

CITY OF FRANKLIN
COMMON COUNCIL MEETING**
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*

6:30 P.M. OR SUCH LATER TIME AS REQUIRED TO IMMEDIATELY FOLLOW THE
COMMITTEE OF THE WHOLE MEETING SCHEDULED TO BEGIN AT 6:00 P.M. ALL ON
TUESDAY, SEPTEMBER 3, 2013

- A. Call to Order and Roll Call

- B.
 - 1. Citizen Comment Period
 - 2. Announcements from Mayor Taylor of upcoming community events & news items:
 - a. 2014 Distinguished Young Woman of Wisconsin-Astha Berry.
 - b. Letter from State of Wisconsin Department of Corrections regarding 2013 Annual Inspection, Franklin Municipal Lockup.

- C. Approval of Minutes
 - 1. Approval of regular meeting of August 20, 2013.

- D. Hearings

- E. Organizational Business

- F. Letters and Petitions

- G. Reports and Recommendations
 - 1. Consent Agenda
 - a. Release of escrow deposit for the public improvements in the Cardinal Heights Subdivision located east of S. 51st Street and north of W. Hilltop Lane.
 - b. Release of escrow deposit for the public improvements in the Robinwood Estates Addition No. 1 Subdivision located west of Southview Drive and north of W. Drexel Avenue.
 - c. Release of escrow deposit for the public improvements in the Franklin Square Development (Woodland Trails) located north of W. Ryan Road west of S. 51st Street.
 - d. Schedule Sunday, October 27, 2013 from 4-7 p.m. for the Halloween Trick-or-Treat observance in the City of Franklin.
 - 2. Police Station Video System upgrade to an Internet Protocol (IP) Network.
 - 3. Authorization for Emergency Repair of Fire Department Engine 3.
 - 4. Ordinance to amend Ordinance 2012-2096 (an ordinance adopting the 2013 budgets and tax levy for the City of Franklin) to modify the budget of the Capital Improvement Fund amending the project line items to provide \$105,000 in total appropriations for the entire replacement of the roof on Fire Station No. 1 and to provide a transfer from the General Fund of \$38,000.
 - 5. Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 3, City of Franklin, Wisconsin.
 - 6. Dinner sponsorship of the Citizens for Community Development Golf and Networking Fundraiser.
 - 7. Ordinance to Amend the Municipal Code to Provide for Additional Aldermanic Positions for the Membership of the Forward Franklin Economic Development Committee (Mayor Taylor).

8. Resolution conditionally approving a Land Combination for Tax Key Nos. 753-9996-003 and 753-9998-002 (approximately north of Woelfel Road, east of S. Lovers Lane Road and south of W. Rawson Avenue) (Gerald R. Ritzow, applicants).
9. 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 11241 and 11255 W. St. Martins Road (Kenneth R. Sweeney and Cheryl R. Sweeney, owners).
10. Resolution imposing conditions and restrictions for the approval of a yoga therapy physical fitness facility use upon property located at 9733 W. St. Martins Road (Sole Serenity Yoga, LLC, applicant).
11. Resolution awarding bid to the lowest bidder for the installation of water main and sanitary sewer on the west side of S. 76th Street from W. Faith Drive to W. Puetz Road.
12. Final resolution directing installation of, payment and levy of special assessment for extension of sanitary sewer and water main on the west side of S. 76th Street in various locations from W. Puetz Road to W. Faith Drive.
13. Change Order No. 1 for the Ryan Road sanitary sewer extension from S. 112th Street to the western City limits, reducing the cost by \$16,512.00.
14. Results of the survey for the extension of sanitary sewer on S. 76th Street and W. Ryan Road.
15. Authorize the purchase of Prefabricated Timber Transverse Panels for the Victory Creek/Pleasant View Trail.
16. Authorization to expend \$5,000 to have AT&T prepare a preliminary plan and cost estimate for placing their facilities underground during the reconstruction of S. 27th Street from W. College Avenue to W. Drexel Avenue.
17. Committee of the Whole Recommendations
 - A. Creation of a Business Improvement District (BID) to cover a portion of the S. 27th Street corridor from W. College Avenue to W. Drexel Avenue and consideration of a joint effort with the existing BIDs participating in Historic 41-Presentation by Historic 41.
 - B. Review and consideration of the 70/30/goal.

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

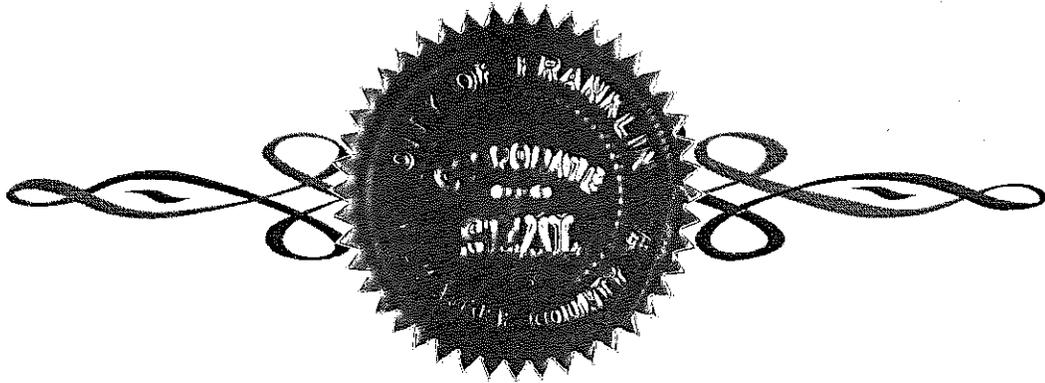
[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

September 5	Plan Commission	7:00 p.m.
September 17	Common Council	6:30 p.m.

B.2.a.

THE CITY OF FRANKLIN



WHEREAS, the Distinguished Young Women Program is the largest and oldest national scholarship program for high school girls that promotes and rewards scholarship, leadership, and talent; and

WHEREAS, the Distinguished Young Women Program inspires high school girls to develop their full, individual potential by encouraging continued education, developing self-confidence, and showcasing excellence in academic achievement, physical fitness, performance skills, communication, and by creating opportunities to inspire the lives of others; and

WHEREAS, Astha Berry, a senior at Franklin High School, represented Franklin at the Distinguished Young Women State Program on August 3, 2013 where she was named the Distinguished Young Woman of Wisconsin for 2014; and

WHEREAS, Astha was also the overall scholastic winner and received preliminary awards in the areas of interview and self expression; and

WHEREAS, Astha's parents, all the former Distinguished Young Women, the Distinguished Young Women Scholarship Committee, and the community are proud of Astha's achievement.

NOW, THEREFORE, I, Thomas M. Taylor, Mayor of the City of Franklin, do hereby wish to acknowledge and congratulate Astha Berry on her achievement of becoming the 2014 Distinguished Young Woman of Wisconsin and wish her continued success in her future ahead.

Dated: September 3, 2013

Thomas M. Taylor
Thomas M. Taylor, Mayor

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B.2.b.

Scott Walker
Governor

Edward F. Wall
Secretary

RECEIVED
CITY OF FRANKLIN



2013 AUG -7 PM 1:21

Office of Detention Facilities
819 North Sixth Street
Room 128
Milwaukee, WI 53203-1675
Telephone: (414) 227-3997
Facsimile: (414) 227-5043

**State of Wisconsin
Department of Corrections**

August 5, 2013

Chief Richard Oliva
Franklin Police Department
9455 W. Loomis Road
Franklin, WI 53132

RE: 2013 Annual Inspection, Franklin Municipal Lockup

Dear Chief Oliva:

As you know, the Department of Corrections has the responsibility by statute to set reasonable standards and regulations for the design, construction, repair, and maintenance of municipal lockup facilities as defined in State Statute 302.30. The standards are set forth in the Department of Corrections Administrative Code, Chapter DOC 349. Annual inspections are also required of each facility to assess the safety, sanitation, adequacy, and fitness of each lockup pursuant to State Statutes 301.37(3). The 2013 Annual Inspection of the Franklin Municipal Lockup was conducted on July 9, 2013. This report summarizes the results of the annual inspection.

INSPECTION SUMMARY

Physical Environment 349.07

The six cells, group holding room and adjacent booking area were inspected and found to be in excellent condition. All doors and locks were found to be in working order, as were the toilets and sinks. Inspections of cell and fire escape locks and doors are being recorded pursuant to 349.12(3)(5) on a monthly basis. The interview rooms located in the lockup were also inspected and found to be in good condition.

Sanitation and Hygiene 349.08

The inmate hygiene supplies located at the facility were found to meet code standards. All areas of the detention and booking area were clean and well organized.

Health Care 349.09

The Franklin Municipal Lockup uses an admission screening form (DOC 349.17), which is to be completed on each individual being detained in a cell. A review of the completed admission screens found that a health screening form is being completed on each individual being booked

into the facility. Current Franklin procedure stipulates that medications will be placed with the arrestee's property and that no medications brought into the facility by an individual will be administered unless authorized by the shift commander.

Fire Safety 349.10

The facility was found to be in compliance of DOC 349.10(4) Fire Safety. The most recent fire inspections by the City of Franklin Fire Department were completed on 3/27/13 and 9/5/12, respectively. Evacuation routes are posted and fire protection equipment in place in the event of an emergency.

Records and Reporting 349.11

A review of the admission screening and booking reports revealed that appropriate information is being obtained on all individuals being booked into the Franklin Municipal Lockup. Since the last annual inspection in 2012, there was one notification to this office of an unusual occurrence that involved an attempted suicide. Staff was extremely diligent in providing all requested information. As an annual reminder, please have your staff contact my office at (414) 227-3997 within 48 hours to report any of the following incidents in the detention area:

- An inmate dies.
- An inmate attempts suicide and is admitted to a hospital.
- An inmate or staff have been injured and are hospitalized due to the injury.
- An inmate escapes or attempts to escape from confinement.
- There is any significant damage to the lockup affecting the safety or security of the lockup.

Security 349.12

As noted earlier, the facility was found in compliance of DOC 349.12(3)(5) Security Reporting as records are being obtained for all monthly inspections. Cell checks are also being completed and documented as required. A review of completed booking sheets found that security checks are generally being conducted and documented every 20-25 minutes. This is an excellent practice that exceeds the minimum requirements of the administrative code. As an annual reminder, please ensure that staff complete their checks at irregular intervals. It was also suggested during the inspection that the cell cameras located in the cells provide privacy for detainees when using the toilet.

Detention of Juveniles 349.21

Your Department has submitted policies and procedures as outlined in DOC 349.21 to hold juveniles. These policies and procedures were approved in 2000. A review of the juvenile booking forms and files found that they are being kept separate from adults. The review also indicated that physical security checks are being completed approximately every 15 minutes, and no juveniles were found to have been detained for longer than 6 hours.

Approval

The Franklin Municipal Lockup is approved for the detention of adults for up to 72 hours and for the detention of juveniles for up to 6 hours. This approval is with the understanding that continued compliance with the Department of Corrections Administrative Code, Chapter DOC 349, and applicable state statutes is maintained.

I would like to thank Sergeant William Van Zile for his assistance during the inspection and for providing the necessary information for the review of your lockup's operations. Please feel free to contact me should you have any questions, or if I may be of assistance to you and your Department.

Sincerely,



Gregory A. Bucholtz, Inspector
Office of Detention Facilities

Cc: Thomas Taylor, Mayor
Kristi Dietz, DOC/ODF
File

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- SPECIAL EXCEPTION STANDARDS, FINDINGS, DECISION (FRANKLIN PUBLIC SCHOOLS, APPLICANT) G.4. Alderman Schmidt moved to adopt the Standards, Findings and Decision of the City of Franklin Common Council upon the application of Franklin Public Schools for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance. Seconded by Alderman Mayer. All voted Aye; motion carried.
- RES. 2013-6902 CONSERVATION EASEMENT AT 8222 S 51ST STREET (FRANKLIN PUBLIC SCHOOLS, APPLICANT) G.5. Alderman Schmidt moved to adopt Resolution No. 2013-6902, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SITE PLAN AMENDMENT AND NATURAL RESOURCE SPECIAL EXCEPTION FOR PROPERTY LOCATED AT 8222 SOUTH 51ST STREET TO ALLOW FOR A 25% PARKING INCREASE AND ADDITIONS AND RENOVATIONS TO THE FRANKLIN HIGH SCHOOLS BUILDING AND SITE (TAX KEY NO. 807-9999-001) (FRANKLIN PUBLIC SCHOOLS, APPLICANT). Seconded by Alderman Mayer. All voted Aye; motion carried.
- RES. NO 2013-6903 CERTIFIED SURVEY MAP – WYNDHAM HOMES LLC, OWNER G.6. Alderman Dandrea moved to adopt Resolution 2013-6903, A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 4918, BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (WYNDHAM HOMES LLC, OWNER) (3553 WEST SHERWOOD DRIVE). Seconded by Alderman Skowronski. All voted Aye; motion carried.
- RES. 2013-6904 SPECIAL USE ACADEMY OF PRESCHOOL LEARNING, INC., 3501 W. RYAN ROAD G.7. Alderman Schmidt moved to adopt Resolution No. 2013-6904, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A PRESCHOOL EDUCATIONAL FACILITY USE UPON PROPERTY LOCATED AT 3501 WEST RYAN ROAD (ACADEMY OF PRESCHOOL LEARNING, INC., APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.
- PLEASANT VIEW/VICTORY CREEK TRAIL DEVELOPMENT PROJECT G.8. City Engineer Bennett presented a status report on the Pleasant View/Victory Creek Trail Development Project (immediately south of and east of Pleasant View Elementary School). Alderman Wilhelm moved to direct staff to prepare and go out for sealed bids as previously directed and return to the Common Council no later than October 1, 2013. Seconded by Alderman Schmidt. On roll call, Aldermen Schmidt, Taylor, Wilhelm, and Dandrea voted Aye; Aldermen Skowronski and Mayer voted No. Motion carried.

- CHANGE ORDER NO. 5 G.9. Alderman Dandrea moved to authorize the City Engineer to sign the Change Order No. 5 for Contract No. 1 of the Ryan Creek Interceptor reducing the cost by \$201,213.75, with a final cost of \$5,482,295.41. Seconded by Alderman Skowronski. All voted Aye; motion carried.
- RYAN CREEK
INTERCEPTOR
CONTRACT NO. 1
- CHANGE ORDER NO. 5 G.10. Alderman Skowronski moved to authorize the City Engineer to sign the Change Order No. 5 for Contract No. 2 of the Ryan Creek Interceptor reducing the cost by \$260,554.61, with a final cost of \$3,583,082.89. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RYAN CREEK
INTERCEPTOR
CONTRACT NO. 2
- CHANGE ORDER NO. 8 G.11. Alderman Skowronski moved to authorize the City Engineer to sign the Change Order No. 8 for Contract No. 3 of the Ryan Creek Interceptor reducing the cost by \$264,701.89, with a final cost of \$6,035,391.09. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RYAN CREEK
INTERCEPTOR
CONTRACT NO. 3
- CHANGE ORDER NO. 4 G.12. Alderman Skowronski moved to authorize the City Engineer to sign the Change Order No. 4 for Contract No. 4 of the Ryan Creek Interceptor reducing the cost by \$153,909.34, with a final cost of \$4,665,339.00. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RYAN CREEK
INTERCEPTOR
CONTRACT NO. 4
- RES. 2013-6905 G.13. Alderman Wilhelm moved to adopt Resolution No. 2013-6905, A RESOLUTION AUTHORIZING OFFICIALS TO EXECUTE AN ENGINEERING SERVICE AGREEMENT WITH RUEKERT-MIELKE FOR THE SANITARY SEWER LINING ON S. 35TH STREET AND S. 36TH STREET BETWEEN W. MADISION BOULEVARD AND W. MARQUETTE AVENUE, W. MARQUETTE AVENUE BETWEEN S. 35TH STREET AND S. 36TH STREET AND THE EASEMENT BETWEEN S. 36TH STREET AND S. 37TH PLACE SOUTH OF W. MADISON BOULEVARD. Seconded by Alderman Schmidt. All voted Aye; motion carried.
- AGREEMENT WITH
RUEKERT-MIELKE
SANITARY SEWER
LINING
- POPULATION ESTIMATE G.14. Alderman Schmidt moved to place on file the Wisconsin Department of Administration January 1, 2013 population estimate of 35,810. Seconded by Alderman Taylor. All voted Aye; motion carried.
- AS OF JANUARY 1, 2013
- MISCELLANEOUS H.1. Alderman Dandrea moved to grant the following licenses;
- LICENSES
- Class A Combination License to Kwik Trip, 10750 Speedway Dr., Ricky L. McCord, Agent with warning letter from City Clerk;

Operator License to Kelly A. Theoharis, 2820 W. Juneau Ave., Milw. with warning letter from City Clerk; Kelly K. Kuglitsch, 349 E. Montana St., Milw.; Tracy R. Kukla-Lewis, 6875 W. Kathleen Ct. #2 (temporary); Cecilia M. Janick-Pederson, 8817 Golden Ct. (temporary); Pamela J. Le Houillier, 6456 W. River Pointe Dr. (temporary); Jeremy L. Brown, 3685 S. Rivershire Dr. #7, Greenfield; Poonam Singh, 16225 Cumberland Trl., Brookfield; Katie I. Fay, 29424 Durand Ave., Burlington; Aliya B. Jonic, 1810 Rawson Ave., South Milw.; Corrin A. Koniecki, 7251 W. Tripoli Ave. #4, Milw. and Alexandra M. Mather, 8330A Wyona Ct., Oak Creek;

Temporary Class B Beer & Wine and Entertainment & Amusement License to St. Martin of Tours Church, Person in Charge: Diane Winkowski at 7963 S. 116th St. on Sept. 28, 2013;

Temporary Entertainment & Amusement License Extension for music at St. Martins Fair until 8 p.m. on 9/1/13 and 5 p.m. on 9/2/13 for Romey's Place, 7508 S. North Cape Rd.;

Also moved to hold Operator License for Angelina Galindo, 2920 S. 9th St., Milw., Mariah R. Ormand, 1608 ½ East St. Upper, Racine; Shannon M. Trapman, S69W15062 Cornell Cir., Muskego; Theadora K. Soder, 7201 Edgehill Rd., Greendale and Ashley L. Trad, 10554 W. Cortez Cir. #2, all subject to appearing before the License Committee. Seconded by Alderman Skowronski. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

I.1. Alderman Skowronski moved to approve net City vouchers in the range of Nos. 148234 through 148417 dated August 20, 2013 in the amount of \$1,873,703.50. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

Alderman Skowronski moved to approve net payroll dated August 23, 2013 in the amount of \$330,486.25 and payment of the various payroll deductions in the amount of \$194,744.30 plus any City matching payments, where required. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

Alderman Dandrea moved to approve property tax checking account vouchers in the range Nos. 11076 through Nos. 11082 dated August 20, 2013 in the amount of \$7,592,250.42. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J. Alderman Wilhelm moved to adjourn the meeting at 8:20 p.m. Seconded by Alderman Dandrea. All voted Aye; motion carried.

APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MTG. DATE 9/3/13
Reports & Recommendations	SUBJECT: Release of escrow deposit for the public improvements in the Cardinal Heights Subdivision located east of S. 51st Street and north of W. Hilltop Lane	ITEM NO. <i>G.l.a.</i>

BACKGROUND

Pursuant to the development at the Cardinal Heights Subdivision located east of S. 51st Street and north of W. Hilltop Lane, please be advised that staff has reviewed the public improvements contained in the development agreement and find that all items have been completed including the one year warranty on the final lift of asphalt.

ANALYSIS

Staff recommends the releasing of the escrow deposit of \$4,002.00.

OPTIONS

Approve

or

Table

FISCAL NOTE

None

RECOMMENDATION

Motion to authorize staff to release the escrow deposit for the installation of public improvements for the Cardinal Heights Subdivision.

Michael Budish

From: Michael Budish
Sent: Wednesday, August 14, 2013 12:50 PM
To: Jack Bennett
Subject: Cardinal Heights

August 14, 2013

RE: Cardinal Heights - Letter of Credit

Jack,

I have inspected the regarded development and find that all outstanding issues have been satisfied. Utilities have been checked and punch list item taken care of.

The final lift of pavement has past the one year guarantee period and is in great shape.

I also checked the landscaping in the storm water management basin outlot. The plantings appear to be sufficient and healthy.

The payment for the street trees of \$12,000 has been received by the City. DPW has installed trees for lots with houses built.

There are no other outstanding issues.

Michael

Advisors LLC

Innovative Real Estate Solutions

RECEIVED

AUG 01 2013

City of Franklin
Engineering Department

Maximizing Value.
Minimizing Risk.
Proven Expertise.

13400 Bishop's Lane
Suite 100
Brookfield, WI 53005
262-797-9400
Fax: 262-797-8940
www.advisorsre.com

July 31, 2013

John M. Bennett, P.E.
City of Franklin, City Engineer
9229 West Loomis Road
Franklin, WI 53132-9630

Dear Mr. Bennet:

Please accept this as my request for the City of Franklin to release the 10% being held as guarantee funds for Cardinal Heights. According to my records, the City is retaining \$3,402.00 as the guarantee and the paving and punch list items were completed in the fall of 2011. Please have the check made payable to MORE Fund LLC and return to my attention. If you have any questions or concerns regarding this request, please give me a call.

Sincerely,



Joseph A. Bukovich, P.E.
Vice President Development

APPROVAL	REQUEST FOR COUNCIL ACTION	MTG. DATE
<i>slw</i>		9/3/13
Reports & Recommendations	SUBJECT: Release of escrow deposit for the public improvements in the Robinwood Estates Addition No. 1 Subdivision located west of Southview Drive and north of W. Drexel Avenue	ITEM NO. <i>G.1.6.</i>

BACKGROUND

Pursuant to the development of the Robinwood Estates Addition No. 1 Subdivision located west of Southview Drive and north of W. Drexel Avenue, please be advised that staff has reviewed the public improvements contained in the development agreement and find that all items have been completed including the one year warrantee on the final lift of asphalt.

ANALYSIS

Staff recommends the releasing of the escrow deposit of \$418.47.

OPTIONS

Approve

or

Table

FISCAL NOTE

None

RECOMMENDATION

Motion to authorize staff to release the escrow deposit for the installation of public improvements for the Robinwood Estates Addition No. 1 Subdivision.

JMB/sr/db

Jack Bennett

From: Michael Budish
Sent: Friday, August 23, 2013 1:23 PM
To: Jack Bennett
Subject: Robinwood Estates 1

August 23, 2013

RE: Robinwood Estates #1 - LOC

I have field inspected this site and reviewed the development agreement and find that all City's requirements have been satisfied.

I would recommend releasing the remaining \$418.47 to the developer.

Michael Budish, LET
Franklin Engineering

APPROVAL	REQUEST FOR COUNCIL ACTION	MTG. DATE
<i>slw</i>		9/3/13
Reports & Recommendations	SUBJECT: Release of escrow deposit for the public improvements in the Franklin Square Development (Woodland Trails) located north of W. Ryan Road west of S. 51st Street	ITEM NO. <i>G.I.C.</i>

BACKGROUND

Pursuant to the development of the Franklin Square development now called Woodland Trails located north of W. Ryan Road and west of S. 51st Street, please be advised that staff has reviewed the public improvements contained in the development agreement and find that all items have been completed including the one year warrantee on the final lift of asphalt.

ANALYSIS

Staff recommends the releasing of the escrow deposit of \$46,161.31.

OPTIONS

Approve

or

Table

FISCAL NOTE

None

RECOMMENDATION

Motion to authorize staff to release the escrow deposit for the installation of public improvements for the Franklin Square development now called Woodland Trails.

Jack Bennett

From: Michael Budish
Sent: Wednesday, August 07, 2013 2:15 PM
To: Jack Bennett
Subject: Franklin Square

August 7, 2013

RE: Franklin Square Development (Woodland Trails) – LOC
Project completion

John,

I have reviewed all outstanding issues relative to this development including the final lift of asphalt pavement in Cobblestone Way. The final lift has passed the one year guarantee period and is found to be acceptable. All other issues have been satisfied, also including the storm water management basin has been certified and found to be within City tolerances.

Michael

Payor	Description	Balance	12/31/2012	Addition	TR #	Posting	Deduction	Check #	Posting	Balance
					Reference	Date			Date	8/20/2013
Cardinal Heights Subdivision	Development escrow	117,566.81			58354	1/15/2010				-
	Payment of Invoice 117874, 6/24/11, Ck 140484, 11/11/11	(1,200.96)								-
	Payment of Invoice 118118, 9/15/11, Ck 140484, 11/11/11	(1,415.51)								-
	Payment of Invoice 118186, 10/11/11, Ck 140484, 11/11/11	(3,840.39)								-
	Advisors LLC, Invoice 16504.0, 10/31/11, project mgmt service, Ck 140796, 12/6/11	(2,611.72)								-
	MLG Real Estate 2005 LLC, Letter, 11/3/11, real estate service, Ck 140888, 12/6/11	(34,267.47)								-
	Payne & Dolan, Invoice 104920-01, 10/12/11, asphalt paving, Ck 140900, 12/6/11	(68,269.40)								-
	Trees On The Move, Invoice LM 11039-A, 9/29/11, landscape service, Ck 140941, 12/6/11	(459.36)								-
	Yaggy Colby Associates, Invoice 91658, 9/15/11, architect service, Ck 140966, 12/6/11	(1,500.00)								-
Villas Partners LLC	Development escrow	7,825.18			60747	4/30/2010				7,825.18
Crystal Enterprises-John Kasian	Storm water escrow	5,000.00			62555	7/15/2010				-
	Ck 136792, 12/31/10 Borestroo-Iverson filling review, Inv 182170, 9/22/10	(3,282.88)								1,737.12
Serenity Estates Subdivision	Subdivision escrow-PyrMax Bank	30,256.43			63512	8/31/2010				-
	Ruekert & Mielke, Ck 145670, 12/31/12	(1,400.00)								-
	JE 011224, admin fee	(70.00)								28,786.43
Fountains of Franklin Subdivision	Subdivision escrow-U S Bank 8/25 wire tsfr	5,000.00			63546	8/31/2010				5,000.00
Creative Homes (Harris Bank check)	Berkshire Subdivision #1	32,750.00			73187	11/15/2011				-
	Stark Asphalt Inc, Inv 56608, paving work, Ck 142456, 4/17/12	(28,788.53)								-
	Berkshire: 7 trees @\$300=2100.00-1610.79=489.21, balance applied against Berkshire #1 escrow, Ck 147728, 4/30/12	(489.21)								3,472.26
Hidden Oaks Subdivision	Development escrow-12/14/11 wire tsfr-M&I Bank, balance \$27,000 is for street trees, TR 73928, 12/15/11	175,026.42			73928	12/31/2011				-
	Payment of Invoice 118240, 10/31/11 \$5570.00 + 55.70 interest	(5,625.70)			73928	12/31/2011				-
	Payne & Dolan, Invoice 104920-01, 10/12/11, asphalt paving, Ck 141082, 12/20/11	(137,203.54)			73928	12/31/2011				-
	Advisors LLC, Ck 140996, 12/20/11, Invoice 16503.0, 10/31/11, project mgmt service	(5,197.18)			73928	12/31/2011				-
	Balance 12/31/11 \$27,000 is for street trees (90 x \$300 each)	27,000.00								-
	Purchased 13 trees-Tillmann, Ck 147112, 5/7/13, Invoice 59421, 4/17/13	(3,900.00)								(3,900.00)
	Purchased 8 trees-Johnson's Nursery, Ck 147036, 5/7/13, Invoice Sl-26926, 4/23/13	(2,400.00)								(2,400.00)
	Balance for street trees (69 x \$300 each)	20,700.00								20,700.00
Avian at Tuckaway Condominium	Development escrow	23,078.91			80134	9/17/2012				-
	Turf repair-Durham Hill Nursery, Inv 6984, 7/1/13, Ck 147929, 7/23/13	(306.84)								22,772.07
Franklin Square LLC	Development escrow	46,161.31			80532	9/27/2012				-
Scrub Plus RA LLC(People's Choice Corp)	Development escrow-sewer & water main extension for Sudz Wash & Lube	25,400.00			81467	11/16/2012				-
	Payment of City Invoice # 119199-engineering review fee	(20,000.00)								(20,000.00)
	People's Choice Corp-excess funds-inspection of sewer & water lateral	(1,550.00)								(1,550.00)
	Rozga Plumbing-lateral stubs	145869								145869
	1/22/2013	147375								147375
	6/4/2013	147427								147427
	1/22/2013	3,400.00								3,400.00

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APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/3/13
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REPORTS & RECOMMENDATIONS	Trick-or-Treat Schedule for 2013	ITEM NUMBER <i>G.I.I.d.</i>
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Following are the dates and times established for Halloween Trick-or-Treat observance by the surveyed surrounding communities:

- Oak Creek - Sunday, October 27, 4-6 p.m.
- Hales Corners - Sunday, October 27, 4-7 p.m.
- Greenfield - Sunday, October 27, 1-4 p.m.
- Muskego - Thursday, October 31, 6-8 p.m.

(Last year Franklin established Sunday, October 28, 2012 from 4:00 p.m. to 7:00 p.m. as Trick-or-Treat observance. As an added note, the Green Bay Packer game is scheduled for 7:30 p.m. on October 27, 2013).

COUNCIL ACTION REQUESTED

Motion to establish Sunday, October 27, 2013 from 4-7 p.m. as the date and time for the Halloween Trick-or-Treat observance in the City of Franklin.

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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;">9-2-13</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">Police Station Video System Upgrade to IP Network</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. 2.</i></p>

The Police Station Video System is in need of update/upgrade. The Police Station Video System is used to monitor the majority of the entire facility and grounds as well as video record areas both inside and outside of the Department. These areas include the parking lots, doorways, the lobby, some of the hallways, the Detention Area including the Booking Area, one (1) Interview Room, and the Cells, the Sallyport, the garage, the Range hallway, and the Evidence Processing area.

The current system is outdated and uses VHS tape and has been in use since we moved into the station in 2001. We are requesting to upgrade the system to an IP network and digital technology. This will also include installation of several new cameras for areas that we currently can't record including the Municipal Courtroom, additional Interview Rooms, upgrading to new monitors, and networking the entire system. We would use/convert existing cameras whenever possible. This system will also make it easier for us to comply with fairly recent legislation requiring the recording of interviews of felony and juvenile offenders.

In 2012 \$116,390.00 was placed in the Capital Improvement Fund in anticipation to purchasing this upgrade. Due to equipment adjustments and cost increases, the amount needed and requested is now \$141,000. A budget amendment to the Capital Improvement Fund will be needed for the increased cost.

The Technology Commission reviewed the project at their August 20, 2013 meeting and voted to recommend approval.

The Police Department requests authorization to proceed with this project and approval of the Capital Improvement Fund budget amendment for the increased cost.

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<p>APPROVAL</p> <p><i>Slw</i> </p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>9/03/2013</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>Authorization for Emergency Repair of Fire Department Engine 3</p>	<p>ITEM NUMBER</p> <p><i>G.3.</i></p>

The Fire Department has experienced a major bearing failure on Engine 3 (Vehicle 204). The problem was identified as the contractor was investigating an oil leak. The pump shaft, impeller, and possibly housing are damaged. Right now it is unclear if the pump can be repaired or whether it will need complete replacement. The Department has already spent approximately \$9,000 on the repairs, but, if the pump needs to be replaced, the total cost could approach \$25,000, as best as can be estimated at this point. The contractor is working with the manufacturer to determine the best method of repair or the extent to which certain components may have to be replaced. The Fire Chief expects to be able to provide an update at the meeting as further information becomes available.

Unfortunately, several years ago the Fire Department elected not to replace an engine as scheduled, and the Department is without a backup. For now the Fire Department is responding in the ladder truck instead (which does also have a pump and a small amount of water on board), as well as tapping Greendale for mutual aid, but it is not an ideal situation. Restoring this unit to active duty is very important, and given the overall value of the unit, the cost of the repair is still an appropriate and necessary expenditure.

Obviously the Fire Department budget line item for vehicle maintenance will be exceeded. The Fire Chief is requesting authority to complete the repairs at up to \$25,000 and exceed the vehicle maintenance line item at this time. Overall the Fire Department will remain within budget at this time since available unspent appropriations exist within the Department. Given the constraints that have been placed upon the budget in recent years, the Fire Chief cannot, however, guarantee that total Department expenditures will remain within budget if it is forced to absorb the entire repair amount. As such, if the emergency repair is authorized, the Common Council should recognize that the Department may need to come back to the Council with a future budget modification and/or a request to use contingency funds and that in the mean time this individual line item will be significantly over budget.

COUNCIL ACTION REQUESTED

Motion to authorize the Emergency Repair of Engine 3, with oversight by the Fire Chief, for an amount not to exceed \$25,000 and to direct the Finance Department to prepare a budget modification if one becomes necessary.

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<p>APPROVAL</p> <p><i>slw</i> </p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>9/03/2013</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>An Ordinance to Amend Ordinance 2012-2096 (An Ordinance Adopting the 2013 Budgets and Tax Levy for the City of Franklin) to Modify the Budget of the Capital Improvement Fund Amending the Project Line Items to Provide \$105,000 in Total Appropriations for the Entire Replacement of the Roof on Fire Station No. 1 and to Provide a Transfer from the General Fund of \$38,000</p>	<p>ITEM NUMBER</p> <p><i>G.4.</i></p>

Based upon the results of the specifications reviewed by Industrial Roofing Services, Inc., staff recommends a change in the approach and schedule to the roofing projects as previously anticipated.

The 2012 budget appropriated \$145,000 for the replacement of the north section of the City Hall roof and \$32,000 for the replacement of Area 1 (generally the main area above the vehicle bay) of Fire Station #1. The Common Council authorized the hiring of Industrial Roofing Services, Inc. to develop specifications for the roof structures. During the fall of 2012, which was the 2013 budget season, the decision was made to add Area 2 of Fire Station #1 (generally the main area above the main living area), combine it with Area 1 for one large project, and do both in 2013. Additionally, as the year progressed it became necessary to hold off on the City Hall portion of the project, anticipate getting approval to carry the project forward to 2013, and bid them all as one large project for more competitiveness. Earlier this year, the Common Council authorized adding the second section of Fire Station #1 to the initial contract approval for Industrial Roofing Services, Inc.

Staff has reviewed with Industrial Roofing Services, Inc. their results of the roof inspections and specifications development review. They have presented a concern that was not previously identified in the 2010 roofing study (by a different company). Industrial Roofing Services, Inc. notes that the 5.5 foot brown wood boards that frame out the top portion of the exterior walls on City Hall is showing significant aging since its installation over 30 years ago. As such, they have concern putting an 18-year roof with flashing over the edge of those boards. Doing so would create an additional cost and challenge when trying to replace those boards in the future. Staff recommends delaying the City Hall Area 1 roof project to 2014 and will request in the 2014 budget sufficient appropriations to also replace the dried, worn, warped boards that wrap the top exterior of the City Hall around this roof area. This would cancel the \$145,000 project for 2013 and it would become a \$200,000 to \$225,000 project for the 2014 budget process.

At the same time, Industrial Roofing Services, Inc. identified that the smaller remaining sections of Fire Station #1's roof area is beginning to fail and is, in fact, the most at-risk portion of these roofs. This is Area 3 and 4 of the Fire Station roof and is the portion that covers the addition that was put on the south side of the building. In short, the rubber roof that comes up the inside edge of the exterior wall is separating from the wall and not held in securely by the flashing. Given its age and anticipated replacement by 2016, the consultant suggests replacing it at this

time would be warranted. The two sections of roof currently budgeted are estimated to use the full \$67,000 appropriation. The two new sections are estimated at approximately \$23,000 (they are smaller areas). Project design, administration, and contingency should be set at approximately \$15,000.

The net result would be that the \$145,000 City Hall roof project would not be carried into 2013 and would be requested as a 2014 project, with replacement of the siding added. At the same time, \$38,000 would be added to the Fire Station #1 roof project, thereby completing it all at once yet this year before the burgeoning problems create any damage.

Funding Note: Although sufficient funding should be available in the Capital Improvement Fund because the \$145,000 project has not yet occurred, much of the funding to support that appropriation was transferred FROM the Capital Improvement Fund to General Fund at the end of 2012 as part of capitalizing DPW's personnel costs associated with completing the sidewalk project on 51st Street, for example. Therefore, it is necessary to move \$38,000 of this back to the Capital Improvement Fund where it was initially budgeted for use. The net result is that the funds remain available where intended and the full accounting of capital projects remains more consistent with accounting practices. Please recognize, however, that staff anticipates the Capital Improvement Fund will experience some revenue shortages this year which will likely require some additional fund transfers from available fund balances. This issue is being put together at this time and will be taken to the Finance Committee soon for a recommendation to the Common Council. Nonetheless, given the essential nature of this roofing project, its prior approval, and staff's desire to complete the project prior to winter, staff recommends authorizing the Fire Station #1 roof project to move forward at this time with the understanding that the City Hall roof project will not occur in 2013.

COUNCIL ACTION REQUESTED

Motion to approve Ordinance No. 2013-____, An Ordinance to Amend Ordinance 2012-2096 (An Ordinance Adopting the 2013 Budgets and Tax Levy for the City of Franklin) to Modify the Budget of the Capital Improvement Fund Amending the Project Line Items to Provide \$105,000 in Total Appropriations for the Entire Replacement of the Roof on Fire Station No. 1 and to Provide a Transfer from the General Fund of \$38,000.

A STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

ORDINANCE NO. 2013-_____

AN ORDINANCE TO AMEND ORDINANCE 2012-2096 (AN ORDINANCE ADOPTING THE 2013 BUDGETS AND TAX LEVY FOR THE CITY OF FRANKLIN) TO MODIFY THE BUDGET OF THE CAPITAL IMPROVEMENT FUND AMENDING THE PROJECT LINE ITEMS TO PROVIDE \$105,000 IN TOTAL APPROPRIATIONS FOR THE ENTIRE REPLACEMENT OF THE ROOF ON FIRE STATION NO. 1 AND TO PROVIDE A TRANSFER FROM THE GENERAL FUND OF \$38,000

WHEREAS, the 2013 budget anticipated replacement of Areas 1 and 2 of the roof on Fire Station #1, and

WHEREAS, a structural review of the Fire Station #1 roof recommends that Areas 3 and 4 of the roof is in a high-risk condition and replacement is warranted, and

WHEREAS, replacement of Area 1 of the City Hall roof will be delayed pending completion of the Fire Station roof and further consideration in the 2014 budget, and

WHEREAS, a transfer from the General Fund is required to restore the funding previously identified for roofing projects and to ensure sufficient revenues to offset the added appropriations, and

WHEREAS, the entire roof replacement is anticipated to be completed for less than \$105,000 and staff recommends approval.

NOW, THEREFORE, be it resolved by the Common Council that Ordinance 2012-2096 (an Ordinance adopting the 2013 budgets and tax levy for the City of Franklin) be amended to increase the 2013 Capital Improvement Fund appropriation for the Fire Station #1 roof replacement by \$38,000 to a total of \$105,000 and to increase the Transfer from General Fund by \$38,000 to a total of \$38,000.

Introduced at a regular meeting of the Common Council of the City of Franklin this 3rd day of September, 2013.

Passed and adopted by the Common Council of the City of Franklin this 3rd day of September, 2013.

APPROVED:

ATTEST:

Thomas M. Taylor, Mayor

Sandra L. Wesolowski, Director of Clerk Services

AYES ___ NOES ___ ABSENT ___

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<p>APPROVAL</p> <p><i>slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>September 3, 2013</p>
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<p>REPORTS AND RECOMMENDATIONS</p>	<p>A Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 3, City Of Franklin, Wisconsin</p>	<p>ITEM NUMBER</p> <p><i>G.5.</i></p>
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Ehlers and Associates and City staff will be in attendance at the meeting to present the subject matter. Attached is a copy of the public notice for the Joint Review Board meeting, the Board's initial meeting agenda and minutes, and the public hearing notice for the public hearing before the Community Development Authority, which took place on August 22, 2013. The CDA adopted a resolution, which is attached. Also attached is a copy of the Territory & Project Plan Amendment to Tax Incremental District No. 3 and a draft Common Council resolution approving the Amendment. The Joint Review Board is currently scheduled to next meet at City Hall on September 18, 2013, at 3:00 p.m. in the Common Council Chambers.

COUNCIL ACTION REQUESTED

A motion to adopt A Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 3, City Of Franklin, Wisconsin.

July 31, 2013

The Franklin-Greendale-Hales Corners-Oak Creek NOW
ATTN: Legal Publications

2 pages via E-MAIL @ legal@JRN.com & mycommunitynow.com

RE: City of Franklin Notice of Public Hearing Legal Publishing

Attached is a Notice of Public Hearing for the City of Franklin Wisconsin, to be published as a Class 2 Notice in the **August 8, 2013 and August 15, 2013 issues.** It is to be published as a legal notice, not an advertisement.

Please send an affidavit of publication to:

*Paula Czaplowski, TIF & Disclosure Coordinator
c/o City of Franklin
Ehlers & Associates.
Corporate Woods - Suite 225
375 Bishops Way
Brookfield, WI 53005*

Please send the invoice for publication and an affidavit of publication to:

*Sandra L. Wesolowski, City Clerk
City of Franklin
9229 West Loomis Road
Franklin, WI 53132*

If you have any questions, please call either Paula Czaplowski or myself at (262) 785-1520.

Sincerely,

EHLERS & ASSOCIATES, INC.



Michael C. Harrigan, CIPFA
Senior Financial Advisor - Board Chair



Dawn Gunderson, CIPFA, CPFO
Financial Advisor - Vice President

cc: Mark Lubberda, Director of Administration
Calvin Patterson, Finance Director
Lisa Huening, Department of Administration
Paul Rotzenberg, Finance Director
Jesse Wesolowski, City of Franklin Attorney
Paula Czaplowski, TIF & Disclosure Coordinator, Ehlers

www.ehlers-inc.com



Wisconsin
Offices also in Illinois and Minnesota

phone 262-785-1520
fax 262-785-1810
toll free 800-717-9742

375 Bishops Way, Suite 225
Brookfield, WI 53005-6202

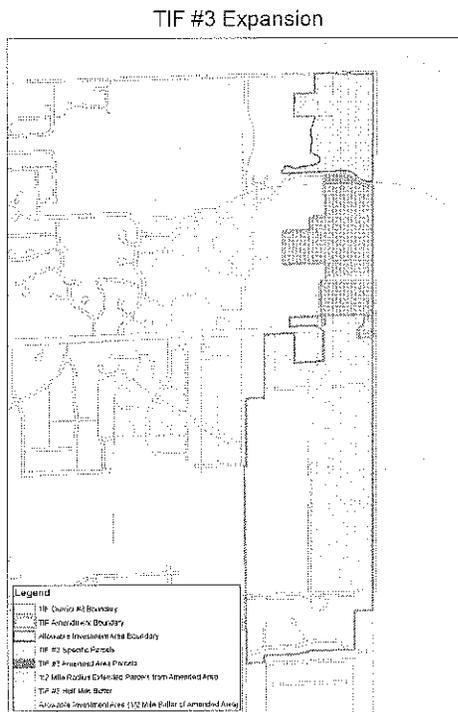
**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF
THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 3
IN THE CITY OF FRANKLIN, WISCONSIN**

Notice is Hereby Given that the City of Franklin will hold an organizational Joint Review Board meeting on August 19, 2013 at 3:00 p.m. at the Franklin City Hall – Council Chambers, located at 9229 West Loomis Road. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 3 (the “District”).

Notice is Hereby Given that the CDA of the City of Franklin will hold a public hearing on August 22, 2013 at 6:00 p.m. at the Franklin City Hall – Council Chambers, located at 9229 West Loomis Road, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to add additional territory to the existing District’s boundaries, and to amend the Project Plan to update and/or provide for the undertaking of additional expenditures. The proposed boundaries to be added from the original District boundary would be within an area generally as detailed on the map below.

Proposed additional and updated projects costs of approximately \$13,000,000 may include, but are not limited to: property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, sanitary sewer system improvements, water system improvements, stormwater management system improvements, street improvements, streetscaping and landscaping, contribution to Community Development Authority, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.



All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Franklin City Hall, located at 9229 West Loomis Road, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be recessed from time to time.

By Order of the CDA
City of Franklin, Wisconsin

Published August 8, 2013 & August 15, 2013

AGENDA
JOINT REVIEW BOARD
CITY OF FRANKLIN
TAX INCREMENTAL DISTRICT NO. 3
PROJECT PLAN / BOUNDARY AMENDMENT

August 19, 2013 at 3:00 p.m.

Franklin City Hall – Council Chambers
9229 West Loomis Road

1. Call to order
2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member
3. Election and/or reaffirmation of Chairperson
4. Discuss responsibilities of the Joint Review Board
5. Review & discuss project plan amendment
6. Set next meeting date
7. Adjourn

**CITY OF FRANKLIN
JOINT REVIEW BOARD MEETING MINUTES
AUGUST 19, 2013**

1. Call to Order

The August 19, 2013 Joint Review Board Meeting was called to order at 3:26 p.m. by Randy Ritter in the Common Council Chambers of Franklin City Hall.

Members present were Randy Ritter, City of Franklin representative; Teig Whaley-Smith, Economic Development Director—Milwaukee County; James Williams, VP of Finance—Milwaukee Area Technical College; Sara Burmeister, Franklin-Oak Creek School District Administrator; Randy Gorman, public member (Mr. Gorman took a seat with the Board following Item No. 2)

2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.

Member Randy Ritter indicated that Member Randy Gorman, the previous Joint Review Board's public member, was present. Following discussion, it was a unanimous consensus of the Joint Review Board members to reaffirm Member Randy Gorman's appointment as the public member. Mr. Michael Harrigan suggested a motion would be preferred. Member Teig Whaley-Smith moved to nominate Member Randy Gorman as the Joint Review Board's public member. Member James Williams seconded the motion. Seeing no other nominations, nominations were closed. On the appointment of Member Randy Gorman as the Joint Review Board's public member, all members voted aye.

3. Election and/or reaffirmation of Chairperson

Member Sara Burmeister nominated Member Randy Ritter as Chairperson of the Joint Review Board. Member Teig Whaley-Smith seconded the nomination. Seeing no other nominations, nominations were closed. On the election of Member Randy Ritter as the Chairperson of the Joint Review Board, all members voted aye.

4. Discuss responsibilities of the Joint Review Board

Chairperson Randy Ritter introduced Mr. Michael Harrigan and Ms. Dawn Gunderson of Ehlers & Associates, Inc. Mr. Harrigan noted that the responsibilities of the Joint Review Board are defined in the State Statutes and discussion was held identifying the statutory responsibilities.

5. Review and discuss project plan amendment.

Chairperson Randy Ritter asked if members desired to have a presentation on the project plan amendment at this time. By consensus, members indicated it was their wish for an overview of the project plan. Mr. Harrigan distributed a draft of the project plan entitled "Territory & Project Plan Amendment to Tax Incremental District No. 3". Mr. Harrigan and Ms. Dawn Gunderson presented an overview of the project plan amendment. Upon request, Mayor Taylor briefly addressed the relationship between the City of Franklin and Oak Creek on the development of the 27th Street Corridor. Discussion of the project plan amendment was held.

CITY OF FRANKLIN
JOINT REVIEW BOARD MEETING MINUTES
AUGUST 19, 2013
PAGE 2

6. Set next meeting date

Members noted that a public hearing on the project plan amendment is scheduled for Thursday, August 22, 2013. They noted that the project plan amendment would then be before the Common Council on September 3, 2013. Mr. Harrigan indicated the Joint Review Board should then meet within 30 days. By consensus, the next meeting of the Joint Review Board is scheduled for Wednesday, September 18, 2013, at 3 p.m. in the Common Council Chambers of Franklin City Hall if available.

7. Adjournment

Motion made by Member Randy Gorman and seconded by Member Sara Burmeister to adjourn the August 19, 2013 Joint Review Board Meeting at 4:21 p.m. Upon vote, Ayes-All, motion carried.

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF FRANKLIN, WISCONSIN

RESOLUTION NO. 2013- 2

A RESOLUTION
DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 3, CITY OF FRANKLIN, WISCONSIN

WHEREAS, the City of Franklin (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on June 21, 2005 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wis. Stat. § 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations and/or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within 1/2 mile of, the boundaries of the District as permitted under Wis. Stat. § 66.1105(2)(f)1.n.; and

WHEREAS, the Community Development Authority of the City of Franklin, Wisconsin (the "CDA") has prepared an amended Project Plan for the District (the "Amendment") that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wis. Stat. §§ 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;

A RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL
DISTRICT NO. 3, CITY OF FRANKLIN, WISCONSIN
RESOLUTION NO. 2013- 2

Page 2

- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City; and
- k. An opinion of the City Attorney advising that the plan is complete and complies with Wis. Stat. § 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Oak Creek - Franklin School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on August 22, 2013 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Community Development Authority of the City of Franklin, Wisconsin, that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 3 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.
4. The City Clerk is hereby directed to provide the Mayor and Common Council with certified copies of this Resolution, upon its adoption by the CDA.

Introduced at a regular meeting of the Community Development Authority of the City of Franklin this 22nd day of August, 2013.

A RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT FOR TAX INCREMENTAL
DISTRICT NO. 3, CITY OF FRANKLIN, WISCONSIN
RESOLUTION NO. 2013- 2

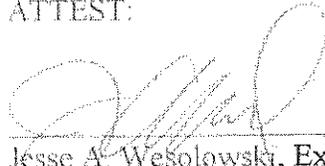
Page 3

Passed and adopted at a regular meeting of the Community Development Authority of
the City of Franklin this 27th day of August, 2013.

APPROVED:


Thomas M. Taylor, Chairman

ATTEST:


Jesse A. Wesolowski, Executive Director

AYES 4 NOES 0 ABSENT 2

EXHIBIT A

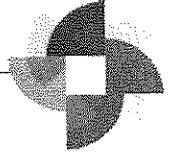
LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO.

[as within the Project Plan]

EXHIBIT B

PROJECT PLAN

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CITY OF FRANKLIN, WISCONSIN

Territory & Project Plan Amendment to Tax Incremental District No. 3



August 21, 2013 [DRAFT]

Joint Review Board Organizational Meeting Held:

August 19, 2013

Public Hearing Held:

August 22, 2013

Adopted by CDA:

August 22, 2013

Consideration for Adoption by Common Council:

September 3, 2013

Consideration for Approval by the Joint Review Board:

September 18, 2013

www.ehlers-inc.com



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toll free 800-717-9742

375 Bishops Way, Suite 225
Brookfield, WI 53005-6202

Tax Incremental District No. 3 Territory & Project Plan Amendment

City of Franklin Officials

Common Council

Thomas M. Taylor	Mayor
Mark Dandrea	Council Member
Daniel Mayer	Council Member
Kristen Wilhelm	Council Member
Steve Taylor	Council Member
Doug Schmidt	Council Member
Ken Skowronski	Council Member

City Staff

Mark Luberda	Director of Administration
Lisa Huening	Department of Administration
Calvin Patterson	Director of Finance & Treasurer
Paul Rotzenberg	Finance Director
Sandra L. Wesolowski	City Clerk
Jesse Wesolowski	City Attorney

CDA

Mayor Tom Taylor, Chair	Mark Kass
Alderman Ken Skowronski	James Mullarkey
Linda Ryan	Jesse Wesolowski
Edward Holpfer	George Vignovich

Joint Review Board

Randy Ritter	City Representative
Teig Whaley	Milwaukee County
James Williams	Milwaukee Area Technical College District
Sara Burmeister	Oak Creek - Franklin School District
Randy Gorman	Public Member

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1

EXECUTIVE SUMMARY

DESCRIPTION OF ORIGINAL DISTRICT AND PROPOSED TERRITORY AMENDMENT

- Original District Purpose.
 - Tax Incremental District (“TID”) No. 3 (the “TID” or “District”) is an existing mixed-use district, which was created by a resolution of the City of Franklin (“City”) Common Council adopted on June 21, 2005 (the “Creation Resolution”).
- Additional Amendments.
 - The District has not been previously amended.
- Purpose of this Amendment.
 - To further facilitate development and/or redevelopment within areas adjacent to the District, the City desires to amend its boundaries to add territory. A map, located in Section 3 of this plan, identifies the Territory to be added and its geographic relationship to the existing District’s boundaries.
 - This amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment.
 - This amendment will modify the categories, locations or costs of the Projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment.
 - This amendment will allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Section 66.1105(2)(f)1.n. Wisconsin Statutes.
- Estimated Total Project Expenditures.
 - The City anticipates making project expenditures of approximately \$13 million to undertake projects in the original District area, amendment area and within a ½ mile radius of the proposed area as listed in this Project Plan. It is anticipated that the remaining and additional projects will be completed in four phases. The Expenditure Period of this District terminates on June 21, 2020. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with tax increment funds on hand and General Obligation notes issued in the years when and if development incentives are offered, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as

determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.

- The additional project costs include costs for 27th Street reconstruction, including sewer & water improvements, road construction. These project areas, are located both in the current boundary, within the proposed amended area & outside of, but within ½ mile of the proposed amended boundary of the District and within the City.
- Economic Development.
 - As a result of the amendment of this District, the City projects that additional land and improvements value of approximately \$131.3 million may be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the amended area and within the original District boundaries. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is located in Section 10 of this plan. In addition, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.
- Expected Termination of District.
 - TID No. 3 has a maximum statutory life of 20 years, and must close not later than June 21, 2025, resulting in a final collection of increment in budget year 2026. Pre-amendment cash flow projections considering only existing increment value and assuming no additional projects are undertaken anticipate total cumulative revenues that will exceed total liabilities by the year 2017, enabling the District to close nine years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2017 to 2021. With the projection of an additional of \$106 million in property value, at the time of closure, resulting from the proposed project expenditures.

SUMMARY OF FINDINGS

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City. In making this determination, the City has considered the following information:
 - Some sites proposed for development and/or redevelopment within the amended area have remained vacant for several years due to lack of adequate infrastructure, environmental contamination, obsolete platting and ownership by multiple parties. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of tax incremental financing (“TIF”) will be required to provide the necessary infrastructure inducements to encourage development on the sites consistent with that desired by the City.

- In order to make the amendment areas suitable for development and/or redevelopment, the City will need to make a substantial investment to pay for the costs of: installation of utilities; installation and/or improvements of streets and related streetscape items; development incentive payments; and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the amendment area and areas in the original District will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the amendment area is unlikely to occur.
2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.
 - The potential for a major new development resulting in additional jobs over the life of the District if the City is able to provide greater development incentives. The allowance for additional development incentives has been included in this project plan amendment.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the boundary amendment would become effective for valuation purposes as of January 1, 2013. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2013 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not amended. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of the Project Plan.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for a combination of commercial and residential uses, defined as “mixed-use development” within the meaning of Section 66.1105(2)(cm) of the Wisconsin Statutes. Lands proposed
-

or developed for newly platted residential development comprise 14%, as amended, by the area of the real property within the District. Any project Costs related to newly platted residential development are eligible expenditures based on the finding that the development; has a residential housing density of at least 3 units per acre as defined in Section 66.1105(2)(f)3.a., Wisconsin Statutes.

5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a mixed-use District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting mixed-use development in the District consistent with the purpose for which the District was created.
7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Sections 66.1105(5)(b) of the Wisconsin Statutes.
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

2

TYPE & GENERAL DESCRIPTION OF DISTRICT

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on June 21, 2005 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2005.

The existing District is a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District was suitable for a combination of commercial and residential uses within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). The District will remain in compliance with this finding after the addition of the territory identified in this Amendment. The District will also remain in compliance with the prohibition that no more than 35% of the area of the District be allocated for newly-platted residential development. To the extent that the City has incurred, or may incur, Project Costs for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in s.66.1105(2)(f)3.a., Wisconsin Statutes. The Preliminary Parcel list found in Section 5 of this plan provides a calculation demonstrating continued compliance with both the 50% test and the 35% test.

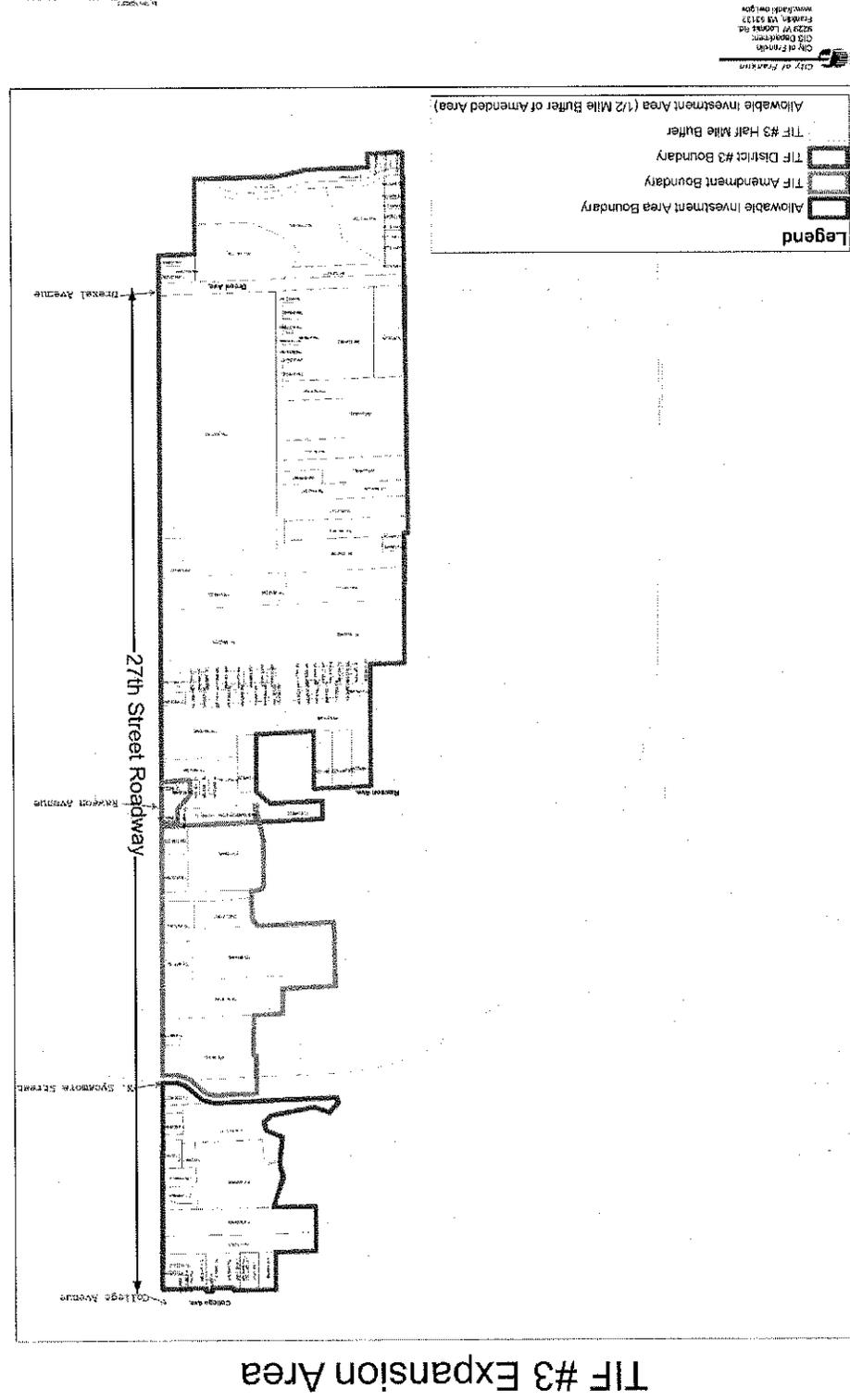
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended. This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, unless specifically stated. All components of the original Project Plan remain in effect.

The purpose of the Amendment is to facilitate development within areas adjacent to the existing District. The amendment to the District boundaries and the Project Plan will enable the City to install additional public improvements, and to make additional necessary related expenditures that will create development and/or redevelopment opportunities consistent with the original purposes for which the District was created. The amendment is also to update and/or provide for the undertaking of additional expenditures.

A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains a mixed-use District based on the identification and classification of the property included within the District.

3

MAP OF ORIGINAL DISTRICT BOUNDARY, WITH TERRITORY AMENDMENT AREA IDENTIFIED



City of Franklin
City Engineer
3223 W. LORAIN RD.
FRANKLIN, VA 25113
www.franklinva.gov

6 EQUALIZED VALUE TEST

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the Territory to be added to the District, plus the value increment of the District being amended, plus the value increment of all other existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 3, plus the value of all other existing tax incremental districts within the City, totals \$269,318,608. This value is less than the maximum of \$422,892,708 in equalized value that is permitted for the City of Franklin. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

<i>City of Franklin, WI</i>				
Tax Increment District No. 3		Valuation Test Compliance Calculation		
Actual Creation Date	6/21/2005	Valuation Data Currently Available	Valuation Data Establishing 12% Limit Based on Anticipated Creation Date	Estimated Valuation Data Establishing Base Value
Property Appreciation Factor:	1.00%	ACTUAL	ESTIMATED	ESTIMATED
As of January 1,		2013	2014	2015
Total Equalized Value (TID IN)		3,414,276,600	3,448,419,366	
Limit for 12% Test		409,713,192	413,810,324	
Increment Value of Existing TID's				
TID No. 3 Increment		64,305,700	64,948,757	
TID No. 4 Increment		39,050,100	39,440,601	
Total Existing Increment		103,355,800	104,389,358	
Projected Base Value of New District		53,939,108	54,478,499	55,023,284
Existing TID New Construction Factor				
TOTAL VALUE SUBJECT TO TEST/LIMIT		157,294,908	158,867,857	159,412,642
COMPLIANCE		PASS	PASS	PASS
		Percentage Increase in Base Value at Which EV Test will Fail		
		467.97%		



SCENARIO WITH Major Development

7 STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

The following is a list of public works and other TIF-eligible projects that the City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

PROPERTY, RIGHT-OF-WAY AND EASEMENT ACQUISITION

- **ACQUISITION OF RIGHTS-OF-WAY.** The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.
- **ACQUISITION OF EASEMENTS.** The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.
- **RELOCATION COSTS.** If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

SITE PREPARATION ACTIVITIES

- **ENVIRONMENTAL AUDITS AND REMEDIATION.** There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.
- **DEMOLITION.** In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.
- **SITE GRADING.** Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

UTILITIES

- **SANITARY SEWER SYSTEM IMPROVEMENTS.** To allow development and/or redevelopment to occur, the City may construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

- **WATER SYSTEM IMPROVEMENTS.** To allow development and/or redevelopment to occur, the City may construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

- **STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS.** Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

STREETS AND STREETSCAPE

- **STREET IMPROVEMENTS.** There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, alleys, access drives and parking areas. Eligible

Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

- **STREETSCAPING AND LANDSCAPING.** In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

CDA TYPE ACTIVITES

- **CONTRIBUTION TO COMMUNITY DEVELOPMENT AUTHORITY.** As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

MISCELLANEOUS

- **CASH GRANTS (DEVELOPMENT INCENTIVES).** The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.
- **PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Street and Utility improvements along 27th Street between Sycamore and Collage Avenue.
- **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

- **ADMINISTRATIVE COSTS.** The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.
- **FINANCING COSTS.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs.

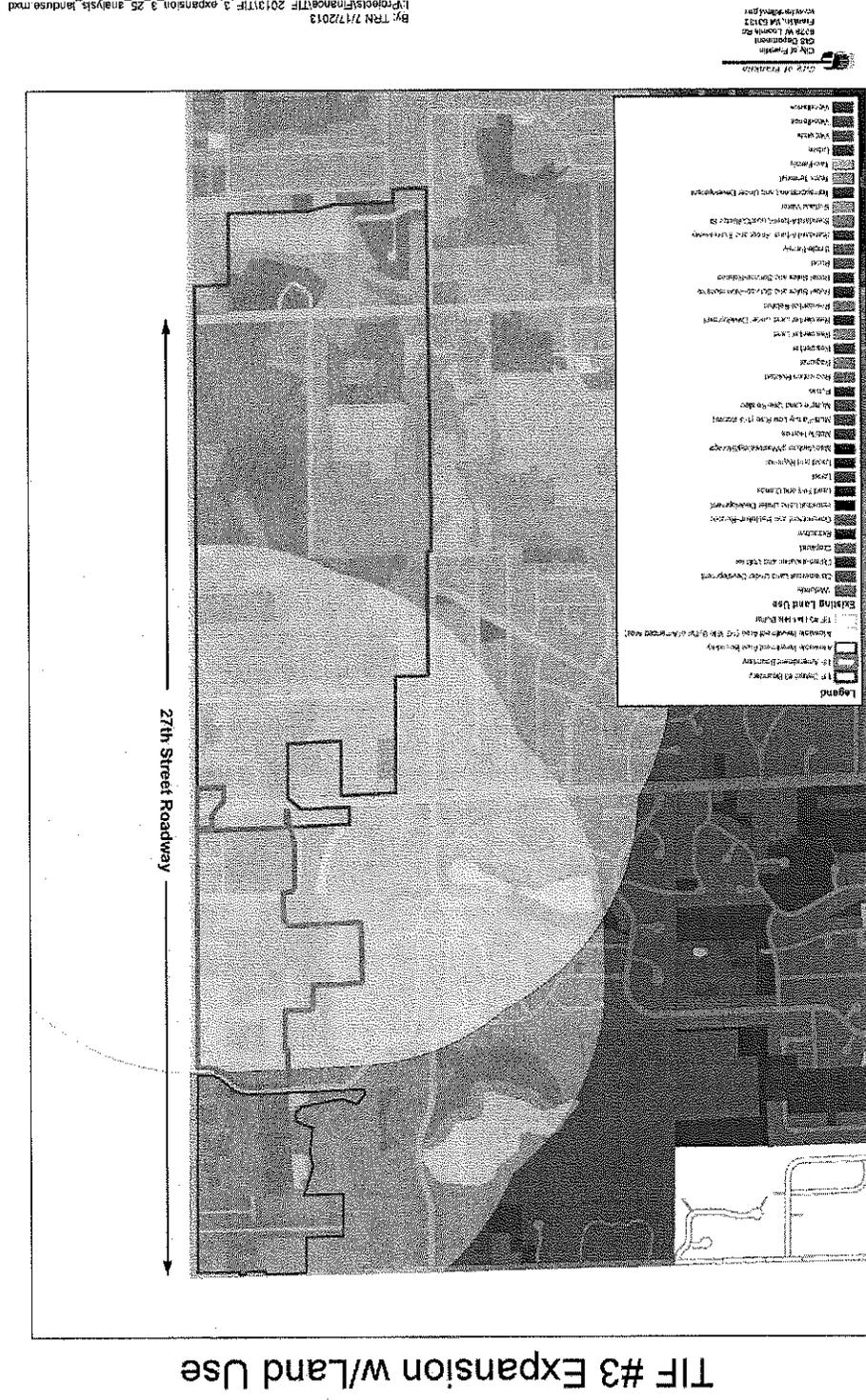
In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan or the original Project Plan. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

8

MAP SHOWING PROPOSED IMPROVEMENTS AND USES WITHIN THE TERRITORY TO BE ADDED



9

DETAILED LIST OF ADDITIONAL AND/OR UPDATED PROJECT COSTS

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment. As part of this Amendment, the City is also adding project cost estimates for development incentives that may be provided to promote development and/or redevelopment within the amended or the original District area. Details with respect to the added projects can also be found within this Section.

All costs are based on 2013 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2013 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

PROPOSED TIF PROJECT COST ESTIMATES

	Phase I 2015	Phase II 2017	Phase III 2018	Phase IV 2019
Projects				
Streets & Utilities Rawson to Drexel		1,480,528		
Streets & Utilities College to Rawson			1,480,528	
Development Incentive Major Development	5,000,000			5,000,000
Development Incentive Major Development				
Subtotal Needed for Projects	5,000,000	1,480,528	1,480,528	5,000,000

City of Franklin, WI

Tax Increment District No. 3
Project List



EHLERS
LEADERS IN PUBLIC FINANCE

10

ECONOMIC FEASIBILITY STUDY & A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of "Available Financing Methods" follows.
- The City expects to complete the remaining projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values). The tables on page 22 provide a calculation of the City's current and projected G.O. debt capacity. Tables 1 and 2 project, respectively, the City's equalized value, and the full faith and credit borrowing capacity of the City. Equalized valuation projections were made using two methods. The first projects future valuation of the City using the average annual percentage of valuation growth experienced between 2008 and 2012. This method is identified as the percentage method. The second method projects the future valuation based upon the average annual value change between 2008 and 2012. This method is identified as the straight-line method. Table 2 projects the G.O. borrowing capacity of the City utilizing the straight-line valuation projection and considering the existing debt of the City,

demonstrating that the City will have sufficient G.O. debt capacity during the implementation period of the District to finance projects using this method if it chooses.

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City's statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by its Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

EQUALIZED VALUATION PROJECTION

		City of Franklin, WI Projection of General Obligation Debt Borrowing Capacity			
				SCENARIO WITH Major Development	
Table 1 - Projection of Growth in Equalized Value (TID IN)					
----PERCENTAGE METHOD----					
HISTORICAL DATA					
2009	3,912,642,600				
2010	3,670,508,700				
2011	3,676,379,700				
2012	3,524,105,900				
2013	3,414,276,600				
PROJECTED VALUATIONS					
2014	3,448,419,366		1.00%		
2015	3,482,903,560		1.00%		
2016	3,517,732,595		1.00%		
2017	3,552,909,921		1.00%		
2018	3,588,439,020		1.00%		
2019	3,624,323,411		1.00%		
2020	3,660,566,645		1.00%		
2021	3,697,172,311		1.00%		
2022	3,734,144,034		1.00%		
Table 2 - Projection of G.O. Debt Capacity (Estimated Growth at 1% annually)					
BUDGET YEAR	EQUALIZED VALUE	GROSS DEBT LIMIT	DEBT BALANCE	NET BORROWING CAPACITY	
2014	3,414,276,600	170,713,830	28,690,843	142,022,987	
2015	3,448,419,366	172,420,968	27,157,503	145,263,465	
2016	3,482,903,560	174,145,178	24,919,216	149,225,962	
2017	3,517,732,595	175,886,630	22,665,365	153,221,265	
2018	3,552,909,921	177,645,496	20,395,323	157,250,173	
2019	3,588,439,020	179,421,951	18,078,444	161,343,508	
2020	3,624,323,411	181,216,171	15,794,067	165,422,104	
2021	3,660,566,645	183,028,332	13,436,515	169,591,817	
2022	3,697,172,311	184,858,616	12,235,096	172,623,520	
2023	3,734,144,034	186,707,202	11,004,097	175,703,105	
2024	3,771,485,475	188,574,274	9,742,791	178,831,482	
2025	3,809,200,329	190,460,016	8,450,432	182,009,584	
2026	3,847,292,333	192,364,617	7,126,255	185,238,361	
2027	3,885,765,256	194,288,263	5,769,477	188,518,786	
2028	3,924,622,909	196,231,145	4,379,295	191,851,850	
2029	3,963,869,138	198,193,457	2,954,887	195,238,570	
2030	4,003,507,829	200,175,391	1,495,410	198,679,982	
2031	4,043,542,907	202,177,145		202,177,145	
2032	4,083,978,336	204,198,917		204,198,917	
2033	4,124,818,120	206,240,906		206,240,906	
2034	4,166,066,301	208,303,315		208,303,315	
2035	4,207,726,964	210,386,348		210,386,348	

PLAN IMPLEMENTATION

Projects identified will provide the necessary anticipated governmental services and development incentives to the areas within the original District and the additional territory. It is anticipated these expenditures will be made between 2015 and 2019. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Section 66.1105(6)(am) of the Wisconsin Statutes.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

It is anticipated that street and utility improvements will be financed with the cash flow from the TIF District. Interest rates projected on debt financed projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

IMPLEMENTATION & FINANCING TIMELINE

 Franklin		 EHLERS LEADERS IN PORTFOLIO MANAGEMENT	
City of Franklin, WI Tax Increment District No. 3 Estimated Project Costs & Financing Plan			
	Bank Note	Bank Note	Total Project Costs
	2015/Phase I	2019/Phase IV	All Phases
SCENARIO WITH Major Development			
Projects			
Development Incentive Major Development	5,000,000		5,000,000
Development Incentive Major Development		5,000,000	5,000,000
Subtotal Needed for Projects	5,000,000	5,000,000	10,000,000
Finance Related Expenses			
Financial Advisor	24,955	24,955	
Bond Counsel (Estimate)	7,500	7,500	
Rating Agency Fee	12,500	12,500	
Paying Agent (if Term Bonds)	675	675	
Max. Underwriter's Discount	\$10.00	\$10.00	
Capitalized Interest		51,000	
Total Financing Required	5,096,630	5,096,630	
Estimated Interest Earnings	(521)	(521)	
Assumed Spend Down (Months)	0.25% ²	0.25% ²	
Rounding	3,891	3,891	
NET ISSUE SIZE	5,100,000	5,100,000	

DEVELOPMENT ASSUMPTIONS

Construction Year	Actual	Franklin Oaks	31st Office Bldg	Land N of NRL	27th Street	Major Development	Amended Area	Annual Total
2005	12,921,100							12,921,100
2006	11,983,300							11,983,300
2007	49,978,100							49,978,100
2008	31,019,800							31,019,800
2009	(44,467,600)							(44,467,600)
2010	11,217,900							11,217,900
2011	(8,734,800)							(8,734,800)
2012	387,900							387,900
2013								0
2014							500,000	500,000
2015			1,000,000			39,000,000		40,000,000
2016		2,000,000				12,000,000		14,000,000
2017					1,000,000			1,000,000
2018		2,000,000	1,000,000					3,000,000
2019		2,000,000				39,000,000		39,000,000
2020						12,000,000		14,000,000
2021								0
2022		1,000,000		12,000,000			6,800,000	19,800,000
2023								0
2024								0
TOTALS	64,305,700	7,000,000	2,000,000	12,000,000	1,000,000	102,000,000	7,300,000	195,605,700

NOTES: Amended Area includes Gordon Foods service in 2014 and Ashley Furniture in 2022

SCENARIO WITH Major Development

INCREMENT REVENUE PROJECTIONS

City of Franklin, WI

Tax Increment Projection Worksheet

Mixed Use	6/21/2005
Jan. 1, 2005	
20-Jan-00	
15-Jan-00	
20-Jan-00	2026
6/21/2020	
6/21/2025	
Yes	No
	3

Type of District
Actual Creation Date

Valuation Date
Maximum Life (in Years)
Expenditure Period (in Years)
Revenue Periods/Final Rev Year
End of Expenditure Period
Latest Termination Date
Eligible for Extension/No. of Years
Eligible Recipient District

173,707,308
117,766,200
0.00%
0.50%
1.00%
\$22.49
-1.00%
-1.00%
-1.00%

Projected Base Value
Pre-Amendment Base Value (Actual)
Property Appreciation Factor (2013-2015)
Property Appreciation Factor (2016-2018)
Property Appreciation Factor (2019 & Beyond)
Current Tax Rate (Per \$1,000 EV)
Tax Rate Adjustment Factor (Next 2 Years)
Tax Rate Adjustment Factor (Following 2 Years)
Tax Rate Adjustment Factor (Thereafter)

5.00%
7.00%

Discount Rate 1 for NPV Calculation
Discount Rate 2 for NPV Calculation



Apply inflation factor to Base?

Net Present Value Calculation

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment	Cumulative @ 5.00%	Cumulative @ 7.00%
2005	12,921,100	2006	0	12,921,100	2007	19.46	253,402	217,170	205,219
2006	11,985,300	2007	0	24,904,400	2008	20.25	504,283	632,045	585,594
2007	49,978,100	2008	0	74,882,500	2009	30.51	1,535,719	1,835,321	1,684,880
2008	31,019,800	2009	0	105,902,300	2010	21.57	2,235,166	3,546,030	3,214,246
2009	14,467,500	2010	0	61,454,700	2011	22.91	1,407,207	4,948,085	4,090,584
2010	11,217,900	2011	0	72,652,600	2012	22.72	1,650,483	5,051,180	5,051,180
2011	8,734,800	2012	0	63,917,800	2013	24.22	1,547,835	6,662,946	6,662,946
2012	387,900	2013	0	64,305,700	2014	23.97	1,591,656	7,609,389	7,609,389
2013	0	2014	0	64,305,700	2015	23.73	1,526,240	8,503,750	8,503,750
2014	500,000	2015	0	64,805,700	2016	23.50	1,522,726	9,349,661	9,349,661
2015	49,000,000	2016	1,182,555	105,988,265	2017	23.26	2,465,486	10,657,157	10,657,157
2016	14,000,000	2017	1,388,478	121,376,743	2018	23.03	2,795,210	12,068,978	12,068,978
2017	1,000,000	2018	1,465,420	133,842,163	2019	22.80	2,823,466	13,427,064	13,427,064
2018	3,000,000	2019	2,955,495	129,797,658	2020	22.57	2,929,653	14,769,171	14,769,171
2019	39,000,000	2020	3,015,050	171,812,708	2021	22.35	3,039,191	16,444,198	16,444,198
2020	14,000,000	2021	3,485,200	189,247,908	2022	22.12	3,186,497	18,183,774	18,183,774
2021	0	2022	3,609,552	192,857,460	2023	21.90	3,223,683	19,855,229	19,855,229
2022	19,800,000	2023	3,645,648	216,303,108	2024	21.68	3,282,759	21,622,759	21,622,759
2023	0	2024	3,880,104	220,183,212	2025	21.46	3,319,182	23,319,182	23,319,182
2024	0	2025	3,918,905	224,102,117	2026	21.25	3,352,187	24,947,135	24,947,135
	195,605,700		28,496,417					51,224,040	

Future Value of Increment



SCENARIO WITH Major Development

11 ANNEXED PROPERTY

There are no lands within the Territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

12 ESTIMATE OF ADDITIONAL TERRITORY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Sections 66.1105(5)(b) and 66.1105(6)(am)1 of the Wisconsin Statutes.

13 PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan. If, during the remaining life of the District, the City finds that changes may be necessary to allow for development and/or redevelopment to occur, the City will address any possible changes at the appropriate time

14 PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF FRANKLIN ORDINANCES

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

15 RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes chapter 32.

16 ORDERLY DEVELOPMENT AND/OR REDEVELOPMENT OF THE CITY OF FRANKLIN

This amendment contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

17 A LIST OF ESTIMATED NON-PROJECT COSTS

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. Examples would include:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-Project Costs in the implementation of this Project Plan.

18

**OPINION OF ATTORNEY FOR THE CITY OF FRANKLIN ADVISING
WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN
STATUTES, SECTION 66.1105**

WESOLOWSKI, REIDENBACH & SAJDAK, S.C.
ATTORNEYS AT LAW
11402 WEST CHURCH STREET
FRANKLIN, WISCONSIN 53132

JESSE A. WESOLOWSKI
FREDERICK E. REIDENBACH 1919-2002
BRIAN C. SAJDAK

TELEPHONE (414) 529-8900
FACSIMILE (414) 529-2121

JANE C. KASSIS,
LEGAL SECRETARY

August 22, 2013

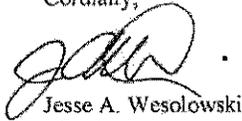
Mayor Thomas M. Taylor
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

re: **City of Franklin, Wisconsin Tax Incremental District No. 3 Amendment**

Dear Mayor Taylor:

As City Attorney for the City of Franklin, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Section 66.1105 of the Wisconsin Statutes. This opinion is provided pursuant to Section 66.1105(4)(f), Wis. Stat.

Cordially,



Jesse A. Wesolowski
City Attorney
City of Franklin

EXHIBIT A - CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

Estimated Share by Taxing Jurisdiction of Projected Tax Increments to be paid by Owners of Taxable Property in each of the Taxing Jurisdictions Overlying the Tax Increment District

<i>Revenue Year</i>	<i>City</i>	<i>County</i>	<i>MMSD</i>	<i>School Districts</i>	<i>Tech College</i>	<i>Total</i>
	24.82%	20.50%	6.76%	39.14%	8.78%	
2007	62,402	51,531	16,987	98,398	22,084	251,402
2008	125,172	103,366	34,074	197,374	44,298	504,283
2009	381,193	314,785	103,767	601,073	134,901	1,535,719
2010	569,701	470,453	155,082	898,317	201,613	2,295,166
2011	349,294	288,443	95,084	550,774	123,613	1,407,207
2012	409,679	338,309	111,521	645,991	144,983	1,650,483
2013	384,200	317,269	104,586	605,815	135,966	1,547,835
2014	382,666	316,002	104,168	603,397	135,423	1,541,656
2015	378,840	312,842	103,126	597,363	134,069	1,526,240
2016	377,967	312,122	102,889	595,987	133,760	1,522,726
2017	611,976	505,364	166,590	964,977	216,574	2,465,480
2018	693,820	572,950	188,870	1,094,031	245,538	2,795,210
2019	700,834	578,742	190,779	1,105,091	248,020	2,823,466
2020	727,191	600,508	197,954	1,146,652	257,348	2,929,653
2021	952,955	786,941	259,410	1,502,641	337,244	3,839,191
2022	1,039,162	858,130	282,877	1,638,574	367,753	4,186,497
2023	1,048,393	865,752	285,390	1,653,129	371,019	4,223,683
2024	1,164,087	961,292	316,884	1,835,559	411,963	4,689,784
2025	1,173,119	968,750	319,343	1,849,800	415,159	4,726,171
2026	1,182,059	976,133	321,776	1,863,897	418,323	4,762,187
	12,714,710	10,499,684	3,461,157	20,048,839	4,499,650	51,224,040

NOTE: The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

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RESOLUTION NO. 2013-_____

A RESOLUTION APPROVING AN AMENDMENT TO THE
PROJECT PLAN AND BOUNDARIES OF
TAX INCREMENTAL DISTRICT NO. 3, CITY OF FRANKLIN, WISCONSIN

WHEREAS, the City of Franklin (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on June 21, 2005 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Section 66.1105, Wisconsin Statutes (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations and/or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within 1/2 mile of, the boundaries of the District as permitted under Wis. Stat. § 66.1105(2)(f)1.n.; and

WHEREAS, the Community Development Authority of the City of Franklin, Wisconsin (the "CDA") has prepared an amended Project Plan for the District (the "Amendment") that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wis. Stat. §§ 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;

A RESOLUTION APPROVING AN AMENDMENT TO THE
PROJECT PLAN AND BOUNDARIES OF
TAX INCREMENTAL DISTRICT NO. 3,
CITY OF FRANKLIN, WISCONSIN
RESOLUTION NO. 2013-_____

Page 2

- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City; and
- k. An opinion of the City Attorney advising that the plan is complete and complies with Wis. Stat. § Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Oak Creek - Franklin School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the CDA, on August 22, 2013, held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the CDA adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the CDA must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, that:

1. The boundaries of "Tax Incremental District No. 3, City of Franklin, Wisconsin", are hereby amended as specified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2013.

A RESOLUTION APPROVING AN AMENDMENT TO THE
PROJECT PLAN AND BOUNDARIES OF
TAX INCREMENTAL DISTRICT NO. 3,
CITY OF FRANKLIN, WISCONSIN
RESOLUTION NO. 2013-_____

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3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wis. Stat. § 66.1105(2)(cm).
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains a mixed-use district based on the identification and classification of the property included within the District; and
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property within the territory to be added to the District by amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that approximately 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
 - (f) The project costs of the District relate directly to promoting mixed-use development in the District consistent with the purpose for which the District was created.
 - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three units per acre, being located in a conservation subdivision as defined in Wis. Stat. § 66.1027(1)(a), or being located in a traditional neighborhood development as defined in Wis. Stat. § 66.1027(1)(c).

A RESOLUTION APPROVING AN AMENDMENT TO THE
PROJECT PLAN AND BOUNDARIES OF
TAX INCREMENTAL DISTRICT NO. 3,
CITY OF FRANKLIN, WISCONSIN
RESOLUTION NO. 2013-_____

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4. The amended Project Plan for "Tax Incremental District No. 3, City of Franklin, Wisconsin" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to deliver a copy of this Resolution, the Resolution adopted by the Community Development Authority of the City of Franklin, Wisconsin and a copy of the Territory & Project Plan Amendment to Tax Incremental District No. 3 to the Joint Review Board for its consideration.

BE IT FURTHER RESOLVED, that upon approval of the Amendment to the Project Plan and Boundaries of Tax Incremental District No. 3, City of Franklin, Wisconsin by the Joint Review Board, the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2013, pursuant to the provisions of Wis. Stat. § 66.1105(5)(b) and to pay the fee(s) associated with such determination.

BE IT FINALLY RESOLVED, that upon approval of the Amendment to the Project Plan and Boundaries of Tax Incremental District No. 3, City of Franklin, Wisconsin by the Joint Review Board, the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wis. Stat. § 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wis. Stat. § 70.65, pursuant to Wis. Stat. § 66.1105(5)(f).

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:

ATTEST:

Thomas M. Taylor, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

EXHIBIT A

LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 3

[as within the Project Plan]

EXHIBIT B

PROJECT PLAN

<p align="center">APPROVAL</p> <p align="center"><i>slw</i></p>	<p align="center">REQUEST FOR COUNCIL ACTION</p>	<p align="center">MEETING DATE</p> <p align="center">September 3, 2013</p>
<p align="center">REPORTS AND RECOMMENDATIONS</p>	<p align="center">Dinner sponsorship of the Citizens for Community Development Golf and Networking Fundraiser</p>	<p align="center">ITEM NUMBER</p> <p align="center"><i>G.6.</i></p>

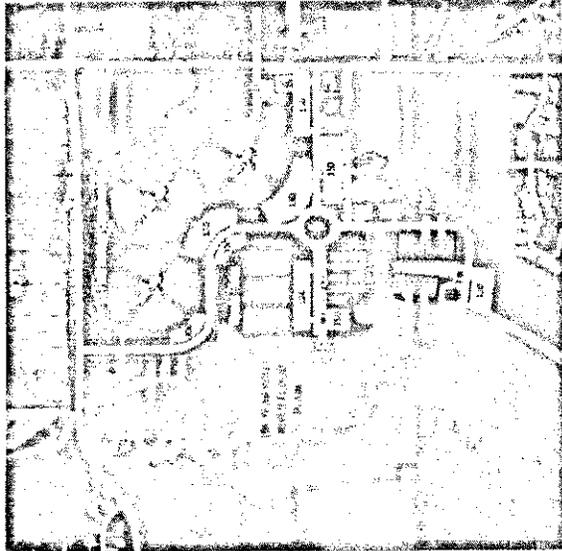
At its August 26, 2013 meeting, the Forward Franklin Economic Development Committee unanimously approved a recommendation to the Common Council to allow the FFEDC to become a dinner sponsor of the Citizens for Community Development Golf and Networking Fundraiser on September 19, 2013 and to fund the same at a cost of \$500.

FFEDC believes sponsorship of this event is valuable as it is a business and networking event at which Milwaukee and Franklin area businesses will be in attendance. The sponsorship will allow FFEDC to continue to meet the goals set for it by the Council.

COUNCIL ACTION REQUESTED

A motion to authorize the Forward Franklin Economic Development Committee to become a dinner sponsor of the Citizens for Community Development Golf & Networking Fundraiser and to fund the same at a cost of \$500.

Franklin's Froemming Park Sports Complex Concept



OUR CONCEPT FEATURES THE FOLLOWING:

(Could be built in several phases)

- Up to 12 softball diamonds
- Up to 9 tennis courts with lights
- Outdoor aquatic center
- Possibility Park for disabled children
- Several soccer/football fields
- Enhanced disc golf amenities
- Additional walk & bike paths to support existing Oak Leaf Trail
- Community / Senior center
- Additional field house adjoining existing Milwaukee County Sports Complex
- Builds a sense of community in Franklin
- Spurs and promotes economic development in the region

Event Information

Thursday, September 19, 2013 (rain or shine)

- 11:00 a.m. – registration and driving range opens
- 12:45 a.m. – everyone to golf carts
- 1:00 – shotgun start – Cousins Subs box lunch
- 5:00 p.m. – networking
- 6:00 p.m. – dinner – Catered by Mulligans
- 7:00 p.m. – recognition, networking

- \$100 / person – Golf, Lunch and Dinner
- \$30 / person – Dinner / Networking Only

Sponsorship Opportunities

Sponsors will receive signage & recognition!

- \$500 – Dinner Sponsor
- \$250 – Lunch Sponsor
- \$250 – Golf Cart Sponsor
- \$250 – Beverage Sponsor
- \$200 – Hole Sponsor
- Team and Hole Prizes (drive, putt, etc...)

Register online at www.ccdfranklin.com

OR mail completed form and payment to:

Citizens for Community Development
PO Box 320853 Franklin, WI 53132

You can also support CCD by shipping and saving at www.supportccdfranklin.com

Questions:

Contact Tim Tatlock - (414) 403-0815
Email: info@ccdfranklin.com

Golf Outing Registration

Primary Foursome Contact:

Name: _____
Address: _____
City: _____ Zip: _____
Phone: _____
Email: _____
Company: _____

Golf Team: (\$380.00 per foursome)

Name: _____
Phone: _____
Email: _____
Name: _____
Phone: _____
Email: _____
Name: _____
Phone: _____
Email: _____

Dinner Only: \$30.00 per person

Name: _____
Phone: _____
Email: _____
Company: _____
Number of Guests: _____

Enclosed is my check for \$ _____

Please contact me for auction item donation and/or volunteer opportunities:

Name: _____
Phone: _____

CCD's Action Initiatives

Multi-Recreational Sports Facility and Business Exposition Center

Work to develop and refine the "idea" of a destination, multi-recreational "sports park" in the City of Franklin.

Seek solutions to repurpose the Milwaukee County Sports Complex into a small business and expo center.

Business Growth, Promotion and Community Beautification

Work with residents and businesses in creating ideas and concepts to develop economic growth and beautify our city.

Strive to improve our community to be competitive for business growth.

Community and Organizational Marketing and Public Relations

Develop avenues and alternatives to keep our "Franklin family" informed on positive change within our community.

Provide a resource for individuals, families, businesses and organizations within the City of Franklin, to offer feedback and suggestions for positive change to improve the quality of life and business environment in our fine city.

Citizens for Community Development is a 501(c)(4) corporation. donations may not be tax deductible



**Citizens for
Community
Development**

www.ccdfranklin.com

FIRST ANNUAL "CCD" GOLF & NETWORKING FUNDRAISER

Oakwood Golf Course

Located at 3600 W. Oakwood Rd, Franklin

Thursday, September 19, 2013
11:00 registration, 1:00 shot gun start



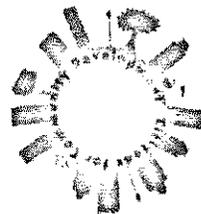
**It is our families that create
our Franklin community!**

Our Mission

To provide Franklin citizens and businesses with an organization that identifies, analyzes, provides viable solutions and resources for community development issues, resulting in better living, working and recreational environments.

Place
Stamp
Here

Citizens for Community Development
PO Box 320853
Franklin, WI 53132



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<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>September 3, 2013</p>
<p>REPORTS AND RECOMMENDATIONS</p>	<p>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)</p>	<p>ITEM NUMBER</p> <p><i>G.7.</i></p>

See attached draft ordinance, which increases the aldermanic membership on the seven member committee to three aldermen.

COUNCIL ACTION REQUESTED

A motion to adopt An Ordinance to Amend the Municipal Code to Provide for Additional Aldermanic Positions for the Membership of the Forward Franklin Economic Development Committee.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

ORDINANCE NO. 2013-_____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE TO PROVIDE FOR
ADDITIONAL ALDERMANIC POSITIONS FOR THE MEMBERSHIP OF THE
FORWARD FRANKLIN ECONOMIC DEVELOPMENT COMMITTEE

WHEREAS, the Common Council having considered the membership requirements for the Forward Franklin Economic Development Committee and having considered the value of providing additional aldermanic liaison membership for organizational and communication purposes; and

WHEREAS, the Common Council being aware of current position vacancies on the Committee and having determined that it would assist and further Committee purposes by changing the membership to include two additional aldermen for a total of three upon the seven member Committee.

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

SECTION 1: §10.8.B. of the Municipal Code of Franklin, Wisconsin, entitled "Composition", be and the same is hereby amended as follows: delete: "one of whom shall be an Alderman", and in place thereof, insert: "three of whom shall be Aldermen".

SECTION 2: 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 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: 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.

ORDINANCE NO. 2013-_____
Page 2

APPROVED:

Thomas M. Taylor, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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<p>APPROVAL</p> <p><i>slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>09/03/13</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR TAX KEY NOS. 753-9996-003 AND 753-9998-002 (APPROXIMATELY NORTH OF WOELFEL ROAD, EAST OF SOUTH LOVERS LANE ROAD AND SOUTH OF WEST RAWSON AVENUE) (GERALD R. RITZOW AND KATHERINE L. RITZOW, APPLICANTS)</p>	<p>ITEM NUMBER</p> <p><i>G, 8.</i></p>

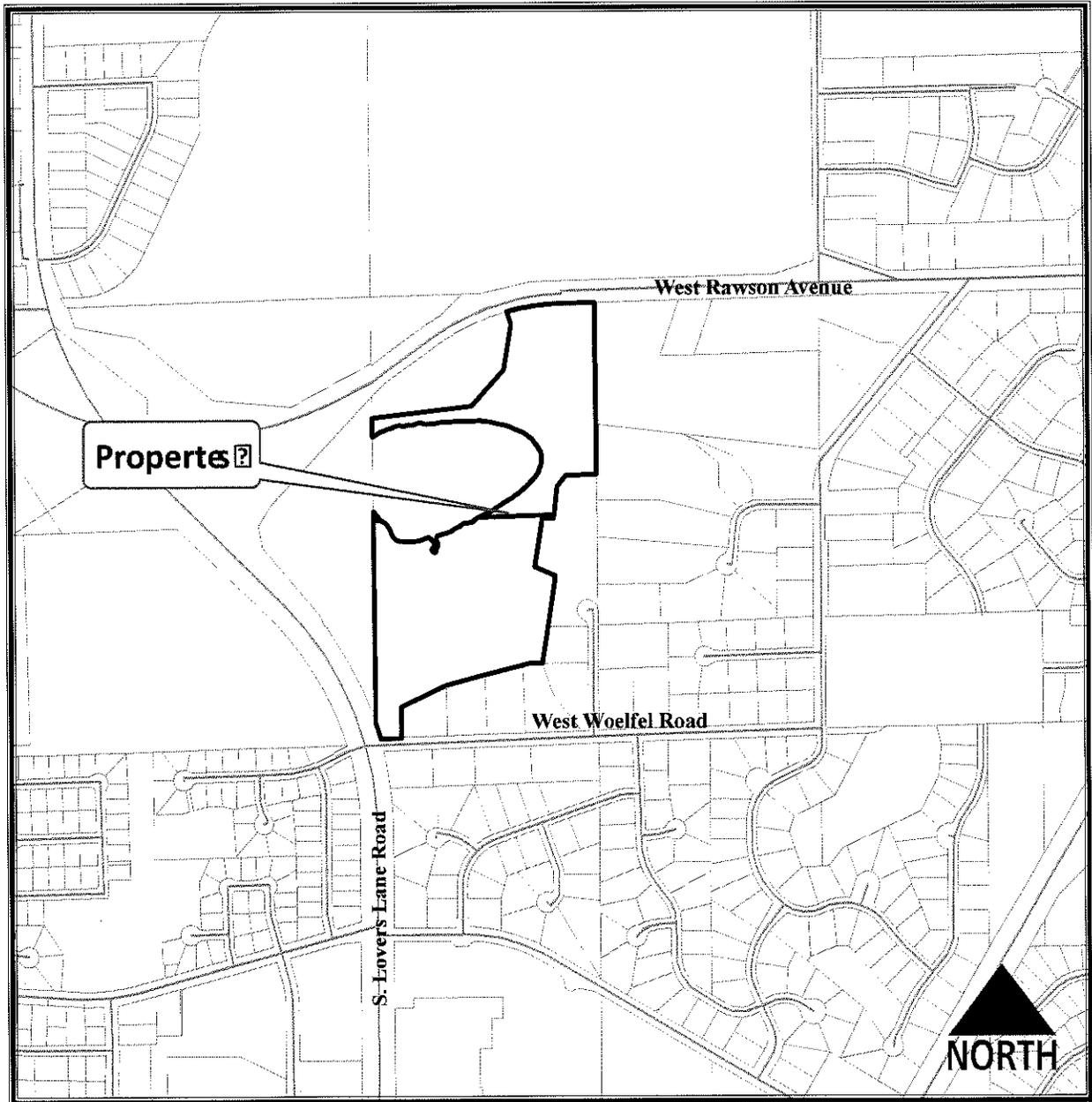
At their meeting on August 22, 2013, the Plan Commission recommended approval of a resolution conditionally approving a Land Combination for Tax Key Nos. 753-9996-003 and 753-9998-002 (Approximately north of Woelfel Road, east of South Lovers Lane Road and south of West Rawson Avenue) (Gerald R. Ritzow and Katherine L. Ritzow, Applicant).

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2013-_____, a resolution conditionally approving a Land Combination for Tax Key Nos. 753-9996-003 and 753-9998-002 (Approximately north of Woelfel Road, east of South Lovers Lane Road and south of West Rawson Avenue) (Gerald R. Ritzow and Katherine L. Ritzow, Applicant).



TKN 753-9996-003 & 753-9998-002 ~North of Woelfel Road, West of S. Lovers Lane Road



Planning Department
(414) 425-4024

0.025 0.05 0.1 0.15
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 LAND COMBINATION FOR
TAX KEY NOS. 753-9996-003 AND 753-9998-002
(APPROXIMATELY NORTH OF WOELFEL ROAD, EAST OF SOUTH LOVERS LANE
ROAD AND SOUTH OF WEST RAWSON AVENUE)
(GERALD R. RITZOW AND KATHERINE L. RITZOW, APPLICANTS)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed land combination for Gerald R. Ritzow and Katherine L. Ritzow to accommodate conservation of the land located approximately north of Woelfel Road, East of south Lovers Lane Road and south of West Rawson Avenue; bearing Tax Key Nos. 753-9996-003 and 753-9998-002, more particularly described as follows:

All that part of the Northeast 1/4 of Section 8, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the South line of the said quarter Section and centerline of Woelfel Road being distant $88^{\circ} 04' 37''$ West 1322.915 feet from the Southeast corner of the said quarter Section; thence South $88^{\circ} 04' 37''$ West along said centerline and South line 1088.92 feet to a point distant North $88^{\circ} 04' 37''$ East 234.00 feet from the Southwest corner of said quarter Section; thence North $00^{\circ} 29' 18''$ West 35.00 feet to a point on the North right-of-way line of Woelfel Road; thence South $88^{\circ} 04' 37''$ West along said North line 207.50 feet; thence 92.36 feet on the arc of curve to the left of radius 2009.86 feet, chord bearing North $17^{\circ} 09' 35''$ West 92.35 feet, along the Northeasterly right-of-way line of S.T.H. "100"; thence North $00^{\circ} 29' 18''$ West along the West line of the said quarter Section 1686.95 feet more or less to a point on the shore line of Monastery Lake; thence North $82^{\circ} 46' 55''$ East along said shore line 616.31 feet; thence South $84^{\circ} 41' 52''$ East along said shore line 294.77 feet; thence North $06^{\circ} 00' 00''$ West 710.00 feet to a point on the Southerly right-of-way line of C.T.H. "BB" (Rawson Avenue); thence 303.58 feet along said right-of-way line on the arc of a curve to the right of radius 1372.39 feet, chord bearing North $82^{\circ} 02' 52''$ East 302.96 feet; thence North $88^{\circ} 23' 05''$ East along said right-of-way line 194.84 feet to a point on the East line of West 1/2 of the said quarter Section; thence South $00^{\circ} 16' 10''$ East along said East line 2570.37 feet to the point of commencement. EXCEPTING THERE FROM the following described lands: That part of the Southwest 1/4 of the Northeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Commencing at the Southeast corner of the Northeast 1/4 of Section 8; thence South $88^{\circ} 04' 37''$ West along the South line of said quarter Section 1323.22 feet to the Southwest corner of Certified Survey Map No. 4317 and the point of beginning of the lands to be described; thence continuing South $88^{\circ} 04' 37''$ West along said South line 1172.61 feet; thence North $00^{\circ} 29' 18''$ West 220.01 feet; thence North $64^{\circ} 08' 36''$ East 295.94 feet; thence North $75^{\circ} 26' 17''$ East, 507.29 feet; thence

GERALD R. RITZOW AND KATHERINE L. RITZOW – LAND COMBINATION
RESOLUTION NO. 2013-_____

Page 2

North 89° 44' 28" East 84.54 feet; thence North 08° 42' 29" East 531.19 feet; thence North 66° 13' 15" West 135.00 feet; thence North 08° 46' 47" East 290.00 feet; thence North 89° 43' 50" East 325.00 feet to the East line of the West 1/2 of said quarter Section; thence South 00° 16' 10" East along said East line 645.00 feet to the North line of Certified Survey Map No.4317; thence South 88° 04' 37" West along said North line 0.18 foot to the Northwest corner of said Certified Survey Map; thence South 00° 15' 32" East along the West line of said Certified Survey Map 660.29 feet to the point of beginning. FURTHER EXCEPTING THEREFROM the following described lands: All that part of the Southwest and Northwest 1/4's of the Northeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of Lot 7 in Sanctuary Estates, being a Subdivision of a part of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South 89° 43' 50" West along the North line of said Lot 7, 255.50 feet; thence North 08° 49' 20" East, 192.85 feet; thence North 30° 32' 56" East, 80.82 feet; thence North 89° 43' 50" East, 183.62 feet; thence South 00° 16' 10" East, 259.84 feet to the point of beginning. (17.62 acres and 25.38 acres); and

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed land combination is appropriate for approval pursuant to law upon certain conditions, all pursuant to §15-9.0312 of the Unified Development Ordinance, Land Combination Permits.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed land combination for Gerald R. Ritzow and Katherine L. Ritzow, as submitted by Gerald R. Ritzow and Katherine L. Ritzow, as described above, be and the same is hereby approved, subject to the following conditions:

1. Gerald R. Ritzow and Katherine L. Ritzow, successors and assigns shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Gerald R. Ritzow and Katherine L. Ritzow land combination project, 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.
2. The approval granted hereunder is conditional upon Gerald R. Ritzow and Katherine L. Ritzow and the land combination project for the property located approximately north of Woelfel Road, east of South Lovers Lane Road and south of West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes,

GERALD R. RITZOW AND KATHERINE L. RITZOW – LAND COMBINATION
RESOLUTION NO. 2013-_____

Page 3

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.

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 _____



CITY OF FRANKLIN



Item III.B.

REPORT TO THE PLAN COMMISSION

Meeting of August 22, 2013

Land Combination Permit

RECOMMENDATION: City Development Staff recommends approval of the proposed Land Combination for property bearing Tax Key Nos. 753-9996-003 and 753-9998-002.

Project Name:	Ritzow Land Combination
Project Address:	753-9996-003 and 753-9998-002
Applicant:	Gerald R. & Katherine L. Ritzow
Owners (property):	Gerald R. & Katherine L. Ritzow
Current Zoning:	FW Floodway District and R-3E Suburban/Estate Single-Family Residence District
Future Land Use Designation:	Residential & Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential and Whitnall Park Golf Course to the north, single-family residential to the south and east and the Sacred Heart at Monastery Lake Apartments to the West
Applicant Action Requested:	Approval of the proposed Land Combination for property bearing Tax Key Nos. 753-9996-003 and 753-9998-002

PROJECT DESCRIPTION AND ANALYSIS:

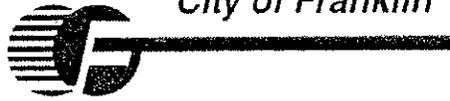
On June 25, 2013, Mr. Ritzow filed a Land Combination Permit Application with the Department of City Development, requesting approval to combine the parcels bearing Tax Key Nos. 753-9996-003 and 753-9998-002. The 14.52-acre parcel bearing Tax Key No. 753-9996-003 is vacant, but encompasses a portion of Monastery Lake and it's associated wetlands. Similarly, the 22.51-acre parcel bearing Tax Key No. 753-9998-002 is vacant but also encompasses a portion of Monastery Lake and it's associated wetlands. The resultant property will have an area of approximately 37.03 acres.

Both parcels are part of a Grant of Revised and Restated Conservation Easement dated March 9, 2012. The Grant of Revised and Restated Conservation Easement is between Gerald R. and Katherine L. Ritzow and the Conservancy for Healing and Heritage, Inc. Both properties were subject to a Conservation Easement which was donated by the landowners to the Nature Foundation, an Illinois not for profit corporation on June 2, 1996. However, the Nature Foundation was involuntarily dissolved by the Secretary of State of Illinois on May 1, 1999 and no longer exists as a qualified easement holder. Therefore, the property owners and their counsel sought a new easement holder to ensure the conservation easement is monitored regularly and the conservation values of the property are protected in perpetuity.

STAFF RECOMMENDATION:

City Development staff recommends approval of the proposed Land Combination for properties bearing Tax Key Nos. 753-9996-003 and 753-9998-002.

Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 xEmail: generalplanning@franklinwi.gov



City of Franklin

Phone: (414) 425-4024
 Fax: (414) 427-7691
 Web Site: www.franklinwi.gov

LAND COMBINATION APPLICATION

(Complete, accurate and specific information must be entered, including full legal names. Please Print.)

Date: 6-25-13

Property Owner(s)/Legal Entity: GERALD R. RITZOW AND KATHERINE L. RITZOW
 Address: 7301 TRINITY COURT
 City: FRANKLIN State: WI Zip: 53132
 Phone: 414.248.0454 Fax: 414.425.6005
 Email Address: JERRYRITZOW@WI.RR.COM

Applicant (Legal Business Owner Name): GERALD R. RITZOW AND KATHERINE L. RITZOW
 Address: 7301 TRINITY COURT
 City: FRANKLIN State: WI Zip: 53132
 Phone: 414.248.0454 Fax: 414.425.6005
 Email Address: JERRYRITZOW@WI.RR.COM

Project/Development Name: CONSERVATION LAND COMBINATION
 Project Description: COMBINE TWO TAX KEY NOS.
 Project Property Address(es): RAWSON + WOELFEL Tax Key Nos. of each parcel to be combined: 753 9996 003
 Existing zoning of each parcel to be combined: Existing use of each parcel to be combined: 753 9998 002
 Area of each parcel to be combined: 17.62 AC, 25.38 AC Proposed Use of the parcels: CONSERVANCY
 2025 CMP Land Use Identification of each parcel to be combined: _____
 * The 2025 CMP Future Land Use Map is available at:
http://www.franklinwi.gov/DefaultFile/Planner/User/Planning/2025CMP/2025_CMP_Ch5_2025Future_Land_Use_Map5.7.pdf

Franklin

- All Land Combination submittals must include and be accompanied by the following:
- This Application form accurately completed with original signatures (facsimiles and copies will not be accepted).
 - Application Filing Fee: \$400, payable to the City of Franklin.
 - An electronic copy of the Legal Description for the subject property.
 - Ten copies of the information requested in Section 15-9.0312(A) of the UDO*. Plans shall be collated and folded to a size no greater than 9 x 12 inches.
 - * The City's Unified Development Ordinance (UDO) is available at www.franklinwi.gov.
- AUG 12 2013
- City Development
- A meeting must be scheduled with the Planning Department prior to Application submittal.
 - Upon receipt of a complete submittal, staff review will be conducted within ten business days.
 - All Land Combination requests require Plan Commission review and Common Council approval.
 - Review and consideration of Land Combination Permits shall be in accordance with Section 15-9.0312(B) of the UDO.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

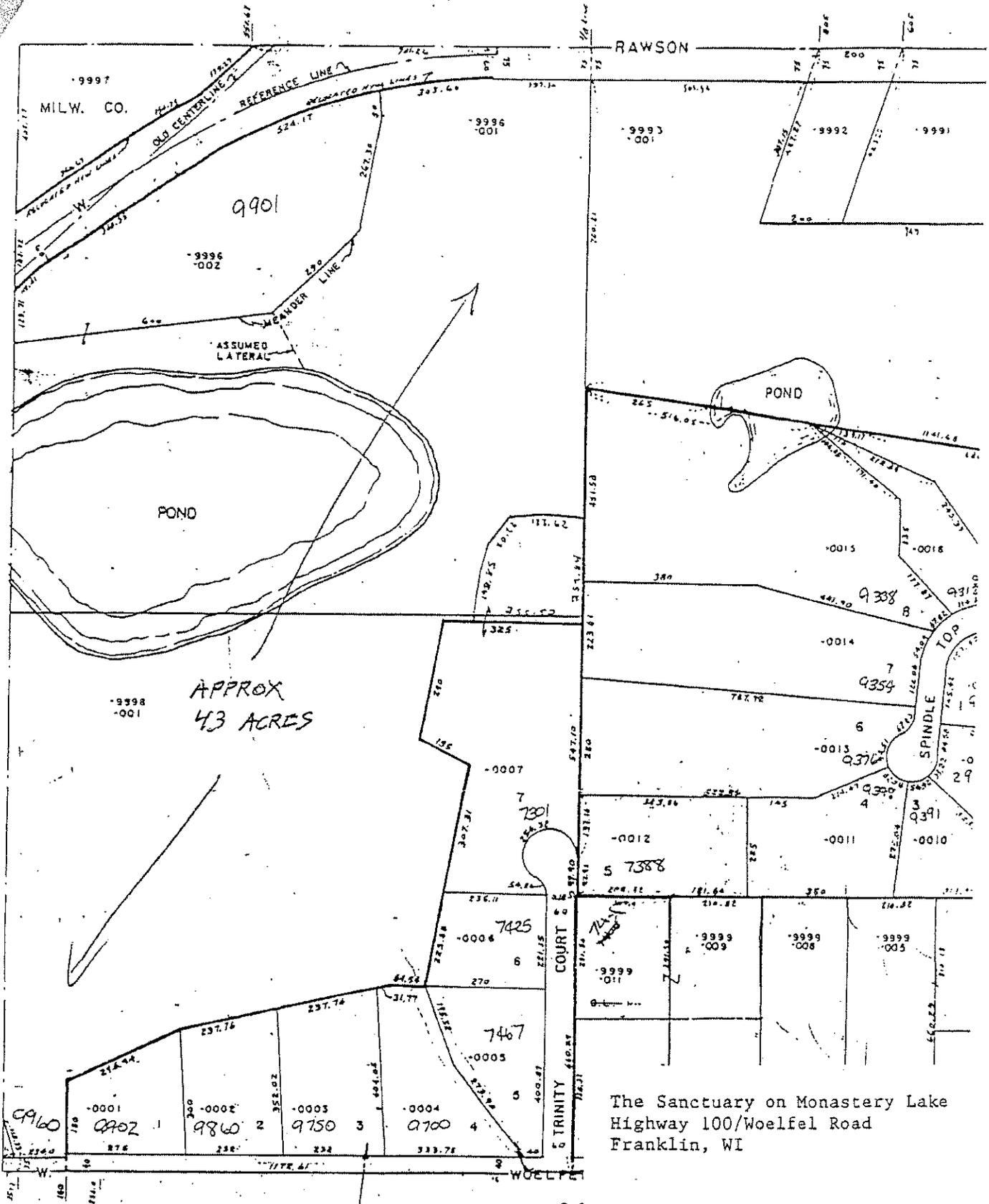
(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature(s) below. If more than one, all of the owners of the property must sign this Application).

Signature of Property Owner: [Signature]
 Name and Title: GERALD R. RITZOW OWNER
 Date: 6-25-13

Signature of Applicant: [Signature]
 Name and Title: GERALD R. RITZOW
 Date: 6-25-13

Signature of Property Owner: [Signature]
 Name and Title: KATHERINE L. RITZOW OWNER
 Date: 6-25-13

Project Contact Name: JERRY RITZOW
 Company: _____
 Phone: 414.248.0454
 Email: JERRYRITZOW@WI.RR.COM



The Sanctuary on Monastery Lake
Highway 100/Woelfel Road
Franklin, WI

SANCTUARY
Addendum "A"

Property Assessment for Parcel 753 9996 003

[Search Results](#)

[New Assessment Search](#)

Property Information

Parcel #	753 9996 003
Address	RAWSON AVE W
Class	Residential
Legal Description	PT OF NW 1/4 OF NE 8 5 21 LYING S OF S LI OF RAWSONAVE EXC COM 591.49 FT S OF NW COR OF NE 8 5 21 TH S129.71 FT NELY 600 FT & 290 FT NLY 267.30 FT & 80 FT THSWLY ALG S LI OF RAWSON AVE TO BEG & FURTHER EXC THAT
Total Acreage	17.62

Assessment Information

Year 2012

Land	\$35,200.00
Improvement	\$0.00
Total	\$35,200.00

Residence Information

Year Blt	N/A
Style	
Exterior	Vacant
Sq Ft First Floor	0
Sq Ft Upper Floor	0
Sq Ft Finished Basement Living Area (FBLA)	0
Tot Sq Ft (includes FBLA)	0
RecRm	0
Bdrms	0
Full Bath	0
Half Bath	0
Last Sale Price	\$0.00
Last Sale Date	N/A

Property Assessment for Parcel 753 9996 003

[Search Results](#)

[New Assessment Search](#)

Property Assessment for Parcel 753 9998 002

[Search Results](#)

[New Assessment Search](#)

Property Information

Parcel # 753 9998 002
Address WOELFEL RD W
Class Undeveloped
Legal Description SW 1/4 OF NE 8 5 21 EXC PT FOR STR & ESC
SANCTUARYESTATES & EXC PT COM AT NE COR
OF SANCT- UARY ESTATES TH W 255.50 FT N TO N
LI OF SW 1/4 OF NE 8 5 21 E TO WLI OF SPINDLE
TOP FARM TH S TO BEG
Total Acreage 25.38

Assessment Information

Year 2012

Land \$29,400.00
Improvement \$0.00
Total \$29,400.00

Residence Information

Year Blt N/A
Style
Exterior Vacant
Sq Ft First Floor 0
Sq Ft Upper Floor 0
Sq Ft Finished Basement Living Area (FBLA) 0
Tot Sq Ft (includes FBLA) 0
RecRm 0
Bdrms 0
Full Bath 0
Half Bath 0

Last Sale Price \$0.00
Last Sale Date N/A

Property Assessment for Parcel 753 9998 002

[Search Results](#)

[New Assessment Search](#)

Exhibit A

All that part of the Northeast 1/4 of Section 8, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point on the South line of the said quarter Section and centerline of Woelfel Road being distant $88^{\circ} 04' 37''$ West 1322.915 feet from the Southeast corner of the said quarter Section; thence South $88^{\circ} 04' 37''$ West along said centerline and South line 1088.92 feet to a point distant North $88^{\circ} 04' 37''$ East 234.00 feet from the Southwest corner of said quarter Section; thence North $00^{\circ} 29' 18''$ West 35.00 feet to a point on the North right-of-way line of Woelfel Road; thence South $88^{\circ} 04' 37''$ West along said North line 207.50 feet; thence 92.36 feet on the arc of curve to the left of radius 2009.86 feet, chord bearing North $17^{\circ} 09' 35''$ West 92.35 feet, along the Northeasterly right-of-way line of S.T.H. "100"; thence North $00^{\circ} 29' 18''$ West along the West line of the said quarter Section 1686.95 feet more or less to a point on the shore line of Monastery Lake; thence North $82^{\circ} 46' 55''$ East along said shore line 616.31 feet; thence South $84^{\circ} 41' 52''$ East along said shore line 294.77 feet; thence North $06^{\circ} 00' 00''$ West 710.00 feet to a point on the Southerly right-of-way line of C.T.H. "BB" (Rawson Avenue); thence 303.58 feet along said right-of-way line on the arc of a curve to the right of radius 1372.39 feet, chord bearing North $82^{\circ} 02' 52''$ East 302.96 feet; thence North $88^{\circ} 23' 05''$ East along said right-of-way line 194.84

feet to a point on the East line of West 1/2 of the said quarter Section; thence South $00^{\circ} 16' 10''$ East along said East line 2570.37 feet to the point of commencement.

EXCEPTING THEREFROM the following described lands:

That part of the Southwest 1/4 of the Northeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 8; thence South $88^{\circ} 04' 37''$ West along the South line of said 1/4 Section 1323.22 feet to the Southwest corner of Certified Survey Map No. 4317 and the point of beginning of the lands to be described; thence continuing South $88^{\circ} 04' 37''$ West along said South line 1172.61 feet; thence North $00^{\circ} 29' 18''$ West 220.01 feet; thence North $64^{\circ} 08' 36''$ East 295.94 feet; thence North $75^{\circ} 26' 17''$ East, 507.29 feet; thence North $89^{\circ} 44' 28''$ East 84.54 feet; thence North $08^{\circ} 42' 29''$ East 531.19 feet; thence North $66^{\circ} 13' 15''$ West 135.00 feet; thence North $08^{\circ} 46' 47''$ East 290.00 feet; thence North $89^{\circ} 43' 50''$ East 325.00 feet to the East line of the West 1/2 of said 1/4 Section; thence South $00^{\circ} 16' 10''$ East along said East line 645.00 feet to the North line of Certified Survey Map No. 4317; thence South $88^{\circ} 04' 37''$ West along said North line 0.18 foot to the Northwest corner of said Certified Survey Map; thence South $00^{\circ} 15' 32''$ East along the West line of said Certified Survey Map 660.29 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM the following described lands:

All that part of the Southwest and Northwest 1/4's of the Northeast 1/4 of Section 8, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of Lot 7 in Sanctuary Estates, being a Subdivision of a part of the Southwest 1/4 of the Northeast 1/4 of said Section 8; thence South $89^{\circ} 43' 50''$ West along the North line of said Lot 7, 255.50 feet; thence North $08^{\circ} 49' 20''$ East, 192.85 feet; thence North $30^{\circ} 32' 56''$ East, 80.82 feet; thence North $89^{\circ} 43' 50''$ East, 183.62 feet; thence South $00^{\circ} 16' 10''$ East, 259.84 feet to the point of beginning.

Tax Key Nos. 753-9998-002 and 753-9996-003

Situated on W. Woelfel Road