

Chapter 6

Identification of Existing Deficiencies in the Quantity or Quality of Existing City-Owned Outdoor Recreational Sites and Facilities to Serve New Development

INTRODUCTION

This Chapter identifies existing deficiencies in the quantity or quality of those *existing City-owned* parks, playgrounds, and other recreational sites and facilities needed to serve new land development for which it is anticipated that an impact fee may be imposed. Quantity needs are based upon the standards set forth in Chapter 3 (primarily per capita and accessibility) and the methodologies set forth in Chapter 5 (primarily the first two noted methodologies), while quality needs are based upon the methodologies set forth in Chapter 5 (primarily the last two noted methodologies).

EXISTING PARK DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT

The following Table 6.1 indicates existing park, playground, and other recreational site and facility deficiencies and future needs at *existing City-owned parks*. Pursuant to the requirements set forth in Wisconsin Statutes Section 66.0617(6) (f), no impact fees may be collected by the City ". . . to address existing deficiencies in public facilities." Based upon the data presented in Table 6.1 and the service area radii standards set forth in Chapter 3, several of the *existing City-owned parks, playgrounds, and other recreational facilities will need to add or improve existing facilities in order to meet the needs and demand generated by new land development occurring within their respective service areas.*

The *per capita standards* used in this needs assessment:

1. Are based upon the *proportionate share* of minimum required park, playground, and recreational land area and facilities needed to accommodate a unit of population (described as persons and/or dwelling units); and
2. Bear a rational relationship -- which is *proportional* -- to the need for new, expanded, or improved public park, playground, and recreational facilities that are required to serve land development.

Based upon the *proportionate share* relationship between the per capita standards and the impact fees recommended to be imposed by this needs assessment, *no existing* park, playground, or other recreational facility *deficiencies* relating to the needs of existing land development are included or intended to be financed by the imposition of the impact fees. Any such existing deficiencies and needs will be addressed separately in Chapter 7.

Other future new parks, playgrounds, and other recreational facility needs at future planned park sites (which are planned to be owned by the City) are addressed in Chapter 7 titled "Identification of New Public Park, Open Space, Trail, and Outdoor Recreation Facilities: The Outdoor Recreation Facilities Plan" and are needed due to forecast and projected City of Franklin population and housing growth increases expected to occur over the planning period (also see Chapter 2).

Table 6.1

EXISTING DEFICIENCIES & NEEDS OF EXISTING CITY-OWNED PARKS, PLAYGROUNDS, & OTHER RECREATIONAL FACILITIES IN THE CITY: 2010 – 2025

PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2010 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT TO 2025
COMMUNITY PARKS (at Park Sites Owned by the City of Franklin)				
Lion's Legend Park I	C1	14.0+/-	<ul style="list-style-type: none"> ■ One (1) asphalt paved off-street parking lot with three parking spaces. ■ Steel and wooden foot bridge across creek and wetland area. ■ Historic "village" buildings of former Town of Franklin including the Whelen School (1851), the Sheehan-Godsell Cabin (1834), the Franklin Town Hall (1856), and the St. Peters Church (1857). ■ One (1) baseball diamond with backstop, line fences and team benches (unlighted). ■ Two (2) sand volleyball courts. ■ Three (3) tennis courts (unlighted). 	<p><u>The following are needs to serve new development:</u></p> <ul style="list-style-type: none"> ■ Two (2) bicycle racks located on east side of park (for pavilion and bandstand areas). ■ Ice-skating area (about 0.35-acre needed).

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Lion's Legend Park I (cont.)			<ul style="list-style-type: none"> ■ One (1) Bandshell. ■ Open-air pavilion with restrooms and concessions (constructed in 1977). ■ One (1) bicycle rack. ■ 37 Picnic tables. ■ One (1) water fountain. ■ Two (2) Grills and Prep Tables, plus One (1) barbecue pit. ■ One (1) play structure (ages 2-5). ■ One (1) flag pole. ■ One (1) play structure (ages 5-12). ■ Play Equipment: Three (3) Rock N Rides, One (1) Funnel Ball, One (1) Activity Center, One (1) Aluminum Slide, Four (4) Belt Swings, Three (3) Infant Swings, and One (1) ADA swing. ■ Six (6) Park Benches. ■ Three (3) Garbage Cans. ■ One (1) Dog Station. ■ One (1) Paved Walking Trail (1,441 feet). ■ One (1) flag pole. ■ Asphalt paved trail system on east side of park. ■ Public telephone. 	

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Lions Legend Park II	C1	24.0+-	<ul style="list-style-type: none"> ■ Three (3) Dog Stations. ■ Five (5) Garbage Cans. ■ Four (4) Park Benches. ■ One Play Structure (Ages 5-12). ■ Play Equipment: One (1) Rock N Ride, Two (2) belt swings, One (1) Infant Swing, One (1) ADA Swing. ■ Two (2) Volleyball Courts. ■ Two (2) Tennis Courts. ■ One Baseball Field with backstop, Line Fences & Team Benches. ■ Two (2) Grills & Prep Tables. ■ One (1) Outdoor Pavilion (Vernon Barg Pavilion) with Indoor Seating Area and Restrooms. ■ One Paved Walking Trail (4,267 feet). ■ 26 Picnic Tables. ■ One (1) asphalt paved off-street parking lot with 53 parking stalls, including two handicapped parking stalls. 	<ul style="list-style-type: none"> ■ Development of a pre-school play area on the northeast side of the park in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.

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NEIGHBORHOOD PARKS (at Park Sites Owned by the City of Franklin)				
Pleasant View Neighborhood Park	N2	23.76	<ul style="list-style-type: none"> ■ Off-street parking located at the abutting Pleasant View Elementary School. 	<p><u>The following are needs to serve new development:</u></p> <ul style="list-style-type: none"> ■ Preparation of a detailed landscape plan for the entire park site. ■ Grading of the park for level playing fields. ■ Four (4) basketball goals (about 0.28-acre needed). ■ One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers. ■ One (1) Playfield (about 1.65-acres needed). ■ Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements. ■ Three (3) tennis courts (unlighted, about 0.96-acre needed). ■ One (1) sand volleyball court. ■ Ice-skating area (about 0.35-acre needed). ■ Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain area). ■ Passive (picnicking, etc.) and other recreation area (1.32 acres needed). ■ Installation of landscape plant materials in areas located outside of the playfield areas. ■ Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored. ■ Provision of hard-surfaced, paved off-street parking which is clearly marked and lighted.

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PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2010 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT TO 2025
Pleasant View Neighborhood Park (cont.)				<ul style="list-style-type: none"> ■ Installation of all park signage. ■ Provision of a walking/education trail. ■ Provision of outdoor fitness stations along the walking/education trail. ■ Linkage of the park to the abutting elementary school. ■ Installation of an 80-foot wide collector street with paving and improvements to service Pleasant View Park. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Jack E. Workman Neighborhood Park	N3	12..04+ /-	<ul style="list-style-type: none"> ■ Wetlands, with wetland mitigation. ■ Two (2) Dog Stations. ■ Three (3) Garbage Cans. ■ Seven (7) Park Benches. ■ One (1) Play Structure (Ages 5-12). ■ Play Equipment: Four (4) Infant Swings, One (1) ADA Swing. ■ One (1) Volleyball Court. ■ One (1) Baseball Field with backstop, line fences and team benches. ■ One (1) Basketball Court with two (2) goals. ■ One (1) Wood Pedestrian Bridge. ■ Two (2) Picnic Tables. ■ One (1) Paved Walking Trail (1,458 feet). 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ One (1) tennis court (unlighted, about 0.32-acre needed). ■ Ice-skating area (about 0.35-acre needed). ■ Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored. ■ Provision of outdoor fitness stations along the walking/education trail. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

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MINI PARKS (at Park Sites Owned by the City of Franklin)				
Cascade Creek Park <i>(formerly City Park #4-- located south of the Cascade Heights and Root River Heights developments)</i>	M2	9.0+/-	<ul style="list-style-type: none"> ■ One (1) playfield (open space grass area). ■ One (1) short, 5-foot wide asphalt paved path leading into the park from S. 60th Street. ■ One (1) Dog Station. ■ One (1) Garbage Can. ■ One (1) Bench. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Ice-skating area without fencing or any other structures (about 0.35-acre needed). ■ Provision of adequate, paved, clearly marked 8-space off-street parking. ■ Installation of walking/education trail park signage (outside of all 100-year recurrence interval floodplain areas). ■ Provision of a walking/education trail. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Friendship Park <i>(formerly City park #1-- Sharon and Anita Park)</i>	M3	1.58	<ul style="list-style-type: none"> ■ One (1) small grass playfield. ■ One (1) Play Structure (Ages 2-5). ■ One (1) Play Structure (Ages 5-12). ■ Play Equipment: Three (3) Rock N Rides, One (1) Lil Digger, One (1) Blister Bar, Eight (8) Belt Swings, One (1) Bar Climber, Four (4) Infant Swings, One (1) ADA Swing. ■ One (1) Chin-Up Bar. ■ One (1) basketball court with one (1) goal. ■ One (1) backstop. ■ Nine (9) park benches. ■ On-street parking only. ■ One (1) Dog Station. ■ One (1) Bike Rack. ■ Paved Walking Trail (490 feet). ■ Two (2) Picnic Tables. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.

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Friendship Park (cont)			<ul style="list-style-type: none"> ■ Three (3) Shade Kiosks with Picnic Tables. 	
Glenn Meadows Park <i>(formerly City Park #2--35th Street Park)</i>	M4	1	<ul style="list-style-type: none"> ■ One (1) grass playfield (no baseball allowed). ■ One (1) asphalt paved basketball court with two (2) goals. ■ One (1) play structure (ages 5-12). ■ Play Equipment: Two (2) Rock N Rides, One (1) Lil Digger, One (1) Whirl, Two (2) Belt Swings, (One) 1 Bar Climber, (Two) 2 Infant Swings. ■ Four (4) park benches. ■ One Dog Station. ■ One Garbage Can. ■ On-street parking only. ■ One (1) play structure (ages 2-5). ■ One (1) play structure (ages 5-12). ■ Play Equipment: One (1) Rock N Ride, (Two) 2 Belt swings, One (1) Infant Swing, One (1) ADA Swing. ■ Two (2) park benches. ■ Two (2) Picnic Tables. ■ One (1) Garbage Can. 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ Preparation of a detailed landscape plan for the park. ■ Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.

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MINI PARKS (at Park Sites Owned by the City of Franklin) (cont.)				
Dr. Lynette Fox Memorial Park	M5	0.42	<ul style="list-style-type: none"> ■ One (1) play structure (ages 2-5). ■ One (1) play structure (ages 5-12). ■ Play equipment: one (1) Rock N Ride, two (2) belt swings, one (1) infant swing, one (1) ADA swing.. ■ Two (2) park benches. ■ Two (2) picnic tables. ■ One (1) garbage can. 	
Ken Windl Park	M6	6.74	<ul style="list-style-type: none"> ■ <u>One (1) indoor pavilion with tables, chairs, and a kitchenette.</u> ■ <u>One Play Structure (ages 5-12).</u> ■ <u>Play Equipment: Two (2) Rock N Rides, Two (2) Belt Swings, One (1) Bar Climber, One (1) Infant Swing, One (1) ADA Swing.</u> ■ <u>One Bike Rack.</u> ■ <u>Two (2) tennis courts.</u> ■ <u>Eight picnic tables.</u> ■ <u>One shade kiosk with picnic table.</u> ■ <u>One dog station.</u> ■ <u>Three benches.</u> ■ <u>Two garbage cans.</u> ■ <u>29 stall paved parking lot.</u> ■ <u>Access to Franklin Bike and Hiking Trail.</u> 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ One (1) tennis court or volleyball court.

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SPECIAL PARKS (serving the City of Franklin at Park Sites Owned by the City of Franklin)				
Franklin Woods Nature Center <i>(formerly Camp Arthur Davidson)</i>	S1	40	<ul style="list-style-type: none"> ■ Natural area (also see Table 4.3). ■ Nature trails (crushed stone) including a twelve-box Blue Bird trail. ■ One (1) Open air pavilion. ■ Wetland / stormwater drainage area. ■ Woodlands. ■ Three (3) Dog Stations. ■ One (1) Garbage Can. ■ Seven (7) Park Benches. ■ One (1) Play Structure (Ages 2-5). ■ One (1) Play Structure (Ages 5-12). ■ Play Equipment: One (1) Rock N Ride, Two (2) Belt Swings, One (1) Infant Swing. ■ One (1) Paved Walking Trail (2,072 feet). ■ One (1) Stone Walking Trail (2,096 feet). ■ Ten (10) Picnic Tables. ■ Four (4) Informational Kiosks. ■ <u>26 stall paved parking lot.</u> 	<p><u>The following are needs to serve new development:</u></p> <ul style="list-style-type: none"> ■ Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements. ■ Provision of lighting for the paved off-street parking lot. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

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SPECIAL PARKS (serving the City of Franklin at Park Sites Owned by the City of Franklin) (cont.)				
Meadowlands Park	S3	15.0+/-	<ul style="list-style-type: none"> ■ A 1,156-foot wood-chip walking trail. ■ Wetland area. ■ Dog Station. ■ Two (2) Benches. ■ One (1) Garbage Can. 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ Provision of additional permanently anchored park benches as demand increases over the planning period. ■ Installation of all park signage, including signage relating to plant material and species identification, throughout the park. ■ Expansion and widening of the internal walkway/education trail to also serve the western portion of the park. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Ernie Lake Park <i>(unofficial name)</i>	S4	14.0+/-	<ul style="list-style-type: none"> ■ Two (2) Dog Stations. ■ Three (3) Park Benches. ■ Three (3) Garbage Cans. ■ One (1) Paved Walking Trail (3,777 feet). ■ Natural area consisting of wetlands which are a part of a constructed stormwater retention/water quality basin (also see Table 4.3). 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ Installation of all park signage, including signage relating to plant material and species identification, throughout the park. ■ Provision of outdoor fitness stations along the walking/education trail. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Mission Hills Neighborhood Wetlands <i>(located north of W. Church Street)</i>	S5	14.0+/-	<ul style="list-style-type: none"> ■ Natural area (also see Table 4.3). ■ Woodlands. ■ Wetlands. ■ One (1) Park Bench. ■ One (1) Garbage Can. ■ One (1) Grass Play Field. 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ Provision of additional permanently anchored park benches along the perimeter of the site. ■ Installation of all park signage, including signage relating to plant material and species identification, throughout the park. ■ Potential provision of a walkway/education trail. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

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Market Square <i>(formerly City Park #3 located in the "Village" of St. Martins)</i>	S6	0.5	<ul style="list-style-type: none"> ■ One (1) open air gazebo. ■ Small "village green" area. ■ One (1) Gazebo with Concrete Floor & Brick Walkway. ■ Seven (7) Picnic Tables. ■ One (1) Garbage Can. ■ 12 stall paved parking lot. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
SPECIAL PARKS (serving the City of Franklin at Park Sites Owned by the City of Franklin) (cont.)				
Victory Creek	S7	84.6	<ul style="list-style-type: none"> ■ Natural Area. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Provision of permanently anchored park benches. ■ Provision of a walking/education trail. ■ Installation of all necessary park/trail signage. ■ Linkage of the trail to the Milwaukee County recreation corridor/trail (see Map 7.1). ■ Continued maintenance of this facility over the planning period.

(a) Not measured here in acres.

Source: Meehan & Company, Inc. and the City of Franklin