhood	19.8			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				45,892	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Miscellaneous Improvements			0		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			0		
Total Development Costs (Completed Costs)				45,892	
Total Development Costs (Future + Completed Costs)			45,892		
Christine Rathke (Formerly Quarry View Park)	Neighborhood	8.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				220,361	

Table 22
Park and Recreation Facilities Needs Assessment
Recommended Improvements and Cost Summary: Existing City-Owned Parklands

<i>Unfinished Items after 2002 Impact Fee Study</i>					
Miscellaneous Improvements				1,202	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)				1,803	
Total Development Costs (Completed Costs)					220,361
Total Development Costs (Future + Completed Costs)				222,164	
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Cascade Creek Park	Mini-Park	9.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				30,825	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Ice-skating area without fencing			0		
Provide paved, 8-space off-street parking			18,000		
Install all park signage			2,500		
Provide walking / education trail			32,700		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			79,800		
Total Development Costs (Completed Costs)				30,825	
Total Development Costs (Future + Completed Costs)			110,625		
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Friendship Park	Mini-Park	1.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				107,607	Completed
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Detailed Landscape Plan					
Install landscape and plant materials adjacent to abutting residential properties			3,700		
			7,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			16,050		
Total Development Costs (Completed Costs)				107,607	
Total Development Costs (Future + Completed Costs)			123,657		
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Glen Meadows Park	Mini-Park	1.0			
Detailed Landscape Plan					
Install landscape and plant materials adjacent to abutting residential properties			3,700		
			7,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			16,050		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			16,050		
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Franklin Woods Nature Center	Special	40.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				223,036	Completed
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Sanitary sewer extension (370 linear feet)			15,600		
Public water extension (370 linear feet)			16,300		
Provide lighting for the off-street parking			25,000		
One-story, 4,000 SF enclosed park pavilion with restroom facilities			388,000		
Install all park signage			2,000		
Electric line extension (370 linear feet)			1,600		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			672,750		
Total Development Costs (Completed Costs)				223,036	
Total Development Costs (Future + Completed Costs)			895,786		
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Meadowlands Park	Special	15.0			
Provide permanently anchored park benches			5,000	278	Partially Completed
Install all park signage			2,000		
Expand internal walkway / education trail			18,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			37,500		
Total Development Costs (Completed Costs)				278	
Total Development Costs (Future + Completed Costs)			37,778		
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Ernie Lake Park	Special	15.0			
Provide permanently anchored park benches					Completed
Provide walking / education trail					Completed
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				0	32,953
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Install all park signage			2,500		
Provide Outdoor Fitness Stations			3,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			8,250		
Total Development Costs (Completed Costs)				32,953	
Total Development Costs (Future + Completed Costs)			41,203		
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Mission Hills Neighborhood Wetlands	Special	15.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				0	8,113
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provide permanently anchored park benches			3,000		
Install all park signage			2,500		
Potentially provide a walkway / education trail			22,550		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			42,075		
Total Development Costs (Completed Costs)				8,113	
Total Development Costs (Future + Completed Costs)			50,188		
Parkland and Facility Needs					
	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Oak Leaf Trail System	Trail	N/A			
Trail Improvements					
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			0		1,259
Total Development Costs (Completed Costs)				1,259	
Total Development Costs (Future + Completed Costs)			1,259		

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Victory Creek Special Park	Special	84.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>			0	0	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provision of permanently anchored park benches			3,000		
Provision of a walkway/education trail			45,100		
Installation of all park/trail signage (including interpretive signage)			15,000		
Subtotal of Capital Costs			63,100		
Legal Engineering and Design (10%)			6,310		
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			104,115		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			104,115		
Total - All Improvements to Existing City Parks		4,575,740			

Table 23A
 Park and Recreation Facilities Needs Assessment
 Completed Land Acquisitions and Cost Summary from 2002 to 2012: City Parks

Planned Land Acquisition	Total Park Site Acreage	Acquisition Cost/Acre (\$/acre)	Actual Costs	Status since 2002 Impact Fee Study
Community Parks/Trail Facilities				
Cascade Creek Trail	6.3	238	1,500	Completed
Subtotal Community Parks & Trail Facilities	6.3		1,500	
Mini-Parks				
Dr. Lynette Memorial Park	0.4	204,757	85,998	Completed
Subtotal Mini Parks	0.4		85,998	
Special Parks				
Pleasant View Special Park	8.9	4964	44179	Completed & Reallocated to Victory Creek
Victory Creek Park	76.34	0	0	Completed
Subtotal Special Parks	85.2		44,179	
Total	92.0		131,677	

Note: Land for Victory Creek Park was donated to City of Franklin from MMSD.

Table 23B
Park and Recreation Facilities Needs Assessment
Recommended Land Acquisitions and Cost Summary: Planned City Parks

Planned Land Acquisition	Total Park Site Acreage	Acquisition Cost/Acre (\$/acre)	Estimated Costs	Status since 2002 Impact Fee Study
Regional & Multi-Community Parks				
Southwest Park	200.0	15,056	3,011,200	Valid
Subtotal Regional Parks	200.0		3,011,200	
Community Parks/Facilities				
Planned Trails, Bicycle Routes & Linkages	15	15,056	225,840	Valid
Community Recreation Center Park	6.3	15,056	94,853	Valid
Subtotal Community Parks & Facilities	21.3		320,693	
Neighborhood Parks				
Forest Hill Neighborhood Park	11.0	0	0	
Hillcrest Neighborhood Park	19.8	15,056	298,109	
St. Martins Neighborhood Park	0	0	0	Removed
Woodview Neighborhood Park	19.8	15,056	298,109	
Subtotal Neighborhood Parks	50.6		596,218	
Mini-Parks				
Mini-Park #1	3.0	15,056	45,168	
Mini-Park #2	3.0	15,056	45,168	
Mini-Park #3	3.0	15,056	45,168	
Mini-Park #4	3.0	15,056	45,168	
Mini-Park #5	3.0	15,056	45,168	
Mini-Park #6	0.0	15,056	0	Removed
Subtotal Mini Parks	15.0		225,840	
Special Parks				
Fitzsimmons Special Park	0	0	0	Removed
Hunting Park Special Park	0	0	0	Removed
Mahr Woods Special Park	30	15,056	451,680	Valid
Subtotal Special Parks	30.0		451,680	
Total	316.9		4,605,630	

Note: Acquisition Cost of \$15,056/acre basis is formulated from Single Source Inc. report used in the pricing determination for the Ryan Creek Interceptor Project within the City of Franklin.

Table 24
Park and Recreation Facilities Needs Assessment
Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Forest Hills Neighborhood Park	Neighborhood	12.0		
Preparation boundary survey			3,000	
Detailed site development plan and landscape plan			3,700	
Softball diamond			46,000	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts (unlighted)			109,500	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, etc.) and other recreation area			24,000	
Installation of landscape plant materials outside playfield area			30,000	
Installation of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of an internal walkway/trail system			33,825	
Sanity sewer lateral extension into the park (500 linear feet)			21,000	
Public water supply extension into the park (500 linear feet)			22,000	
Electric line extension into the park (500 linear feet)			2,125	
<i>Subtotal of Capital Costs</i>			802,150	
<i>Legal, Engineering and Design (10%)</i>			80,215	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)				
Hillcrest Neighborhood Park	Neighborhood	19.8		
Preparation of a boundary survey			3,000	
Detailed site development plan & landscape plan			3,700	
Six (6) basketball goals			34,500	
One (1) baseball diamond			51,500	
Two (2) softball diamonds			92,000	
Playfield with grading, landscaping, walkways, drives, etc.			59,700	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts (unlighted)			109,500	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, ect.) and other recreationa area			24,000	
Installation of landscape plant materials outside of playfields			30,000	
Provision of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of walking/education trail			38,350	
Provision of outdoor fitness stations			5,000	
Sanitary sewer lateral extension into the park (600 linear feet)			25,200	
Public water supply extension into the park (600 linear feet)			26,400	
Electric line extension into the park (600 linear feet)	2,550			
<i>Subtotal of Capital Costs</i>	1,012,400			
<i>Legal, Engineering and Design (10%)</i>	101,240			
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			1,670,460	
Woodview Neighborhood Park	Neighborhood	19.8		
Preparation of a boundary survey			3,000	
Detailed site development plan & landscape plan			3,700	
Six (6) basketball goals			34,500	
One (1) baseball diamond			51,500	
Two (2) softball diamonds			92,000	
Playfield with grading, landscaping, walkways, drives, etc.			59,700	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts			109,500	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, ect.) and other recreationa area			24,000	
Installation of landscape plant materials outside of playfields			30,000	
Provision of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of walking/education trail			24,800	
Provision of outdoor fitness stations			5,000	
Sanity sewer lateral extension into the park (500 linear feet)			21,000	
Public water supply extension into the park (500 linear feet)			22,000	
Electric line extension into the park (500 linear feet)	2,100			
<i>Subtotal of Capital Costs</i>	989,800			
<i>Legal, Engineering and Design (10%)</i>	98,980			
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			1,633,170	

Table 24
Park and Recreation Facilities Needs Assessment
Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Mini-Park Sites ⁽¹⁾	Mini-Parks	22.1		
Boundary Survey			3,000	
Detailed Landscape Plan			3,700	
Playfield/ice-skating area			59,700	
Playground/totlot			41,500	
Open air pavilion/gazebo			16,000	
Install landscape plant materials			10,000	
Install park benches, picnic tables, grills			5,500	
Provide lighted off-street parking			28,000	
Install all park signage			8,000	
Walking/education trails			9,000	
Outdoor fitness stations			3,000	
Subtotal Costs			187,400	
Legal, Engineering and Design (10%)			18,740	
Total Development Costs per Mini Park (Future Costs w/ inflation from 2002 to 2013)			309,210	
Actual Cost Mini Park #1 (Dr. Lynette Fox Memorial Park)			51,218	
Actual Cost Mini Park #4 (Ken Windl Park)			242,391	
Total Cost of Actual Mini Parks Completed and Five Proposed Parks			1,839,659	

Note: 1.) These facilities are to be added to all planned mini-park sites.

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Southwest Park	Regional/Community	200.0		
Preparation of a boundary Survey			3,000	Planned
Preparation of a detailed site development plan			3,700	Planned
Six (6) basketball goals			34,500	Planned
Two (2) baseball diamonds			103,000	Planned
Lighting for two (2) baseball fields			75,000	Needed
Two (2) softball diamonds			92,000	Planned
Play Field			59,700	Planned
Soccer Complex (about 8 acres for four fields)			200,000	Planned
Lighting for Soccer Complex			75,000	Planned
Skateboard Park			20,000	Planned
1/4 Mile BMX Racetrack (with obstacles)			16,000	Planned
Playground			41,500	Planned
Eight (8) tennis courts			292,000	Planned
Lighting for eight (8) tennis courts			100,000	Planned
Ice-skating area			0	Planned
One-story 2,400 SF pavilion with indoor restrooms			232,800	Planned
Passive (picnicking, etc.) and other recreation area			25,000	Planned
Installation of landscape plant materials			30,000	Planned
Provision of park benches, picnic tables, grills			26,000	Planned
Provision of a 200-space off-street parking lot			616,000	Planned
Installation of all park signage			25,000	Planned
Provision of a multi-use walking/snowmobile/educational trail			238,100	Planned
Provision of outdoor fitness stations			10,000	Planned
Sanity sewer lateral extension into the park (700 +/- linear feet)			29,400	Planned
Public water supply extension into the park (700 +/- linear feet)			30,800	Planned
Electric line extension into the park (700 +/- linear feet)			3,000	Planned
Subtotal Capital Costs			2,381,500	
Legal, Engineering and Design (10%)			238,150	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			3,929,475	

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Planned Trails, Bicycle Routes, and Linkages	Community	15.03		
Minimum 43,547 Lineal Feet of 10 foot wide paved trail			1,497,994	Planned
Legal, Engineering and Design (10%)			149,799	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			2,471,690	

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Mahr Woods Special Park	Special	30.0		
Preparation of a boundary survey of the property			3,000	Planned
Development of a detailed site plan and landscape plan			3,700	Planned
Installation of all park signage (including interpretive signage)			15,000	Planned
Provision of paved 8-space off-street parking			28,000	Planned
Provision of a walking/education trail			56,400	Planned
Addition of park benches and picnic tables			4,000	Planned
Provision of outdoor fitness stations			2,000	Planned
Subtotal of Capital Costs			112,100	
Legal Engineering and Design (10%)			11,210	
Total Development Costs (Future Costs w/ inflation from 2002 to 2013)			184,965	

Total Cost In Year 2013 Dollars - All Improvements to Planned City Parks			13,052,967	
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Table 25
Park and Recreation Facilities Needs Assessment

Allocation of Additional Neighborhood and Mini Park Acreage to Existing Deficiencies and Future Development

	Neighborhood Parks		Mini Parks		Community Parks (including Special Parks and Southwest Park)		Connecting Trails	
	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (lineal feet of trails)	Percent of Total
Existing Deficiency	41.4	56	14.5	59	218.7	61	17880.3	41
Area Needed for Future Development	33.0	44	9.9	41	138.2	39	25666.7	59
Total Planned Acquisitions / Development	74.4	100	24.4	100	356.8	100	43547.0	100

Table 26
Park and Recreation Facilities Needs Assessment
Acquisition and Development Cost Summary: Existing and Planned City Parks

Park Site	Acquisition Cost			Development Cost			Total Cost		
	Total Cost	Deficiency Share	Growth Share	Total Cost	Deficiency Share	Growth Share	Total Cost	Deficiency Share	Growth Share
Community Parks									
Community Recreation Center ⁽¹⁾	\$94,853	\$58,125	\$36,728	\$1,063,130	\$0	\$1,063,130	\$1,57,983	\$58,125	\$1,095,858
Lion's Legend Park	\$0	\$0	\$0	\$875,163	\$536,295	\$338,868	\$875,163	\$536,295	\$338,868
Southwest Park	\$3,011,200	\$1,845,248	\$1,165,952	\$3,929,475	\$2,407,962	\$1,521,513	\$6,940,675	\$4,253,209	\$2,687,466
Connecting Trail Facilities									
Cascade Creek Trail	\$1,500	\$616	\$884	\$1,259	\$517	\$742	\$2,759	\$1,133	\$1,626
Planned Trails, Bicycle Routes & Linkages	\$225,840	\$92,729	\$133,111	\$2,471,690	\$1,014,870	\$1,456,820	\$2,697,530	\$1,107,599	\$1,589,931
St. Martin's Trail	\$0	\$0	\$0	\$45,892	\$18,843	\$27,049	\$45,892	\$18,843	\$27,049
Neighborhood Parks									
Christine Ratike (Formerly Quarry View Park)	\$0	\$0	\$0	\$222,164	\$123,560	\$98,604	\$222,164	\$123,560	\$98,604
Jack E. Workman Neighborhood Park	\$0	\$0	\$0	\$270,850	\$150,638	\$120,212	\$270,850	\$150,638	\$120,212
Forest Hill Neighborhood Park	\$0	\$0	\$0	\$1,323,548	\$736,114	\$587,434	\$1,323,548	\$736,114	\$587,434
Hillcrest Neighborhood Park	\$298,109	\$165,798	\$132,310	\$1,670,460	\$929,055	\$741,405	\$1,968,569	\$1,094,854	\$873,715
Woodview Neighborhood Park	\$298,109	\$165,798	\$132,310	\$1,633,170	\$908,316	\$724,854	\$1,931,279	\$1,074,114	\$857,165
Pleasant View Neighborhood Park	\$0	\$0	\$0	\$1,781,010	\$990,540	\$790,470	\$1,781,010	\$990,540	\$790,470
Mini Parks									
Ken Windl Park	\$0	\$0	\$0	\$242,391	\$143,791	\$98,600	\$242,391	\$143,791	\$98,600
Friendship Park	\$0	\$0	\$0	\$123,657	\$73,355	\$50,302	\$123,657	\$73,355	\$50,302
Dr. Lynette Memorial Park	\$85,998	\$51,015	\$34,983	\$51,218	\$30,383	\$20,835	\$137,216	\$81,399	\$55,817
Cascade Creek Park	\$0	\$0	\$0	\$110,625	\$65,625	\$45,000	\$110,625	\$65,625	\$45,000
Glen Meadows Park	\$0	\$0	\$0	\$16,050	\$9,521	\$6,529	\$16,050	\$9,521	\$6,529
Mini-Park #1	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #2	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #3	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #4	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Mini-Park #5	\$45,168	\$26,794	\$18,374	\$309,210	\$183,429	\$125,781	\$354,378	\$210,223	\$144,155
Special Parks									
Meadowlands Park	\$0	\$0	\$0	\$37,778	\$23,150	\$14,628	\$37,778	\$23,150	\$14,628
Franklin Woods Nature Center	\$0	\$0	\$0	\$895,786	\$548,933	\$346,853	\$895,786	\$548,933	\$346,853
Pleasant View Special Park	\$44,179	\$27,073	\$17,106	\$0	\$0	\$0	\$44,179	\$27,073	\$17,106
Mission Hills Neighborhood Wetlands	\$0	\$0	\$0	\$50,188	\$30,755	\$19,433	\$50,188	\$30,755	\$19,433
Ernie Lake Park	\$0	\$0	\$0	\$41,203	\$25,249	\$15,954	\$41,203	\$25,249	\$15,954
Victory Creek Park	\$0	\$0	\$0	\$104,115	\$63,801	\$40,314	\$104,115	\$63,801	\$40,314
Fitzsimons Road Woods Special Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hunting Park Special Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mahr Woods Special Park	\$451,580	\$276,787	\$174,893	\$184,965	\$113,346	\$71,619	\$656,645	\$390,133	\$246,512
Total	\$4,737,307	\$2,817,162	\$1,920,145	\$18,691,836	\$9,861,761	\$8,830,075	\$23,429,144	\$12,678,924	\$10,750,220

Notes: (1). Community Recreation Center Development Cost is total amount of fees collected by City of Franklin prior to state law changed in year 2006.

Table 27
 Park and Recreation Facilities Needs Assessment
 Capital Costs of Park and Recreation Facilities per Capita to Serve Future Residential
 Development: 2025

Allocation of Facility Costs	
Future Residential Development Share of Park Acquisition and Development Cost	\$10,750,220
Projected Population Increase through 2025	11,070
Cost of Acquisition and Development of City-Owned Park Facilities per Capita	\$971

Table 28
 Park and Recreation Facilities Needs Assessment
 Recommended Park and Recreation Facilities Impact Fee Schedule

Type of Residential Dwelling Unit	Fee / Unit
Single-Family or Two-Family Dwelling Unit ⁽¹⁾	\$2,816
Multi-Family Dwelling Unit ⁽²⁾	\$1,942

1.) Assumes 2.9 persons per unit, average. Occupancy Factor supplied from MMSD.

2.) Assumes 2 person per unit, average.

Table 29
Park and Recreation Facilities Needs Assessment
Preliminary Capital Improvement Plan

Improvement / Land Acquisition	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Community Recreation Center--Land Acquisition									\$94,853				
Southwest Park--Land Acquisition		\$3,011,200											
Planned Trails, Bicycle Routes & Linkages--Land Acquisition	\$298,109					\$225,840							
Hillcrest Neighborhood Park--Land Acquisition	\$298,109												
Woodview Neighborhood Park--Land Acquisition				\$45,168									
Mini-Park #1--Land Acquisition				\$45,168									
Mini-Park #2--Land Acquisition													
Mini-Park #3--Land Acquisition													
Mini-Park #4--Land Acquisition													
Mini-Park #5--Land Acquisition													
Community Recreation Center--Development	\$37,538				\$2,471,690		\$3,929,475			\$1,063,130			
Lion's Legend Park--Development													
Southwest Park--Development													
Planned Trails, Bicycle Routes & Linkages--Development			\$1,781,010	\$1,803									
Pleasant View Neighborhood Park--Development													
Christine Kahlke (Formerly Quarry View Park)--Development													
Jack E. Workman Neighborhood Park--Development													
Forest Hill Neighborhood Park--Development													
Hillcrest Neighborhood Park--Development													
Woodview Neighborhood Park--Development								\$1,633,170				\$1,323,548	\$1,670,460
Friendship Park--Development													
Cascade Creek Park--Development													
Glen Meadows Park--Development						\$16,050	\$16,050						
Mini-Park #1--Development							\$79,800						
Mini-Park #2--Development									\$309,210				
Mini-Park #3--Development									\$309,210				
Mini-Park #4--Development									\$309,210				
Mini-Park #5--Development													
Meadowlands Park--Development													
Franklin Woods Nature Center--Development													
Mission Hills Neighborhood Wetlands--Development													
Ernie Lake Park--Development													
Mahr Woods Special Park--Development	\$8,250											\$184,965	
Mahr Woods Special Park--Land Acquisition												\$104,115	
Victory Creek Park--Development													
TOTAL	\$777,509	\$5,011,200	\$1,781,010	\$92,139	\$2,471,690	\$321,465	\$4,025,325	\$1,633,170	\$1,022,483	\$1,063,130	\$1,842,675	\$1,612,628	\$1,670,460
Impact Fee Share of Costs	\$337,632	\$1,165,952	\$790,470	\$37,547	\$1,456,820	\$124,787	\$1,560,504	\$724,854	\$414,071	\$1,063,130	\$731,233	\$699,367	\$741,405
Net to be Financed by Other Sources	\$439,877	\$1,845,248	\$990,540	\$54,592	\$1,014,870	\$196,678	\$2,464,821	\$908,316	\$608,411	\$0	\$1,111,422	\$913,261	\$929,055

Note:
1. All costs in terms of constant 2013 dollars.

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 10/01/13
ORGANIZATIONAL BUSINESS	Boards and Commissions Appointments	ITEM NUMBER <i>E.1.</i>

Several terms of offices on various Boards and Commissions have or will be expiring. The Mayor may have appointments for Council confirmation:

Community Development Authority

Linda Ryan, term expires 8/30/17

Edward Holpfer, term expires 8/30/17

Parks Commission

Paul Gau, term expires 4/30/15

Forward Franklin Economic Development Commission

Philip Hohlweck, term expires 6/30/14 (to fill unexpired 2-year term)

Bruce Kaniewski, term expires 6/30/14 (to fill unexpired 2 year term)

Economic Staffing & Duties Task Force

Matthew E. Cool

Name:	Paul Gau
PhoneNumber:	414-235-9650
EmailAddress:	<u>gaurph@gmail.com</u>
YearsasResident:	1
Alderman:	4
ArchitecturalBoard:	0
CivicCelebrations:	0
CommunityDevelopmentAuthority:	0
FinanceCommittee:	0
EnvironmentalCommission:	0
ForwardFranklinEconomicDevelopComm:	0
FairCommission:	0
BoardofHealth:	1
FirePoliceCommission:	0
ParksCommission: ✓	1
LibraryBoard:	0
PlanCommission:	0
PersonnelCommittee:	0
BoardofReview:	0
BoardofPublicWorks:	0
BoardofWaterCommissioners:	0
TechnologyCommission:	0
WasteFacilitySitingCommittee:	0
BoardofZoning:	1
WasteFacilitiesMonitoringCommittee:	0
CompleteStreetsandConnectivityCommittee:	1
CompanyNameJob1:	Cardinal Health
TelephoneJob1:	800-222-2005
StartDateandPositionJob1:	10/2010; Director of Pharmacy Operations & Account Management
EndDateandPositionJob1:	current
CompanyNameJob2:	Aurora St. Luke's Medical Center
TelephoneJob2:	414-649-6000
StartDateandPositionJob2:	November, 2008 Pharmacy Operations Manager
EndDateandPositionJob2:	October, 2010 Staff Pharmacist
CompanyNameJob3:	Cardinal Health

TelephoneJob3: 800-222-2005
StartDateandPositionJob3: February, 2004; Director of Pharmacy
EndDateandPositionJob3: September, 2008; System Director of Pharmacy
Signature: Paul G Gau
Date: July 23, 2013
Signature2: Paul G Gau
Date2: July 23, 2013
Address: 8646 S. 51st Street
PriorityListing: 1) Board of Health 2) Complete Streets & Connectivity 3) Board of Zoning & Building 4) Parks
WhyInterested: I have just relocated to the City of Franklin from downtown Milwaukee and our family is proud to call this area home. My main interest is to contribute my years of education, experience, and personal life to better shape the community my family and I reside in, not only for ourselves, but those we share the city of Franklin with. I have a Masters in Business Administration, Health Services Administration, and am a pharmacist by trade. I have ten years of managerial and leadership experience as a pharmacy director in hospital setting and believe this can make me uniquely suited for the Board of Health should a position arise. My interest in the parks, zoning, and streets & connectivity is rooted in my desire to support and help maintain or increase the conservation and green space this city has an asset, while recognizing the citizens' own property rights, and striving to keep that delicate balance.
CompanyAddressJob1: 1330 Enclave Parkway Houston, TX 77077 Work out of Franklin home office/travel
DescriptionofDutiesJob1: Provide supervision and oversight of Pharmacy Directors, hospital pharmacies, key accounts, while maintaining executive relationship with client stakeholders
AddressJob2: 2900 W Oklahoma Avenue Milwaukee, WI 53215
DescriptionofDutiesJob2: Managed hospital pharmacy department. Left to rejoin Cardinal Health when opportunity became available in Wisconsin.
AddressJob3: 1330 Enclave Parkway Houston, TX 77077
DescriptionofDutiesJob3: Provide oversight and manage hospital pharmacy operations. Standardize pharmacy processes and provide leadership and oversight across 5 hospital pharmacies within healthcare organization
AdditionalExperience: My hobbies include any activity and exercise involved with the outdoors, such as hiking, biking, skiing, snowmobiling. My two young sons keep me just as active and busy with their interests and sporting activities. Additional interests include history, reading, church and spiritual involvement, traveling, and learning about other cultures.
ClientIP: 199.230.203.254

Name: Philip Hohlweck
PhoneNumber: 414-446-2981
EmailAddress: hohlweck@gmail.com
YearsasResident: 6
Alderman: 3
ArchitecturalBoard: 0
CivicCelebrations: 0
CommunityDevelopmentAuthority: 0
FinanceCommittee: 0
EnvironmentalCommission: 0
ForwardFranklinEconomicDevelopComm: ✓ 1
FairCommission: 0
BoardofHealth: 0
FirePoliceCommission: 0
ParksCommission: 0
LibraryBoard: 0
PlanCommission: 0
PersonnelCommittee: 0
BoardofReview: 0
BoardofPublicWorks: 0
BoardofWaterCommissioners: 0
TechnologyCommission: 0
WasteFacilitySitingCommittee: 0
BoardofZoning: 0
WasteFacilitiesMonitoringCommittee: 0
CompleteStreetsandConnectivityCommittee: 0
CompanyNameJob1: PMA Financial Network
TelephoneJob1: 414-225-0099 x1507
StartDateandPositionJob1: April, 2012 / Director - Wisconsin Public Finance
EndDateandPositionJob1: currently employed
CompanyNameJob2: Robert W. Baird & Co., Inc.
TelephoneJob2: 414-298-2657
StartDateandPositionJob2: March, 2000 / Client Services Rep
EndDateandPositionJob2: February, 2012 / Vice President, Public Finance
CompanyNameJob3: Milwaukee Brewers Baseball Club

TelephoneJob3: 414-902-4400
StartDateandPositionJob3: August, 1998 / Season Ticket Sales Rep
EndDateandPositionJob3: March, 2000 / Season & Group Ticket Sales Rep
Signature: Philip Hohlweck
Date: 9/19/2013
Signature2: Philip Hohlweck
Date2: 9/19/2013
Address: 6642 S. 46th St. Franklin, WI 53132
PriorityListing:

WhyInterested:

Per Council motion, I am interested in being added to the names for consideration of the Economic Development Commission. After years of conversations between Ald. Wilhelm and me about various Franklin issues, Kristin recommended that I volunteer for this commission.

CompanyAddressJob1:

770 N. Jefferson St. Milwaukee, WI 53202

DescriptionofDutiesJob1:

Lead analyst for Wisconsin Public Finance department. Perform financial analyses and assist with marketing and client relationships.

AddressJob2:

777 E. Wisconsin Ave Milwaukee, WI 53202

DescriptionofDutiesJob2:

Perform financial analyses on public finance issuances. Work with cities, counties, school districts, and technical colleges on their borrowing needs. Lead TIF analyst, working on pro forma analyses and project plans for many different cities and villages.

AddressJob3:

One Brewers Way Milwaukee, WI 53214

DescriptionofDutiesJob3:

Sell season and group tickets to businesses and individuals.

As part of my roles at Baird and PMA over the last decade, I have presented at many council and board public meetings around the state. I am familiar with the kinds of issues that come up and the challenges Franklin in particular faces in attracting economic development.

AdditionalExperience:

ClientIP:

98.100.196.122

SessionID:

hnyg2d45dyz3dvmhq5t2u45

See Current Results

Name: Matt Cool
PhoneNumber: 414.217.2802
EmailAddress: mcool@greenfirellc.net
YearsasResident: 5
Alderman: Schmidt
ArchitecturalBoard: 0
CivicCelebrations: 0
CommunityDevelopmentAuthority: 0
FinanceCommittee: 0
EnvironmentalCommission: 0
ForwardFranklinEconomicDevelopComm: 1
FairCommission: 0
BoardofHealth: 0
FirePoliceCommission: 0
ParksCommission: 0
LibraryBoard: 0
PlanCommission: 0
PersonnelCommittee: 0
BoardofReview: 0
BoardofPublicWorks: 0
BoardofWaterCommissioners: 0
TechnologyCommission: 0
WasteFacilitySitingCommittee: 0
BoardofZoning: 0
WasteFacilitiesMonitoringCommittee: 0
CompleteStreetsandConnectivityCommittee: 0
CompanyNameJob1:
TelephoneJob1:
StartDateandPositionJob1:
EndDateandPositionJob1:
CompanyNameJob2:
TelephoneJob2:
StartDateandPositionJob2:
EndDateandPositionJob2:
CompanyNameJob3:

TelephoneJob3:
StartDateandPositionJob3:
EndDateandPositionJob3:

Signature: Matt Cool
Date: 9/10/13
Signature2: Matt Cool
Date2: 9/10/13
Address: 4934 W. Forest Hill Ave.

PriorityListing:

WhyInterested:

My expertise and skills as President of a Construction Management company may be valuable to Franklin. I have been fortunate to raise most of my family in the great City of Franklin and I want to give back by donating my time.

CompanyAddressJob1:
DescriptionofDutiesJob1:
AddressJob2:
DescriptionofDutiesJob2:
AddressJob3:
DescriptionofDutiesJob3:
AdditionalExperience:

ClientIP: 12.180.174.66
SessionID: rj1cqW45pxcnxbnyovr3uy45

See Current Results

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<p>APPROVAL</p> <p><i>Stw</i></p>	<p>REQUEST FOR</p> <p>COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>October 1, 2013</p>
<p>REPORTS AND RECOMMENDATIONS</p>	<p>An Ordinance Creating Section 167-9 of the Franklin Municipal Code Prohibiting Child Sex Offenders from Participating in Public Holiday Celebrations Involving Children</p>	<p>ITEM NUMBER</p> <p><i>G.1.</i></p>

The Police Chief has requested that this proposed ordinance be adopted to prohibit child sex offenders from participating in public holiday celebrations involving children including, but not limited to Halloween Trick-or-Treat. The Chief reports that when these offenders are on supervision, the terms of their supervision prohibit their participation in these events, and this is enforced by their Probation Officers. However, those offenders who are no longer on supervision have no restrictions on participation in these events. The Chief believes this is an appropriate regulation to further protect the health, safety and welfare of Franklin children.

COUNCIL ACTION REQUESTED

A motion to adopt An Ordinance Creating Section 167-9 of the Franklin Municipal Code Prohibiting Child Sex Offenders from Participating in Public Holiday Celebrations Involving Children

ORDINANCE NO. 2013-_____

AN ORDINANCE CREATING SECTION 167-9 OF THE FRANKLIN MUNICIPAL
CODE PROHIBITING CHILD SEX OFFENDERS FROM PARTICIPATING IN
PUBLIC HOLIDAY CELEBRATIONS INVOLVING CHILDREN

WHEREAS, the City of Franklin having previously adopted certain restrictions related to the residency and activity of certain convicted sex offenders; and

WHEREAS, these offenders are generally prohibited from participating in public holiday celebrations that involve children such as Trick or Treating and July 4th parades and celebrations while they are on probation or similar state supervision; and

WHEREAS, the Police Chief is concerned about the safety of having non-supervised child sex offenders from participating in these activities;

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

Section 1: Section 167-9 is hereby created to read as follows:

It is unlawful for any person to actively take part in any public holiday event involving children under 18 years of age where the distributing of candy or other items to children takes place, including but not limited to Halloween Trick or Treating, holiday parades and other similar public gatherings. This section does not apply to any event in which the person is the parent or guardian of the children involved, and the person's children are the only children present.

Section 2: Section 167-8 is hereby amended to read as follows (NOTE: Added text is underlined, Deleted text is ~~struck through~~):

If a person violates § 167-3, above, by establishing a residence or occupying residential premises within 2,000 feet of those premises as described therein, without any exception(s) as also set forth above, the City Attorney, upon referral from the Chief of Police and the written determination by the Chief of Police that upon all of the facts and circumstances and the purpose of this chapter such residence occupancy presents an activity or use of property that interferes substantially with the comfortable enjoyment of life, health or safety of another or others, shall bring an action in the name of the City in the Circuit Court for Milwaukee County to permanently enjoin such residency as a public

nuisance. If a person violates § 167-6 or 167-9, ~~above~~, in addition to the aforesaid injunctive relief, such person shall be subject to the general penalty provisions set forth under § 1-19 of the Municipal Code. Each day a violation continues shall constitute a separate offense. In addition, the City may undertake all other legal and equitable remedies to prevent or remove a violation of this chapter.

Section 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

Section 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

Section 5: This ordinance shall take effect and be in force from and after its passage and publication.

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

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2013.

APPROVED:

Thomas M. Taylor, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">10/01/13</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">Donation from the Milwaukee County DARE Officers Association in the amount of \$1000 to the Police Department</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.2.a.</i></p>

The Franklin Police Department has received a check in the amount of \$1,000 from the Milwaukee County DARE Officer's Association for the Franklin Police Department's portion of the proceeds from participating in the annual DARE Milwaukee Brewers Tailgate event held in May of 2013. These funds will be earmarked for the purchase of DARE materials for the 5th grade DARE classes taught at various schools throughout Franklin.

COUNCIL ACTION REQUESTED

Motion to accept this donation of \$1,000 from the Milwaukee County DARE Officer's Association to the Police Department.

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 10/01/13
Reports and Recommendations	Donations from Franklin Noon Lions Club in the amount of \$200, Marko Gerovac Sr. in the amount of \$200, and Kenneth R. Sweeney Water Well Drilling & Pumps Inc. in the amount of \$250 to the Fair Commission	ITEM NUMBER <i>G.2.b.</i>

The City of Franklin Fair Commission has received donations from Franklin Noon Lions Club in the amount of \$200, Marko Gerovac Sr. in the amount of \$200, and Kenneth R. Sweeney Water Well Drilling & Pumps Inc. in the amount of \$250 to be used for the promotion of the St. Martin's Fair.

COUNCIL ACTION REQUESTED

Motion to accept the donation of \$200 from Franklin Noon Lions Club, \$200 from Marko Gerovac Sr., and \$250 from Kenneth R. Sweeney Water Well Drilling & Pumps Inc. to the Fair Commission to be used for the promotion of the St. Martin's Fair.

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<p>APPROVAL</p> <p><i>Slw</i> </p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>10/1/2013</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for Parks, Playgrounds, and Other Recreational Facilities (Having the Effect of Reducing this Impact Fee Upon Land Development)</p>	<p>ITEM NUMBER</p> <p><i>G.3.</i></p>

A Public Hearing took place at the October 1, 2013 Common Council Meeting to gain public input regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes. The proposed amendments incorporate the current, adopted Comprehensive Outdoor Recreation Plan and have the effect of reducing impact fees for parks, playgrounds, and other recreational facilities.

This item is brought forward at this time as the Common Council contracted with Ruekert/Mielke to prepare a study for this purpose and in accordance with the directive of the Common Council to take whatever action was necessary to accomplish the Pleasant View Trail. This study incorporates the trail and other items from the update to the Comprehensive Outdoor Recreation Plan into the Facilities Needs Assessment as prepared pursuant to §66.0617 of the Wisconsin Statutes. By doing so, the Parks, Playgrounds and Other Recreational Facilities Impact Fees are available for use with the Pleasant View Trail project.

In your packet is a memo from the Director of Administration, dated September 13, 2013, summarizing this item as well as the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update" dated September 2013 as prepared by Ruekert/Mielke. The Ruekert/Mielke report also includes a good memo summarizing the primary changes reflected in the facility needs study.

COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 2013-____, "An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for Parks, Playgrounds, and Other Recreational Facilities".

DRAFT

STATE OF WISCONSIN . CITY OF FRANKLIN . MILWAUKEE COUNTY

ORDINANCE NO. 2013-_____

AN ORDINANCE TO AMEND §92-9 OF THE MUNICIPAL CODE
PERTAINING TO IMPACT FEES FOR PARKS, PLAYGROUNDS, AND OTHER
RECREATIONAL FACILITIES

WHEREAS, the Common Council adopted Ordinance No. 95-1341, An Ordinance Establishing Impact Fees Upon Land Development, on April 25, 1995 and the Franklin Impact Fee Task Force Impact Fees Needs Assessment – 1995 Report to the Mayor and Common Council dated March 21, 1995 recommended the periodic review by the City of impact fees established, especially if the factors affecting the volume and impact of growth change significantly; and

WHEREAS, such fees having been enacted and amended, respectively, pursuant to Ordinance No. 2002-1712, An Ordinance To Amend §92-9 of the Municipal Code Pertaining to Impact Fees, such Ordinance having been adopted pursuant to a public facility needs assessment, as contemplated by §66.0617(4), Stats., as entitled “Impact Fee Study” and as prepared by Ruckert/Mielke and dated April/2002; and

WHEREAS, the Common Council approved adoption of Resolution No. 2011-6705, on April 4, 2011, A Resolution for Adoption of the Comprehensive Outdoor Recreation Plan: 2025 for the City of Franklin, Milwaukee County, Wisconsin, and subsequently retained the firm of Ruckert/Mielke to update and prepare a public facilities needs assessment, as contemplated by §66.0617(4), Stats., for parks, playgrounds, and other recreational facilities based upon the updated Comprehensive Outdoor Recreation Plan and based upon further direction provided by the Common Council on June 18, 2013, relative to the incorporation of additional lineal feet of trail into the Comprehensive Outdoor Recreation Plan and the related public facilities needs assessment; and

WHEREAS, such updated study and assessment having been completed by Ruckert/Mielke, entitled “Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update,” dated September 2013, was reviewed by staff, who recommends approval thereof and modification of the related impact fee in accordance therewith; and

WHEREAS, a public hearing was held before the Common Council on October 1, 2013, to receive public input upon the proposed changes to the impact fee ordinance as set forth in the aforesaid “Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update;” and

WHEREAS, notice of the aforesaid public hearing was published as a Class I Notice under Ch. 985, Stats., which notice specified that the amendment to the public facilities needs assessment was available for public viewing in the office of the City

Clerk; said needs assessment having been so available in such office for at least 20 days prior to the public hearing; and

WHEREAS, adoption of the amendment to the park, playground and other recreational facilities impact fee will have, upon the effective date of this ordinance and when considering the original published fee as previously increased 5% per year in accordance with §92-9 K of the Municipal Code, the effect of reducing said impact fee from \$3,799 to \$2,816 per dwelling unit for single family or two-family residential development and from \$2,534 to \$1,942 per dwelling unit for multi-family residential development; and

WHEREAS, the Common Council having found and determined that the proposed impact fees it considered for adoption by way of amendment to §92-9 of the Municipal Code bear a rational relationship to the need for new, expanded and improved public facilities required to serve land development; that such fees do not exceed the proportionate share of the capital costs that are required to serve land development as compared to existing uses of land within the City; that the length of the planning period and update period are reasonable periods of time under all of the circumstances presented upon which to base, calculate, impose and expend the proposed impact fees; and that the proposed impact fees are based upon reasonable estimates of the capital costs for new, expanded or improved public facilities and do not include amounts necessary to address existing deficiencies in public facilities.

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

- SECTION 1: §92-9 C.(1) (a) of the Municipal Code of Franklin, Wisconsin be deleted in its entirety and replaced with the following:
- “(a) For single-family or two-family residential development, the fee, effective October 15, 2013, shall be \$2,816 per dwelling unit.”
- SECTION 2: §92-9 C.(1) (b) of the Municipal Code of Franklin, Wisconsin be deleted in its entirety and replaced with the following:
- “(b) For multi-family residential development, the fee, effective October 15, 2013, shall be \$1,942 per dwelling unit.”
- SECTION 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.
- SECTION 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this 1st day of October, 2013, by Alderman _____.

PASSED AND ADOPTED at a regular meeting of the Common Council of the City of Franklin this 1st day of October, 2013.

APPROVED:

Thomas M. Taylor, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">10/01/13</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A 4 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377 AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (SB1 WYNDHAM, L.L.C., OWNER/APPLICANT) (7700-7760 SOUTH LOVERS LANE ROAD)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. H.</i></p>

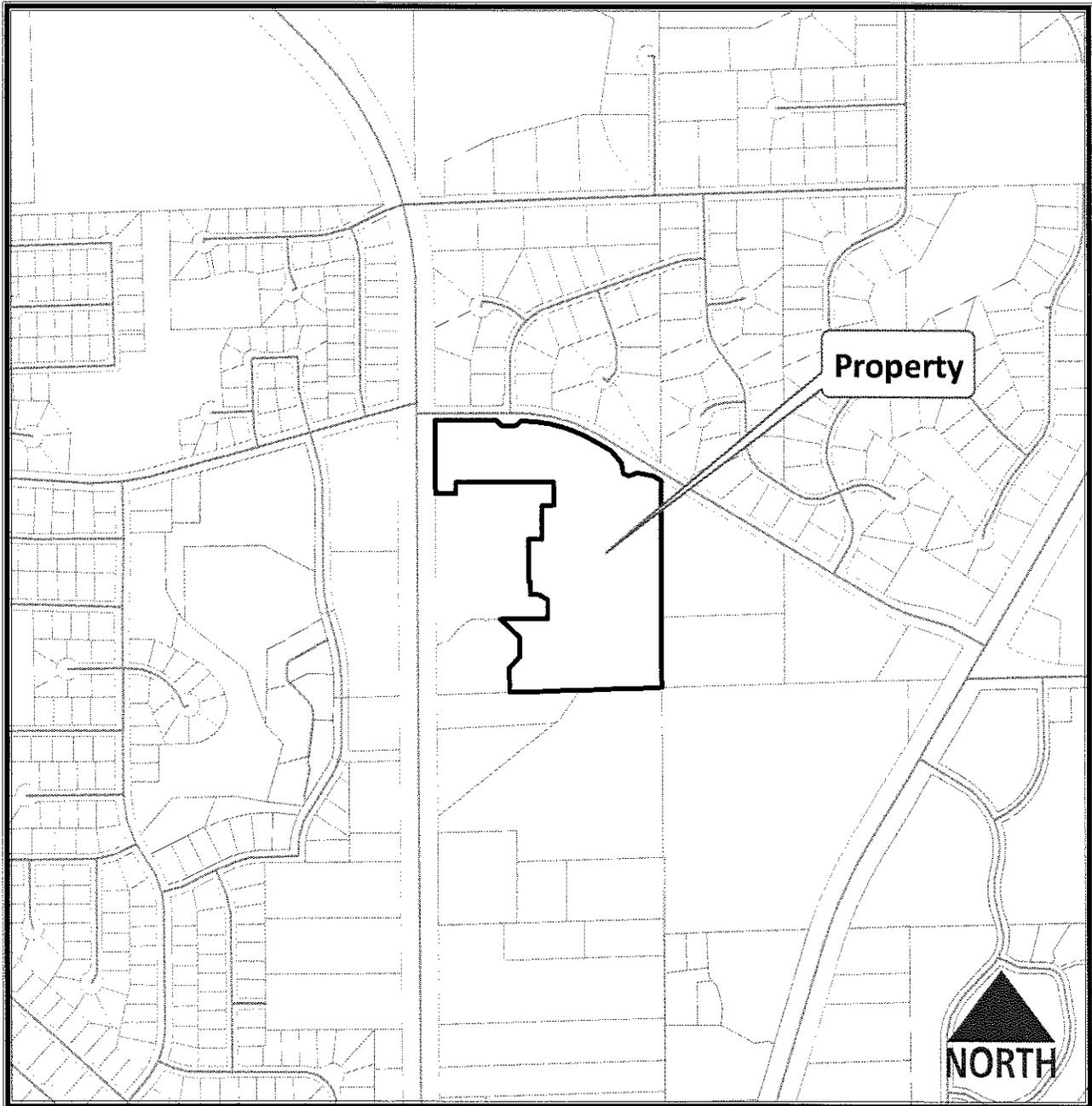
At its September 19, 2013, meeting the Plan Commission recommended approval of a resolution conditionally approving a 4 lot certified survey map, being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377 and lands in the southwest 1/4 and northwest 1/4 of the southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (SB1 Wyndham, L.L.C., Owner/Applicant) (7700-7760 South Lovers Lane Road).

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2013-_____, a resolution conditionally approving a 4 lot certified survey map, being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377 and lands in the southwest 1/4 and northwest 1/4 of the southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (SB1 Wyndham, L.L.C., Owner/Applicant) (7700-7760 South Lovers Lane Road).



Shoppes at Wyndham Village Lot 1 of CSM No. 8000



Planning Department
(414) 425-4024

0.04 0.06 0.09
Miles

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. 2013-_____

A RESOLUTION CONDITIONALLY APPROVING A 4 LOT
CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 1 OF
CERTIFIED SURVEY MAP NO. 8000, BEING A REDIVISION OF PARCEL 1
OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377
AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 8, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN
(SB1 WYNDHAM, L.L.C., OWNER/APPLICANT)
(7700-7760 SOUTH LOVERS LANE ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377 and lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 7700-7760 South Lovers Lane Road, bearing Tax Key No. 794-9999-003, SB1 Wyndham, L.L.C., applicant; said certified survey map having been reviewed by the City of Franklin Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and City of Franklin Plan Commission recommendation, and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by SB1 Wyndham, L.L.C., as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

SB1 WYNDHAM, L.L.C. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2013-_____

Page 2

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. SB1 Wyndham, L.L.C., successors and assigns, and any developer of the SB1 Wyndham, L.L.C. 4 lot certified survey map project, 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, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon SB1 Wyndham, L.L.C. and the 4 lot certified survey map project for the property located at 7700-7760 South Lovers Lane Road: (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.
6. The Certified Survey Map shall be updated to reflect a delineation of the wetland located on Lot 1 and Lot 4 that was completed within the last five (5) years and amend the Conservation Easement as may be necessary, prior to recording of the CSM
7. The Landscape Surface Ratio for each new lot shall be calculated, and if any fall below 40%, all of the standards and conditions set forth in footnote (b) of Table 15-3.0307A of the Unified Development Ordinance be fully addressed prior to recording of the CSM.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, SB1 Wyndham, L.L.C., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval,

SB1 WYNDHAM, L.L.C. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2013-_____
Page 3

and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, SB1 Wyndham, L.L.C., with the Office of the Register of Deeds for Milwaukee County.

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

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2013.

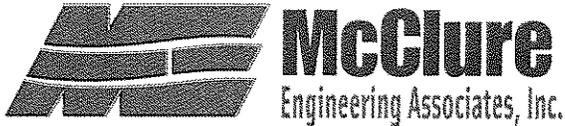
APPROVED:

Thomas M. Taylor, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



Franklin

AUG 30 2013

City Development

August 29, 2013

Mr. Joel Dietl
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

Re: Project Description
Wyndham Village Certified Survey Map

Dear Mr. Dietl,

We respectfully submit for your review and approval the attached Certified Survey Map.

The subject parcel is a part of the Shoppes at Wyndham Village commercial center developed during 2007 and 2008 at the intersection of Drexel Avenue and Lovers Lane (STH 100). We are requesting to divide the existing parcel 1 of Certified Survey Map (CSM) No. 8000 to separate the vacant lots along Drexel Avenue from the previously developed areas.

The preparation of the attached CSM and subsequent development of individual parcels will be consistent with the existing development plans for the shopping center. Access to each parcel will be as planned from within the development. The Natural Resources Protection Plan as approved for the Shoppes at Wyndham Village will remain unchanged with this CSM. There is no planned changes to the site that could impact the conservation easement area and protected areas within. The storm water management plan as approved for the Shoppes will remain unchanged with this CSM.

Development of these parcels will involve construction of utility service laterals (water, sewer, gas, electric, etc.), parking lots, and buildings. Grading operations will be kept as minimal as possible since the building pads have already been established. Stormwater management is provided within the overall commercial development and will accommodate the impervious area increase due to building and parking construction. Individual building and parking layouts are not available for Lots 2, 3, and 4 at this time.

Easements are already in place for sanitary sewer, water main, stormwater management and drainage, and access and will remain unchanged with this land division.

This application conforms to the previously approved use and existing zoning. If you have any questions or comments, feel free to give me a call at (414) 616-4880.

Sincerely,
McCLURE ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Evan P. Nickodem'.

Evan P. Nickodem, P.E.
Vice President/Division Manager

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

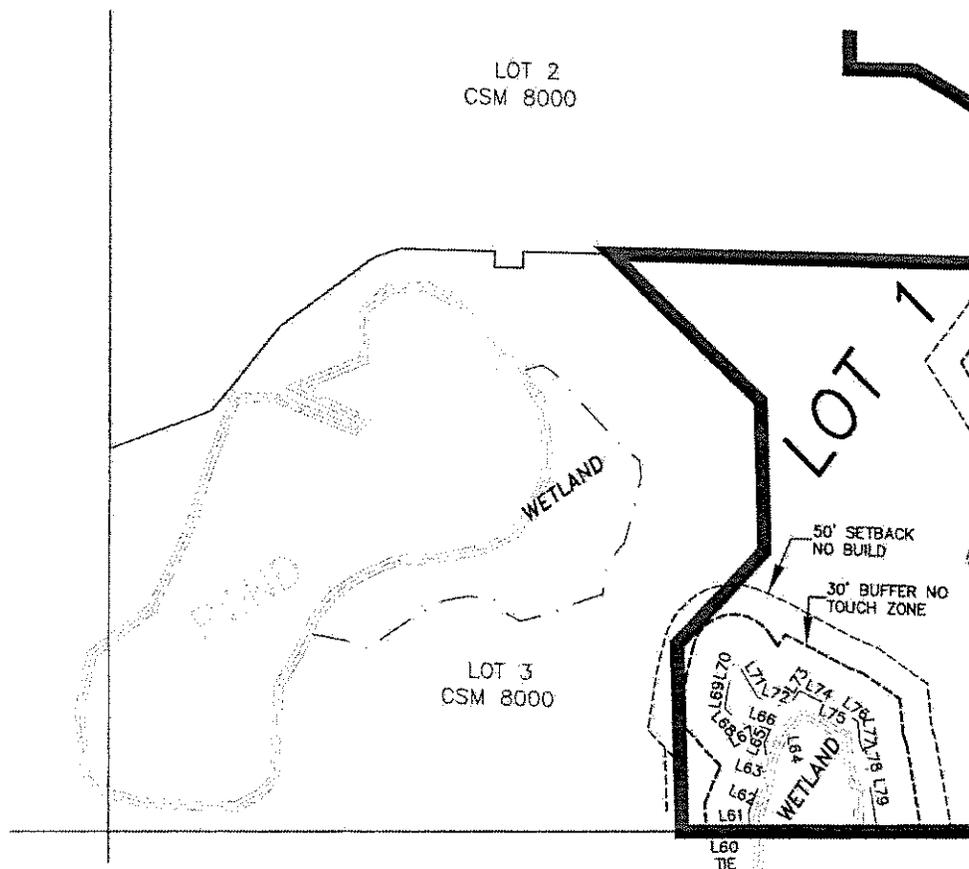
BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

WETLANDS DELINEATED BY:

CEDARBURG SCIENCE ON APRIL 23, MAY 2, OCTOBER 23, 2003

AND

GRAEF, ANHALT, SCHLOEMER & ASSOCIATES, INC. ON SEPTEMBER 7, 8 AND 25, 2006.



WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-S2396

WETLAND DETAIL

THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

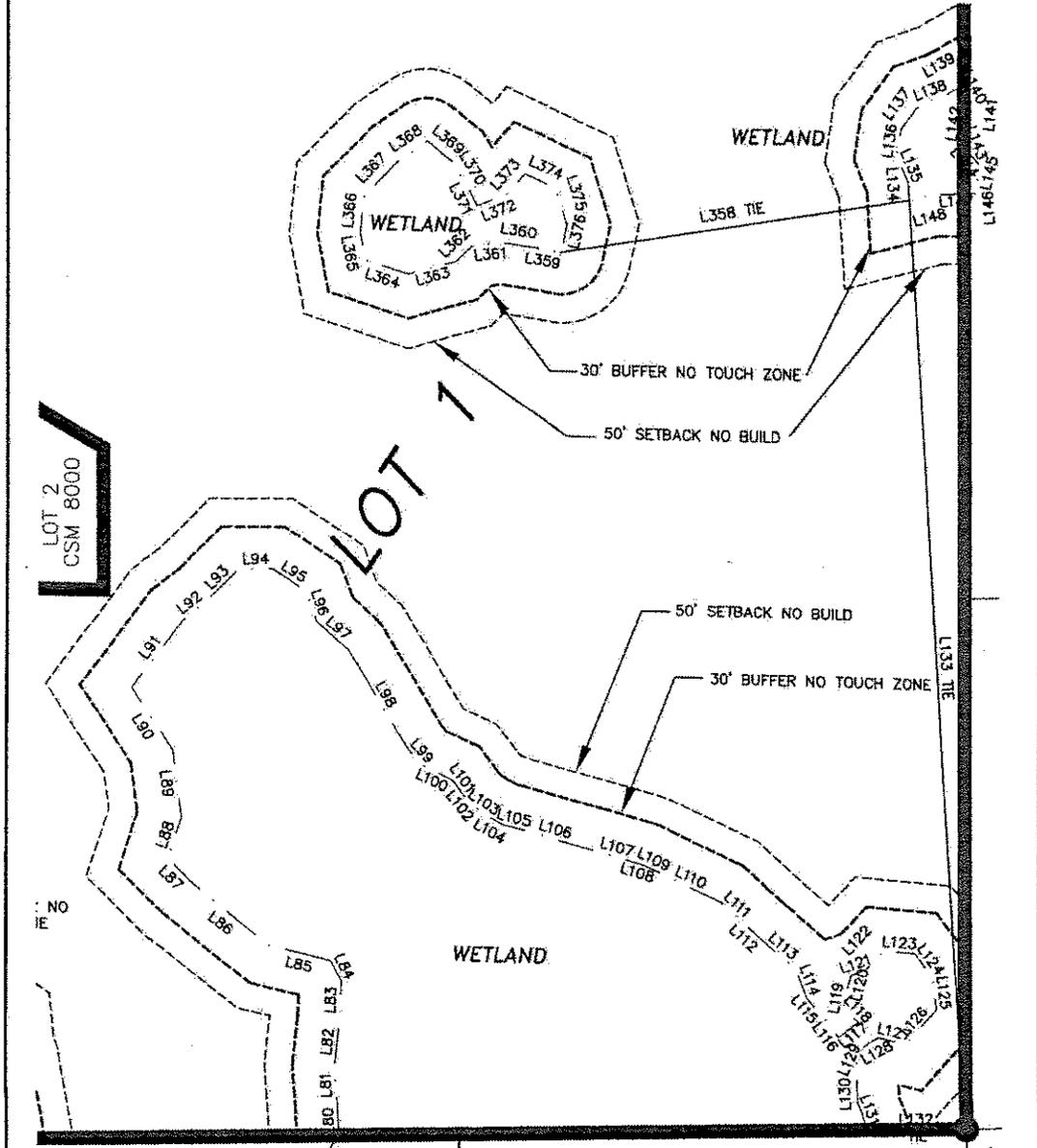
SHEET 3 OF 17

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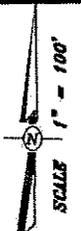
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



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WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-S2396

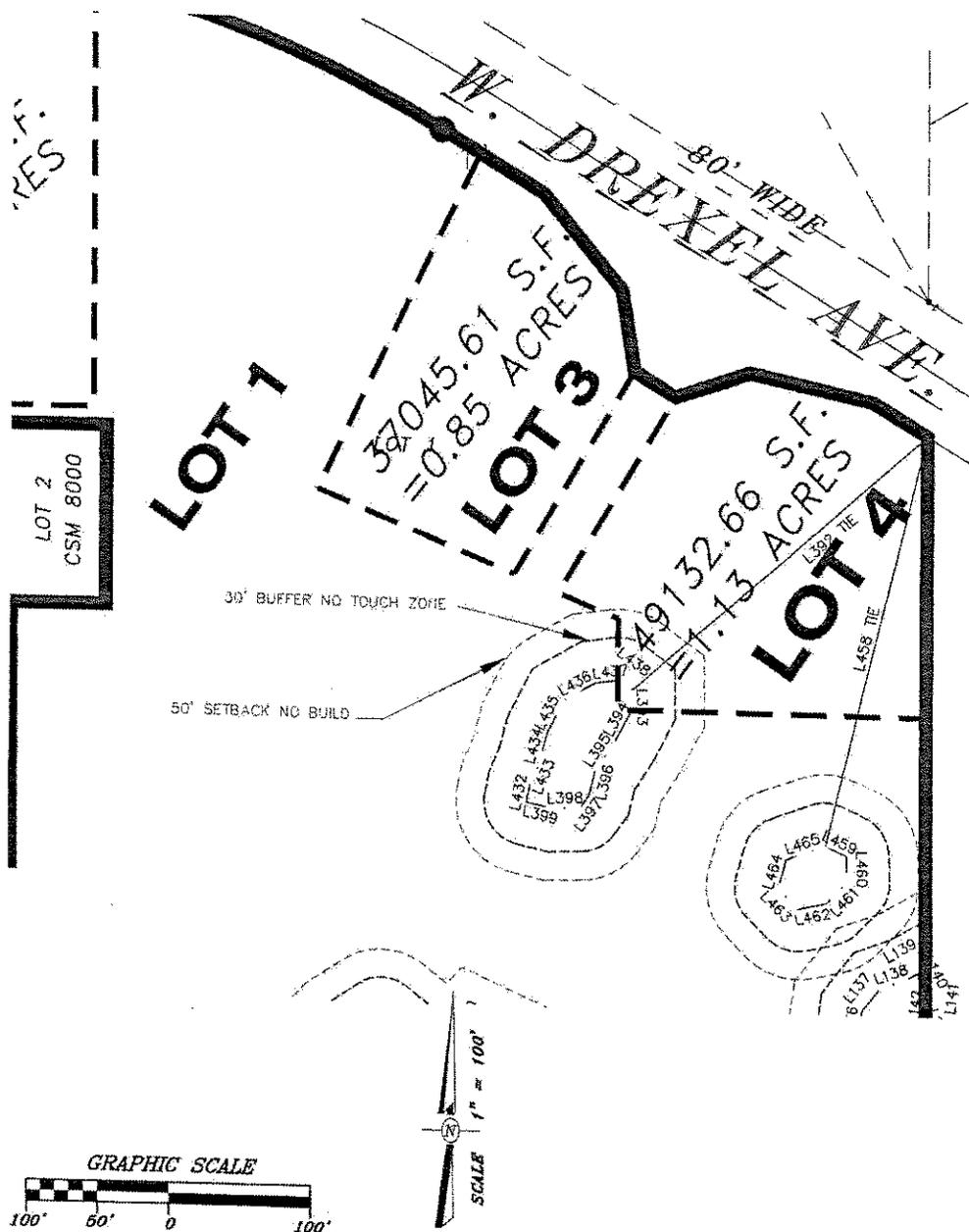
WETLAND DETAIL

THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



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WETLAND DETAIL

THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-S2396

PRELIMINARY

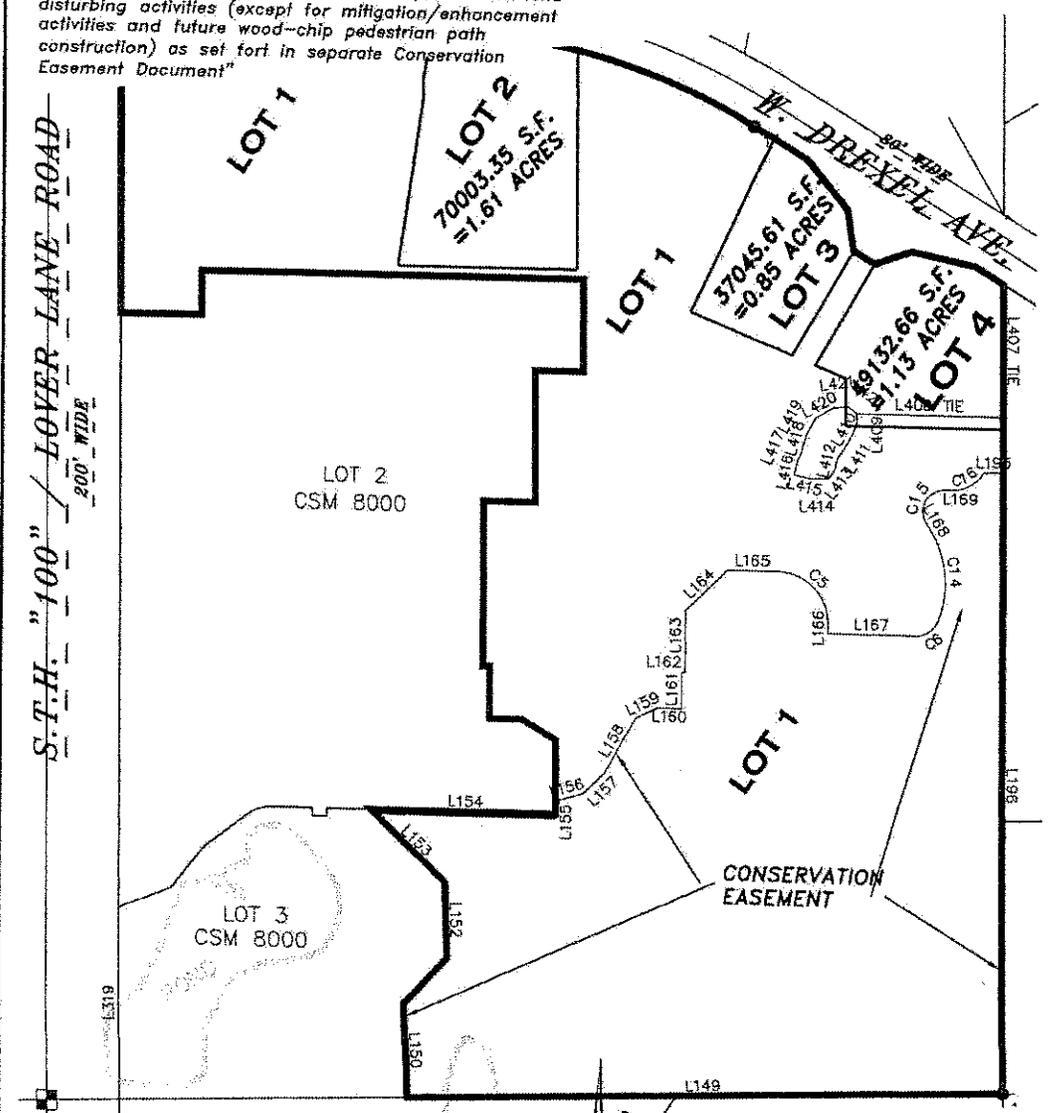
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

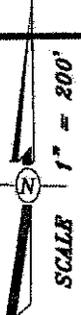
CONSERVATION EASEMENT DETAIL LANDS TO BE PROTECTED FROM DEVELOPMENT AND LAND DISTURBING ACTIVITIES AS SET FORTH IN A SEPARATE CONSERVATION EASEMENT

"Lands are to be protected from development and land disturbing activities (except for mitigation/enhancement activities and future wood-chip pedestrian path construction) as set forth in separate Conservation Easement Document"

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CONSERVATION EASEMENT RECORDED ON NOVEMBER 8, 2007 AS DOCUMENT NO. 09520994.



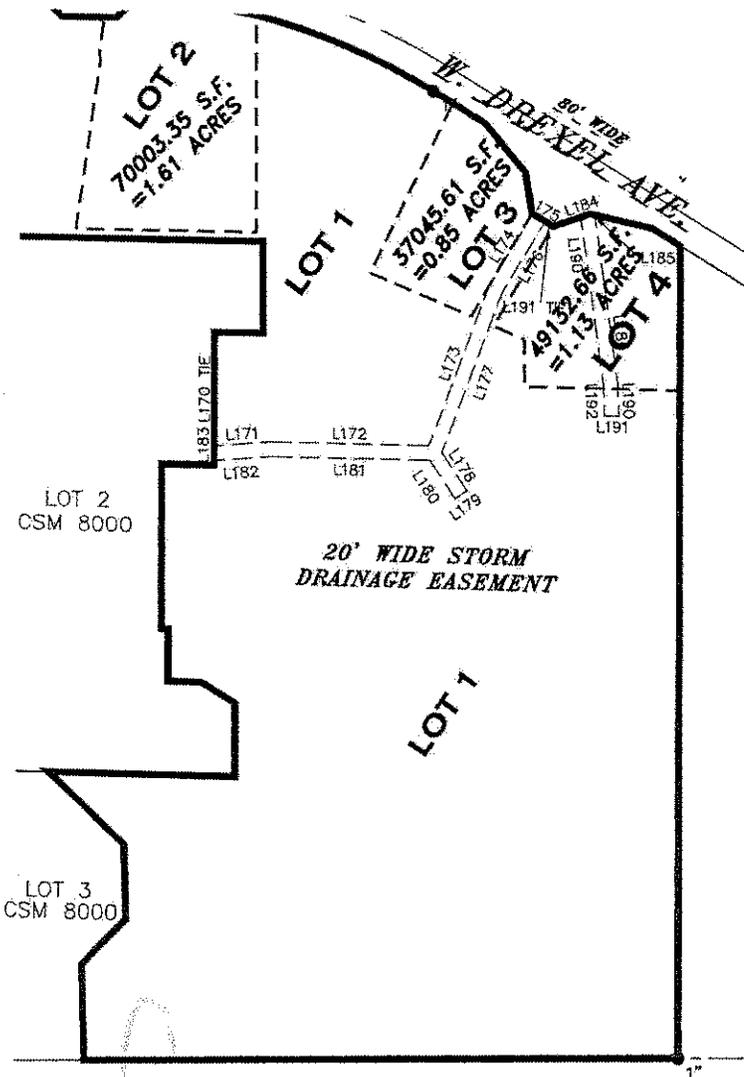
WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-S2396

CONSERVATION EASEMENT DETAIL
THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



STORM DRAINAGE EASEMENT RECORDED ON NOVEMBER 8, 2007 AS DOCUMENT NO. 09520992.



STORM DRAINAGE EASEMENT DETAIL

THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

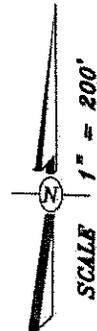
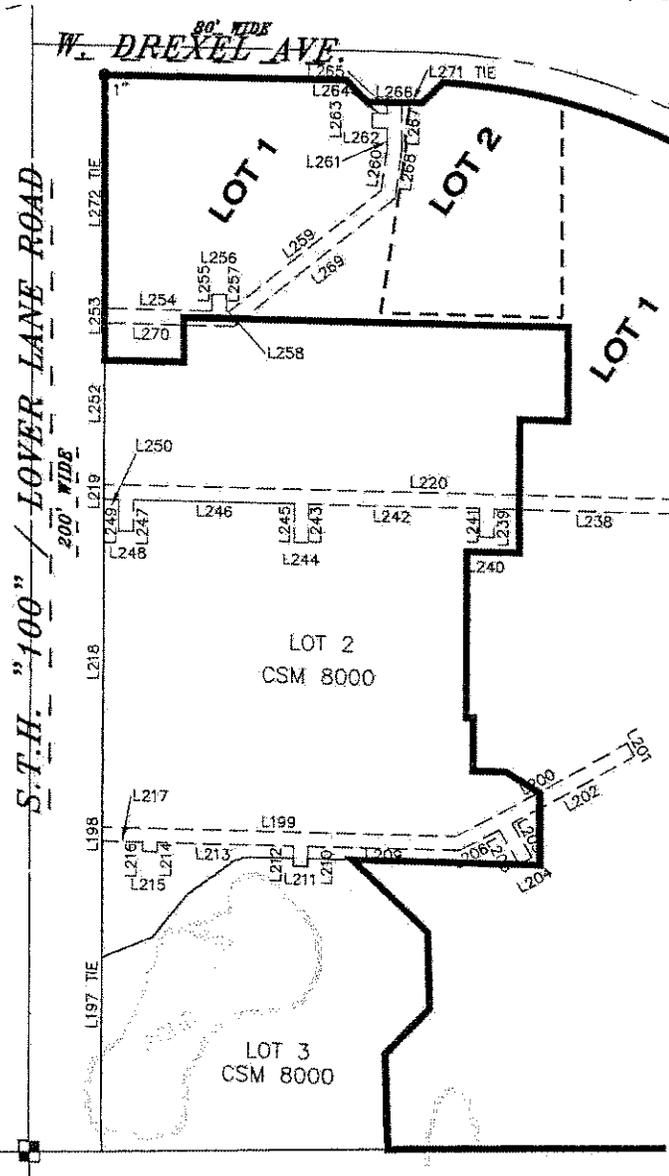
WISCONSIN REGISTERED LAND SURVEYOR THEODORE E. MORRILL, RLS-S2396

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



WATER MAIN EASEMENT RECORDED ON NOVEMBER 8, 2007 AS DOCUMENT NO. 09520995.

WISCONSIN REGISTERED LAND SURVEYOR THEODORE E. MORRILL, RLS-S2396

WATER MAIN EASEMENT DETAIL

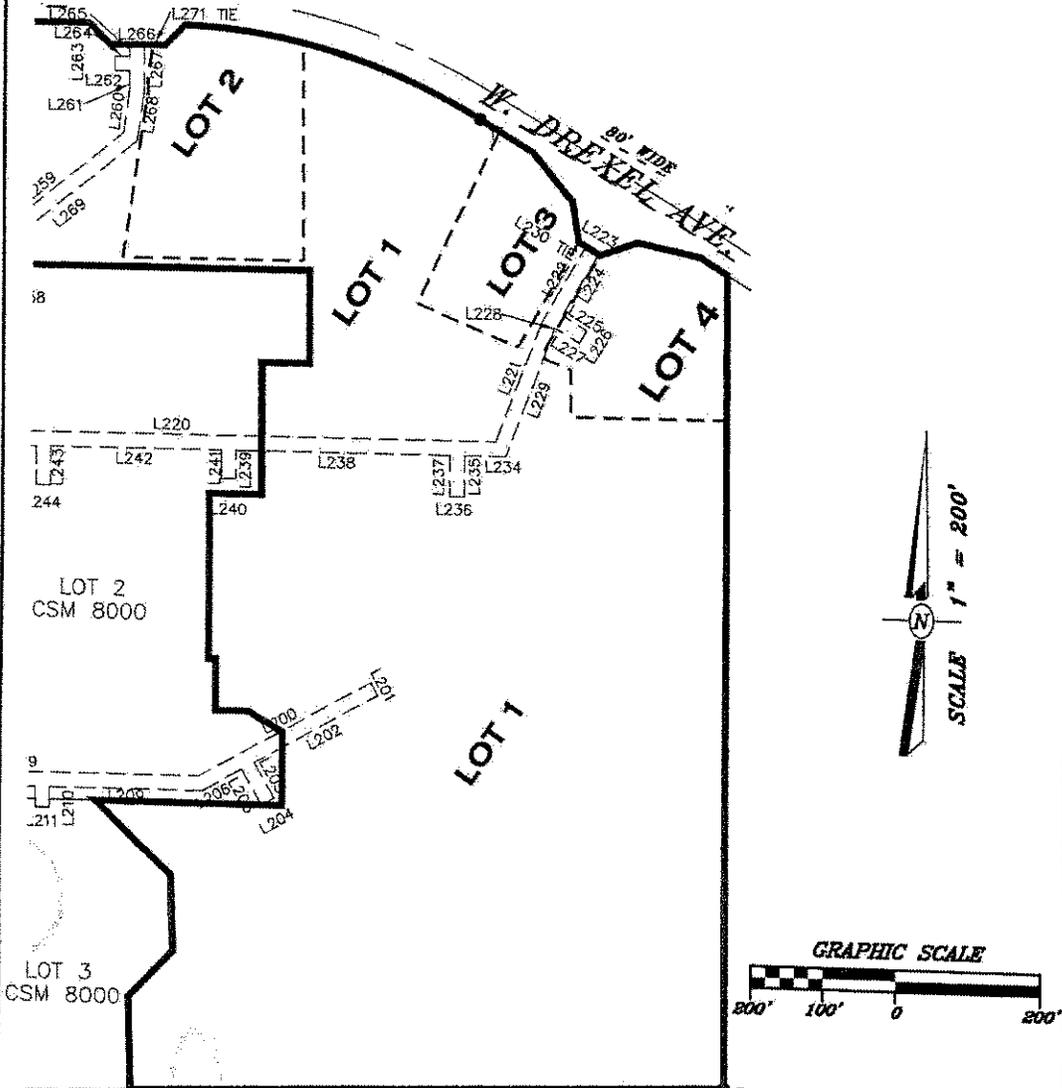
THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL.

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



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WATER MAIN EASEMENT RECORDED ON
NOVEMBER 8, 2007 AS DOCUMENT
NO. 09520995.

WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-S2396

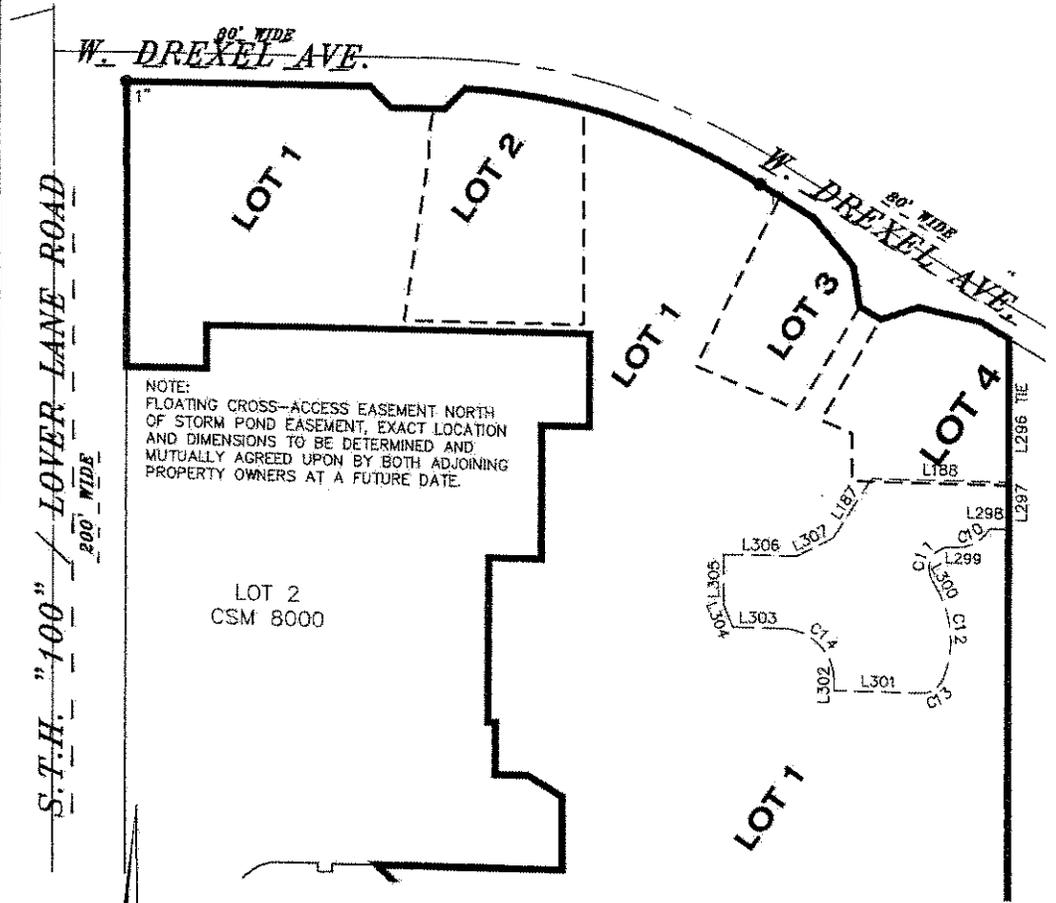
WATER MAIN EASEMENT DETAIL

THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



NOTE:
 FLOATING CROSS-ACCESS EASEMENT NORTH
 OF STORM POND EASEMENT, EXACT LOCATION
 AND DIMENSIONS TO BE DETERMINED AND
 MUTUALLY AGREED UPON BY BOTH ADJOINING
 PROPERTY OWNERS AT A FUTURE DATE.

LOT 2
 CSM 8000

RETENTION POND EASEMENT RECORDED ON
 NOVEMBER 8, 2007 AS DOCUMENT
 NO. 09520993.

FLOATING ACCESS EASEMENT RECORDED ON
 NOVEMBER 8, 2007 AS DOCUMENT
 NO. 09520989.



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RETENTION POND EASEMENT DETAIL

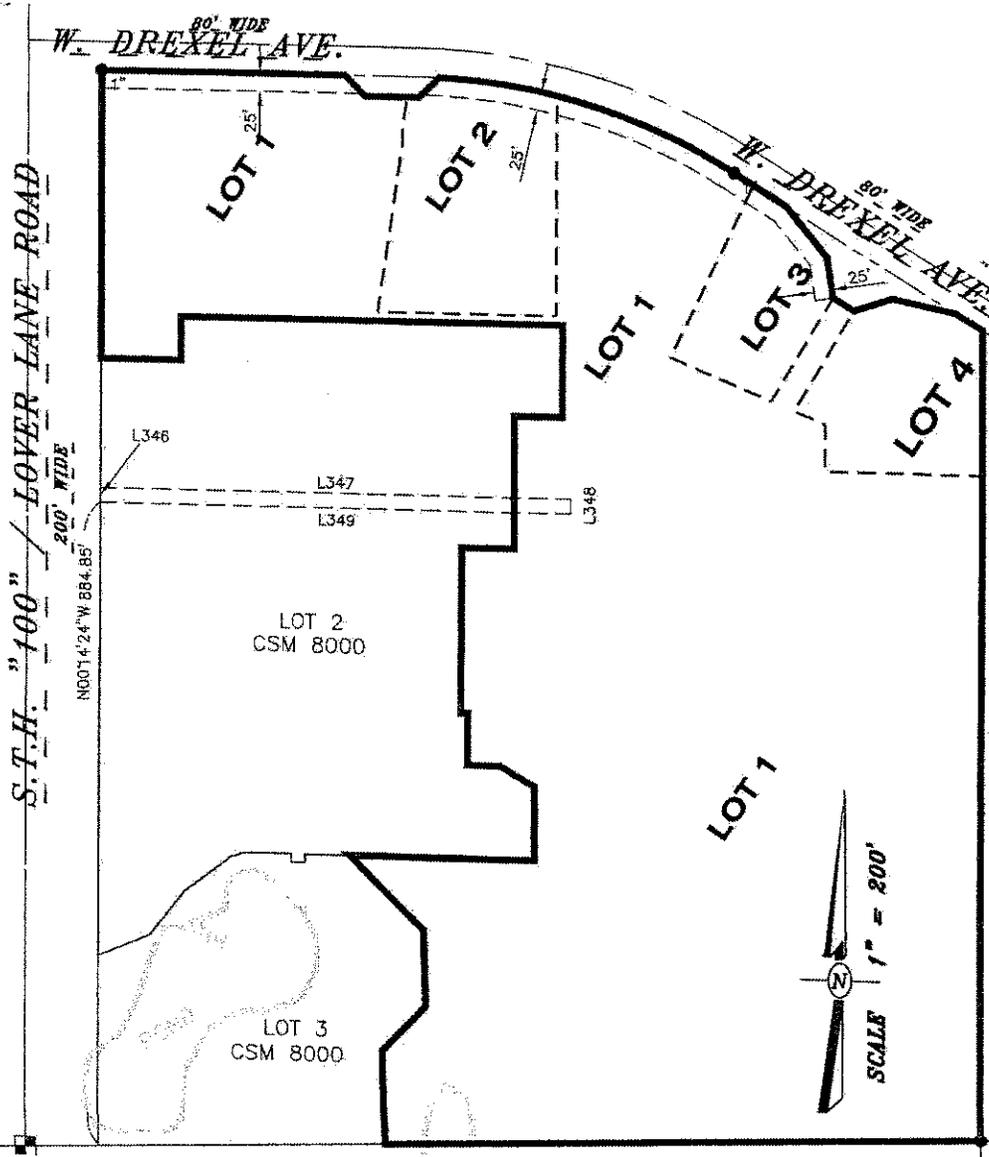
THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

WISCONSIN REGISTERED LAND SURVEYOR
 THEODORE E. MORRILL, RLS-S2396

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



SANITARY SEWER EASEMENT RECORDED ON NOVEMBER 8, 2007 AS DOCUMENT NO. 09520991.



WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-S2396

SANITARY SEWER EASEMENT DETAIL

THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L3	N00°14'23"W	392.00'	L100	S68°12'02"E	24.29'	L165	N89°45'35"E	69.22'
L4	S59°29'11"E	84.81'	L101	S37°39'04"E	11.50'	L166	S00°14'22"E	14.76'
L6	S59°29'22"E	44.39'	L102	S38°50'58"E	10.77'	L167	N89°45'38"E	121.97'
L7	N78°35'14"W	89.04'	L103	S56°31'40"E	12.75'	L168	N31°45'18"W	9.55'
L8	S70°40'59"W	54.58'	L104	S62°12'21"E	13.55'	L169	N89°58'39"E	9.59'
L9	N60°01'45"W	33.99'	L105	S77°51'34"E	8.80'	L170 TIE	S00°14'25"E	154.92'
L10	N09°23'05"W	55.71'	L106	S75°45'45"E	55.95'	L171	N84°36'53"E	77.91'
L11	N40°14'42"W	86.25'	L107	S75°38'09"E	35.27'	L172	N89°45'37"E	219.91'
L12	S88°09'27"W	823.74'	L108	S73°36'55"E	3.86'	L173	N20°40'56"E	230.70'
L14	N89°45'35"E	109.83'	L109	S65°30'29"E	9.46'	L174	N30°37'58"E	121.38'
L15	N00°14'25"W	60.00'	L110	S68°03'33"E	49.22'	L175	S59°58'51"E	19.73'
L16	N89°45'35"E	531.80'	L111	S48°34'13"E	18.60'	L176	S30°28'31"W	120.18'
L17	S00°14'25"E	126.00'	L112	S48°52'19"E	18.46'	L177	S20°40'56"W	230.19'
L18	S89°45'35"W	66.50'	L113	S50°16'22"E	33.30'	L178	S34°30'50"E	62.66'
L19	S00°14'25"E	181.29'	L114	S20°50'16"E	23.08'	L179	S54°42'38"W	20.00'
L20	S89°45'35"W	72.25'	L115	S39°53'06"E	21.46'	L180	N34°30'55"W	62.77'
L21	S00°14'25"E	227.38'	L116	S36°59'29"E	14.85'	L181	S89°45'37"W	220.70'
L22	N89°45'35"E	9.92'	L117	N50°01'00"E	17.90'	L182	S84°36'53"W	78.82'
L23	S00°14'25"E	71.37'	L118	N44°18'59"W	14.22'	L183	N00°14'25"W	20.08'
L24	N89°44'47"E	45.00'	L119	N08°33'40"E	13.02'	L184	N70°40'44"E	13.90'
L25	S60°14'22"E	54.90'	L120	N13°42'08"E	11.91'	L185	S78°35'34"E	6.76'
L26	S00°15'13"E	101.43'	L121	N69°34'38"E	10.83'	L186	S08°08'56"E	235.39'
L27	S89°45'35"W	319.36'	L122	N42°40'02"E	19.78'	L187	N35°21'02"E	97.85'
L29	S72°14'08"W	11.79'	L123	S86°23'43"E	22.09'	L188	N89°45'15"E	188.35'
L60 TIE	N88°09'27"E	444.91'	L124	S37°28'51"E	20.71'	L190	S02°18'33"E	40.27'
L61	N03°06'20"W	13.60'	L125	S08°46'09"E	24.54'	L191	S88°21'54"W	20.00'
L62	N21°26'18"E	21.71'	L126	S40°05'29"W	33.74'	L192	N02°19'43"W	39.13'
L63	N16°08'45"E	16.78'	L127	N77°15'11"W	19.56'	L195	N89°47'15"E	25.51'
L64	N10°14'21"W	11.63'	L128	S60°11'57"W	12.18'	L196	S00°12'45"E	857.30'
L65	N22°19'37"E	10.49'	L129	S23°35'00"W	13.94'	L197 TIE	N00°14'27"W	423.77'
L66	N71°12'50"W	15.58'	L130	S00°33'05"E	28.94'	L198	N00°14'25"W	20.00'
L67	S58°28'01"W	5.90'	L131	S18°18'43"E	20.61'	L199	N89°43'49"E	490.18'
L68	N43°41'02"W	17.05'	L132 TIE	N88°09'27"E	70.64'	L200	N60°09'06"E	273.04'
L69	N08°08'04"E	14.58'	L133 TIE	N03°34'36"W	660.45'	L201	S29°50'54"E	20.00'
L70	N13°19'51"E	20.34'	L134	N03°30'12"W	12.19'	L202	S60°09'06"W	196.10'
L71	S32°13'49"E	30.90'	L135	N22°31'29"W	20.87'	L203	S29°50'54"E	55.25'
L72	S70°45'18"E	21.01'	L136	N08°35'48"E	18.84'	L204	S60°09'06"W	20.00'
L73	N34°37'02"E	15.22'	L137	N37°29'19"E	21.42'	L205	N29°50'54"W	55.25'
L74	S64°32'49"E	23.92'	L138	N69°11'40"E	21.41'	L206	S60°09'06"W	62.22'
L75	S69°44'11"E	9.08'	L139	N59°43'23"E	12.45'	L209	S89°43'49"W	209.78'
L76	S55°49'13"E	12.36'	L140	S28°46'48"E	9.84'	L210	S00°16'48"E	28.03'
L77	S05°24'36"E	13.90'	L141	S06°19'55"W	15.07'	L211	S89°45'44"W	20.00'
L78	S18°49'55"E	9.89'	L142	S08°23'47"W	11.83'	L212	N00°16'48"W	28.02'
L79	S09°53'53"E	53.39'	L143	S19°39'08"E	13.54'	L213	S89°43'49"W	189.95'
L80	N02°47'32"W	20.52'	L144	S40°33'16"E	10.22'	L214	S00°16'11"E	12.85'
L81	N03°16'32"W	28.23'	L145	S13°52'26"W	10.56'	L215	S89°58'04"W	20.00'
L82	N06°13'52"E	33.81'	L146	S03°43'32"E	9.03'	L216	N00°16'11"W	12.57'
L83	N01°48'30"E	28.09'	L147	S87°27'28"W	32.78'	L217	S89°43'49"W	55.75'
L84	N26°17'22"W	16.56'	L148	S74°19'00"W	16.34'	L218 TIE	N00°14'23"W	451.08'
L85	N77°35'04"W	46.10'	L149	S86°09'27"W	823.74'	L219	N00°14'25"W	20.00'
L86	N52°07'01"W	70.45'	L150	N01°50'33"W	130.00'			
L87	N45°55'17"W	22.84'	L151	N43°09'27"E	87.72'			
L88	N17°56'16"E	30.50'	L152	N01°50'33"W	103.92'			
L89	N07°33'41"W	48.64'	L153	N46°50'30"W	134.21'			
L90	N32°58'58"W	52.31'	L154	N89°45'35"E	251.20'			
L91	N35°56'07"E	60.48'	L155	N00°15'13"W	24.20'			
L92	N50°33'34"E	23.39'	L156	N74°02'55"E	40.37'			
L93	N44°29'35"E	32.03'	L157	N44°46'00"E	39.86'			
L94	N88°55'34"E	23.79'	L158	N29°45'38"E	89.64'			
L95	S57°37'31"E	27.85'	L159	N63°58'36"E	32.49'			
L96	S20°16'41"E	23.17'	L160	N89°45'35"E	33.11'			
L97	S48°58'51"E	29.60'	L161	N00°14'22"W	49.50'			
L98	S31°59'02"E	82.86'	L162	N89°45'38"E	5.00'			
L99	S42°38'37"E	15.37'	L163	N00°14'22"W	83.91'			
			L164	N44°47'47"E	82.35'			

WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-S2396

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PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L220	N89°45'35"E	901.01'	L282	N89°45'35"E	44.65'
L221	N20°40'56"E	175.72'	L283	N38°29'35"E	72.30'
L222	N30°37'58"E	120.62'	L284	N52°46'31"E	92.44'
L223	S60°01'45"E	20.00'	L285	N71°16'03"E	31.99'
L224	S30°37'58"W	96.71'	L286	N89°45'35"E	153.45'
L225	S59°22'02"E	39.00'	L287	S00°14'25"E	40.00'
L226	S30°37'58"W	20.00'	L288	S89°45'35"W	146.94'
L227	N59°22'02"W	39.00'	L289	S71°16'03"W	16.97'
L228	S30°37'58"W	2.40'	L290	S52°46'31"W	80.92'
L229	S20°40'56"W	187.75'	L291	S38°29'35"W	77.59'
L230 TIE	S60°01'45"E	11.98'	L292	S67°22'54"W	75.07'
L234	S89°45'35"W	57.98'	L293 TIE	S00°14'25"E	284.42'
L235	S00°14'25"E	58.66'	L294	S36°03'54"E	50.00'
L236	WEST	20.16'	L295	N00°14'25"W	50.88'
L237	NORTH	56.57'	L296 TIE	S00°12'45"E	193.52'
L238	S89°45'35"W	297.36'	L297	S00°12'45"E	63.63'
L239	SOUTH	39.55'	L298	S89°47'15"W	25.51'
L240	WEST	20.00'	L299	S89°58'39"W	9.59'
L241	NORTH	39.47'	L300	S31°45'16"E	9.55'
L242	S89°45'35"W	234.45'	L301	S89°45'38"W	121.97'
L243	SOUTH	54.10'	L302	N00°14'22"W	14.76'
L244	WEST	20.00'	L303	S89°45'35"W	69.22'
L245	NORTH	54.01'	L304	N22°44'32"W	33.08'
L246	S89°45'35"W	224.11'	L305	N00°14'25"W	69.74'
L247	SOUTH	43.99'	L306	N89°45'37"E	101.56'
L248	WEST	20.00'	L307	N61°17'54"E	54.10'
L249	NORTH	43.91'	L308	S46°50'33"E	142.94'
L250	S89°45'35"W	20.90'	L309	S01°50'33"E	103.92'
L251 TIE	N60°01'45"W	7.33'	L310	S43°09'27"W	87.72'
L252 TIE	N00°14'25"W	216.96'	L311	S01°50'35"E	130.00'
L253	N00°14'25"W	20.00'	L312	S89°45'35"W	257.54'
L254	N89°45'35"E	146.51'	L314	N89°45'35"E	335.85'
L255	N00°14'16"W	23.00'	L315	S45°17'13"W	39.96'
L256	EAST	20.00'	L317A	S89°45'35"W	37.47'
L257	S00°14'16"E	22.92'	L317B	S89°45'35"W	37.78'
L258	N89°45'35"E	4.60'	L318	N45°21'58"W	40.41'
L259	N50°30'14"E	272.64'	L346	N00°14'25"W	20.00'
L260	N07°32'18"E	56.99'	L347	N89°45'35"E	653.93'
L261	N00°14'25"W	28.88'	L348	S00°14'25"E	20.00'
L262	S89°45'44"W	29.00'	L349	S89°45'35"W	653.93'
L263	N00°14'16"W	20.00'			
L264	N89°45'44"E	20.00'			
L265	N00°14'25"W	15.62'			
L266	N89°45'35"E	20.00'			
L267	S00°14'25"E	65.86'			
L268	S07°32'18"W	66.22'			
L269	S50°30'14"W	267.65'			
L270	S89°45'35"W	180.24'			
L271 TIE	S89°45'35"W	27.80'			
L272 TIE	S00°14'25"E	322.00'			
L280 TIE	N00°14'25"W	263.10'			
L281	N00°14'25"W	61.64'			

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WISCONSIN REGISTERED LAND SURVEYOR
THEODORE E. MORRILL, RLS-52396

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377, AND LANDS IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L358 TIE	S80°09'22"W	252.78'	L411	S32°47'15"W	27.61'
L359	N81°15'00"W	22.22'	L412	S12°53'30"W	17.14'
L360	N82°12'21"W	19.54'	L413	S36°06'01"W	14.10'
L361	S84°14'21"W	21.62'	L414	S87°48'46"W	23.22'
L362	S45°57'48"W	17.67'	L415	N78°06'17"W	24.11'
L363	S74°04'04"W	35.85'	L416	N11°04'59"E	16.00'
L364	N73°18'27"W	32.78'	L417	N22°19'57"E	18.47'
L365	N10°38'38"W	20.41'	L418	N14°48'39"E	21.76'
L366	N06°02'18"E	28.82'	L419	N27°06'30"E	27.91'
L367	N44°31'59"E	36.43'	L420	N59°32'06"E	28.42'
L368	N56°17'04"E	24.97'	L421	N81°12'06"E	20.33'
L369	S52°11'35"E	22.14'	L422	S54°03'56"E	15.75'
L370	S31°41'54"E	23.94'	L458 TIE	S13°30'40"W	297.12'
L371	S26°24'02"E	12.46'	L459	S67°14'51"E	16.31'
L372	N67°55'03"E	23.46'	L460	S01°26'52"E	18.72'
L373	N41°35'57"E	19.55'	L461	S43°30'36"W	20.89'
L374	S66°11'56"E	23.89'	L462	S76°46'11"W	21.00'
L375	S17°19'49"E	27.39'	L463	N44°35'51"W	20.03'
L376	S12°09'12"W	20.52'	L464	N15°45'19"E	21.47'
L378	N12°53'30"E	16.99'	L465	N69°57'31"E	29.32'
L392 TIE	S48°06'10"W	275.78'			
L393	S00°47'28"E	12.46'			
L394	S27°11'26"W	24.91'			
L395	S32°47'15"W	28.24'			
L396	S12°53'30"W	16.99'			
L397	S36°06'01"W	10.65'			
L398	S87°48'46"W	20.18'			
L399	N78°06'17"W	18.56'			
L400	N11°04'59"E	10.58'			
L401	N22°19'57"E	18.31'			
L402	N14°48'39"E	21.55'			
L403	N27°06'30"E	25.91'			
L404	N59°32'06"E	26.01'			
L405	N81°12'06"E	17.32'			
L406	S54°03'56"E	11.18'			
L407 TIE	S00°12'45"E	180.85'			
L408 TIE	S89°47'15"W	200.98'			
L409	S00°47'28"E	16.24'			
L410	S27°11'26"W	26.40'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	138.79'	59.32'	58.85'	N66°21'28.5"E	24°50'45"
C3	186.79'	90.66'	89.77'	S67°50'20"W	27°48'28"
C4	860.00'	29.72'	29.71'	S89°15'01.5"E	1°58'47"
C5	69.00'	108.39'	97.58'	S45°14'23.5"E	90°00'03"
C6	32.00'	38.17'	38.95'	N55°35'23"E	68°20'28"
C7	143.91'	133.56'	128.82'	N05°10'03.5"W	53°10'25"
C8	29.75'	63.21'	51.97'	N29°06'41.5"E	121°43'55"
C9	51.00'	53.83'	51.37'	N59°44'14.5"E	60°28'49"
C10	51.00'	53.83'	51.37'	S59°44'14.5"W	60°28'49"
C11	29.75'	63.21'	51.97'	S29°06'41.5"W	121°43'55"
C12	143.91'	133.56'	128.82'	S05°10'03.5"E	53°10'25"
C13	32.00'	38.17'	38.95'	S55°35'23"W	68°20'28"
C14	69.00'	108.39'	97.58'	N45°14'23.5"W	90°00'03"
C15	860.00'	431.88'	427.36'	S73°52'26"E	28°46'24"
C15A	860.00'	165.84'	165.58'	N82°44'12"W	11°02'55"
C15B	860.00'	266.05'	264.99'	N68°21'00"W	17°43'29"

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WISCONSIN REGISTERED LAND SURVEYOR
 THEODORE E. MORRILL, RLS-S2396

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377 AND LANDS IN THE SOUTHWEST ¼ AND NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ^{SS}

I, Theodore E. Morrill, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377 and lands in the Southwest ¼ and Northwest ¼ of the Southeast ¼ of Section 8, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast ¼ of said Section; thence N88°09'27"E along the South line of the Southeast ¼ of said Section 100.04 feet to a point on the East right-of-way line of S.T.H. "100"; thence N00°14'25"W along the East right-of-way line of said S.T.H. and parallel to the West line of the Southeast ¼ of said Section 1081.81 to the point of beginning; thence continue N00°14'25"W, along said East right-of-way, 392.00 feet to a point on the South right-of-way line of W. Drexel Avenue; thence N89°45'35"E along the South right-of-way of said Avenue 335.85 feet; thence S45°21'58"E 40.41 feet; Thence N89°45'35"E 75.25 feet; thence N45°17'13"E 39.96 feet; to a point on a curve; thence Southeasterly along said curve and the Southerly right-of-way line of said Avenue, whose center lies to the South, whose radius is 860.00 feet, whose chord bears S73°52'26"E 427.36 feet, a distance of 431.88 feet to a point of tangency; thence S59°29'14"E along the Southwesterly right-of-way line of said Avenue 84.61 feet; thence S40°14'42"E 86.25 feet; thence S09°23'05"W 55.71 feet; thence S60°01'45"E 33.99 feet; thence N70°40'59"E 54.58 feet; thence S78°35'14"E 89.04 feet; thence S59°29'22"E 44.39 feet; thence S00°12'45"E 1114.44 feet to a point on the South line of the Southeast ¼ of said Section; thence S88°09'27"W along the South line of the Southeast ¼ of said Section 823.74 feet; thence N01°50'33"W 130.00 feet; thence N43°09'27"E 87.72 feet; thence N00°15'13"W 101.43 feet; thence N60°14'22"W 54.90 feet; thence S89°44'47"E 45.00 feet; thence N00°14'25"W 71.37 feet; thence S89°45'35"W 9.92 feet; thence N00°14'25"W 227.38 feet; thence N89°45'35"E 72.25 feet; thence N00°14'25"W 181.29 feet; thence N89°45'35"E 66.50 feet; thence N00°14'25"W 126.00 feet; thence S89°45'35"W 531.50 feet; thence S00°14'25"E 60.00 feet; thence S89°45'35"W 109.83 feet to the East right-of-way of S.T.H. 100, said point also being the point of beginning.

Containing 25.27 acres of land more or less.

That I have made such survey by the direction of SB1 Wyndham, L.L.C.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complies with the provisions of Chapter 236 of the Wisconsin Statutes and the requirements of the Unified Development Ordinance - Division 15 of the City of Franklin Municipal Code in surveying, dividing and mapping the same.

Dated this 15th day August, 2013

Wisconsin Registered Land Surveyor
Theodore E. Morrill S-2396

This instrument was drafted by Theodore E. Morrill, RLS

Sheet 15 of 17

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8000, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762, CERTIFIED SURVEY MAP NO. 377 AND LANDS IN THE SOUTHWEST ¼ AND NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

SB1 Wyndham, L.L.C., a Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

SB1 Wyndham, L.L.C. does further certify that this map is required by the provisions of Chapter 236 of the Wisconsin Statutes and the Unified Development Ordinance – Division 15 of the City of Franklin.

IN WITNESS, whereof SB1 Wyndham, L.L.C., caused these presents to be signed by _____ at Franklin, Wisconsin, and its corporate seal to be hereunto affixed on this day of _____, 2013.

In the presence of:

SB1 Wyndham, L.L.C.

-Managing Member

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2013, _____ of the above named _____ to me known to be such _____ of said Limited Liability Company, and acknowledges that he executed the foregoing instrument as such Managing Member as the deed of said Limited Liability Company, by its authority.

Notary Public, State of Wisconsin
My Commission Expires

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8000,
BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5762,
CERTIFIED SURVEY MAP NO. 377 AND LANDS IN THE SOUTHWEST ¼ AND
NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 5 NORTH,
RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY,
WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, mortgagee of the above described land, does hereby consent to the surveying, dividing dedicating and mapping of the land described on this map, and does hereby consent to the foregoing owner's certificate.

_____, Vice President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss

Personally came before me this ____ day of _____, 2013,
_____ of the above named Corporation, to be known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, State of _____
My Commission expires _____

COMMON COUNCIL APPROVAL

APPROVED and accepted by the Common Council of the City of Franklin, Resolution No. _____ of this ____ day of _____, 2013.

Thomas M. Taylor, Mayor

Sandra Wesolowski, City Clerk



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2013

Certified Survey Map

RECOMMENDATION: Department of City Development staff recommends approval of the Certified Survey Map, subject to the conditions of approval in the attached draft resolution.

Project Name:	Shoppes at Wyndham Village Certified Survey Map
Project Location:	7700 South Lovers Lane Road
Property Owner:	SB1 Wyndham LLC
Applicant:	SB1 Wyndham LLC
Agent:	Evan Nickodem, McClure Engineering Associates, Inc.
Current Zoning:	CC Civic Center District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential to the north, single-family and vacant land zoned R-8 Multiple-Family Residence District to the south, Risen Savior Lutheran Church and vacant R-8 District land to the east and a gasoline service station and single-family zoned land to the west
Applicant's Action Requested:	Recommendation to the Common Council for approval of the Certified Survey Map.

Introduction and Background:

Please note:

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

On September 3, 2013, Mr. Evan Nickodem of McClure Engineering Associates, Inc. submitted an application for a 4-Lot Certified Survey Map (CSM) for the property located at 7700 South Lovers Lane Road known as the Shoppes at Wyndham Village. At this time, the applicant has not provided details or indicated reasons for the proposed land division.

The property at 7700 South Lovers Lane Road consists of a Pick 'N Save grocery store and three multi-tenant buildings (Lot 1 of CSM No. 8000), along with the adjoining Target store (Lot 2 of CSM No. 8000). The Target store property is envisioned to remain unchanged.

The proposed CSM creates four lots from Lot 1 of the existing CSM No. 8000. Proposed lot 1 is intended to encompass the existing Pick 'N Save grocery store and three multi-tenant buildings, while proposed Lots 2, 3 and 4 will encompass the remaining vacant buildable areas of the Shoppes at Wyndham Village development. The Site Plan approved in 2007 identified these three areas for future Buildings 3, 6 and 8.

Please note that any future development of these lots will be subject to the property owner acquiring the necessary City permits, such as Building Permits and/or Site Plan or Special Use Applications.

Project Description and Analysis:

The applicant is proposing a Certified Survey Map (CSM) that would create four new lots within the Shoppes at Wyndham Village development. Lot 1, consisting of the Pick 'N Save building and the three existing multi-tenant buildings, is approximately 21.68-acres. Lot 2 is located to the east of the western most drive between the existing multi-tenant buildings and is approximately 1.61-acres. Lot 3 is approximately 0.85-acres located on the west side of the easternmost drive and Lot 4 is located opposite Lot 3 and is approximately 1.13-acres.

The subject property is zoned CC Civic Center District. The Civic Center District requires a minimum lot size of 10,000 square feet, which is met by all lots. Additionally, all existing structures comply with the required CC District Development Standards.

The property contains several wetlands, which were mapped in 2003 and 2006. Staff recommends the applicant re-delineate the wetland on Lots 1 and 4, as Lot 4 is subject to future development. Furthermore, staff recommends that the CSM be updated to reflect the new delineation and that the Conservation Easement be amended as necessary, prior to recording of the CSM.

Pursuant to the CC City Civic Center District development standards set forth in Table 15-3.0307A of the Unified Development Ordinance, footnote (b) states that the minimum Landscape Surface Ratio (LSR) for individual parcels can be below 40% if a cumulative LSR of 40% or more is maintained in perpetuity. Therefore, staff recommends that the LSR for each new lot be calculated, and if any fall below 40%, that all of the standards and conditions set forth in footnote (b) be fully addressed prior to recording of the CSM.

Staff suggests that proposed lots 1 and 2 be reconfigured such that proposed lot 2's southern boundary matches up with the northern boundary of existing Lot 2. Doing so would not only eliminate the inefficient configuration of proposed lot 1, but would also likely reduce any possible confusion in regard to ownership and/or maintenance responsibilities in this area in the future. However, staff is aware that doing so would result in the creation of five new lots which would necessitate the preparation of a subdivision plat rather than a Certified Survey Map.

Staff Recommendation:

Department of City Development staff recommends approval of the Certified Survey Map, subject to the conditions of approval in the attached draft resolution.

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