

# Chapter 9

## Capital Cost Estimates and Impact Fees

### INTRODUCTION

This chapter of the Comprehensive Outdoor Recreation Plan update identifies estimated costs for the proposed new park, open space, trail, and outdoor recreation site and facility recommendations for the City of Franklin to the year 2025. This includes existing and future regional, community, neighborhood, mini, and special parks in the City as those sites are identified on Map 7.1 (see Chapter 7). Parks under the jurisdiction, or potential jurisdiction, of the City of Franklin are indicated on Map 7.1 as well as those parks under the jurisdiction of Milwaukee County and the Franklin Public School District [as noted in Chapter 1, both the Oak Creek-Franklin School District and Whitnall School District have indicated that no recreational facilities were planned to be constructed within the corporate limits of the City of Franklin during the planning period]. Chapter 7 also provides a detailed description of the potential improvements to existing and planned park and open space sites in the City and sets forth park improvement priority levels. The list is broken down by park type: regional and multi-community parks, community level public outdoor recreation land (community parks), community level public outdoor recreation land (playfields), neighborhood level public outdoor recreation land (neighborhood parks), neighborhood level public outdoor recreation land (neighborhood playgrounds), mini park level public outdoor recreation land (in park sites), and special parks (in park sites). The cost estimate analyses are presented utilizing constant year 2000 dollar amounts unless otherwise indicated. An update to year 2010 dollar amounts are presented where noted using the 2000 Consumer Price Index of 167.6 and the year 2010 Consumer Price Index of 208.728.

*It is recommended that a more precise cost estimate be conducted following adoption of this update.*

As stated in the Executive Summary, the CORP update recognizes that implementation of this plan is dependent upon a number of factors, including the availability of increasingly limited financial resources. It is also understood that the City must continuously weigh and balance the many demands placed upon its limited financial resources, such that some worthy projects must be deferred in order to ensure that other even more critical projects can proceed. The CORP update hereby acknowledges that such decisions should only be made by the Common Council and that such decisions could affect the timing of the implementation of this plan. However, it is intended that the information presented in this plan, specifically including the assignment of priorities and estimated costs, will assist the Common Council in its deliberations on these very important matters.

## **PARK, PLAYGROUND, TRAIL, AND OTHER RECREATIONAL FACILITIES SERVICE AREAS/ZONES**

Under Section 66.0617(5) of the Wisconsin Statutes for the creation of impact fees, geographically defined zones, or service areas, within the City of Franklin may be identified for the imposition of impact fees on land development. For the City of Franklin, this identification of geographically defined zones is based upon:

1. The planned urban and suburban development set forth in the adopted City's Comprehensive Master Plan;
2. The service area standards for various types of parks, playgrounds, trail, and recreational facilities set forth and described earlier in Chapter 3 and which are consistent with the City's Comprehensive Master Plan;
3. The minimum service area delineations set forth on Maps 4.2, 4.3, and 4.4 of this facility needs assessment and Comprehensive Outdoor Recreation Plan update; and
4. The need for those public facilities which justifies the differences between zones in the amount of impact fees which may be imposed.

12 of the 21 resulting geographically defined zones, within the City of Franklin are graphically shown on Maps 9.1 through 9.3, and identified below:

- Lion's Legend Community Park I and II Zone No. 1.
  
- Forest Hills Neighborhood Park Zone No. 1.
- Hillcrest Neighborhood Park Zone No. 2.
- Woodview Neighborhood Park Zone No. 3.
- Pleasant View Neighborhood Park Zone No. 4.
- Jack E. Workman Neighborhood Park Zone No. 5
  
- Mini Park Zone No. 1.
- Mini Park Zone No. 2.
- Mini Park Zone No. 3.
- Mini Park Zone No. 4.
- Mini Park Zone No. 5.
- Ken Windl Mini Park Zone No. 6.

It should be noted that the following geographically defined zones serve the entire City of Franklin geographic area as community-wide facilities and are not necessary to map:

- Community Recreation Center Building Park Zone No. 1.
- Community Recreation Trails Zone No. 2.
  
- Mahr Woods Special Park Zone No. 1.
- Franklin Woods Nature Center Special Park Zone No. 2.
- Meadowlands Special Park Zone No. 3.
- Ernie Lake Special Park Zone No. 4.
- Mission Hills Neighborhood Wetlands Special Park Zone No. 5.
- Victory Creek Special Park Zone No. 6.
- Regional (central community gathering place) Park Zone No. 1.

Lions Legend Community Park and each of the five "Neighborhood Park Zones" is established to serve subareas, or large neighborhoods, of the City of Franklin as delineated on Maps 9.1 and 9.2, respectively.

Since large contiguous areas of land meeting minimum site size standards for a neighborhood park are not available in the five delineated "Mini Park Zones," each of the five "Mini Park Zones," as delineated on Map 9.3, is proposed to be served by a smaller sub-neighborhood mini park consisting of playfields and/or playgrounds.

## **DETERMINATION OF THE AMOUNT OF LAND TO BE DEDICATED**

The provisions of City of Franklin park, open space, and outdoor recreation areas for this public facilities needs assessment are based upon the per capita standards as set forth in Chapter 3. Specifically, they are as indicated in Table 9.1.

Table 9.1

PER CAPITA STANDARDS FOR THE PROVISION OF  
PUBLIC OUTDOOR RECREATION LAND IN THE CITY OF FRANKLIN

Facility Category	Minimum Development Standard (Gross Area) (a)
<b>Public Outdoor Recreation</b>	
Regional & Multi-Community	No Standard
Community (including Special Community Parks, in park sites)	2.2 acres per 1,000 persons (general standard)
Community Center Building and Site	0.1540775 acre per 1,000 persons (b)
Community (in middle or high school sites)	0.9 acre per 1,000 persons
Community Trail System	0.369786 acre per 1,000 persons (c)
Neighborhood (in park sites)	1.7 acres per 1,000 persons
Neighborhood (in elementary school sites)	1.6 acres per 1,000 persons
Mini Parks (in park sites)	1.0 acre per 1,000 persons
Special Parks	No Standard
<i>Total Public Outdoor Recreation Land Dedication Required</i>	<i>7.9411813 acres per 1,000 persons</i>

- (a) Gross areas include off-street parking for each category. These minimum standards *exclude* any additional required stormwater detention/retention areas, open space, or areas with natural resource features such as wetlands and woodlands and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards.
- (b) Based upon City of Franklin year 2025 population projection of 40,564 persons (see Chapter 2) and 6.25 acres required for a one-story community recreation center (see Chapter 8).
- (c) Based upon City of Franklin year 2025 population projection of 40,564 persons (see Chapter 2). The total length of off-road trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is 32,727 feet, or about 6.2 miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of about 15 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements.

Based upon the per capita acreage standards for recreational facilities and the persons per household, the *proportionate share* amount of land to be dedicated per dwelling unit in the City of Franklin was calculated for the provision of public outdoor recreation land. These rates are based on the following formula:

$$\frac{\text{(acres required per standard)}}{(1,000 \text{ persons} / 2.58 \text{ persons per household})} = \text{total acres required per dwelling unit}$$

The determination of the persons per household, or dwelling unit, is based upon the average number of persons per household as reported in the U.S. Census for the City of Franklin, Wisconsin. According to the U.S. Bureau of the Census, in the year 2000 there were 2.58 persons per household in the City of Franklin. The following Table 9.2 represents the calculated determination of the amount of land which would be required for community parks, trails, neighborhood parks, and mini park playfield/playground areas on a per dwelling unit basis in the City of Franklin:

Table 9.2

**PUBLIC OUTDOOR RECREATION LAND DEDICATION REQUIREMENTS  
IN ACRES PER DWELLING UNIT IN THE CITY OF FRANKLIN**

Facility Category	Public Outdoor Recreation Land Dedication Requirements (Acres Per Dwelling Unit)
<b>Public Outdoor Recreation</b>	
Community (in park sites)	-- (a)
Community Center Building and Site	0.00039753 (one 6.25 acre facility per 40,564 persons)
Community (in middle or high school sites)	0.002322
Community Trail System	0.0009541(b)
Neighborhood (in park sites)	0.004386
Neighborhood (in elementary school sites)	0.004128
Mini Parks (in park sites)	0.002580

- (a) Varies and is to be calculated as a proportionate share based upon City of Franklin year 2025 population projection of 40,564 persons (see Chapter 2) and the acreage of each specific community and/or special park (also see Table 9.5).
- (b) Calculated as a proportionate share based upon City of Franklin year 2025 population projection of 40,564 persons (see Chapter 2). The total length of trails planned to be located

outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is 32,727 feet, or about 6.2 miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of about 15 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements.

## **DETERMINATION OF VACANT LAND VALUATIONS FOR REGIONAL PARKS, COMMUNITY PARKS, CITY-OWNED TRAILS, NEIGHBORHOOD PARKS, MINI PARKS, AND SPECIAL PARKS**

Vacant land valuations which were used for parks, trails, and other recreational facilities are based upon detailed information which was furnished to Department of City Development staff by the City Assessor's Office relative to land valuations for specific parcels of land located in proximity to each of the planned park facilities. The valuation of planned City trail land (assuming a total length to be newly acquired of 34,040 feet, a minimum width of 20 feet, and occupying about 15.6 acres) was determined using an estimate furnished by the City Assessor's Office for non buildable recreational-type land--this estimate for the year 2010 was \$10,000 per acre.

## **DETERMINATION OF REGIONAL PARK, COMMUNITY PARK, NEIGHBORHOOD PARK, MINI PARK, SPECIAL PARK, AND CITY TRAIL CAPITAL COSTS (LAND ACQUISITION AND DEVELOPMENT COSTS)**

In conformance with Section 66.0617 "Impact Fees" of the Wisconsin Statutes, "capital costs" means the capital costs to construct, expand, or improve public facilities, including the cost of land, and including legal, engineering, and design costs to construct, expand, or improve public facilities, except that not more than 10 percent of capital costs may consist of legal, engineering, and design costs (unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs). "Capital costs" does not include other noncapital costs to construct, expand, or improve public facilities or the costs of equipment to construct, expand, or improve public facilities, or vehicles. The costs associated with implementing various park acquisitions and improvements called for by the Comprehensive Outdoor Recreation Plan update are set forth in the following sections of this Chapter. All costs are indicated in constant year 2010 dollar amounts.

## COSTS ASSOCIATED WITH THE IMPROVEMENT OF EXISTING PARKS

### Existing Regional and Multi-Community Parks

Root River Parkway, Whitnall Park, Oakwood Park and Golf Course, Milwaukee County Sports Complex, Franklin Park, Grobschmidt Park, and Crystal Ridge: As stated earlier in Chapter 7, since these facilities are not under the control of the City of Franklin (other than the proposed joint Franklin Park/Southwest Park proposal discussed later in this chapter), recommendations regarding improvements are not set forth in the Comprehensive Outdoor Recreation Plan update for the City of Franklin.

### Existing Community Level Public Outdoor Recreation Land (Community Parks)

Froemming Park: As stated earlier in Chapter 7, since this facility is not under the control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan update for the City of Franklin.

Lion's Legend Park Phases I and II: The following are planned additional improvements to Lion's Legend Park Phases I and II and their estimated associated costs:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$0 (Land Already Owned by City of Franklin)
Recreation Facility Development	
PARK IMPROVEMENT AND/OR ITEM	COST
Two (2) bicycle racks located in Phase II (for pavilion and bandstand areas).	\$2,000
Ice-skating area (about 0.35-acre needed).	\$0
Development of a pre-school area (including play equipment and surfacing) on the northeast side of the park in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.	\$20,750
Subtotal of Capital Costs	\$22,750
<b>TOTAL COST (38+/- acres) IN YEAR 2010 DOLLARS</b>	<b>\$28,333*</b>

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Existing Community Level Public Outdoor Recreation Land  
(Playfields at Middle School or High School Sites)

Franklin High School and Forest Park Middle School: As stated earlier in Chapter 7, these outdoor recreational facilities are owned by the Franklin Public School District. Since these facilities are not under the control of the City of Franklin (other than the joint Forest Hill Neighborhood Park/Forest Park Middle School proposal discussed later in this chapter), recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan update.

Existing Neighborhood Level Public Outdoor Recreation Land  
(Neighborhood Parks at Park Sites)

St. Martin's (Robinwood) Neighborhood Park and Southwood Glen Neighborhood Park (County Park Site #59): As stated earlier in Chapter 7, these outdoor recreational facilities are owned by Milwaukee County. Since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan update.

Pleasant View Neighborhood Park The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and their estimated associated costs for the Pleasant View Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$0 (Land Already Owned by City of Franklin)
Recreation Facility Development	
Preparation of a detailed landscape plan for the entire park site.	\$3,700
Four (4) basketball goals (about 0.28-acre needed with fencing but no lighting).	\$23,000
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers (without lighting and without an irrigation system).	\$51,500
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play in compliance with	\$41,500



PARK IMPROVEMENT AND/OR ITEM	COST
Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
One (1) sand volleyball court.	\$5,000
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot 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 areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
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.	\$20,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 4,535 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$102,265
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Installation of 950+/- lineal feet of 80-foot wide collector street with paving and improvements to service Pleasant View Park.	\$143,935 (a)
Sanitary sewer lateral extension into the park (estimated 230+/- linear feet at about \$42.00 per foot).	\$9,700
Public water supply extension into the park (estimated 230+/- linear feet at about \$44.00 per foot).	\$10,100
Electric line extension into the park (estimated 230+/- linear feet at about \$4.25 per foot).	\$1,000
Subtotal of Capital Costs	\$1,079,400
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$107,940
<b>TOTAL COST (15 acres)</b>	<b>\$1,187,340</b>
<b>TOTAL COST IN YEAR 2010 DOLLARS</b>	<b>\$1,478,701*</b>

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

- (a) In the year 2000, SEWRPC estimated the cost of construction of an 80-foot wide fully improved urban collector street to be \$800,000 per mile, or \$151.51 per lineal foot.

Jack E. Workman Neighborhood Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and their estimated associated costs for the Jack E. Workman Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
One (1) tennis court (unlighted, about 0.32-acre needed).	\$36,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of additional 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.	\$20,000
Provision of outdoor fitness stations along the walking/education trail.	\$4,000
TOTAL	\$60,500
TOTAL COST IN YEAR 2010 DOLLARS	\$75,346*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Christine Rathke Memorial Park (formerly Quarry View Park): Since this facility is located on privately-owned land only leased to the City of Franklin and not under the permanent control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan update.

*However, it is recommended that should an opportunity present itself, the City should consider ownership of this site, and its possible expansion, to accommodate a full-sized neighborhood park.*

#### Existing Neighborhood Level Public Outdoor Recreation Land (Neighborhood Playgrounds at Elementary School Sites)

Pleasant View Elementary School, Ben Franklin Elementary School, Country Dale Elementary School, Southwood Glen Elementary School, and Robinwood Elementary School: As stated earlier in Chapter 7, these outdoor recreational facilities are owned by the Franklin Public School District. Since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan update.

## Existing Mini Park Level Public Outdoor Recreation Land

Lions Baseball Field (formerly Ollie Pederson Field): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Ollie Pederson Field (Franklin Lions Youth League Ball Diamond):

PARK IMPROVEMENT AND/OR ITEM	COST
No additional improvements are proposed.	\$0
<b>TOTAL COST IN YEAR 2010 DOLLARS</b>	<b>\$0</b>

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Cascade Creek Park (City Park #4): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Cascade Creek Park (City Park #4):

PARK IMPROVEMENT AND/OR ITEM	COST
Ice-skating area <i>without</i> fencing or any other structures (about 0.35-acre needed).	\$0
Provision of adequate, paved, clearly marked, 8-space off-street parking with curb and gutter (unlighted and no storm sewer).	\$18,000
Installation of all park signage (outside of all 100-year recurrence interval floodplain areas) for the walking trail	\$2,500
Provision of a walking/education trail. (Assuming a length of about 1,450 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$32,700
<b>TOTAL</b>	<b>\$53,200</b>
<b>TOTAL COST IN YEAR 2010 DOLLARS</b>	<b>\$66,255*</b>

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Friendship Park (formerly City Park #1--Sharon and Anita Park): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Friendship Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the	\$7,000

PARK IMPROVEMENT AND/OR ITEM	COST
various park uses.	
TOTAL	\$7,000
TOTAL COST IN YEAR 2010 DOLLARS	\$8,718

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Glenn Meadows Park (formerly City Park #2--35th Street Park): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Glenn Meadows Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Preparation of a detailed landscape plan for the park.	\$3,700
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.	\$7,000
TOTAL	\$10,700
TOTAL COST IN YEAR 2010 DOLLARS	\$13,326*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Dr. Lynette Fox Memorial Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Dr. Lynette Fox Memorial Park:

PARK IMPROVEMENT AND/OR ITEM	COST
No additional improvements are necessary.	\$0
TOTAL COST IN YEAR 2010 DOLLARS	\$0

Ken Windl Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Ken Windl Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Installation of one (1) sand volleyball court	\$5,000
TOTAL COST IN YEAR 2010 DOLLARS	\$6,227*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

## Existing Special Parks

Rainbow Airport Park, Franklin Little League Complex, and Fitzsimmons Road Woods: As indicated in Chapter 7, since these facilities are under the control of Milwaukee County or other private parties and are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan update.

Franklin Woods Nature Center (formerly Camp Arthur Davidson): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Franklin Woods Nature Center:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of a one-story, 4,000 square-foot 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 areas).	\$388,000 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Provision of lighting for the paved off-street parking lot.	\$25,000
Sanitary sewer lateral extension into the park (estimated 370+/- linear feet at about \$42.00 per foot)	\$15,600
Public water supply extension into the park (estimated 370+/- linear feet at about \$44.00 per foot)	\$16,300
Electric line extension into the park (estimated 370+/- linear feet at about \$4.25 per foot)	\$1,600
Subtotal of Capital Costs	\$446,500
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$44,650
TOTAL COST (40 acres)	\$491,150
TOTAL COST IN YEAR 2010 DOLLARS	\$611,673*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Meadowlands Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Meadowlands Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of additional permanently anchored park benches as demand increases over the planning period.	\$2,500
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,000
Expansion/widening of the internal walkway/education trail to also serve	\$18,000

PARK IMPROVEMENT AND/OR ITEM	COST
the western portion of the park. (Assuming a length of about 800 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	
TOTAL	\$22,500
TOTAL COST IN YEAR 2010 DOLLARS	\$28,021*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Ernie Lake Park (unofficial name): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Ernie Lake Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,500
Provision of outdoor fitness stations along the walking/education trail.	\$3,000
TOTAL	\$5,500
TOTAL COST IN YEAR 2010 DOLLARS	\$6,850*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Mission Hills Neighborhood Wetlands: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Mission Hills Neighborhood Wetlands:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of additional permanently anchored park benches along the site's perimeter.	\$3,000
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,500
Potential provision of a walkway/education trail. (Assuming a length of about 1,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$22,550
TOTAL	\$28,050
TOTAL COST IN YEAR 2010 DOLLARS	\$34,933*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Market Square (formerly City Park #3 in St. Martin's): The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for the Market Square:

PARK IMPROVEMENT AND/OR ITEM	COST
Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).	\$0
TOTAL	\$0

Victory Creek Special Park: The Comprehensive Outdoor Recreation Plan update identifies the following potential additional improvements and their estimated associated costs for Victory Creek Special Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of permanently anchored park benches.	\$3,000
Potential provision of a walkway/education trail. (Assuming a length of about 2,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$45,100
Installation of all park/trail signage (including interpretive plant signage).	\$15,000
TOTAL	\$63,100
TOTAL COST IN YEAR 2010 DOLLARS	\$78,584*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

## **COSTS ASSOCIATED WITH THE ACQUISITION AND IMPROVEMENT OF THE PLANNED NEW PARKS, OPEN SPACE, AND OUTDOOR RECREATIONAL SITES AND FACILITIES**

### Proposed Trails

Planned Trails, Bicycle Routes, and Linkages: As indicated in Chapter 7, Map 7.1 identifies the location of existing and planned trails, bicycle routes, and linkages between public park facilities in the City of Franklin. The total length of trails planned to be located outside of City parks and requiring new public right-of-ways or public easements and associated improvements in the City of Franklin is approximately 85,675 feet, or about 16.23 miles. This total includes both Milwaukee County as well as City of Franklin trails, as identified on Map 7.1. A closer examination of Map 7.1 indicates that the City of Franklin would be responsible for constructing about 32,727 lineal feet or about 6.20 miles of off-road trails and Milwaukee County would be responsible for constructing

about 52,948 lineal feet or about 10.03 miles of off-road trails. According to the City of Franklin Unified Development Ordinance, off-road trail rights-of-way should be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of about 39.34 acres of land is required to accommodate new trails planned to be located outside of City parks and requiring new public trail rights-of-way or public easements for both Milwaukee County and Franklin trails. Of this amount, the City of Franklin would be responsible for about 15.03 acres of off-road trails. The Comprehensive Outdoor Recreation Plan update identifies the following improvements and their estimated associated costs for the planned trails, bicycle routes, and linkages between public park facilities in the City of Franklin:

TRAIL IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$150,300 (a)
Recreation Facility Development	
Minimum 32,727 Lineal Feet of 10-foot Wide Bituminous Paved Trail Surface (Assuming a cost of about \$22.55 per linear foot.)	\$737,994(b)
Subtotal of Capital Costs	\$737,994
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$73,799
TOTAL COST NOT INCLUDING LAND (15.03 acres)	\$811,793
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$1,010,999
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,161,299*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$77,265*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

- (a) Assuming a minimum dedicated public right-of-way or public easement width of 20 feet x 34,040 lineal feet resulting in a total area of 15.629017 acres. This length is outside of existing dedicated public street rights-of-way. Also assuming an average year 2010 land valuation of \$10,000 per acre.
- (b) Assuming a year 2000 cost of \$22.55 per linear foot of 10-foot wide bituminous paved surface.

The generalized extent and location of planned trails, bicycle routes, and linkages are indicated on Map 7.1 for the City of Franklin. As indicated in Chapter 1, in December 1994, SEWRPC published Planning Report No. 43 titled *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010*. The *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010* (p. 134) indicates that the 1994 unit improvement costs for developing bicycle-way improvements were as follows:



- \$100,000 per mile for the construction of four-foot-wide bicycle lanes or four-foot-wide paved shoulders along both sides of a street.
- \$50,000 per mile for the construction of a ten-foot-wide asphalt bicycle path.
- \$25,000 per mile for the construction of a ten-foot-wide asphalt bicycle path surfaced with limestone screenings.
- \$500 per mile to establish an on-street bicycle route.
- The cost of acquiring right-of-way was assumed to be \$40,000 per acre for an on-street bicycle way and \$10,000 per acre for an off-street bicycle way.

For the City of Franklin Comprehensive Outdoor Recreation Plan update, the above SEWRPC cost estimates were adjusted based upon the changes in the annual Consumer Price Index for the Milwaukee-Racine area between 1994 and 2010. In 1994, the annual Consumer Price Index was 147.0 and in mid-2010 it was 208.728, representing a change of 61.728, or 41.9918 percent. The adjustment results in the following costs for July 1, 2010:

- \$141,992 per mile for the construction of four-foot-wide bicycle lanes or four-foot-wide paved shoulders along both sides of a street.
- \$70,996 per mile for the construction of a ten-foot-wide asphalt bicycle path.
- \$35,498 per mile for the construction of a ten-foot-wide asphalt bicycle path surfaced with limestone screenings.
- \$710 per mile to establish an on-street bicycle route.
- The cost of acquiring right-of-way was assumed to be \$56,797 per acre for an on-street bicycle way and \$14,199 per acre for an off-street bicycle way.

In order to determine the approximate costs associated with any particular segment of the City of Franklin trail system located within an existing dedicated public street right-of-way and indicated on Map 7.1 (see Chapter 7), the length of the segment (in miles and fractions thereof) should be measured and multiplied by the applicable per mile unit improvement costs for 2010 as listed above.

## Proposed Community Recreation Center

Community Recreation Center Building Park: The Comprehensive Outdoor Recreation Plan update identifies the following improvements and their estimated associated costs for the planned Community Recreation Center Building Park:

PARK IMPROVEMENT AND/OR ITEM	COST
<b>Land Acquisition</b>	
Land Acquisition (Minimum Total of 6.25 Acres Required) based upon a City of Franklin Year 2010 Estimated Land Valuation	\$430,000
<b>Community Recreation Center Building (also see Table 9.4)</b>	
Construction of a one-story or two-story, 53,350 square-foot Community Recreation Center Building with the various recreational-related functional spaces described in Chapter 8 in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements. (Note: See detailed discussion presented at the end of Chapter 9 regarding the costs of the building).	\$6,983,300
<b>Subtotal of Community Center Building Costs</b>	<b>\$6,983,300</b>
<b>Other Recreational Facility Site Development Features</b>	
Preparation of a boundary survey of the portion of the property to be used for the community park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$5,000
Provision of 120-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$369,600
Passive open space area (about 2.8 acres) including about 40 picnic tables at 0.07 acre per table and landscaping.	\$48,000
Installation of landscape plant materials.	\$40,000
Provision of park benches permanently anchored.	\$10,000
Installation of all park signage.	\$25,000
Provision of an internal walkway/trail system. (Assuming a length of about 1,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.) Provision of an internal walkway system.	\$22,550
Sanitary sewer lateral extension into the park (estimated 300+/- linear feet at about \$42.00 per foot).	\$12,600
Public water supply extension into the park (estimated 300+/- linear feet at about \$44.00 per foot).	\$13,200
Electric line extension into the park (estimated 300+/- linear feet at about	\$1,275

PARK IMPROVEMENT AND/OR ITEM	COST
\$4.25 per foot).	
Subtotal of Other Recreational Facility Capital Costs	\$550,225
Legal, Engineering, and Design Costs of Other Recreational Facilities at the Site Not Including Costs associated with the Community Recreational Center Building (10 percent of the above subtotal).	\$55,023
TOTAL COST NOT INCLUDING LAND (6.25 acres)	\$7,588,548
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$9,450,702
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$9,880,702*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,580,912*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

### Proposed Regional & Multi-Community Parks

Southwest Park/Franklin Park: As indicated in Chapter 7, and as set forth in the *City of Franklin 2025 Comprehensive Master Plan*, a Regional/Southwest Park is proposed in the southwest area of the City. This park is envisioned to host such citywide events as the Fourth of July Civic Celebration and to serve the community, neighborhood, and mini park needs of the southwestern portion of the City (based upon the assumption that public sanitary sewer and water service will be provided to this portion of the City of Franklin within the 15 year time-frame of this CORP update).

Based upon a preliminary analysis undertaken by staff during the preparation of the Comprehensive Master Plan, and further analyzed during this CORP update, the Southwest Park is herein proposed to be an approximately 200 acre regional public park facility to be owned by the City of Franklin and developed adjacent to and in conjunction with Milwaukee County's development of Franklin Park. The proposed Southwest Park is envisioned to primarily be an active recreation site while the existing Franklin Park is envisioned to primarily be a passive recreation site. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and costs for the proposed Regional Park:

PARK IMPROVEMENT AND/OR ITEM	COST
<b>Land Acquisition</b>	
Land Acquisition (Minimum Total of 200 Acres at a City of Franklin Year 2010 Estimated Land Valuation of \$4,000 Per Acre).	\$1,400,000
<b>Recreation Facility Development</b>	
Preparation of a boundary survey of the portion of the property to be used for the park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
Two (2) baseball diamonds (about 9 acres needed) with backstop and bleachers with lighting.	\$103,000
Lighting for two (2) baseball fields	\$75,000
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting.	\$92,000
Play Field (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Soccer Complex (about 8 acres needed for four fields)	\$200,000
Lighting for Soccer Complex	\$75,000
Skateboard Park (about 0.23 acres needed)	\$20,000
¼ Mile BMX Racetrack (with obstacles)	\$16,000
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 (including both play equipment and surfacing).	\$41,500
Eight (8) tennis courts (unlighted, about 2.56-acres needed).	\$292,000
Lighting for eight (8) tennis courts	\$100,000
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot 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 areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.4 acres needed) including about 20 picnic tables (at 0.07 acre per table) and landscaping.	\$25,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000

PARK IMPROVEMENT AND/OR ITEM	COST
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.	\$26,000
Provision of A 200-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$616,000
Installation of all park signage.	\$25,000
Provision of a multiuse walking/snowmobile/education trail. (Assuming a length of about two miles and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$238,100
Provision of outdoor fitness stations along the walking/education trail.	\$10,000
Sanitary sewer lateral extension into the park (estimated 700+/- linear feet at about \$42.00 per foot).	\$29,400
Public water supply extension into the park (estimated 700+/- linear feet at about \$44.00 per foot).	\$30,800
Electric line extension into the park (estimated 700+/- linear feet at about \$4.25 per foot).	\$3,000
Subtotal of Capital Costs	\$2,381,500
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$238,150
TOTAL COST NOT INCLUDING LAND	\$2,619,650
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$3,262,486
TOTAL COST (200 acres) IN YEAR 2010 DOLLARS INCLUDING LAND	\$4,662,486*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$23,312*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

It is envisioned that many of the community level facilities proposed by SEWRPC Planning Report No. 132 -- for Franklin Park -- would instead be developed at the Southwest Park by Milwaukee County. This would enable preservation of the important natural resource features (such as the remnant Oak Savanna) within Franklin Park. This in turn would substantially reduce the development cost noted above. However, until such time as an agreement of this nature is concluded between Milwaukee County and the City of Franklin, the cost for such development will be identified here.

### Proposed Neighborhood Parks

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public park, open space, and outdoor recreation sites in the City of Franklin--including the

location of potential neighborhood parks. Map 7.1 indicates the potential locations of four new neighborhood parks for the City of Franklin--PN1 Forest Hills Neighborhood Park, PN2 Hillcrest Neighborhood Park, PN3 St. Martin's Neighborhood Park, PN4 Woodview Neighborhood Park, and PN5 Willow Edge Neighborhood Park. The acquisition and improvement costs for each of these five sites are described below.

Forest Hills Neighborhood Park: The Forest Hills Neighborhood plan of the City of Franklin's 1992 Comprehensive Master Plan calls for the development of a neighborhood park site located west of and contiguous to the Forest Park Middle School. The 1991 adopted A Park and Open Space Plan for Milwaukee County, as well as the City's 2002 Comprehensive Outdoor Recreation Plan, also recommends a neighborhood park in the Forest Hills Neighborhood.

However, significant urban development has already taken place in the Forest Hills Neighborhood resulting in a lack of suitable vacant land to accommodate a new neighborhood park. Therefore, it is recommended that the City of Franklin work closely with the Franklin School District to jointly provide community and neighborhood level park facilities at the approximately eleven (11) acre community playfield at Forest Park Middle School. Furthermore, staff recommends the development of an agreement between the City of Franklin and the Franklin School District to pay for future improvements to the Forest Hills Neighborhood Park/ Forest Park Middle School.

In general, the planned development of the Forest Hills Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. It is also important for the Forest Hills Neighborhood Park not to duplicate recreational facilities already offered at Forest Park Middle School. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements for the Forest Hills Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
0	
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Softball diamond (about 2.68 acres needed without lighting and if adequate site area and configuration permits).	\$46,000
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	\$41,500

PARK IMPROVEMENT AND/OR ITEM	COST
Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot 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 areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping..	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
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.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of an internal walkway/trail system. (Assuming a length of about 1,500 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$33,825
Sanitary sewer lateral extension into the park (estimated 500+/- linear feet at about \$42.00 per foot).	\$21,000
Public water supply extension into the park (estimated 500+/- linear feet at about \$44.00 per foot).	\$22,000
Electric line extension into the park (estimated 500+/- linear feet at about \$4.25 per foot).	\$2,125
Subtotal of Capital Costs	\$802,150
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$80,215
<b>TOTAL COST</b>	<b>\$882,365</b>
<b>TOTAL COST IN YEAR 2010 DOLLARS</b>	<b>\$1,098,889*</b>

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Hillcrest Neighborhood Park: As indicated in Chapter 7, the Hillcrest Neighborhood plan of the City of Franklin's 1992 Comprehensive Master Plan calls for the development of a neighborhood park site somewhat centrally located within the neighborhood in conjunction with a planned elementary school site planned to be located generally south of W. Elm Court between W. Loomis Road (STH 36/45) and St. Martin's Road (STH 100) The 1991 adopted A Park and Open Space Plan for Milwaukee County also recommends a neighborhood park in the Hillcrest Neighborhood. In general, the planned

development of the Hillcrest Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and costs for the planned Hillcrest Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
<b>Land Acquisition</b>	
Land Acquisition (Minimum Total of 19.84 Acres Required at a City of Franklin Year 2010 Estimated Land Valuation of \$30,000 Per Acre).	\$595,200
<b>Recreation Facility Development</b>	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan should be prepared for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers without lighting (without lighting and without an irrigation system).	\$51,500
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting..	\$92,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
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 (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot 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 areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000



PARK IMPROVEMENT AND/OR ITEM	COST
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.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 1,700 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$38,350
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Sanitary sewer lateral extension into the park (estimated 600+/- linear feet at about \$42.00 per foot).	\$25,200
Public water supply extension into the park (estimated 600+/- linear feet at about \$44.00 per foot).	\$26,400
Electric line extension into the park (estimated 600+/- linear feet at about \$4.25 per foot).	\$2,550
Subtotal of Capital Costs	\$1,012,400
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$101,240
TOTAL COST NOT INCLUDING LAND (19.84 acres)	\$1,113,640
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$1,386,916
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,982,116*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$99,905*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

Woodview Neighborhood Park: As indicated in Chapter 7, the Woodview Neighborhood plan of the City of Franklin's 1992 Comprehensive Master Plan calls for the development of a combined neighborhood and special park site located within the northern one-half of the neighborhood. However, since the preparation of the City of Franklin's 1992 Comprehensive Master Plan, a significant portion of the planned neighborhood park site was developed as a single-family residential subdivision. Therefore, an alternative site will need to be specifically located to accommodate the needed neighborhood park site. The 1991 adopted A Park and Open Space Plan for Milwaukee County also recommends a neighborhood park in this neighborhood. In general, the planned development of the Woodview Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan update identifies the following potential improvements and costs for the planned Woodview Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 19.84 Acres Required at a City of Franklin Year 2010 Estimated Land Valuation of \$30,000 Per Acre).	\$595,200
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. a detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers without lighting (without lighting and without an irrigation system).	\$51,500
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting.	\$92,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
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 (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot 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 areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
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.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of a walking/education trail. (Assuming a length of about 1,100 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$24,800
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Sanitary sewer lateral extension into the park (estimated 500+/- linear feet at about \$42.00 per foot).	\$21,000
Public water supply extension into the park (estimated 500+/- linear feet at about \$44.00 per foot).	\$22,000
Electric line extension into the park (estimated 500+/- linear feet at about \$4.25 per foot).	\$2,100
Subtotal of Capital Costs	\$989,800
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$98,980
TOTAL COST (19.84 acres) NOT INCLUDING LAND	\$1,088,780
TOTAL COST IN YEAR 2010 DOLLARS NOT INCLUDING LAND	\$1,355,956
TOTAL COST IN YEAR 2010 DOLLARS INCLUDING LAND	\$1,951,156*
TOTAL COST PER ACRE IN YEAR 2010 DOLLARS INCLUDING LAND	\$98,345*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

### Proposed Mini Parks

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public outdoor recreation sites in the City of Franklin--including the location of five potential new mini parks identified on Map 7.1 as sites PM1 through PM7. The acquisition and improvement costs for each of these five sites is described below. However, to achieve the desirable recreational space needed to accommodate the planned facilities at such mini park sites as set forth in Chapter 7 of the Comprehensive Outdoor Recreation Plan update, the desirable acquisition of three acres was used to determine acquisition costs. Chapter 7 and Table 3.2 of Chapter 3 indicate that the minimum size for such a mini park would be one acre.

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition--MINI PARK SITE PM1 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$65,000 Per Acre).	\$195,000
Land Acquisition--MINI PARK SITE PM2 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010	\$105,000

PARK IMPROVEMENT AND/OR ITEM	COST
Assessed Valuation of \$35,000 Per Acre).	
Land Acquisition--MINI PARK SITE PM3 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$23,333 Per Acre).	\$70,000
Land Acquisition--MINI PARK SITE PM4 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$50,000 Per Acre).	\$150,000
Land Acquisition--MINI PARK SITE PM5 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2010 Assessed Valuation of \$70,000 Per Acre).	\$210,000
<b>Recreation Facility Development for Each Planned Mini Park</b>	
Preparation of a boundary survey of the portion of the property to be used for the mini park. a detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for each mini park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Playfield and ice-skating area (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
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 (including both play equipment and surfacing).	\$41,500
Provision of an open-air pavilion/gazebo (with concrete slab) which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$16,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$10,000
Provision of park benches and/or picnic tables. Some of these park benches and/or picnic tables may be permanently anchored.	\$5,500
Provision of adequate, paved, clearly marked, 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Installation of all park signage.	\$8,000
Provision of a walking/education trail. (Assuming a length of about 400 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$9,000
Provision of outdoor fitness stations along the walking/education trail.	\$3,000
<b>Subtotal of Capital Costs for Each Planned Mini Park</b>	<b>\$187,400</b>

PARK IMPROVEMENT AND/OR ITEM	COST
Legal, Engineering, and Design Costs (10 percent of the subtotal for each planned mini park)	\$18,740
Total Cost in Year 2000 dollars (not including land)	\$206,140
Total Cost in Year 2010 dollars (not including land)	256,725*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS-MINI PARK SITE PM1	\$451,725*/ \$150,575*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM2	\$361,725*/ \$120,575*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM3	\$326,725*/ \$108,908*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM4	\$406,725*/ \$135,575*
TOTAL COST (3 acres) & COST PER ACRE IN YEAR 2010 DOLLARS -MINI PARK SITE PM5	\$466,725*/ \$155,575*
Total Cost & Cost per Acre in Year 2010 dollars	\$2,013,625*/ \$134,242*

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

### Proposed Special Parks

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public outdoor recreation sites in the City of Franklin--including the location of one new special parks identified on Map 7.1 as site PS1, named Mahr Woods Special Park.

Mahr Woods Special Park: The Mahr Woods Special Park is located west of S. 27<sup>th</sup> Street, south of W. Oakwood Road and east of the Root River Parkway in U.S. Public Land Survey Section 36. This tract of woodlands is a Southeastern Wisconsin Regional Planning Commission (SEWRPC) designated Isolated Natural Resource Area. Therefore, a “Special Park” designation is appropriate and the site should be acquired and developed for passive recreational facilities. The acquisition and improvement costs for the Mahr Woods Special Park are described below.

PARK IMPROVEMENT AND/OR ITEM	COST
<b>Land Acquisition</b>	
Land Acquisition (30 acres at a City of Franklin Year 2010 Estimated Land Valuation of \$1,500 per acre).	\$45,000
<b>Recreation Facility Development</b>	
Preparation of a boundary survey of the property.	\$3,000
Development of a detailed site development plan and landscape plan for the park.	\$3,700
Installation of all park signage (including interpretive plant signage).	\$15,000
Provision of adequate, paved, clearly marked 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Provision of a walking/education trail. (Assuming a length of about 2,500 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$56,400
Addition of park benches and picnic tables if demand increases over the planning period. Some of these park benches and picnic tables may be permanently anchored.	\$4,000
Provision of outdoor fitness stations along the walking/education trail.	\$2,000
<b>Subtotal of Capital Costs</b>	<b>\$112,100</b>
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$11,210
Subtotal of Capital Costs and Legal, Engineering, and Design Costs	\$123,310
Subtotal of Capital Costs and Legal, Engineering, and Design Costs in Year 2010 dollars	\$153,569
<b>TOTAL COST IN YEAR 2010 DOLLARS</b>	<b>\$198,569*</b>
<b>TOTAL COST PER ACRE IN YEAR 2010 DOLLARS</b>	<b>\$6,619*</b>

\*Year 2000 CPI = 167.6 and Year 2010 CPI = 208.728

## **SUMMARY OF ESTIMATED PUBLIC PARK COSTS**

The following Table 9.3 summarizes the total cost estimates for all of the aforementioned public parks.

Table 9.3

SUMMARY OF THE TOTAL ESTIMATED COSTS FOR  
CITY OF FRANKLIN-OWNED PUBLIC PARKS: 2010

PARK NAME AND/OR IDENTIFICATION NUMBER	ESTIMATED TOTAL COST IN YEAR 2010 DOLLARS
<b>EXISTING COMMUNITY PARKS</b>	
Lion's Legend Park I and II	\$28,333
<i>Subtotal</i>	\$28,333
<b>EXISTING NEIGHBORHOOD PARKS</b>	
Pleasant View Neighborhood Park	\$1,478,701
Jack E. Workman Neighborhood Park	\$75,346
<i>Subtotal</i>	\$1,554,047
<b>EXISTING MINI PARKS</b>	
Cascade Creek Park	\$66,255
Friendship Park	\$8,718
Ken Windl Park	\$6,227
Glenn Meadows Park	\$13,326
<i>Subtotal</i>	\$94,526
<b>EXISTING SPECIAL PARKS</b>	
Franklin Woods Nature Center	\$611,673
Meadowlands Park	\$28,021
Ernie Lake Park	\$6,850
Mission Hills Neighborhood Wetlands	\$34,933
Victory Creek	\$78,584
<i>Subtotal</i>	\$760,061
<b>PLANNED NEW REGIONAL &amp; MULTI-COMMUNITY PARKS</b>	
Southwest Park	\$4,662,486
<i>Subtotal</i>	\$4,662,486
<b>PLANNED NEW COMMUNITY PARKS/FACILITIES</b>	
Planned Trails, Bicycle Routes, and Linkages	\$1,161,299
Community Recreation Center Building & Park	\$9,880,702
<i>Subtotal</i>	\$11,042,001
<b>PLANNED NEW NEIGHBORHOOD PARKS</b>	
Forest Hills Neighborhood Park	\$1,098,889*
Hillcrest Neighborhood Park	\$1,982,116
Woodview Neighborhood Park	\$1,951,156
<i>Subtotal</i>	\$5,032,161

Table 9.3

SUMMARY OF THE TOTAL ESTIMATED COSTS FOR  
CITY OF FRANKLIN-OWNED PUBLIC PARKS: 2010

PARK NAME AND/OR IDENTIFICATION NUMBER	ESTIMATED TOTAL COST IN YEAR 2010 DOLLARS
<b>PLANNED NEW MINI PARKS</b>	
Mini Park Site PM1	\$451,725
Mini Park Site PM2	\$361,725
Mini Park Site PM3	\$326,725
Mini Park Site PM4	\$406,725
Mini Park Site PM5	\$466,725
<i>Subtotal</i>	\$2,013,625
<b>PLANNED NEW SPECIAL PARKS</b>	
Mahr Woods Special Park	\$198,569
<i>Subtotal</i>	\$198,569
<b>GRAND TOTAL</b>	<b>\$25,385,806</b>

\* The City's cost share of this amount is not known at this time.

**COMMUNITY CENTER BUILDING COST ESTIMATES**

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan update for public outdoor recreation sites in the City of Franklin--including the location of the planned new Community Recreation Center Building Park as described in Chapter 8 "Community Recreation Center Building Needs Analysis."

The community center building facility cost estimate analyses developed and set forth in this Chapter are based upon the forecast year 2025 building spatial needs analysis as set forth in Chapter 8. As stated earlier in this Chapter, the cost estimate analyses are presented utilizing constant year 2000 dollar amounts (but are adjusted to 2010 based upon the change in the Consumer Price Index). The year 2000 square-foot cost for the construction of community centers with gymnasiums in the greater Milwaukee area for facilities of about 20,000+ square feet would be about \$80.80 per square foot of building area (assuming tilt-up concrete wall panels with steel frame construction). The square foot costs were derived, in part, from the publication *Means Square Foot Costs: 21st Annual Edition* published by the Robert Snow Means Company, Inc., with the Means Data Bank of Construction Costs adjusted to January 1, 2000, for the greater Milwaukee area.



It is important for the City of Franklin to establish a realistic budget for the community center if this project is to be undertaken. Should the cost estimates result in a total budget amount which is larger than the extent of funds that can reasonably be expected to be made available, or that the City is willing to pay, then the quality of construction or the scope of the project must be reduced. Cost factors which were addressed in preparing the building construction cost estimates include building costs, fixed equipment costs, total construction costs, site acquisition and/or demolition costs, professional fees, contingencies, movable equipment costs, administration costs to the City, and the total budget required by the City to complete the project. Each of these factors is defined below.

### Building Costs

Building costs include all costs of construction within five feet of the building line, items required by codes, and items normally found in buildings regardless of building type.

### Fixed Equipment

Fixed equipment costs include the costs of all equipment items which may be installed before completion of the building and which are a part of the construction contract. Movable equipment (addressed later in the cost estimates) would include special equipment such as chairs, tables, and desks.

### Site Development

Site development costs include the costs of all work required on that portion of the building site which lies within the site boundary and up to five feet from the edge of the building, including grading, fencing, the construction of driveways and parking areas, utilities, landscape development (adjacent to the building only), the placement of walks, site lighting, and sign placement, and the costs required to overcome any unusual foundation conditions. The site development costs in this instance do not include other community park area site development costs.

### Total Construction

The total construction cost represents the expected total budget for construction, including building costs fixed equipment costs, and site development costs. This figure should approximate the base bid of the building contract documents.

## Site Acquisition and Demolition

The site acquisition and demolition cost represents the amount to be budgeted for acquisition and demolition of any existing structures on the site that is ultimately selected for the facility. These costs have not been included in the following analysis since they are highly dependent upon the site selected and the negotiated purchase price.

## Professional Fees

Professional fees include the costs of legal, architectural, landscape architecture, engineering, and land surveying services.

## Contingencies

The contingency represents a percentage of the total construction reserve to meet unforeseen expenses.

## Movable Equipment

Movable equipment includes special equipment, chairs, tables, desks, and other furniture as needed.

## Administrative Cost to the City

Administrative costs include costs for which the City is responsible during the planning and building process, including insurance costs and the cost of City staff personnel time.

## Total Budget

The total budget represents the amount required to completely construct a ready-to-occupy facility. These figures do not include any financing costs, any site acquisition and/or demolition costs, or the costs of municipal service extensions to the site.

## Construction Cost Estimates

Tables 9.4 provides a cost estimate analysis for the construction of the community center building defined by the building and site development programs presented in Chapter 8. The costs indicated in Table 9.4 are expressed in year 2000 dollars. These estimates should be used by City officials in order to establish realistic budgets for the community center building.

Table 9.4

**COST ESTIMATE ANALYSIS FOR THE CONSTRUCTION OF a  
COMMUNITY CENTER BUILDING FOR THE CITY OF FRANKLIN  
(TOTAL BUILDING BUDGET CONVERTED TO YEAR 2010 DOLLARS)**

ITEM	ESTIMATED COSTS
A. Building Costs (a)	\$4,310,680
B. Fixed Equipment (10% of A)	\$431,068
C. Site Development for Building Site Footprint Area and Area Adjacent to Building Only and Not Other Community Park Area Site Development (varies depending upon site selected, but a figure of 10% of A can be used)	\$431,068
<i>D. Total Construction Cost (A+B+C)</i>	<i>\$5,172,816</i>
E. Site Acquisition/Demolition (varies depending upon the site selected)	\$0
F. Professional Fees (architects, engineers, etc.--8% of D)	\$413,825
G. Contingencies (10% of D)	\$517,281
H. Movable Equipment (15% of D)	\$775,922
I. Administrative Costs to the City (2% of D)	\$103,456
<i>J. Total Building Budget Recommended (D+E+F+G+H+I)</i>	<i>\$6,983,300</i>
<i>K. Total Building Budget Recommended (D+E+F+G+H+I) in year 2010 dollars</i>	<i>8,696,932</i>

(a) Assuming a 53,350 square-foot building.

## PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

Based upon the data presented relating to the acquisition and improvement costs (as applicable) associated with the provision of parks and recreational facilities in the City of Franklin, the following detailed proportionate share costs and impact fees were calculated on a per dwelling unit basis for each facility and are indicated in Table 9.5.

Table 9.5

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

PARK NAME AND CORRESPONDING ZONE	PROPORTIONATE SHARE COST CALCULATION ON A PER DWELLING UNIT BASIS	IMPACT FEES PER DWELLING UNIT
<b>COMMUNITY FACILITIES</b>		
Lion's Legend Community Park I and II Zone No. 1.	0.002417 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$745.60) = \$1.80	\$1.80
Community Recreation Center Building Park Zone No. 1.	0.00039753 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$1,580,912 ) = \$628.46	\$628.46
Community Recreation Trails Zone No. 2.	0.0009541 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$77,262) = \$73.72	\$73.72
<b>NEIGHBORHOOD PARK FACILITIES</b>		
Forest Hills Neighborhood Park Zone No. 1.	To be determined.	To be determined.
Hillcrest Neighborhood Park Zone No. 2.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$99,905) = \$438.18	\$438.18
Woodview Neighborhood Park Zone No. 3.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$98,345) = \$243.06	\$431.34
Pleasant View Neighborhood Park Zone No. 4.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$98,580) = \$347.18	\$432.37
<b>MINI PARK FACILITIES</b>		
PM1 Mini Park Zone No. 1.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$150,575) = \$388.48	\$388.48
PM2 Mini Park Zone No. 2.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$120,575) = \$311.08	\$311.08
PM3 Mini Park Zone No. 3.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$108,908) = \$280.98	\$280.98
PM4 Mini Park Zone No. 4.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$135,575) = \$349.78	\$349.78

Table 9.5

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

PARK NAME AND CORRESPONDING ZONE	PROPORTIONATE SHARE COST CALCULATION ON A PER DWELLING UNIT BASIS	IMPACT FEES PER DWELLING UNIT
PM5 Mini Park Zone No. 5.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$155,575) = \$401.38	\$401.38
PM6 Ken Windl Park Zone No. 6	0..258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$924) = \$2.38	\$2.38
<b>SPECIAL PARK FACILITIES</b>		
Mahr Woods Special Park Zone No. 1.	0.00191 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$6,619) = \$12.64	\$12.64
Franklin Woods Nature Center Zone No. 2.	0.0025 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$15,292) = \$38.23	\$38.23
Meadowlands Special Park Zone No. 3.	0.000954 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$2,076) = \$1.98	\$1.98
Ernie Lake Special Park Zone No. 4.	0.00089 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$489) = \$0.43	\$0.43
Mission Hills Neighborhood Wetlands Special Park Zone No. 5.	0.00089 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$2,495) = \$2.22	\$2.22
Victory Creek Special Park Zone No. 6.	0.0046 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$836.28) = \$3.85	\$3.85
Regional Park Zone No. 1	0.0127 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$16,312) = \$207.17	\$207.17

*It is recommended that the fees set forth in Table 9.5 above be diligently updated by the City of Franklin on a year-to-year basis based upon changes in the Consumer Price Index (CPI) for the Milwaukee metropolitan area as established by the Bureau of Labor Statistics of the U.S. Department of Labor.*

## **CAPITAL COST EFFECTS OF THE IMPACT FEES UPON THE AVAILABILITY OF AFFORDABLE HOUSING IN THE CITY OF FRANKLIN**

The purpose of this section is to provide an estimate of the effect of recovering the capital costs associated with the provision of recreational facilities through the use of impact fees on the availability of affordable housing within the City of Franklin. For the purposes of this facility needs assessment, it is assumed for the City of Franklin that housing is affordable if:

1. It consumes no more than thirty (30) percent of a household's adjusted gross income;
2. That homeowners borrow no more than two and one-half (2.5) times the household income for a home mortgage; and
3. That homeowners would make a minimum down payment of five (5) percent of the total home cost.

Thus, an "*affordable*" house in the City of Franklin is one that can be purchased by a household earning the City of Franklin median income. Table 9.6 indicates that the median household income for the City of Franklin in 2000 was \$64,315. Table 9.7 indicates the owner-occupied housing unit values in the City of Franklin in 2000. Based upon the 2000 U.S. Bureau of the Census data and the aforementioned assumptions regarding the affordability of housing, Table 9.8 indicates the 2000 "*affordable*" housing values for the City of Franklin. [*Note: At the time of the preparation of this Comprehensive Outdoor Recreation Plan, year 2010 U.S. Bureau of the Census data for City of Franklin household income was not available.*]

Table 9.8 indicates that the "*affordable*" housing unit mortgage amount (not housing unit cost) without an impact fee is \$160,788.

The total impact fees proposed to be collected for the listed Community Facilities and Special Park Facilities is \$970.77.

In the Hunting Park Neighborhood Park Zone of the City of Franklin (see Map 9.2) the total impact proposed to be collected for a neighborhood park would be \$438.18 (representing the highest of the neighborhood park impact fees).

For affordable housing analyses purposes, it is assumed that the total \$1,408.95 impact fee (the highest of the combined community-level and neighborhood-level fees) would be made an integral part of the housing unit mortgage amount by the home buyer. Based upon the \$1,408.95 total impact fee amount, the total housing unit *mortgage amount* (not housing unit cost) with an impact fee would rise from \$160,788 to \$162,197, or only about 0.88 percent. Assuming a typical 30-year mortgage at

an interest rate of 5.5 percent and a mortgage amount of \$160,788(*without* an impact fee), the monthly mortgage payment would be \$912.94. Assuming a typical 30-year mortgage at an interest rate of 5.5 percent and a mortgage amount of \$162,197 (*with* an impact fee), the monthly mortgage payment would be \$920.94. The increase in the monthly mortgage payment due to the imposition of the impact fee would be \$8.00 per month. Therefore, the imposition of the impact fee would have little effect on the provision of affordable housing in the City of Franklin.

Table 9.6

MEDIAN HOUSEHOLD YEARLY INCOME  
IN THE CITY OF FRANKLIN: 2000

VALUE TYPE	AMOUNT OF INCOME (dollars)
Median Income	\$64,315

Source: U.S. Bureau of the Census.

Table 9.7

OWNER-OCCUPIED HOUSING UNIT VALUES IN  
THE CITY OF FRANKLIN: 2000

VALUE TYPE	AMOUNT OF VALUE (dollars)
Median Value	\$156,400

Source: U.S. Bureau of the Census.

Table 9.8

AFFORDABLE HOUSING UNIT VALUES IN THE CITY OF FRANKLIN: 2000

MEDIAN HOUSEHOLD INCOME (dollars)	TOTAL HOUSING UNIT MORTGAGE AMOUNT (a) (dollars)	ASSUMED 5 PERCENT DOWN PAYMENT (dollars)	TOTAL HOUSING UNIT COST (dollars)
\$64,315	\$160,788	\$8,039	\$168,827

(a) Calculated at 2.5 times the household income.

*Source: Meehan & Company, Inc. and the U.S. Bureau of the Census.*