

*REVISED 4/6/2020

*The Facebook page for the Economic Development Commission (<https://www.facebook.com/forwardfranklin/>) will be live streaming the Common Council meeting so that the public will be able to watch and listen to the meeting.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
MONDAY, APRIL 6, 2020 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B.
 - 1. Citizen Comment Period.
 - 2. Mayoral Announcements – Franklin Emergency Operation Command Staff.
- C. Approval of Minutes - Regular Common Council Meeting of March 17, 2020.
- D. Hearings - A public hearing regarding a proposed Ordinance to amend §92-9. of the Municipal Code of the City of Franklin, Wisconsin, pertaining to impact fees upon land development pursuant to § 66.0617 of the Wisconsin Statutes, pursuant to the Public Facilities Needs Assessment and Impact Fee Study, February 2020, a revised public facilities needs assessment prepared for the City, including but not limited to proposed amendments to the impact fees amounts providing reductions to single-family and two-family residential land developments fees approximating 40%, reductions to multifamily residential land development fees approximating 43%, reductions to commercial land development fees approximating 19%, and an increase to industrial land development fees approximating 53%; to exempt public schools from the application of and the requirement for the payment of each of the various impact fees; to provide for a Census Bureau Construction Price Index (CPI) annual adjustment to the amounts of impact fees in lieu of an annual 5% increase; and to provide for a fee reduction in support of low-cost housing affordable housing development.
- E. Organizational Business.
- F. Letters and Petitions.
- G. Reports and Recommendations:
 - 1. An Ordinance to Amend § 92-9 of the Municipal Code In part and Primarily to Update Same Pursuant to the Public Facilities Needs Assessment and Impact Fee Study-February 2020.
 - 2. An Ordinance to Amend §15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club), Section 2., to add Drive-Through as an Allowed Special Use Within the Entire District [a Special Use being Subject to Submission of a Specific Special Use Application for a Specific Property and the Obtaining of Approval Thereof]” (University of Wisconsin Credit Union, D/B/A UW Credit Union, Applicant).

3. A Resolution Authorizing Certain Officials to Execute a Memorandum of Understanding Between the City of Franklin and the Franklin Historical Society, Inc. for the Maintenance, Operations and Ownership of the Historical Buildings in Lions Legend Park.
4. Tax Incremental District No. 6 Mixed-Use District Boundary Amendment Feasibility Analysis Report (Loomis Business Park and Ryan Meadows, Approximately Between South 112th Street and the City's Western Boundary and Between West Ryan Road and West Oakwood Road).
5. Tax Incremental District No. 8 Mixed-Use District Overlay of Tax Incremental District No. 4 Feasibility Analysis Report (Franklin Corporate Park, Approximately Between Fitzsimmons and County Line Roads and 27th and 42nd Streets, including Area D).
6. A Resolution Authorizing the Issuance of \$14,952,000 Taxable Tax Increment Project Municipal Special, Limited Revenue Obligation Bond to Velo Village Apartments, LLC Dated April 7, 2020.
7. Donations to the Fire Department by Family and Friends in Remembrance of Allison (Allie) Healy in the sum of \$995.00 to be Used for Community Outreach and Education.
8. Request Council Authorization to Fill an Approved and Budgeted Administrative Chief Position at the Rank of Assistant Chief.
9. A Resolution Conditionally Approving a 2 Lot Certified Survey Map, Being a Redivision of Parcel 1 of Certified Survey Map No. 4915, Part of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Steven D. Wiedenfeld, Applicant) (at 4890 West Hunting Park Drive).
10. An Ordinance to Amend Ordinance 2019-2398, an Ordinance Adopting the 2020 Annual Budgets for the General Fund and Sanitary Sewer Fund to Provide \$670,000 of General Fund and \$175,000 of Sanitary Sewer Fund Additional Appropriations as Extraordinary Contributions to the Public Works Defined Benefit Retirement Income Plan.
11. Direct Staff to Apply for a Federal Emergency Management Administration Grant as a Result of the Public Health Emergency.
12. A Resolution Conditionally Approving a Final Plat for Oakes Estates Subdivision (at Approximately South 92nd Street and West Woelfel Road) (Maxwell J. Oakes and Daniel D. Oakes-Oakes Estates LLC, Applicant).
13. A Resolution Conditionally Approving a 2 Lot Certified Survey Map, Being a Division of a Part of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Anup K. Khullar, 5100 LLC, Applicant) (at 5112 West Ryan Road).
14. An Ordinance to Amend Ordinance 2019-2398, and Ordinance Adopting the 2020 Annual Budgets for the Grant Funds to Provide Additional \$55,000 of Appropriations to Address the Corvid-19 Public Health Emergency.
15. An Ordinance to Amend Ordinance 2019-2398, An Ordinance Adopting the 2020 Annual Budgets for the Capital Outlay Fund to Provide Additional Resource and Expenditures for Street Trees Totaling \$31,125.
16. Purchase a Hawk, High-Intensity Activated Crosswalk Beacon System from Traffic and Parking Control, Inc. for \$4,082.50 and Install at S. 51st Street and S. Preserve Way.
17. Sidewalk Considerations for W. Loomis Road from W. St. Martins Road to City Limits (S. 68th Street).

Common Council Meeting Agenda

April 6, 2020

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- 18. A Resolution to Issue Change Order No. 1 for the Franklin Corporate Park Wastewater Pumping Station Project-Staab Construction Corporation and Change Order No. 1 for the South Hickory Street Corridor Utility Improvements Project-Super Excavators, Inc. for Time Extensions Only and also Discussion of Force Majeure Notices Related to Coronavirus Disease Pandemic.
- 19. February 2020 Monthly Financial Report.
- 20. December 2019 Monthly Financial Report-Unaudited.

H. Licenses and Permits.

I. Bills.
Request for Approval of Vouchers and Payroll.

J. Adjournment.

*Supporting documentation and details of these agenda items are available in the Common Council Meeting Packet on the City of Franklin website www.franklinwi.gov.

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

REMINDERS:

April 7	Spring Election & Presidential Preference Primary	7:00 a.m.-8:00 p.m.
April 9	Plan Commission Meeting	7:00 p.m.
April 21	Common Council Meeting	6:30 p.m.
April 23	Plan Commission Meeting	7:00 p.m.
May 5	Common Council Meeting	6:30 p.m.
May 7	Plan Commission Meeting	7:00 p.m.



April 3, 2020

To Mayor Steve Olson and Members of the Common Council

RE: Update on the Police Department's response to the COVID-19 crisis

Dear Mayor Olson and Aldermen:

- All police department personnel are A-symptomatic for the COVID-19 virus as of this date
- The department has taken aggressive measures to keep the Law Enforcement Center disinfected
- Social distancing practices are in place to minimize close physical contact between personnel
- For now, adequate Personal Protective Equipment (PPE) is available and assigned to patrol personnel
- PPE reserves are limited and we are continuously looking for sources to stock replacement supplies
- Operations have been adjusted to minimize officer exposure to COVID-19 positive people i.e.
 - Calls for service that can be handled by phone will be handled by an officer over the phone. Limited Duty officers, if available, are being used
 - Walk in complaints are being handled by an officer interviewing the complainant from behind the lobby window instead of face to face
 - At multiple officer calls, officers are instructed to only use the minimum number of officers needed to handle the call. Back up officers are to keep a distance as able.
 - Officers are instructed to stay out of locations where the Fire Department is performing EMS unless requested to enter
 - An On-Line call reporting system for low priority calls has been implemented to reduce the need for physically deploying officers
 - Officers are encouraged to issue municipal citations in lieu of a summary arrest to avoid bringing people into the Booking Room in order to reduce the risks of contamination
- Contingencies are in place in the event 50% of police department personnel are unable to report to work due to illness or quarantine. 12 hour shifts for available staff will be implemented to provide adequate coverage
- Contingencies are in place in the event personnel availability drops below 50%. An agreement between Franklin, Greenfield, Greendale and Hales Corners police departments are in place to share personnel (This agreement is based on the existing SMART MOU).
- The police department has responded to 13 calls of businesses violating the Governor's Safer at Home order. Of those businesses, 10 were already in compliance Officers ordered the closure of 3 businesses that were open and were designated as "Non-Essential" by the Governor.
- Violations of the order, in general, have been a result of confusion about the order. Overall, the community has been very cooperative in honoring the order

Sincerely,



Rick Oliva
Chief of Police

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<p style="text-align: center;">APPROVAL</p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p>
<p style="text-align: center;">REPORTS AND RECOMMENDATIONS</p>	<p style="text-align: center;">Franklin Fire Department COVID-19 Situation Report 02 April 2020</p>	<p style="text-align: center;">ITEM NUMBER</p>

Background:

The Franklin Fire Department continues to participate in a county-wide regional COVID-19 response plan. FFD is contributing personnel, vehicles, supplies and equipment to this operation. At this time, FFD has increased staffing by one Firefighter/Paramedic per day (at OT pay rate) in order to staff COVID response resources. The response plan is scalable and additional dedicated COVID response resources can be placed in service in very short order. As of the time of writing of this report, existing resources appear to be adequately managing EMS call volume both locally and system-wide and additional personnel and resource contributions are not indicated in the immediate future. Overall, 911-call volume is down within the county as a whole. Franklin is seeing an increase in call volume, as two of the COVID-dedicated response units are housed in our fire station and dispatched through our dispatch center.

Future Considerations:

FFD personnel that test positive for COVID-19, or that experience a high-risk exposure to a positive status patient in the field would need to be quarantined for a minimum of 14 days, not just the period of acute illness. Having multiple personnel on simultaneous quarantine would present operational challenges if vacant shifts cannot be filled. Shifts filled through mandating employees may lead to personnel working prolonged shifts of up to 72 hours on duty. Employee performance can be expected to decline over extended shifts, and errors, accidents, and injuries are more likely under these circumstances.

There are nationwide shortages of nearly all types of Personal Protective Equipment (PPE) for medical personnel. Most critically low are N-95 masks, which are being conserved for only patients where more aggressive airway management is required (e.g., nebulized medication, intubation, etc.). Additional guidelines for re-using some PPE may be forthcoming. In the long-term FFD has ordered canister filter kits that would allow existing SCBA face-pieces to be used for PPE filtration indefinitely. However, these items have not yet been received.

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Seconded by Alderman Dandrea. All voted, Aye; motion carried.

- RES. 2020-7607
LANDSCAPE
BUFFERYARD
EASEMENT
5207 W. OAKWOOD RD.
- G.4. Alderman Taylor moved to adopt Resolution No. 2020-7607, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A LANDSCAPE BUFFERYARD EASEMENT FOR AND AS PART OF THE APPROVAL OF A 4 LOT CERTIFIED SURVEY MAP UPON PROPERTY LOCATED AT 56207 WEST OAKWOOD ROAD, BEARING TAX KEY NO. 948-9998-001, DANIEL S. DUCHNIAK, GENERAL MANAGER OF WAUKESHA WATER UTILITY, APPLICANT, JUDITH E. GYURO AND EVELYN A. FARCHIONE (DECEASED), PROPERTY OWNERS, subject to review and approval by the Department of City Development and technical corrections by the City Attorney. Seconded by Alderman Barber. All voted, Aye; motion carried.
- RES. 2020-7608
SPECIAL USE FOR A
CREDIT UNION AT
6611 S. 27 ST.
- G.5. Alderwoman Wilhelm moved to adopt Resolution No. 2020-7608, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR CREDIT UNION WITH DRIVE THROUGH USE UPON PROPERTY LOCATED AT 6611 SOUTH 27TH STREET (UNIVERSITY OF WISCONSIN CREDIT UNION, D/B/A UW CREDIT UNION), as amended. Seconded by Alderman Taylor. All voted, Aye; motion carried.
- ORD. 2020-2421
HISTORICAL SOCIETY
BARN PROJECT
- G.6. Alderman Taylor moved to adopt Ordinance No. 2020-2421, AN ORDINANCE ADOPTING THE 2020 ANNUAL BUDGETS FOR THE CAPITAL IMPROVEMENT FUND TO CARRYOVER \$40,000 OF THE 2019 UNUSED HISTORICAL SOCIETY BARN PROJECT APPROPRIATIONS. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.
- HISTORICAL BARN
CONSTRUCTION WORK
CONTRACTS
- G.7. Alderman Mayer moved to authorize Staff to expend \$20,000 and enter contracts with JJ Electrical, LLC for \$4,865, G&L Contracting Services LLC for \$9,850, Southeast Construction LLC for \$2,395 and other expenditures as needed to complete the electrical, ADA concrete work, and painting of the Historical Barn-8038 South Legend Drive, pending the approval and signing of the Memorandum of Understanding. Seconded by Alderman Taylor. All voted Aye; motion carried.
- W MARQUETTE AVE.
ROAD EXTENSION
- G.8. Alderman Taylor moved to commence the West Marquette Avenue public road extension as a City Public Works on improvement. Seconded by Alderman Dandrea. Alderman Dandrea withdrew his second and Alderman Taylor withdrew his motion.

Alderman Wilhelm then moved to authorize staff to prepare the necessary documents to receive developers' donations for the road right-of-way and engineering specifications for W. Marquette Avenue and to advertise for bids for a competitive public works project, along with an alternate bid for adding water and sewer. Seconded by Alderman Taylor. On roll call, all voted Aye; motion carried.

GATEWAY SIGNAGE &
BANNERS

G.9. Alderman Taylor moved to authorized the signage project to be let for bid, which following bid opening shall be returned to the Common Council for review and determination upon whether to authorize award of bid(s) Seconded by Alderman Dandrea. All voted Aye; motion carried.

ORD. 2020-2422
IT NON-PERSONNEL TO
PERSONNEL COSTS

G.10. Alderman Taylor moved to adopt Ordinance No. 2020-2422, AN ORDINANCE TO AMEND ORDINANCE 2019-2398, AN ORDINANCE ADOPTING THE 2020 ANNUAL BUDGETS FOR THE GENERAL FUND TO TRANSFER \$105,000 OF INFORMATION SYSTEMS NON-PERSONNEL COSTS TO PERSONNEL COSTS. Seconded by Alderman Nelson. On roll call, all voted Aye; motion carried.

IT JOB DESCRIPTIONS

G.11. Alderman Barber moved to approve the newly created job descriptions for "Desktop and User Support Administrator" and "Server and Infrastructure Engineer" and further authorize the filling of two full-time employees under the role of "Desktop and User Support Administrator" and one full-time employee as "Server and Infrastructure Engineer" to replace the existing Heartland Business Systems IT on-site contractors to an extend that does not exceed current budgeted appropriations, as recommended by the Personnel Committee. Seconded by Alderman Dandrea. All voted Aye; motion carried.

IT PARTICIPATING
ADDENDUM
AGREEMENT

G.12. Alderman Dandrea moved to authorize the Director of IT to execute the attached Participating Addendum agreement through the National Association of State Procurement Officers' ValuePoint Cooperative Purchasing Organization for copiers, printers, and related devices, as approved by the Wisconsin Director of the State's Bureau of Procurement; and to authorize Department Heads to acquire budgeted, replacement copiers, printers, and related devices under the terms of the Participating Addendum agreement. Seconded by Alderman Nelson. All voted Aye; motion carried.

WENS SERVICE
AGREEMENT

G.13. Alderman Mayer moved to authorize the Mayor and City Clerk to execute the contract provided in the packet for this meeting to renew the WENS Service Agreement with Inspiron Logistics for the Emergency Notification System for the same annual rate of \$9,600

and to authorize release of payment for the first year period of 4/22/2020 through 4/21/2021. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ORD. 2020-2423
CORVID-19
CONTINGENCY
FUNDING

G.14. Alderman Taylor moved to adopt Ordinance No. 2020-2423, AN ORDINANCE TO AMEND ORDINANCE 2019-2398, AN ORDINANCE ADOPTING THE 2020 ANNUAL BUDGETS FOR THE GENERAL FUND TO MOVE \$250,000 OF RESTRICTED CONTINGENCY TO UNRESTRICTED CONTINGENCY TO ADDRESS THE CORVID-19 HEALTH EMERGENCY. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.

ORD. 2020-2424
ROAD SALT
APPROPRIATIONS

G.15. Alderman Barber moved to adopt Ordinance No. 2020-2424, AN ORDINANCE TO AMEND ORDINANCE 2019-2398, AN ORDINANCE ADOPTING THE 2020 ANNUAL BUDGETS FOR THE GENERAL FUND TO PROVIDE ADDITIONAL \$77,630 OF ROAD SALT APPROPRIATIONS. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.

PURCHASE OF ROAD
SALT

G.16. Alderman Dandrea moved to direct Staff to participate in State contract for purchase of 2,750 tons of salt. Seconded by Alderman Barber. All voted Aye; motion carried.

ORD. 2020-2425
QUARRY MONITORING
COMMITTEE
MEMBERSHIP

G.17. Alderman Barber moved to adopt Ordinance No. 2020-2425, AN ORDINANCE TO AMEND THE MUNICIPAL CODE, §10-19. QUARRY MONITORING COMMITTEE, AS IT PERTAINS TO COMMITTEE MEMBERSHIP and to approve the Administrative Rules and Procedures for the Quarry Monitoring Committee of the City of Franklin, Wisconsin, as amended to provide for the addition of a non-voting citizen member to the Committee Membership. Seconded by Alderman Mayer.

Alderman Dandrea moved to call the question. Seconded by Alderman Taylor. All voted Aye; motion carried.

On the main motion, Alderman Mayer, Alderwoman Wilhelm, Alderman Barber, and Alderman Nelson voted Aye; Alderman Dandrea and Alderman Taylor voted No. Motion carried.

SEWER & WATER
CLOTHING
ALLOWANCE

G.18. Alderman Nelson moved to direct Staff to modify the Employee Handbook Section III Clothing Allowance from \$250 to \$350 for Department of Public Works, and Sewer and Water employees. Seconded by Alderman Taylor. All voted Aye; motion carried.

LICENSES AND
PERMITS

H. Alderman Taylor moved to approve the following license recommendations from the License Committee meeting of March 17,

2020:

Grant Class B Beer/Class C Wine license in compliance with all State and Municipal regulations to Asian Bistro LLC, Agent, Kenneth Sithy, 6509B S. 27th St., subject to payment, providing City water results and satisfactory City Inspections.

Hold for appearance the Operators' License application for Destanie M Evans, 726 Marquette Ave. #2, South Milwaukee;

Grant Operator Licenses to Robin A Hintz, 4334 W Howard Ave., Milwaukee; Frank J Janiszewski, 12301 W Ryan Rd.; and

Grant the PUBLIC (People Uniting for the Betterment of Life and Investment in the Community) Grant to Franklin Public Schools-4K, Park Permit, 05/11/2020 or 05/12/2020, Lions Legend Park

Seconded by Alderman Nelson. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

- I. Alderman Dandrea moved to approve the following:
City vouchers with an ending date of March 12, 2020 in the amount of \$2,686,317.58; and Payroll dated March 13, 2020 in the amount of \$387,407.03 and payments of the various payroll deductions in the amount of \$209,468.32 plus City matching payments; and estimated payroll dated March 27, 2020 in the amount of \$384,000.00 and payments of the various payroll deductions in the amount of \$423,000.00, plus City matching payments; property tax refund reimbursements with an ending date of March 12, 2020 in the amount of \$5,566.64; and the release payment to Knight Barry in the amount of \$166,662.74; and the release of payment to Knight Berry in the amount of \$1,788,986.11; and approval to release payment to Selzer Ornst in the amount of \$168,965.40; and approval to release payment to Geographical Marketing in the amount of \$10,346.04; and approval to release payment to Chicago Title in the amount of \$248,243.89; and approval to release Library vouchers upon approval of the Library Board not to exceed \$15,000. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the meeting at 8:13 p.m. Seconded by Alderman Nelson. All voted Aye; motion carried.

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D.

CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Monday, April 6, 2020 at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin, to hear public comment regarding a proposed ordinance to amend §92-9. of the Municipal Code of the City of Franklin, Wisconsin, pertaining to impact fees upon land development pursuant to § 66.0617 of the Wisconsin Statutes, pursuant to the Public Facilities Needs Assessment and Impact Fee Study, February 2020, a revised public facilities needs assessment prepared for the City, including but not limited to proposed amendments to the impact fees amounts providing reductions to single-family and two-family residential land developments fees approximating 40%, reductions to multifamily residential land development fees approximating 43%, reductions to commercial land development fees approximating 19%, and an increase to industrial land development fees approximating 53%; to exempt public schools from the application of and the requirement for the payment of each of the various impact fees; to provide for a Census Bureau Construction Price Index (CPI) annual adjustment to the amounts of impact fees in lieu of an annual 5% increase; and to provide for a fee reduction in support of low-cost housing affordable housing development.

This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.0617(3). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend §92-9. Impact fees, of the Municipal Code, as aforesaid, together with a copy of the revised public facilities needs assessment pursuant to Wis. Stat. §§ 66.0617(3) and (4)(b), *i.e.*, the Public Facilities Needs Assessment and Impact Fee Study, February 2020, are available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft form ordinance is subject to revisions following public hearing and the further consideration by the City of Franklin Common Council.

Dated this 4th day of March, 2020.

Sandra L. Wesolowski
City Clerk

N.B. Class I

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE Apr 6, 2020
REPORTS & RECOMMENDATIONS	<p>A PUBLIC HEARING REGARDING PROPOSED AMENDMENTS TO §92-9 OF THE MUNICIPAL CODE PERTAINING TO IMPACT FEES FOR THE PURPOSE OF RESETTING IMPACT FEES MAY 1, 2020; TO PROVIDE FOR THE USE OF THE CHANGE IN US CENSUS BUREAU'S CONSTRUCTION PRICE INDEX FOR SINGLE-FAMILY HOUSES UNDER CONSTRUCTION FROM THE PRIOR TWELVE MONTH PERIOD PRECEDING SEPTEMBER OF THE PRIOR YEAR; AND TO PROVIDE FOR A FEE REDUCTION IN SUPPORT OF LOW-COST HOUSING AFFORDABLE HOUSING DEVELOPMENT; AND TO EXEMPT PUBLIC SCHOOLS AND OTHER INSTITUTIONAL DEVELOPMENTS FROM THE APPLICATION OF AND THE REQUIREMENT FOR THE PAYMENT OF EACH OF THE VARIOUS IMPACT FEES</p>	ITEM NUMBER

The attached Official Notice to hear public comment regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes, to reset impact fees effective May 1, 2020; to provide for the use of the change in US Census Bureau's Construction Price Index for single-family houses under construction for the prior twelve month period preceding September of the prior year; to address the application of Impact Fees upon new single family properties that are below \$120,000 construction cost; and to exempt public schools and other institutional developments from the application of and the requirement for the payment of each of the various Impact Fee was published March 11, 2020.

The purpose of these proposed amendments is to address the following:

- 1) Reset the Park, Library, Law Enforcement and Municipal Court facilities; Transportation Systems Facilities, Fire Protection and Emergency Medical Services Facilities Fees.
- 2) To provide for the use of the US Census Bureau's Construction Price Index for single-family houses under construction for the prior twelve month period preceding September of the prior year;
- 3) To address the application of Impact Fees for affordable housing by providing for a fee reduction; and
- 4) To exempt public schools and other institutional developments from the application of and the requirement for the payment of each of the various Impact Fees.

Please note that the current study does not address the Water Impact fee or the Southwest Sanitary Sewer District Sewer Impact fee.

Attached for explanation purposes on the proposed amendments is the "Public Facilities Needs Assessment and Impact Fee Study" dated March 2020 as prepared by Ruekert & Mielke Inc, the City's consultant for this project.

COUNCIL ACTION REQUESTED

A separate item has been placed on the April 6, 2020 Common Council Meeting agenda for action pertaining to "An Ordinance to amend §92-9 Impact Fees, of the Municipal Code, in part and primarily to Update Same pursuant to the Public Facilities Needs Assessment and Impact Fee Study, February, 2020

COUNCIL ACTION REQUESTED

A separate item has been placed on the April 6, 2020 Common Council Meeting agenda for action pertaining to "An Ordinance to amend §92-9 Impact Fees, of the Municipal Code, in part and primarily to Update Same pursuant to the Public Facilities Needs Assessment and Impact Fee Study, February, 2020

Public Facilities Needs Assessment and Impact Fee Study



PREPARED FOR:

City of Franklin

9229 W. Loomis Rd
Franklin, WI 53132

PREPARED BY:

Ruekert & Mielke, Inc.

4001 Nakoosa Trail, Suite 200
Madison, WI 53714

Public Facilities Needs Assessment and Impact Fee Study

March 2020



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PUBLIC FACILITIES NEEDS ASSESSMENT AND IMPACT FEE STUDY

PURPOSE AND BACKGROUND

This study is a public facility needs assessment under Wisconsin Statutes s. 66.0617(4). This study develops and recommends impact fees that comply with the impact fee standards in Wisconsin Statutes s. 66.0617(6).

Ruekert & Mielke, Inc. (R/M) and the City of Franklin (Franklin) have prepared several impact fee studies and updates:

- 2002 Public facilities needs assessment and impact fee study for law enforcement, municipal courts, fire protection, emergency medical services, library, park, transportation, and water facilities
- 2004 Amendment to impact fees for law enforcement, municipal court, fire protection, and emergency medical services facilities
- 2012 Public facilities needs assessment and impact fee study for southwest sanitary sewer service area
- 2013 Public facilities needs assessment and impact fee study update for parks
- 2015 Public facilities needs assessment and impact fee study update for parks.

Prior studies provided even more detailed breakdowns of projects than this study does. The level of detail was scaled back to account for the state statutes granting much latitude to municipalities in how they spend impact fee funds. As the footnotes to Wisconsin Statutes s. 66.0617 explain, the law “allows a municipality to impose impact fees for a general type of facility without committing itself to any particular proposal before charging the fees.” Therefore, the level of detail provided in prior studies is not needed and may even give the impression that Franklin does not have flexibility in its spending of impact fee funds. In fact, the footnotes to the statutes make explicit that a “municipality must be allowed flexibility to deal with the contingencies inherent in planning.” The project detail that follows in this study represents Franklin’s best planning at this time, but Franklin reserves its statutory right to alter its planning to best suit evolving needs after this study is finished.

The sections on law enforcement and library facilities refer to the prior study for detail such as standards since all the proposed projects have been completed and no new projects have been added for these departments. The prior study fulfilled the statutory requirements for these projects. Only debt needs to be paid on previously completed projects, so these sections will focus on the fees required to pay off the debt.

The parks department has completed some but not all the proposed projects, so the inventory, standards, and the previously planned projects that have not been completed are presented in the parks section. The parks section explains how this study could be amended to include future projects and provides an example. This amendment process would be the same for the other

sections that currently do not have new projects planned if one or more of these departments needs to add facilities to accommodate new growth.

As required by the Wisconsin statutes, the sections for transportation and the fire department and emergency medical services each contains an inventory of existing facilities, a list of planned projects, the service standards, existing deficiencies, and the calculation of the impact fee.

GENERAL

The growth forecast and service area give a common framework for developing impact fees for specific facility types. The annual increase section explains a new approach for handling inflation.

Growth Forecast

We forecast the following population growth through 2040 as shown in Table 1.

Year	Residential Population
2010	35,497
2015	36,270
2020	36,516
2025	37,886
2030	39,406
2035	41,746
2040	43,576

Our population forecast is based on the most recent Wisconsin Department of Administration Demographics Services Center forecast. R/M adjusted the Demographics Services Center forecast to match the most recent US Census City of Franklin population estimate.

This forecast assumes an annual growth rate of close to 1 percent. If Franklin grows at a significantly higher or lower rate, especially over the course of several years, Franklin should update its impact fees to reflect this change in growth. Franklin could adopt a policy to revise its fees if a three-year average growth rate rises above 2 percent, or double what is forecast. When conditions change significantly, Franklin should update its fees.

The population forecast is used to calculate fees that are charged only to residential development. Some departments directly benefit only residences and not businesses or industry, so the population forecast determines how many new residents will be charged impact fees. These departments include library and parks.

The other departments directly benefit residential, commercial, and industrial development, so impact fees for these departments need to be based on a forecast other than just population. The

fees for these departments are based on square feet of new building development. To determine new development for businesses and industry, we used the Southeastern Wisconsin Regional Planning Commission (SEWRPC) land use planning data and Franklin's final statement of assessment for 2019.

The statement of assessment provided the acres in the chart below for 2020 residential, commercial, industrial, and agricultural classes. R/M based the other classes' acreage on data provided by SEWRPC. To forecast through 2040, R/M calculated the annual growth rate that SEWRPC projected for each land use class and applied 20 years' worth of growth to the 2020 acreage in each class. The growth or reduction in each class is shown in the column on the far right of Table 2.

Land Use	2020 Development (Acres)	2040 Development (Acres)	Change (Acres)
Developed Land			
Residential	6,682	7,168	486
Commercial	557	645	88
Industrial *	545	644	99
Transportation, Communication, and Utilities	2,173	2,256	83
Governmental and Institutional	454	451	-2
Recreational	855	887	32
Developed Land Subtotal	11,266	12,051	785
Undeveloped Land			
Agricultural	4,026	4,126	100
Natural Resource Areas			0
Wetlands	2,626	2,595	-32
Woodlands	1,539	1,446	-92
Surface Water	345	348	3
Natural Resource Areas Subtotal	4,510	4,389	-121
Unused and Other Open Lands	2,915	2,150	-765
Undeveloped Land Subtotal	11,451	10,665	-785
Total	22,717	22,717	0

* 2040 development adds 71 acres of known industrial development onto SEWRPC's annual growth rate.

Although the 2002 impact fee study included fees for institutional land use, as Table 2 shows, no growth is forecast for this class, so R/M recommends that fees for this class be dropped.

Focusing on changes in land use for the classes responsible for development, Table 3 below was created to allocate impact fees among the classes based on their share of the growth. In other words, since residential land use is forecast to make up 72% of the growth, 72% of costs eligible for impact fees will be assigned to and paid for by residential development. The Development column numbers in Table 3 come from the far right column in Table 2.

Land Use	Development (Acres)	Percent of Category
Residential	486	72.3
Commercial	88	13.0
Industrial	99	14.7
Total	673	100.0

The residential fees are charged on a per-residence basis. The commercial and industrial fees are charged on a per-square-foot-of-building basis. To arrive at a forecast of square feet of building for commercial and industrial development in Table 4 below, R/M multiplied the anticipated acreage for each class by the ratio of building area to gross lot area. The result, the Forecast Incremental Building Floor Area, serves as the basis for dividing up costs for the two classes in the chapters that follow.

Land Use	Extrapolated Development (Acres)	Average Gross Floor Area Ratio *	Forecast Incremental Building Floor Area (sq ft) **
Commercial	88	0.32	1,220,437
Industrial	99	0.65	2,793,540
Total	186		4,013,977

* Source: City of Franklin Unified Development Ordinance.

** 1 acre = 43,560 square feet.

Service Area

Wisconsin Statutes s. 66.0617(4)(a)2 requires Franklin to base impact fees on an explicitly identified service area. The service area for this study is the entire City of Franklin.

Annual Increases

Acting in line with many other communities throughout the state, Franklin has been increasing its impact fees annually to account for inflation. This practice helps Franklin's fees keep pace with rising costs for projects. Franklin should consider adjusting fees each year based on a reliable yet readily accessible measure of inflation for projects, such as the US Census Bureau's Construction Price Index for single-family houses under construction. Franklin could use the change from the twelve-month period preceding September of the prior year to implement its increases in January.

Other municipalities tie their increases to such measures. Doing so provides a cogent rationale for not only the increase but also the amount of the increase itself.

PARKS FACILITIES

Franklin plans to continue to impose impact fees to fund parks facility improvements. Parks impact fees were last updated by R/M in 2015.

Table 5 inventories existing parks facilities.

Regional and Multi-Community Parks	Area (Acres)	Mini Parks	Area (Acres)
Root River Parkway	2,166	Lions Baseball Field	9
Whitnall Park	388	Cascade Creek	9
Oakwood Park and Golf Course	278	Friendship	2
Milwaukee County Sports Complex	132	Glen Meadows	1
Crystal Ridge	92	Dr. Lynette Fox Memorial	0.4
Franklin Park	165	Ken Windl	7
Grobschmidt Park	143	Subtotal	28
Subtotal	3,364		
Community Parks	Area (Acres)	Special Parks	Area (Acres)
Lion's Legend Park	38	Franklin Woods Nature Center	40
Froemming Park	16	Franklin Little League Complex	26
Franklin High School	77	Meadowlands Park	15
Forest Park Middle School and District Office	40	Ernie Lake	14
Subtotal	171	Mission Hills Neighborhood Wetlands	14
		Market Square	1
		Victory Creek	85
		Subtotal	194
		Grand Total (Acres)	3,881
Neighborhood Parks	Area (Acres)	Site Name	Length (Linear Feet)
St. Martins Robinwood	19	Connecting Trail System (City Controlled)	50,504
Pleasant View	24		
Jack E. Workman	12		
Southwood Glen	9		
Christine Rathke Memorial	7		
Pleasant View Elementary School	14		
Ben Franklin Elementary School	12		
Country Dale Elementary School	10		
Southwood Glen Elementary School	9		
Robinwood Elementary School	8		
Subtotal	124		

Table 6 shows spending by year for parks projects through 2030. These cost estimates were provided by City staff for the last impact fee update and were adjusted by R/M to reflect annual inflation. The timing for several projects has been adjusted to reflect the 2020 budget and more recent planning.

Public Facilities Needs Assessment and Impact Fee Study

Table 6 - Previously Planned Parks Projects Detail
Parks and Recreation Facilities Needs Assessment
Capital Improvement Plan

Improvement / Land Acquisition	Park Type	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Southwest Park-Development	Community						2,848,807	2,848,807					5,697,613
Planned Trails, Bicycle Routes & Linkages-Development	Connecting, Trail Facilities	350,000	507,356	507,356	507,356	507,356							2,379,425
Pleasant View Neighborhood Park-Development	Neighborhood	150,000											150,000
Christine Rathke (Formerly Quarry View Park)-Development	Neighborhood	2,027											2,027
Forest Hill Neighborhood Park--Development	Neighborhood				1,757,770								1,757,770
Hillcrest Neighborhood Park-Development	Neighborhood			2,147,757									2,147,757
Mini-Park #1	Mini							347,603					347,603
Mini-Park #2	Mini							347,603					347,603
Mini-Park #3	Mini								347,603				347,603
Mini-Park #4	Mini									347,603			347,603
Mini-Park #5	Mini										347,603		347,603
Meadowlands Park-Development	Special	42,156											42,156
Franklin Woods Nature Center--Development	Special					756,282							756,282
Mission Hills Neighborhood Wetlands-Development	Special	47,299											47,299
Mahr Woods Special Park-Development	Special											207,931	207,931
Park Improvements - Development	Community	250,000	278,358										528,358
All-Inclusive Park - Development	All-Inclusive	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$841,482	\$785,714	\$2,655,114	\$2,265,127	\$1,263,639	\$2,848,807	\$3,544,013	\$347,603	\$347,603	\$347,603	\$207,931	\$15,454,636

Notes:
Projects and associated costs provided by City of Franklin Staff
Costs adjusted for annual inflation from 2015 to 2020 using ENR's Construction Cost Index

Public Facilities Needs Assessment and Impact Fee Study

The project Park Improvements refers to upgrades needed to existing facilities in any park to accommodate new growth. These improvements include such items as lighted or unlighted tennis courts, dog parks, splashpads, restrooms, and fitness stations. They expand park features and are not maintenance or replacement of existing park features.

Table 7 summarizes the total costs and shows acres for each project except for trails, which are measured in linear feet.

Project	Cost	Acres
Community Parks		
Southwest Park-Development	\$ 5,697,613	200
Park Improvements - Development	528,358	-
Subtotal	6,225,971	200
Neighborhood Parks		
Forest Hill Neighborhood Park--Development	1,757,770	40
Pleasant View Neighborhood Park-Development	150,000	14
Christine Rathke (Formerly Quarry View Park)-Development	2,027	9
Hillcrest Neighborhood Park-Development	2,147,757	20
Subtotal	4,057,555	83
Mini Parks		
Mini-Park #1	347,603	3
Mini-Park #2	347,603	3
Mini-Park #3	347,603	3
Mini-Park #4	347,603	3
Mini-Park #5	347,603	3
Subtotal	1,738,016	15
Special Parks		
Meadowlands Park-Development	42,156	15
Mission Hills Neighborhood Wetlands-Development	47,299	15
Franklin Woods Nature Center--Development	756,282	40
Mahr Woods Special Park-Development	207,931	30
Subtotal	1,053,669	100
Trails		
	Cost	Linear Feet
Planned Trails, Bicycle Routes & Linkages-Development	2,379,425	43,547
Subtotal	2,379,425	43,547
Total \$		15,454,636

The total cost for planned projects in the update from 2015 exceeded \$29.3 million. Several of these projects have been completed since the update. The community center had to be removed from consideration for impact fees because of changes in state law.

Table 8 shows how much of Franklin's previously planned projects are eligible to be funded through impact fees. These cost percentages from the prior study apply only to the previously planned projects. (New projects would use the process described below for Tables 12 through 14 to determine the percentages that would be eligible for impact fees for these projects.)

Community Parks	36%
Neighborhood Parks	47%
Mini Parks	43%
Special Parks	36%
Trails	62%

Taking the costs from Tables 6 and 7 and applying the percentages from Table 8 produce the following costs in Table 9.

Category	Total Project Cost	% Eligible	\$ Eligible
Community Parks	\$ 6,225,971	36%	\$ 2,241,350
Neighborhood Parks	4,057,555	47%	1,907,051
Mini Parks	1,738,016	43%	747,347
Special Parks	1,053,669	36%	379,321
Trails	2,379,425	62%	1,475,244
Total			\$ 6,750,312

Impact fees are calculated in Table 10. The existing fund balance for parks impact fees is deducted from the eligible costs since those dollars were already collected to pay for these projects. The population forecast runs only through 2030 to match the planning period for the projects.

Public Facilities Needs Assessment and Impact Fee Study

Table 10 - Parks Impact Fees

Forecast 2030 Population	39,406
Estimated Current Population	<u>36,516</u>
Population Growth	2,890
Costs Eligible for Impact Fees	\$ 6,750,312
Less Existing Park Fund Balance	<u>4,982,477</u>
Costs to be Charged through Impact Fees	\$ 1,767,835
Recommended Fee per Person	\$ 612

Development Type	Assumed People per Unit	Forecast Units	People per Development Type	Recommended Fee per Development Type	Total Forecast Fees
Single-family or Two-family Dwelling Unit *	3.08	723	2,225	\$ 1,883	\$ 1,361,233
Multi-family Dwelling Unit **	2.00	<u>332</u>	<u>665</u>	\$ 1,223	406,602
Total		1,055	2,890		\$ 1,767,835

* Extrapolated based on US Census data and Milwaukee Metropolitan Sewage District data.
 ** Assumes 2 people per unit on average.

The recommended fees are less than the current fees because many of the projects proposed in the prior study have been completed, and no new ones have been added.

If any new projects are added, this study can be amended by completing the tables below. New projects would use the same standards, but the inventory would include all the planned projects, and the forecast would include growth through 2040. The new projects would be added in the column Additions, and the financial model would calculate what share of the projects would be eligible to be recovered through impact fees. The population forecast in Table 11 runs to 2040 for new projects since these projects may occur beyond 2030.

Table 11 - Service Standards for New Parks Projects

Category	Service Standard (per 1,000 Population)	Population		2040 Population	
		Estimate	Current Goal	Estimate	2040 Goal
Regional and Multi-Community Parks (Acres)	92	36,516	3,364	43,576	4,014
Community Parks (Acres)	10		371		443
Neighborhood Parks (Acres)	6		206		246
Mini Parks (Acres)	1		43		51
Special Parks (Acres)	10		378		452
Trails (Linear Feet)	2,576		94,051		112,235

Category	Inventory including Planned Projects	Current Deficiency	Additions	New Growth Additions	Portion
					Eligible for Impact Fees
Regional and Multi-Community Parks (Acres)	3,364	-	-	-	N/A
Community Parks (Acres)	371	-	-	-	N/A
Neighborhood Parks (Acres)	206	-	-	-	N/A
Mini Parks (Acres)	43	-	-	-	N/A
Special Parks (Acres)	378	-	-	-	N/A
Trails (Linear Feet)	94,051	-	-	-	N/A

* Standards are based on recommendations in Franklin's Comprehensive Outdoor Recreation Plan

The Portion Eligible for Impact Fees, along with the estimated project costs, would then be used to calculate the dollar value of the what can be charged through impact fees. The new tables would be in the same format as Tables 9 and 10. The calculations to derive the fees would include only the portions of projects that address serve new growth; impact fees cannot recover costs designed to address existing deficiencies. The calculations would also exclude any portion of a project that would exceed 2040 goals.

All the standards are defined with respect to population. The standards are based on the recommendations in Franklin's latest Comprehensive Outdoor Recreation Plan.

The next 3 tables and explanations are an example of how the fees could be updated if new projects are added. The example projects are not recommendations, just examples to illustrate how the amendment process would work.

Suppose that in addition to the projects in Table 6, Franklin decides to build 50 acres of neighborhood parks, 2 mini parks for a total of 6 acres, and 30,000 linear feet of trails. The financial model would then apply the existing standards to these new projects to calculate the Portion Eligible for Impact Fees. Table 12 below shows the outcome.

Table 12 - Service Standards for EXAMPLE New Projects

Category	Service Standard (per 1,000 Population)	Population Estimate	Current Goal	Population Estimate	2040 Goal
Regional and Multi-Community Parks (Acres)	92	36,516	3,364	43,576	4,014
Community Parks (Acres)	10		371		443
Neighborhood Parks (Acres)	6		206		246
Mini Parks (Acres)	1		43		51
Special Parks (Acres)	10		378		452
Trails (Linear Feet)	2,576		94,051		112,235

Category	Inventory with Planned Projects	Current Deficiency	Additions	New Growth Additions	Portion Eligible for Impact Fees
Regional and Multi-Community Parks (Acres)	3,364	-	-	-	N/A
Community Parks (Acres)	371	-	-	-	N/A
Neighborhood Parks (Acres)	206	-	50	40	80%
Mini Parks (Acres)	43	-	6	6	100%
Special Parks (Acres)	378	-	-	-	N/A
Trails (Linear Feet)	94,051	-	30,000	18,184	61%

* Standards are based on recommendations in Franklin's Comprehensive Outdoor Recreation Plan

Since a part of both the neighborhood parks projects and the trails projects would exceed the standards, only some of those costs would be eligible for impact fees.

Suppose that the neighborhood parks would cost \$2,500,000, the mini parks would cost \$800,000, and the 30,000 feet of trails would cost \$400,000. Inputting the costs into the financial model produces the results in Table 13 below. The Portion Eligible for Impact Fees from Table 12 above equals % Eligible in Table 13. Applying those percentages yields the total cost eligible for impact fees from the new projects.

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Category	Total Project Cost	% Eligible	\$ Eligible
Regional and Multi-Community Parks	\$ -	N/A	TBD
Community Parks	-	N/A	TBD
Neighborhood Parks	2,500,000	80%	1,993,721
Mini Parks	800,000	100%	800,000
Special Parks	-	N/A	TBD
Trails	400,000	61%	242,451
Total			\$ 3,036,172

Adding new projects would cause the impact fees to go up. In this example, an incremental \$3,036,172 would be added to Table 10's existing Costs Eligible for Impact Fees. Table 14 below matches Table 10 except the Costs Eligible for Impact Fees would rise. This rise in turn would increase the recommended impact fees below. If we assume the projects would occur sometime in the next decade, we would extend the forecast period through 2040. The longer forecast period would partially offset the higher costs because the fees would be spread among more future residents. The end result would be park impact fees would rise by 10 percent.

Forecast 2040 Population	43,576				
Estimated Current Population	36,516				
Population Growth	7,060				
Costs Eligible for Impact Fees *	\$ 9,786,484				
Less Existing Park Fund Balance	4,982,477				
Costs to be Charged through Impact Fees	\$ 4,804,007				
Recommended Fee per Person	\$ 680				
Development Type	Assumed People per Unit	Forecast Units	People per Development Type	Recommended Fee per Development Type	Total Forecast Fees
Single-family or Two-family Dwelling Unit **	3.08	1,766	5,436	\$ 2,094	\$ 3,699,085
Multi-family Dwelling Unit ***	2.00	812	1,624	\$ 1,361	1,104,922
Total		2,578	7,060		\$ 4,804,007

* Includes the \$3,036,172 from the example projects.
 * Extrapolated based on US Census data and Milwaukee Metropolitan Sewage District data.
 ** Assumes 2 people per unit on average.

Tables 12 through 14 serve only to illustrate how the existing standards, along with the existing and planned inventory, would be used to calculate impact fees for new projects. Franklin would need to amend this study with specifics of any new project to revise the parks impact fees.

LIBRARY FACILITIES

Franklin plans to continue to impose impact fees to fund the library facility expansion that was undertaken to provide for new growth. Since this expansion was incorporated in the prior study to service new growth, Franklin can impose impact fees to pay the debt on the expansion. The 2002 impact fee study established how much of the expansion's cost could be attributed to new growth. Franklin used the 2000 edition of the *Wisconsin Public Library Standards* to determine its current and future needs. For more detail on the background, standards, and determination of the division of costs between new growth and existing deficiencies, please see chapter 4 of the 2002 study.

As of January 1, 2020, Franklin has \$1,030,992 remaining in debt payments on the costs attributed to new growth, and a current fund balance of \$273,291. To pay off the difference, Franklin can collect impact fees according to Table 15.

Forecast 2040 Population	43,576				
Estimated Current Population	<u>36,516</u>				
Population Growth	7,060				
Costs Eligible for Impact Fees *	\$ 1,030,992				
Less Existing Library Fund Balance	<u>273,291</u>				
Costs to be Charged through Impact Fees	\$ 757,701				
Recommended Fee per Person	\$ 107				
	Assumed People	Forecast	People per	Recommended Fee	Total Forecast
Development Type	per Unit	Units	Development Type	per Development Type	Fees
Single-family or Two-family Dwelling Unit **	3.08	1,766	5,436	\$ 330	\$ 583,430
Multi-family Dwelling Unit ***	2.00	<u>812</u>	1,624	\$ 215	\$ 174,271
Total		2,578	7,060		\$ 757,701

* This total is the remaining debt attributable to the new-growth portion of the library-expansion cost.
 ** Extrapolated based on US Census data and Milwaukee Metropolitan Sewage District data.
 *** Assumes 2 people per unit on average.

Library fees have declined because no new projects have been added, and much of the debt has been paid.

If any projects are added, this study can be amended to include them by using the 2040 forecast, the estimated costs, and the standards recommendations from the latest edition of the *Wisconsin Public Library Standards*.

LAW ENFORCEMENT AND MUNICIPAL COURT FACILITIES

Franklin plans to continue to impose impact fees to fund the law enforcement and municipal court facility that was completed in December 2001. Since this facility was incorporated in the prior

study to service new growth, Franklin can impose impact fees to pay the debt on this facility. The prior impact fee study established how much of the expansion’s cost could be attributed to new growth. Franklin used the staffing level standards from the 1998 Facility Needs Assessment to determine future facility space needs. For more detail on the background, standards, and determination of the division of costs between new growth and existing deficiencies, please see chapter 6 of the original study.

Franklin has debt payments remaining on the costs attributed to new growth, so the impact fees below are designed to collect those from future residences, industries, and businesses. Applying the 2040 forecast to the remaining debt yields the following impact fees in Table 16 below. The Share of Costs for residential, commercial, and industrial classes comes from Table 3.

Costs Eligible for Impact Fees *	\$	1,937,952			
Less Existing Police Fund Balance		320,456			
Costs to be Charged through Impact Fees	\$	1,617,497			
Share of Costs					
Residential		72.3%	\$	1,169,670	
Commercial		13.0%		210,556	
Industrial		14.7%		237,271	
Total		100.0%	\$	1,617,497	
Residential Forecast					
Forecast 2040 Population		43,576			
Estimated Current Population		36,516			
Population Growth		7,060			
Fee per Person	\$	166			
Development Type	Assumed People per Unit	Forecast Units	People per Development Type	Recommended Residential Fees	Subtotal Forecast Fees
Single-family or Two-family Dwelling Unit **	3.08	1,766	5,436	\$ 510	\$ 900,646
Multi-family Dwelling Unit ***	2.00	812	1,624	\$ 331	269,024
Total		2,578	7,060		\$ 1,169,670
* This total is the remaining debt attributable to the new growth portion of the new facility's cost.					
** Extrapolated based on US Census data and Milwaukee Metropolitan Sewage District data.					
*** Assumes 2 people per unit on average.					
Commercial and Industrial Forecast					
Land Use	Forecast Incremental Building Floor Area (sq ft)	Recommended Fee per 1,000 Sq Ft	Subtotal Forecast Fees		
Commercial	1,220,437	\$ 173	210,556		
Industrial	2,793,540	\$ 85	237,271		
			\$ 447,827		
Total Forecast Fees			\$	1,617,497	

The recommended impact fees are lower than the current fees for most kinds of development because the amount eligible for impact fees has gone down as the debt for the new facility has been paid off, and no new projects have been added.

The police chief indicated that the police department may need to expand the parking lot at some point. If Franklin decides to plan for a parking lot, this study can be amended to include

the cost of that project. The previous standard was created on overall facility space in proportion to population served. A standard for the parking lot could be created on vehicle storage space in proportion to population served.

TRANSPORTATION SYSTEM FACILITIES

Franklin plans to continue to impose impact fees to fund transportation system facilities described in the 2002 impact fee study. Since these facilities were incorporated in the prior study to service new growth, Franklin can impose impact fees to pay the debt on these facilities. The 2002 impact fee study established how much of the facilities’ cost could be attributed to new growth. Franklin used the ratio of the volume of traffic to the capacity of each street to determine future facility needs. For more detail on the background, standards, and determination of the division of costs between new growth and existing deficiencies, please see chapter 11 of the 2002 study.

Table 17 below inventories the key City-owned arterial streets. Arterial streets are the major streets, often with wider cross sections, that serve to carry traffic through the community between major destination points or that carry inter-community traffic. The Average Daily Traffic is on days that the roads are not obstructed due to inclement weather, construction, or other significant events.

Road Segment	Average Daily Traffic
35th St from Drexel to Puetz	720
35th St from Puetz to Ryan	1,100
51st St from College to Rawson	7,800
51st St from Rawson to Puetz	6,150
60th St from Ryan to County Line	1,500
68th St from S.T.H. 36 to Rawson	2,300
68th St from Rawson to Puetz	2,650
92nd St from College to Rawson	1,800
92nd St from C.T.H. MM to County Line	NA
Woods Road from Cape to W. City Limits	4,100
Drexel Ave from 27th to 35th	6,500
Drexel Ave from 35th to 51st	7,500
Drexel Ave from 51st to 76th	7,300
Drexel Ave from 76th to S.T.H. 36th	6,900
Drexel Ave from S.T.H. 36 to S.T.H. 45	8,800
Drexel Ave from S.T.H. 45 to C.T.H. MM	5,900
Puetz Rd from 27th to 35th	3,700
Puetz Rd from 35th to 51st	2,500
Puetz Rd from 51st to 76th St	3,200
Oakwood Rd from 27th to 60th	1,300
Oakwood Rd from 60th to 76th	1,300
Oakwood Rd from 76th to 124th	NA
County Line Rd from 27th to 124th	390

Source: Department of Transportation Traffic Count Map
 NA: not available

Franklin is adding one new project, the Oakwood Road improvement project. Flooding prevents traffic from using West Oakwood Road between 60th and 76th Streets during and after heavy rainfalls. Improvements include a bridge and three large aluminum box bypass culverts, along with a minimum top of roadway elevation that exceeds 680 feet. Table 18 shows the cost for this project.

Project	Cost
W Oakwood Road Improvements	\$ 7,433,048

2017 estimate from R.A. Smith updated for inflation

These improvements will allow traffic to use the road even with significant rainfall. Given that the southwest region of Franklin will likely see the greatest development of all the areas in the next 20 years, improving this section of the road will provide a significant benefit to development.

Table 19 quantifies the benefit of having the road available year-round for existing users and future users of the road. Most of the benefit will go to existing users, but a small portion, 16 percent, will go to future users.

The standard for this project is how much the public uses that section of West Oakwood Road as measured by the Department of Transportation (DOT) in proportion to the current population. The Current Goal column shown in Table 19 below is what the road should accommodate for daily trips year-round at present. In Table 19, the Inventory column shows the current average daily traffic that can pass through year-round, which is zero. With zero for Inventory, the Existing Deficiency column is the whole Current Goal shown on Table 19 of 1,300. The high existing deficiency means most of the cost should be borne by existing users.

The Additions column shown on Table 19 includes the daily trips now when the road is passable (1,300), as well as the incremental forecast daily traffic in the next 20 years (246). The incremental forecast traffic comes from analysis based on data from the DOT, SEWRPC, and GIS. The Additions to Meet 2040 column in Table 19 determines how many of the trips can be attributed to new growth between 2020 and 2040; it is the incremental forecast daily traffic for the next 20 years.

The New Growth Share is the portion of the project that can be attributed to new development and hence can be recovered through impact fees.

Category	Standard for per 1,000		Current Population Estimate	Current Goal	Additions to Meet			
	People				Inventory	Existing Deficiency	Additions *	2040 Needs
Average Daily Traffic Year-round	36		36,516	1,300				
Facility								
Average Daily Traffic Year-round								

* Estimate based on information provided from DOT, SEWRPC data, and GIS data

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Table 20 below combines the new project with the existing debt from the projects included in the prior study. It subtracts the existing fund balance before arriving at the amount to be charged through impact fees.

	Estimated Cost	New Growth Share	New Growth Cost		
Cost for Oakwood Road Improvements	\$ 7,433,048	16%	\$	1,182,897	
Debt for Previous Eligible Projects *				1,001,292	
Less Existing Transportation Fund Balance				119,824	
Costs to be Charged through Impact Fees			\$	2,064,365	
Share of Costs					
Residential	72.3%	\$		1,492,817	
Commercial	13.0%			268,727	
Industrial	14.7%			302,822	
Total	100.0%	\$		2,064,365	
Residential Forecast					
Forecast 2040 Population	43,576				
Estimated Current Population	36,516				
Population Growth	7,060				
Recommended Fee per Person	\$ 211				
Development Type					
	Assumed People per Unit	Forecast Units	People per Development Type	Recommended Fee per Development Type	Subtotal Forecast Fees
Single-family or Two-family Dwelling Unit **	3.08	1,766	5,436	\$ 651	\$ 1,149,469
Multi-family Dwelling Unit ***	2.00	812	1,624	\$ 423	343,348
Total		2,578	7,060		\$ 1,492,817
* This total is the remaining debt attributable to the new growth portion of the transportation projects from the prior study.					
** Extrapolated based on US Census data and Milwaukee Metropolitan Sewage District data.					
*** Assumes 2 people per unit on average.					
Commercial and Industrial Forecast					
	Land Use	Forecast Incremental Building Floor Area (sq ft)	Recommended Fee per 1,000 Sq Ft	Subtotal Forecast Fees	
	Commercial	1,220,437	\$ 220	\$ 268,727	
	Industrial	2,793,540	\$ 108	302,822	
				\$ 571,548	
				Total Forecast Fees	\$ 2,064,365

The proposed impact fees are higher than current impact fees because a new project was added and some debt remains from prior projects.

Franklin applied for a grant for this project but did not receive it. Should Franklin apply for another grant and receive it, the grant amount would be deducted from the total project cost, and this chapter of the study would be amended to lower the impact fees.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES FACILITIES

Franklin plans to continue to impose impact fees to fund facilities improvements for the department of fire protection and emergency medical services (EMS).

Table 21 inventories existing fire protection and EMS facilities.

Fire Station No. 1 Facility Space	Area (Square Feet)
Subtotal Station Space	8,029
Fire Station No. 2 Facility Space	Area (Square Feet)
Subtotal Station Space	8,186
Fire Station No. 3 Facility Space	Area (Square Feet)
Subtotal Station Space	7,230
Total Station Space	23,445

Source: 2002 Impact Fee Study

Table 22 shows the buildout of a fourth fire station, which would be located in the southwest quadrant of Franklin. Since much of the development is anticipated to take place here, locating a new fire station in this quadrant would provide the most benefit and keep response times within standards established by the National Fire Protection Association. The cost and size come from fire station 3, the most recently constructed fire station. The size is based on the fire protection staff's professional opinion that the new station would need to be the same as the existing satellite stations.

Project: Fire Station 4	Area (Square Feet)	Cost
Station Space	7,230	\$ 2,226,754

Cost based on fire station 3 grown by inflation from 2009 to 2020

Per the fire protection staff, this fire station should not be built if Franklin will not fully staff the facility with 4 employees per shift. Without having 2 employees to staff an ambulance and 2 to staff a fire truck, the facility would be underused.

The standard for fire protection and EMS facilities relates square feet of station space to population. Since the existing facility space measures up as adequate according to the fire chief, the standard is set based on the ratio of the current facility space to the current population. With this standard, Franklin does not have any existing deficiencies, nor does it have any excess capacity. Table 23 shows the standards of square feet to population. The Additions column shows the area from Table 22. The Additions to Meet 2040 Needs includes

only the square footage that the standards call for; anything exceeding the standards cannot be included.

The New Growth Share is the percentage of the overall project cost that can be recovered through impact fees.

Category	Standard per 1,000 Population	Current Population Estimate	Current Goal
Station Space (Square Feet)	642	36,516	23,445

Facility	Current Inventory	Existing Deficiency	Additions	Additions to Meet 2040 Needs	New Growth Share
Station Space (Square Feet)	23,445	-	7,230	4,533	63%

Table 24 shows the impact fee calculation. Since Franklin is still paying off the debt for fire station 3, which was included in the prior impact-fee study, this debt is included in what can be charged through impact fees. The existing fund balance is deducted from what can be charged.

	Estimated Cost	New Growth Share	New Growth Cost
Cost for New Station	\$ 2,226,754	62.70%	\$ 1,396,065
Debt for Fire Station #3 *			247,240
Less Existing Fire and Rescue Services Fund Balance			231,987
Total Eligible for Impact Fees			\$ 1,411,318

Residential	72.3%	\$ 1,020,575
Commercial	13.0%	183,717
Industrial	14.7%	207,026
Total	100.0%	\$ 1,411,318

Forecast 2040 Population	43,576
Estimated Current Population	36,516
Population Growth	7,060
Fee per Person	\$ 145

Development Type	Assumed People per Unit	Forecast Units	People per Development Type	Recommended Residential Fees	Subtotal Forecast Fees
Single-family or Two-family Dwelling Unit **	3.08	1,766	5,436	\$ 445	\$ 785,843
Multi-family Dwelling Unit ***	2.00	812	1,624	\$ 289	234,732
Total		2,578	7,060		\$ 1,020,575

* This total is the remaining debt attributable to the new growth portion of the new facility's cost.
 ** Extrapolated based on US Census data and Milwaukee Metropolitan Sewage District data.
 *** Asumes 2 people per unit on average.

Land Use	Forecast Incremental Building Floor Area (sq ft)	Recommended Fee per 1,000 Sq Ft	Subtotal Forecast Fees
Commercial	1,220,437	\$ 151	\$ 183,717
Industrial	2,793,540	\$ 74	207,026
			\$ 390,743
Total Forecast Fees			\$ 1,411,318

The recommended fees are less than the current fees for most kinds of development because the prior study attributed \$1.6 million to new growth to pay for two new fire stations. The current study attributes new growth costs only to one new fire station and the remaining debt on another fire station.

HOUSING AFFORDABILITY

Most households in Franklin find housing affordable. Franklin's median household income of \$75,000 exceeds Wisconsin's median household income of \$56,800. However, housing costs overburden many Franklin households. Data from the US Census Bureau shows that of the families that make less than \$50,000 per year, 65 percent, or nearly two-thirds, pay more than 30 percent of their income for housing. These families alone make up 20 percent of Franklin's total number of households.

The information above provides context for evaluating the effect of impact fees on housing affordability. Table 25 shows the annual cost of a \$400,000 home, the estimated average value of a new house in Franklin. The recommended impact fees do not significantly increase the annual income needed to support the mortgage and other costs for an average new house.

	No Impact Fee	Impact Fee**
Home Price*	\$ 400,000	\$ 403,864
Principal and Interest	\$ 23,132	\$ 23,355
Taxes	\$ 8,880	\$ 8,966
Annual Housing Cost	\$ 32,012	\$ 32,321
Income Required	\$ 114,329	\$ 115,433
Additional Income Required		\$ 1,104
Required Percent Increase		1.0%

* Typical new house price estimate provided by City staff

** Includes only proposed fees, not existing water and sewer fees

For a house that costs 40 percent of the average home price, such fees may create a challenge for a potential new homeowner. Impact fees on this house would raise the income needed by well over double the increase needed for an average new house. See Table 26 below.

	No Impact Fee	Impact Fee**
Home Price*	\$ 160,000	\$ 163,864
Principal and Interest	\$ 9,253	\$ 9,476
Taxes	\$ 3,552	\$ 3,638
Annual Housing Cost	\$ 12,805	\$ 13,114
Income Required	\$ 45,731	\$ 46,836
Additional Income Required		\$ 1,104
Required Percent Increase		2.4%

* Typical new house price estimate provided by City staff

** Includes only proposed fees, not existing water and sewer fees

With at least 20 percent of Franklin's existing households overburdened by housing costs, impact fees could pose a significant hurdle to some other potential new home owners. The statutes allow municipalities to waive or reduce impact fees for low-income housing, provided others who are charged impact fees are not forced to make up the difference. As an example, if a new residential unit is 40 percent or less of the cost of new residential units in the prior year, Franklin could charge the owner 40 percent of the standard impact fees. This option can be included in the revised ordinances that Franklin adopts to implement the fees in this study.

SUMMARY AND NEXT STEPS

To fund the facilities needed by growth in the near future, we recommend revising the City's impact fees. Table 27 summarizes the proposed fees.

Type of Impact Fee	Single-family or Two-family Dwelling Unit	Multi-family Dwelling Unit	Commercial Unit (per 1,000 sq ft)	Industrial Unit (per 1,000 sq ft)
Parks	\$1,883	\$1,223	N/A	N/A
Library	\$330	\$215	N/A	N/A
Transportation	\$651	\$423	\$220	\$108
Law Enforcement	\$510	\$331	\$173	\$85
Fire Protection	\$445	\$289	\$151	\$74

For the types of impact fees in this study, this proposal would lower fees by 40 percent for a single-family or two-family dwelling unit.

Water and sewer fees will be updated as soon as new information needed to update them becomes available.

Administrative fees should remain at their current level to continue to support the administration of impact fees.

According to state statute, municipalities must now provide developers with detailed explanations of how the impact fees being collected will be spent. RM recommends that Franklin provides a written or electronic copy of this study to satisfy this statutory requirement.

To move forward with new impact fees, the following steps need to take place:

- 1) This study is presented to Franklin's Common Council.
- 2) The Common Council directs that a public hearing be held to hear public comment on this public facilities needs assessment and the proposed impact fees.
- 3) An ordinance is drafted to implement the recommended impact fees.
- 4) A Class 1 notice is published in the Village newspaper to provide the public 20 days' notice prior to the public hearing as required under Wisconsin Statutes 66.0617(4)(3)(b). The needs assessment must be available 20 days prior to the public hearing to allow the public sufficient time to review.
- 5) A public hearing is held to hear public comment on the needs assessment and the proposed ordinance to impose public facilities impact fees.
- 6) After the public hearing, the Common Council may adopt the proposed ordinance as recommended or adopt the ordinance with amendments.



FRANKLIN IMPACT FEE STUDY UPDATE

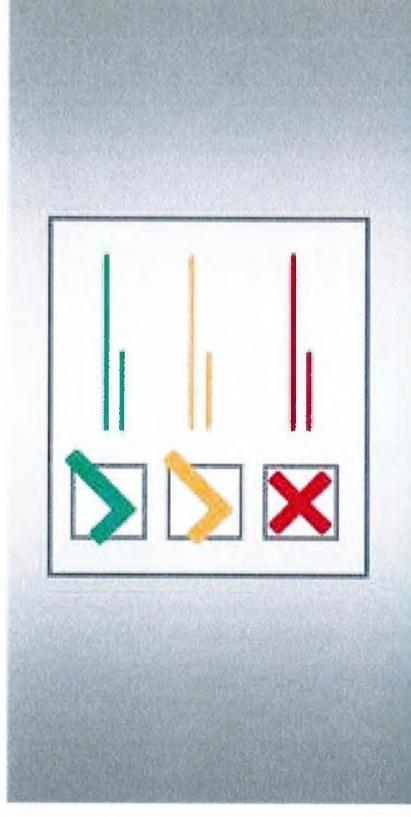
Basics of Impact Fees

- Fee for infrastructure to serve new growth
- Public capital projects
- What they don't cover
 - ▣ Operating costs
 - ▣ Vehicles
 - ▣ Existing deficiencies
- Who you can charge



Requirements for Charging Impact Fees

- Must include the following in a study:
 - Service area
 - Forecast
 - Existing facilities inventory
 - Service standards
 - Future projects
 - Housing affordability
- Developer explanation
- Study available, Class 1 notice
- Public hearing



Requirements for Charging Impact Fees

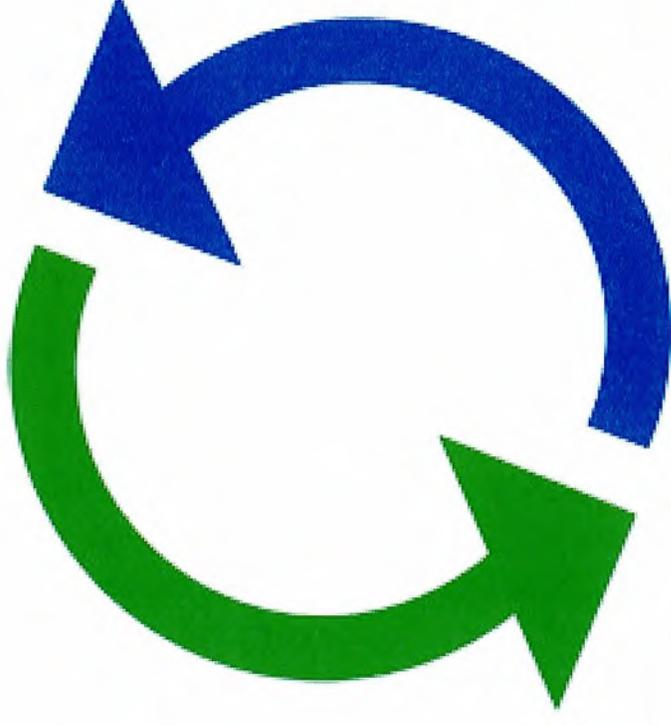
□ IMPACT FEE = Portion of Project Costs

Growth

- Portion of project costs
 - How much needed for new growth
- Growth
 - Forecast

Ongoing Requirements

- Annual reports of spending
- Separate accounting
- Refunds after certain time
- Update study as needed

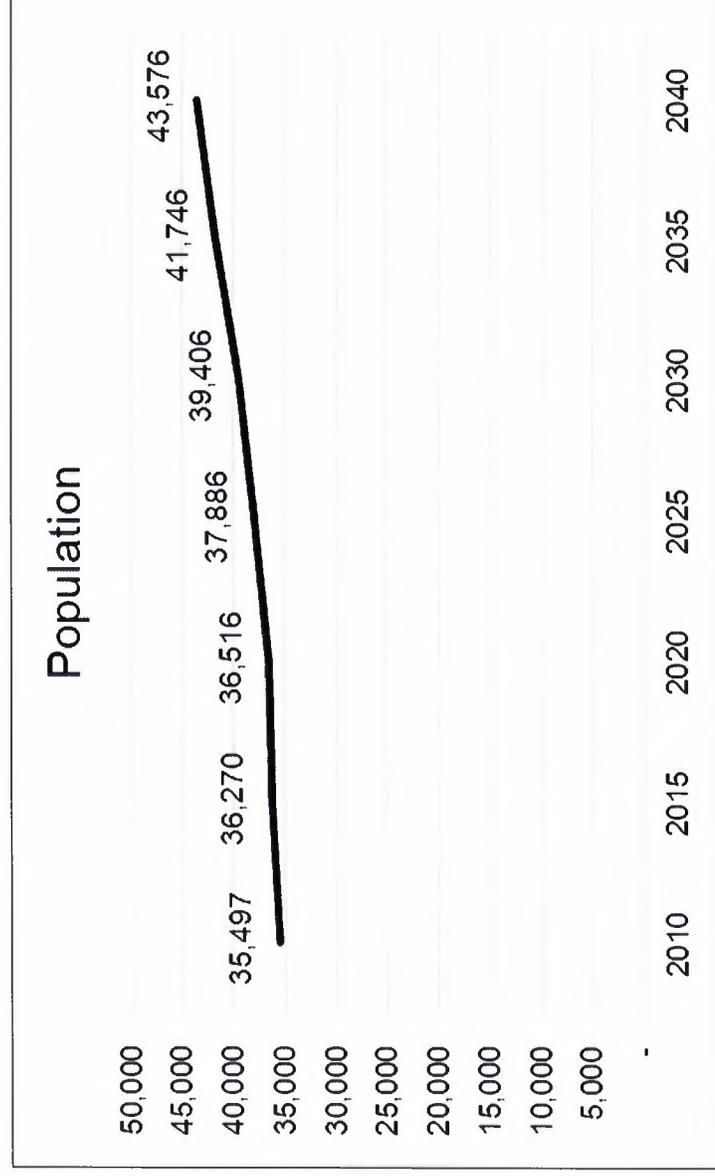


Franklin's History of Impact Fees

- Fees since 2002 with updates
- Forecast did not match reality
 - ▣ Example: library – over \$750,000 left in debt
 - ▣ Lesson: adjust as needed



Franklin's Update: Forecast



Franklin's Update: Forecast

Table 3: Development Land Use Change between 2020 and 2040

Land Use	Development (Acres)	Percent of Category
Residential	486	72.3
Commercial	88	13.0
Industrial	99	14.7
Total	673	100.0

Franklin's Update: Fire Protection and EMS Inventory

Table 21 - Fire Facility Inventory

Fire Station No. 1 Facility Space	Area (Square Feet)
Subtotal Station Space	8,029
Fire Station No. 2 Facility Space	
Subtotal Station Space	8,186
Fire Station No. 3 Facility Space	
Subtotal Station Space	7,230
Total Station Space	23,445

Source: 2002 Impact Fee Study

Franklin's Update: Fire Protection Projects

Table 22 - Fire Facility Capital Projects

Project: Fire Station 4	Area (Square Feet)	Cost
Station Space	7,230	\$ 2,226,754

Cost based on fire station 3 grown by inflation from 2009 to 2020

Franklin's Update: Fire Protection Standards

Table 23 - Fire Facility Service Standards

Category	Standard per		Current Population		Current Goal	Additions to Meet	New Growth
	1,000 Population		Estimate				
Station Space (Square Feet)	642		36,516		23,445		
Facility	Current Inventory		Existing Deficiency		Additions	2040 Needs	Share
Station Space (Square Feet)	23,445		-		7,230	4,533	63%

Franklin's Update: Fire Protection Fees

Table 24 - Fire and Rescue Services Impact Fee

	Estimated Cost	New Growth Share	New Growth Cost
Cost for New Station	\$ 2,226,754	63%	\$ 1,396,065
Debt for Fire Station #3 *			247,240
Less Existing Fire and Rescue Services Fund Balance			231,987
Total Eligible for Impact Fees			\$ 1,411,318
Share of Costs			
Residential	72.3%	\$ 1,020,575	
Commercial	13.0%	183,717	
Industrial	<u>14.7%</u>	<u>207,026</u>	
Total	100.0%	\$ 1,411,318	

Franklin's Update: Neighbors' Fees

New Home Fees among Neighboring Communities		
City of Franklin -- Current	City of Franklin -- Proposed	
Park	\$ 3,595	Park
Fire	498	Fire
Law Enforcement	926	Law Enforcement
Library	1,018	Library
Transportation	97	Transportation
Water	2,515	Water
Total	\$ 8,649	Total
Total w/ Sewer *	\$ 11,577	Total w/ Sewer *
* Only applicable in SW Franklin		
City of Muskego		
Sewer Hook-up Fee	\$ 500	Library
Payment in Lieu of Park Dedication	1,881	Fire
Payment in Lieu of Conservation Trail Dedication	1,881	Parks
	\$ 4,262	
City of Oak Creek		
Bikeways	\$ 50	
Fire	338	
Library	705	
Parks	2,105	
Police	798	
	\$ 3,996	
City of Greenfield		
Payment in Lieu of Parkland Dedication	\$ 1,806	
City of New Berlin		
	\$	Library
	\$	Fire
	\$	Parks
	\$	
City of Menomonee Falls		
	\$	Fire
		Park
		Sewer
		Water
	\$	Total

Franklin's Update: Neighbors' Fees

Municipality	Total Fees	% of Current Franklin Fees (\$11,577) *	% of Proposed Franklin Fees (\$9,262) *
Muskego	\$ 4,262	37%	46%
Greenfield	1,806	16%	19%
Oak Creek	3,996	35%	43%
New Berlin	470	4%	5%
Menomonee Falls	10,328	89%	112%

* Includes sewer impact fees

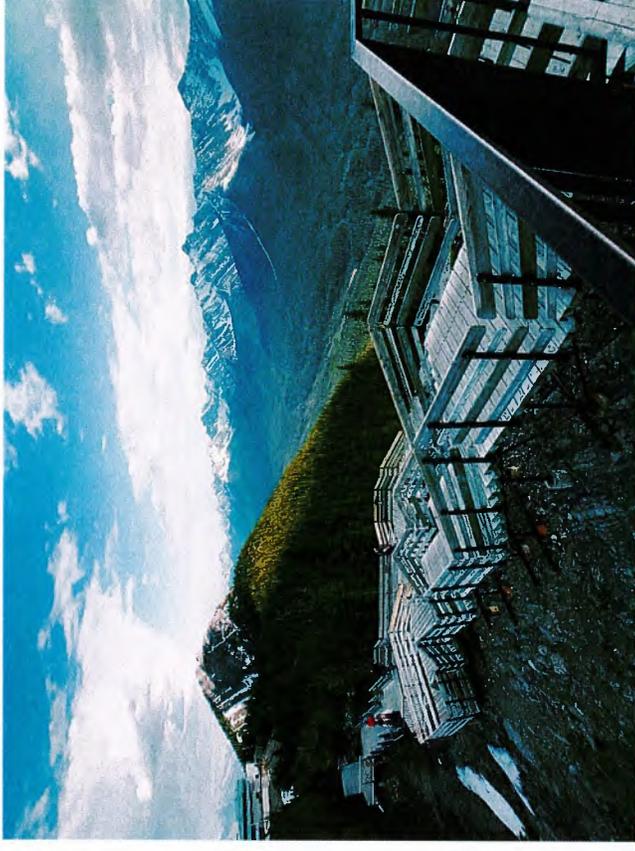
Other Proposed Changes

- Exempt public schools
- Reduce fees for low-income housing
- Increase fees based on construction cost index

Low-income Households Overburdened with Housing Costs			
Houses	Income category	Households that pay > 30% of income for housing costs	% Overburdened
1,017	Less than \$20K	922	91%
1,398	\$20K - 35K	1,045	75%
1,489	\$35K - 50K	562	38%
3,904			
<u>Franklin Total Houses</u>			<u>% of Total</u>
13,649			19%

Next Steps

- Pass ordinance as is or with changes
- Do same process for water and sewer fees



Questions?



Edward Maxwell, M.B.A.
Economic Consultant
Ruekert & Mielke, Inc.

emaxwell@ruekert-mielke.com
262-953-4162

Sandi Wesolowski

From: Evans, Janet <janet.evans@franklin.k12.wi.us>
Sent: Thursday, April 2, 2020 4:12 PM
To: Sandi Wesolowski, Steve Olson
Cc: Shirley Roberts
Subject: Addition to Common Council Packet Request for 4/6/2020 Public Hearing/Meeting
Attachments: Impact Fee Resolution Approved by Board 2020-03-11 Final-signed (2).pdf

Mr. Mayor and Madam Clerk,

Attached, please find a Franklin Public Schools Board of Education Resolution to the City of Franklin Common Council to Exempt School Districts from Impact Fees, Retroactive to January 1, 2017, dated March 11, 2020.

On behalf of the Board of Education, I respectfully request the attached resolution be added to the Common Council meeting packet for Monday, April 6, 2020, at 6:30 PM and make it part of the public record. It is my understanding the meeting will also include a public hearing on: **Proposed Ordinance to Amend 92-9 of Municipal Code Pertaining to Impact Fees - City of Franklin, Wisconsin - Common Council Meeting of 4/6/2020.**

As stated in the resolution, in the best interests of the entire community, the Franklin Public Schools Board of Education recommends that the City of Franklin Common Council follow the Impact Fee Study recommendation and exempt public school districts from impact fees, and do so by including school districts in the list of government entities that are not institutional in the Franklin municipal code 92-9 definition of Institutional Development, and make this retroactive to January 1, 2017, and do not charge the Franklin Public Schools \$90,063.42.

Regards,

Janet M. Evans
Franklin Public Schools
Board of Education, President
414-421-9804

--

Janet M. Evans
Franklin Board of Education, President
414-421-6908 cell

Inline image



Franklin Public Schools Board of Education Resolution to the City of Franklin Common Council to Exempt School Districts from Impact Fees, Retroactive to January 1, 2017

WHEREAS, the City of Franklin Common Council on March 3, 2020, received the results of an Impact Fee Study recommending the elimination of impact fees for public schools including the \$90,063.42 in fees being charged to Franklin Public Schools by the City for the new Forest Park Middle School; and

WHEREAS, on November 5, 2013, the Common Council voted unanimously to prepare an ordinance revision to Section 92-9 "Impact Fees" to provide an exemption of public schools from the application of impact fees applicable to institutional or non-residential development; and

WHEREAS, the Franklin municipal code exempts from impact fees every other form of government including the City of Franklin, but not the School District which is also a government entity; and

WHEREAS, in 1992 the City of Franklin Impact Fee Task Force determined that the Franklin Public Schools should receive impact fee money based on the added costs of additional students from new subdivisions; and

WHEREAS, according to City of Franklin ordinance 92-1232 approved on September 15, 1992, impact fees were only intended to be charged to subdivision development and that the Franklin Public Schools was to receive the largest single impact fee amount; and

WHEREAS, the City of Franklin entered into an Intergovernmental Cooperative Agreement to Facilitate the Adequate Provision of School Facilities on December 1, 1992, to collect impact fees for School Sites and Facilities and to disburse the amounts collected to the Franklin Public Schools; and

WHEREAS, charging impact fees to public schools shifts the cost of growth to all property taxpayers of the school district instead of being paid by the developers that caused the growth; and

WHEREAS, Franklin Public Schools did not add another school to the existing schools in the community. Rather, the new school was constructed on the same property and replaced an existing school and did not increase the number of students requiring services from the City; and

WHEREAS, regardless of any neighboring city that may charge impact fees to a school district, the intent of Wisconsin law is to allow a municipality to collect impact fees from entities that cause growth. Franklin Public Schools does not cause growth, rather Franklin Public Schools responds to the growth caused by the development which has been approved by the City of Franklin; and

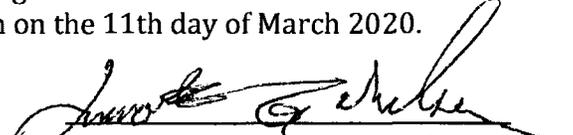
WHEREAS, the \$90,063.42 collected from taxpayers for the education of the students of the Franklin Public Schools, if paid to the City, will not be used to educate students.

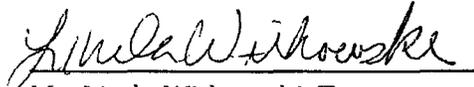
THEREFORE, BE IT RESOLVED, that in the best interests of the entire community, the Franklin Public Schools Board of Education recommends that the City of Franklin Common Council follow the Impact Fee Study recommendation and exempt public school districts from impact fees, and do so by including school districts in the list of government entities that are not institutional in the Franklin municipal code 92-9 definition of Institutional Development, and make this retroactive to January 1, 2017, and do not charge the Franklin Public Schools \$90,063.42.



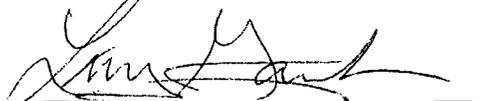
IN WITNESS THEREOF, the undersigned being all members of the Board of Education of the Franklin Public Schools, have executed this resolution on the 11th day of March 2020.


Ms. Janet Evans, President

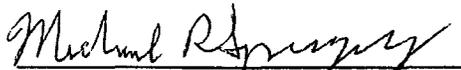

Mr. Tim Nielson, Vice President


Ms. Linda Witkowski, Treasurer


Ms. Debbie Larson, Clerk


Mr. Larry Gamble, Board Member


Mr. Claude Lewis, Board Member


Mr. Mike Spragg, Board Member

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE Apr 6, 2020
REPORTS & RECOMMENDATIONS	AN ORDINANCE TO AMEND §92-9 OF THE MUNICIPAL CODE INPART AND PRIMARILY TO UPDATE SAME PURSUANT TO THE PUBLIC FACILITIES NEEDS ASSESSMENT AND IMPACT FEE STUDY, FEBRUARY, 2020	ITEM NUMBER <i>G.1.</i>

A Public Hearing was held at the April 6, 2020 Common Council Meeting to gain public input regarding proposed amendments to §92-9 of the Municipal Code pertaining to Impact Fees for the purposes of:

- 1) Resetting the Park, Library, Law Enforcement and Municipal Court facilities; Transportation Systems Facilities, Fire Protection and Emergency Medical Services Facilities Fees.
- 2) To provide for the use of the US Census Bureau's Construction Price Index for single-family houses under construction for the prior twelve-month period preceding September of the prior year;
- 3) To provide for a fee reduction in support of low-cost housing affordable housing development; and
- 4) To exempt public schools and other institutional developments from the application of and the requirement for the payment of each of the various Impact Fees.

Please note that the current study and proposed Ordinance does not address the Water Impact fee or the Southwest Sanitary Sewer District Sewer Impact Fee. The analysis for those fees is still in process.

The Ordinance is labeled 'draft' as this was the form and manner by which it was presented for public inspection. Staff would ask that the title be modified to reflect the date of the Study to be March, 2020.

Staff draws the Council's attention to items which the aldermen noted at the March 3, 2020 meeting were still being reviewed:

- 1) Section 10 of the Draft Ordinance would address affordable housing in the City, providing partial relief from impact fees for "new residential unit(s) the cost of which is 40 percent or less of a similar category"
- 2) Section 8 – which has two issues:
 - a) Whether or not to exempt public schools from all impact fees and
 - b) The date that this exemption would begin –
 - i) Jan 1, 2013 as directed by Common Council or
 - ii) January 1, 2017 or
 - iii) May 1, 2020.

COUNCIL ACTION REQUESTED

Motion adopting an ordinance to amend §92-9 of the Municipal Code in part and primarily to update same pursuant to the Public Facilities Needs Assessment and Impact Fee Study, March, 2020

ORDINANCE NO. 2020-____

AN ORDINANCE TO AMEND §92-9. IMPACT FEES, OF THE MUNICIPAL CODE, IN PART AND PRIMARILY TO UPDATE SAME PURSUANT TO THE PUBLIC FACILITIES NEEDS ASSESSMENT AND IMPACT FEE STUDY, FEBRUARY 2020

WHEREAS, the Common Council having requested and received a Public Facilities Needs Assessment and Impact Fee Study, dated February 2020, prepared by Ruckert & Mielke, Inc.; and

WHEREAS, the Common Council having reviewed the Public Facilities Needs Assessment and Impact Fee Study and also a memo prepared by Ruckert & Mielke, Inc. with regard to the imposition of impact fees upon school districts, and at its meeting on March 3, 2020, at which the Common Council approved the Public Facilities Needs Assessment and Impact Fee Study, having directed staff to undertake the preparation of an ordinance to amend the Municipal Code with regard to impact fees consistent with the materials reviewed and as directed and to schedule a public hearing for the review and consideration thereof; and

WHEREAS, a public hearing was held before the Common Council on April 6, 2020, to receive public input upon the proposed changes to §92-9. Impact fees, of the Municipal Code; and

WHEREAS, notice of the aforesaid public hearing was published as a class 1 notice pursuant to Wis. Stat. §§ 66.0617(3) and 985.07(1), which notice specified that a copy of proposed ordinance amendment and a copy of the Public Facilities Needs Assessment and Impact Fee Study were available and open for public inspection in the Office of the City Clerk; said Public Facilities Needs Assessment and Impact Fee Study having been so available in such Office for at least 20 days prior to the public hearing; and

WHEREAS, pursuant to the Public Facilities Needs Assessment and Impact Fee Study, proposed amendments to the impact fees amounts included reductions to single-family and two-family residential land developments approximating 40%, reductions to multifamily residential land development approximating 43%, reductions to commercial land developments approximating 19%, and an increase to industrial land developments approximating 53%; and

WHEREAS, the Common Council having reviewed the proposed amendment to §92-9. Impact fees, of the Municipal Code, and having found same to be reasonable, appropriately based, prepared and processed pursuant to Wis. Stat. § 66.0617, and in furtherance of the public health, safety and welfare and the public interest.

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

SECTION 1: §92-9.A. Purpose, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended as follows: delete “and other recreational facilities” and in place thereof insert “, and land for athletic fields”.

SECTION 2: §92-9.B. Definitions, of the Municipal Code of Franklin, Wisconsin, as it defines “Institutional Development”, be and the same is hereby amended as follows: immediately following “Milwaukee County”, insert: “, Franklin Public Schools District, Oak Creek-Franklin Joint School District, Whitnall School District”.

SECTION 3: §92-9.C. Parks, playgrounds, and land for athletic fields, (1) thereof, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended to read as follows *[note: deletions appear in strike-through text, additions appear in double-underlined text, unchanged text is not highlighted]*:
The amount of the fee per residential dwelling unit to be constructed or created by the proposed development, subject to adjustment pursuant to Subsection K. below, shall be as follows:
(a) For single-family or two-family residential development, the fee, effective May 1, 2020~~January 1, 2015~~, shall be ~~\$2,957~~*[\$3,774 current per subs. L.]*\$1,928 per dwelling unit.
(b) For multifamily residential development, the fee, effective May 1, 2020~~January 1, 2015~~, shall be ~~\$2,040~~*[\$2,603 current per subs. L.]*\$1,253 per dwelling unit.

SECTION 4: §92-9.D. Fire protection and emergency medical facilities, (1) thereof, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended to read as follows *[note deletions appear in strike-through text, additions appear in double-underlined text, unchanged text is not highlighted]*:
The amount of the fee, subject to adjustment pursuant to Subsection K. below, shall be as follows:
(a) For single-family residential development, the fee, effective May 1, 2020, shall be ~~\$251~~*[\$523 current per subs. L.]*\$445 per dwelling unit.
(b) For two-family residential development, the fee, effective May 1, 2020, shall be ~~\$251~~*[\$523 current per subs. L.]*\$445 per dwelling unit.
(c) For multifamily residential development, the fee, effective May 1, 2020, shall be ~~\$174~~*[\$363 current per subs. L.]*\$289 per dwelling unit.
(d) For commercial development, the fee, effective May 1, 2020, shall be ~~\$0.065~~*[\$0.137 current per subs. L.]*\$0.151 per square foot of building space.
(e) For industrial development, the fee, effective May 1, 2020, shall be ~~\$0.017~~*[\$0.036 current per subs. L.]*\$0.074 per square foot of building space.
(f) For institutional development the fee, effective May 1, 2020, shall be ~~\$0.092~~*[\$0.191 current per subs. L.]*\$0.00 per square foot of building space.

SECTION 5: §92-9.E. Law enforcement facilities, (1) thereof, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended to read as follows *[note deletions appear in strike-through text, additions appear in double-underlined text, unchanged text is not highlighted]*:

The amount of the fee, subject to adjustment pursuant to Subsection K. below, shall be as follows:

- (a) For single-family residential development, the fee, effective May 1, 2020, shall be ~~\$467~~*[\$973 current per subs L.]*\$510 per dwelling unit.
- (b) For two-family residential development, the fee, effective May 1, 2020, shall be ~~\$467~~*[\$973 current per subs L.]*\$510 per dwelling unit.
- (c) For multifamily residential development, the fee, effective May 1, 2020, shall be ~~\$324~~*[\$676 current per subs L.]*\$331 per dwelling unit.
- (d) For commercial development, the fee, effective May 1, 2020, shall be ~~\$0.119~~*[\$0.248 current per subs L.]*\$0.173 per square foot of building space.
- (e) For industrial development, the fee, effective May 1, 2020, shall be ~~\$0.031~~*[\$0.065 current per subs L.]*\$0.085 per square foot of building space.
- (f) For institutional development the fee, effective May 1, 2020, shall be ~~\$0.169~~*[\$0.351 current per subs L.]*\$0.00 per square foot of building space.

SECTION 6:

§92-9.F. Library facilities, (1) thereof, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended to read as follows *[note deletions appear in strike-through text, additions appear in double-underlined text, unchanged text is not highlighted]*:

The amount of the fee per residential dwelling unit to be constructed or created by the proposed development, subject to adjustment pursuant to Subsection K. below, shall be as follows:

- (a) For single-family or two-family residential development, the fee, effective May 1, 2020, shall be ~~\$465~~*[\$1,069 current per subs L.]*\$330 per dwelling unit.
- (b) For multifamily residential development, the fee, effective May 1, 2020, shall be ~~\$310~~*[\$713 current per subs L.]*\$215 per dwelling unit.

SECTION 7:

§92-9.G. Transportation facilities, (1) thereof, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended to read as follows *[note deletions appear in strike-through text, additions appear in double-underlined text, unchanged text is not highlighted]*:

The amount of the fee, subject to adjustment pursuant to Subsection K. below, shall be as follows:

- (a) For single-family or two-family residential development, the fee, effective May 1, 2020, shall be ~~\$43~~*[\$101 current per subs L.]*\$651 per dwelling unit.
- (b) For multifamily residential development, the fee, effective May 1, 2020, shall be ~~\$30~~*[\$72 current per subs L.]*\$423 per dwelling unit.
- (c) For commercial development, the fee, effective May 1, 2020, shall be ~~\$0.123~~*[\$0.284 current per subs L.]*\$0.22 per square foot of building space.
- (d) For industrial development, the fee, effective May 1, 2020, shall be ~~\$0.031~~*[\$0.074 current per subs L.]*\$0.108 per square foot of building space.

ORDINANCE NO. 2020-_____

PAGE 4

- (e) For institutional development, the fee, effective May 1, 2020, shall be ~~\$0.175~~*[\$0.402 current per subs L.]*\$0.00 per square foot of building space.

SECTION 8: §92-9.K. Exemption from fees, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended to add the following at the end of the existing text: “Effective [January 1, [2013][2017][May 1, 2020] , public school districts are exempt from application of each of the various impact fees set forth above.”

SECTION 9: §92-9.L. Administration and review, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended as follows: delete: “at the rate of 5%, with the adjustment effective January 1 of each year, except 2014”, and in place thereof, insert: “at the percent change of the U.S. Census Bureau Construction Price Index (CPI) for single-family houses under construction, for the twelve-month period preceding October of the prior year, with the adjustment effective January 1 of each year.”

SECTION 10: §92-9.J. Fee reduction, of the Municipal Code of Franklin, Wisconsin, be and the same is hereby amended as follows: the existing provision shall be designated as Subsection (1) of Subsection J.; Subsection (2) of Subsection J. is hereby created to read as follows:
(2) In support of low-cost housing affordable housing, if a residential land development which has received all required governmental approvals prior to the issuance of a building permit is a development which shall produce a new residential unit(s) the cost of which is 40 percent or less of the cost of a similar category (single-family, two-family, multifamily) new residential unit(s) in the City in the prior year, the amount of the impact fees due hereunder shall be reduced to 40 percent of the amount of the impact fees otherwise required. The aforesaid determination as to whether the development qualifies as low-cost housing affordable housing is subject to the provision by developer of all factual information reasonably necessary for review and to reach such a determination, and the determination by the Department of City Development prior to the land development approval, that the development is a reduced cost market rate housing development. This subsection (2) is in furtherance of the Housing Affordability report provision of the Public Facilities Needs Assessment and Impact Fee Study, February 2020, Ruekert & Mielke, Inc., and pursuant Wis. Stat. § 66.0617(7).

SECTION 11: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 12: This ordinance shall take effect and be in force from and after its passage and publication.

ORDINANCE NO. 2020-_____

PAGE 5

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020, by Alderman _____.

PASSED AND ADOPTED at a regular meeting of the Common Council of the City of Franklin this ____ day of _____, 2020.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">03/17/2020</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>AN ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB), SECTION 2., TO ADD DRIVE-THROUGH AS AN ALLOWED SPECIAL USE WITHIN THE ENTIRE DISTRICT [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof]" (UNIVERSITY OF WISCONSIN CREDIT UNION, D/B/A UW CREDIT UNION, APPLICANT)</p>	<p>ITEM NUMBER</p> <p style="text-align: center;"><i>M.2.</i></p>

At a special meeting of the Plan Commission on April 6, 2020, following a properly noticed public hearing, the following action will have been considered: a motion to recommend approval of an Ordinance to Amend §15-3.0418 of the UDO Planned Development District No. 13 (WAL-MART/SAM'S WHOLESALE CLUB), Section 2., to add drive-through as an allowed Special Use with the entire district [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof]."

The Applicant's Special Use was approved by Common Council on March 17, 2020, and is subject to the condition that the applicant obtain approval of this Major PDD Amendment. Special Uses in PDD 13 require a Major PDD Amendment Application, per the standards of ORD 1989-1071. PDD 13 has been amended to allow specific special uses in other cases, including restaurants with drive-through.

At the March 5, 2020 meeting of the Plan Commission, a Site Plan for the subject property was also approved with conditions. Items relating to waivers for the 27th St. Design Overlay District will also have been heard by Plan Commission on April 6, 2020.

COUNCIL ACTION REQUESTED

A motion to approve Ordinance 2020-_____, an Ordinance to Amend §15-3.0418 of the UDO Planned Development District No. 13 (WAL-MART/SAM'S WHOLESALE CLUB), Section 2., to add drive-through as an allowed Special Use with the entire district [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof]" (UNIVERSITY OF WISCONSIN CREDIT UNION, D/B/A UW CREDIT UNION, APPLICANT)

ORDINANCE NO. 2020-_____

AN ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB), SECTION 2., TO ADD DRIVE-THROUGH AS AN ALLOWED SPECIAL USE WITHIN THE ENTIRE DISTRICT [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof]" (UNIVERSITY OF WISCONSIN CREDIT UNION, D/B/A UW CREDIT UNION, APPLICANT)

WHEREAS, §15-3.0418 of the Unified Development Ordinance provides for and regulates Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), same having been created by Ordinance No. 1989-1071 and later amended by Ordinance Nos. 1994-1313, 1995-1342, 2001-1645, 2002-1705, 2004-1814, 2008-1940, 2010-1995, 2013-2123, 2016-2213, 2016-2223, 2018-2331 and 2019-2391, with such District primarily being located at the 6700 Block of South 27th Street; and

WHEREAS, Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) currently includes those lands legally described as follows:

All that part of Township 5 North, County, Wisconsin, the Northeast 1/4 and Southeast 1/4 of Section 1, Range 21 East, in the City of Franklin, Milwaukee bounded and described as follows: Commencing at the East 1/4 corner of said Section 1; thence South 0°06'34" West along the East line of said Southeast 1/4, 401.22 feet to a point, thence South 87°33'06" West 1340.00 feet to a point; thence South 87°33'06" West 263.35 feet to a point; thence North 0°06'34" East 401.94 feet to a point on the North line of said Southeast 1/4; thence North 0°06'34" East 492.42 feet to a point; thence North 87°34'39" East 1604.77 feet to a point on the East line of said NE 1/4; thence South 0°16'42" West along said East line 492.48 feet to the place of beginning, containing 1,432,320.89 square feet or 32.8816 acres more or less, excepting therefrom the East 80 feet dedicated for public street purposes (6705 South 27th Street: Tax Key No. 714-0004-001; 6701 South 27th Street: Tax Key No. 714-0003-002; 6611 South 27th Street: Tax Key No. 714-0001-001; 6715 South 27th Street: Tax Key No. 714-0002-001); and

PARCEL A: Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 4367, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, being a part of Parcel 2 of Certified Survey Map No. 1316, part of the Northeast 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, in the City of

Franklin, County of Milwaukee, State of Wisconsin, 19.7 acres (6803 South 27th Street: Tax Key Nos. 738-0261-000 and 738-0262-000; 6807 South 27th Street: Tax Key No. 738-9974-008); and
Property added to expand the District in November of 2013, Planned Development District No. 13 Amendment Ordinance No. 2013-2123, approved on November 19, 2013, more particularly described as follows: Outlot 1 in Wal-Mart Subdivision, recorded on September 10, 1990, Reel 2488, Image 570, as Document No. 6415241, being a part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and a part of the Southeast 1/4 of Section 1, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. 2.92 acres (adjacent to 6803 South 27th Street (West Sycamore Street): Tax Key No. 714-0007-000); and

WHEREAS, University of Wisconsin Credit Union, d/b/a UW Credit Union, having petitioned for a further amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for the addition of drive-through as an allowed Special Use [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof] within the entire District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), and having held a public hearing on the proposal on the 6th day of April, 2020, and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), Section 2., of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 1989-1071, as previously amended, is hereby amended to allow for the addition of drive-through as an allowed Special Use [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof] within the entire District.

SECTION 2: This ordinance recognizes the April 6, 2020 Plan Commission waiver approvals granted as authorized under §15-3.03051 from the requirements under 15-3.0352A. and 15-3.0355B.8.d. of the Unified Development Ordinance (only for the specific proposed UW Credit Union property at 6611 South 27th Street).

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

 **CITY OF FRANKLIN** 

REPORT TO THE PLAN COMMISSION

Special Meeting of April 6, 2020

Major PDD Amendment and 27th St. Overlay Waivers

RECOMMENDATION: City Development staff recommends approval of the Major PDD Amendment. Staff further recommends approval of the requested waivers.

Project Name:	UW Credit Union Major PDD Amendment and 27th St Overlay Waivers
Project Address/Tax Key:	6611 South 27 th Street/714 0001 001
Property Owner:	University of Wisconsin Credit Union d/b/a/ UW Credit Union
Applicant:	UW Credit Union
Current Zoning:	Planned Development District No. 13
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	PDD 13 (Walmart and Sam’s Club) to the South and West; PDD 14 to the North, and business and residential uses in the City of Oak Creek to the East.
Action Requested:	Recommendation of approval of the Major PDD Amendment and waivers of the

Project Description and Analysis

The applicant, University of Wisconsin Credit Union, filed an application for a Special Use and Site Plan Amendment to redevelop the property located at 6611 S. 27th Street. The property is zoned PDD No. 13, which allows B-3 Community Business District uses. Credit Unions are allowed in B-3 zoning in the B-3 District (as amended by Ordinance No. 2017-2303). However, a drive-through requires a Special Use approval. The property is within the 27th St. Overlay; the applicant has requested two waivers of overlay standards.

Special Use and Major PDD Amendment

The Applicant’s Special Use was approved by Common Council on March 17, 2020, and is subject to the condition that the applicant obtain approval of a Major PDD Amendment allowing Drive Through as a Special Use in PDD 13, prior to the issuance of building permits.

Special Uses in PDD 13 require a Major PDD Amendment Application, per the standards of ORD 1989-1071 PDD 13 has been amended to allow specific special uses in other cases (see ORD 94-1313, ORD 2013-2123, and ORD 2016-2223), including restaurants with drive-through

Upon review, staff recommends that the Major PDD amendment to allow drive-throughs as a Special Use apply to the whole of PDD 13. This proposal is reflected in the draft Ordinance. The PDD is commercial in character, and there is precedent for allowing drive-throughs among prior special use approvals Any new drive-through special use would still require Plan Commission

review and Common Council approval. If this is deemed too broad an application, the scope of the amendment could be narrowed to just the parcel belonging to UW Credit Union.

Site Plan

The applicant's site plan amendment application was approved by the Plan Commission on March 5, 2020. The site plan includes parking, landscaping, lighting, and storm water management facilities. The plan also proposes a sidewalk extension along Sycamore Street.

The approval is subject to a number of conditions specific to this site. They are:

- That the applicant obtain a Major PDD Amendment of PDD 13 to allow drive-throughs as a Special Use;
- That the applicant obtains waivers from Plan Commission of two of the 27th St. Overlay's standards, described in detail below;
- That the applicant's stormwater plans receive approval from the Engineering Department;
- And that signage shall comply with sign ordinances and receive appropriate permits.

South 27th Street Design Overlay District – Requested Waivers

Per Section 15-3.0351A.5. of the Unified Development Ordinance (below), the Plan Commission may approve waivers to certain design standards.

Authorize the Plan Commission to waive any of the South 27th Street Design Overlay District Standards by 5 votes of all the members of the Plan Commission provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.

The applicant is requesting two waivers.

1. 15-3.0352A. Parking required and Location Regulated.

The Site Plan contains more than 50% of off-street parking spaces between the building and S. 27th Street.

The applicant notes that: "Due to the site configuration, required cross access drives and curb cut locations, parking is provided both north and east of the proposed building. This is further warranted by the orientation of the drive-up lanes, which are located on the side of the building away from South 27th Street."

2. 15-3.0355B.8. d. Pedestrian Accessibility.

A corner entrance is required for corner properties, unless waived by Plan Commission.

The applicant notes that: “Due to the site & parking configuration as well internal building circulation, the building entrance is located on the primary façade facing South 27th Street ”

Recommendation

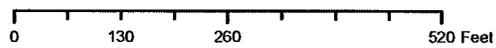
It is recommended that the Plan Commission recommend approval of the Major PDD Amendment of PDD 13 for UW Credit Union, subject to the conditions in the attached draft ordinance. Staff further recommends approval of the requested waivers.



6611 S. 27th Street
TKN: 714 0001 001



Planning Department
(414) 425-4024



2017 Aerial Photo

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



KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703
(608)255-9202

WRITTEN PROJECT SUMMARY

March 24, 2020

To: City of Franklin
Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

RE: **Planned Development District (PDD) Application**
UW Credit Union – Franklin Branch
6611 South 27th Street
Franklin, Wisconsin

Dear Planning Department:

On behalf of UW Credit Union, the owner of the property located at 6611 South 27th Street in the city of Franklin, we are submitting this summary and other documents (as requested by the city of Franklin) in support of the Planned Development District (PDD) Application requesting approval of a Major PDD Amendment to allow for construction of a new UW Credit Union branch facility.

We understand that this matter will be on the Plan Commission agenda on April 6, 2020 and will be considered by the Common Council later the same day. Based on Plan Commission approval (on March 5, 2020) of the special use and site plan applications, we understand that this is the last Plan Commission review required for this project. (Building plans are being reviewed concurrently, pending Plan Commission & Council action on the Amendment.)

PROPOSED USE:

UW Credit Union proposes to redevelop the parcel for use as a full-service financial branch office facility. The development will feature a one-story building of approximately 5,000 gross square feet (plus exterior roofs and canopies). The branch will serve existing and new Credit Union members with consumer banking products including consumer loans, deposits and investment services. Drive-up service will also be provided.

Staffing for the branch will include 6-10 full-time employees

Typical operating hours will be as follows:

Branch Lobby: Monday through Friday – 9:00 AM – 5:30 PM
Saturday – 9:00 AM – 1:00 PM

Drive-Up: Monday through Friday – 7:30 AM – 6:00 PM
Saturday – 9:00 AM – 1:00 PM

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

ZONING:

The property is currently zoned as a Planned Development District (PDD) No. 13, with B-3 Community Business District as the underlying zoning

Credit Union with drive through facilities are considered a Special Use in the B-3 District. As such it requires a Major Amendment to the PDD to allow for construction of the proposed project.

27th STREET OVERLAY:

The proposed project has requested two waivers from the 27th Street Overlay guidelines.

1. 15-3.0352A. Parking required and Location Regulated.

Due to the site configuration, required cross access drives and curb cut locations, parking is provided both north and east of the proposed building. This is further warranted by the orientation of the drive-up lanes, which are located on the side of the building away from South 27th Street.

2. 15-3.0355B.8.d. Pedestrian Accessibility.

Due to the site & parking configuration as well internal building circulation, the building entrance is located on the primary façade facing South 27th Street.

[Note that city of Franklin planning staff recommended Plan Commission approval of the above waivers as part of the Special Use and Site Plan Amendment approval process.]

COMPREHENSIVE MASTER PLAN:

The proposed UW Credit Union (commercial) development is consistent with the City of Franklin 2025 Comprehensive Master Plan - Future Land Use Map, which indicates Commercial as the future use of the parcel.

ESTIMATE OF PROJECT VALUE:

The proposed UW Credit Union facility will have a value of approximately \$6.5 million, including land, building construction, fixtures and furniture

Site improvement costs are estimated at ±\$ 900,000.

PROJECT IMPACTS:

The proposed UW Credit Union branch facility (with drive through) will have a positive impact on the area, and will increase the value of the property significantly vis-a-vis its current use (abandoned gas station). The branch will provide full-time employment as well as convenient services to UWCU members in the area

The facility has been designed to be consistent with the immediate context – through building design, site design and landscaping (including screening). It will be a significant improvement to replace the existing abandoned gas station and will be an asset to the community.

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

SITE PLAN & UTILITIES:

The proposed site plan (Drawing C101) has been developed to provide primary vehicular access to/from the site from West Sycamore Street, as well as shared access with the adjacent commercial properties to the north and 27th Street. Pedestrian access to the building entrance is provided from the parking areas as well as from the public sidewalk along West Sycamore and 27th Streets

Bicycle parking is located near the building entry

The proposed landscape plan and enlargement (Drawings L101 and L102) includes elements that have been provided in accordance with city of Franklin standards, including Division 15-5.0300 Required Landscaping and Division 15-3.0351 South 27th Street Design Overlay District. See *Landscape Worksheet* on Sheet L101, which proves compliance with Table 15-5.0302.

Site utilities - including water, sanitary sewer, power, natural gas - are located in West Sycamore and South 27th Streets as well along the north property line. All utilities (existing and proposed) are identified on the site survey and on the utility plan (Drawing C200)

STORMWATER MANAGEMENT:

A wet detention basin will be installed on the site to meet the applicable stormwater management requirements. The project site limits the increase in new impervious area added to the site by less than 5,000 square feet, exempting it from the MMSD stormwater rules for runoff rate control (MMSD Ordinance 13.301(2)(c)(1)). However, this does not exempt the site from the remaining applicable City of Franklin requirements. These include redevelopment performance standards for water quality; 40% TSS reduction (Franklin Ordinance 15-8.0607(3)(a)(2.)) and peak runoff; match the site runoff rate as it exists today for the 1-, 2-, 10- and 100-year 24-hour storm events (Franklin Ordinance 15-80607(3)(b)(1.)). As a redevelopment site, the site is exempt from infiltration requirements.

Specifically, the majority of the development site will be captured within a storm sewer system designed to convey the 100-year storm and discharged into a wet detention basin located on the west side of the site. A multi-stage outlet will be constructed to limit the runoff leaving the basin to provide the required runoff rate control and water quality needed to meet the ordinance. An overflow weir will be installed at the top of the basin to provide safe downstream conveyance as needed into the right-of-way of West Sycamore Street. The discharge for the basin will be a 12” pipe connecting into the existing public curb inlet within West Sycamore Street.

PROJECT TEAM:

The team for this project includes the following

Applicant and Property Owner.

UW Credit Union
3500 University Avenue
Madison, Wisconsin 53705
Attn: Brad McClain, CFO
(608)236-9000

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

Architect:

KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703
Attn: David Ewanowski AIA
(608)255-9202

Landscape Architect.

Saiki Design
1110 South Park Street
Madison, Wisconsin 53715
Attn: Ken Saiki
(608)251-3600

Mechanical/Electrical Engineer:

IMEG Corporation
1800 Deming Way, Suite 200
Madison, Wisconsin 53562
Attn: Kris Cotharn
(608)221-6713

Site/Civil Engineer.

Wyser Engineering
312 East Main Street
Mount Horeb, WI 53572
Attn: Wade P. Wyse, P.E.
(608) 437-1980

Surveyor:

raSmith
16745 W. Bluemound Road
Brookfield, Wisconsin 53005-5938
Attn: Michael Ratzburg, Professional Land Surveyor
(262)781-1000

General Contractor.

J.H Findorff & Son
300 South Bedford Street
Madison, Wisconsin 53703
Attn: Aaron Zutz, Project Manager
(608)257-5321

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

PROJECT SCHEDULE:

Construction of the UW Credit Union project will begin in Spring 2020, with occupancy in October 2020.

Please review the attached application and other supporting documents, and contact us if you have any questions.

Sincerely,
KEE Architecture, Inc.



David J. Ewanowski AIA

Enclosures:

- Written Project Summary (5 pages) - *(twelve copies)*

Enclosures:

- Plans – *(twelve copies each @ 24" x 36")*
 - Title Sheet – (Drawing G001)
 - Site Plan – (Drawing C101)
 - Enlarged Drive-Up Plan and Details – (Drawing C202)
 - Building Elevations – (Drawing A301 & A302)

Submitted Under Separate Cover:

- PDF with all above documents - submitted to generalplanning@franklinwi.gov

NOTES:

1. THE WEST GABRIEL "BET-FISH" ONLY THE "BET-FISH" TO CHANGE AT ANY TIME PER THE RESUBMITTAL PLAN OF TRAFFIC ENGINEERING. THE "BET-FISH" IS THE ONLY "BET-FISH" IN THE "BET-FISH" AND IS SUBJECT TO CHANGE PER THE RESUBMITTAL PLAN OF TRAFFIC ENGINEERING. THE "BET-FISH" IS THE ONLY "BET-FISH" IN THE "BET-FISH" AND IS SUBJECT TO CHANGE PER THE RESUBMITTAL PLAN OF TRAFFIC ENGINEERING.
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INCORPORATION LOG:

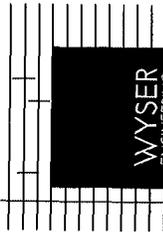
NO.	DATE	DESCRIPTION
1	02/11/2020	ISSUED FOR REVIEW
2	02/11/2020	ISSUED FOR REVIEW
3	02/11/2020	ISSUED FOR REVIEW

LEGEND (PROPOSED):

[Symbol]	PROPOSED
[Symbol]	EXISTING
[Symbol]	ADJUSTED
[Symbol]	REMOVED

GENERAL NOTES:

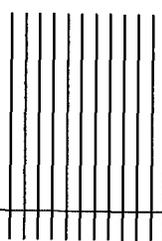
1. THE "BET-FISH" IS THE ONLY "BET-FISH" IN THE "BET-FISH" AND IS SUBJECT TO CHANGE PER THE RESUBMITTAL PLAN OF TRAFFIC ENGINEERING.
2. THE "BET-FISH" IS THE ONLY "BET-FISH" IN THE "BET-FISH" AND IS SUBJECT TO CHANGE PER THE RESUBMITTAL PLAN OF TRAFFIC ENGINEERING.
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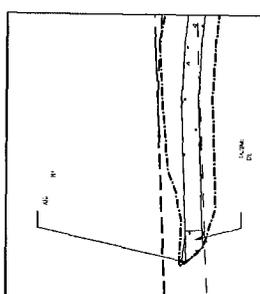
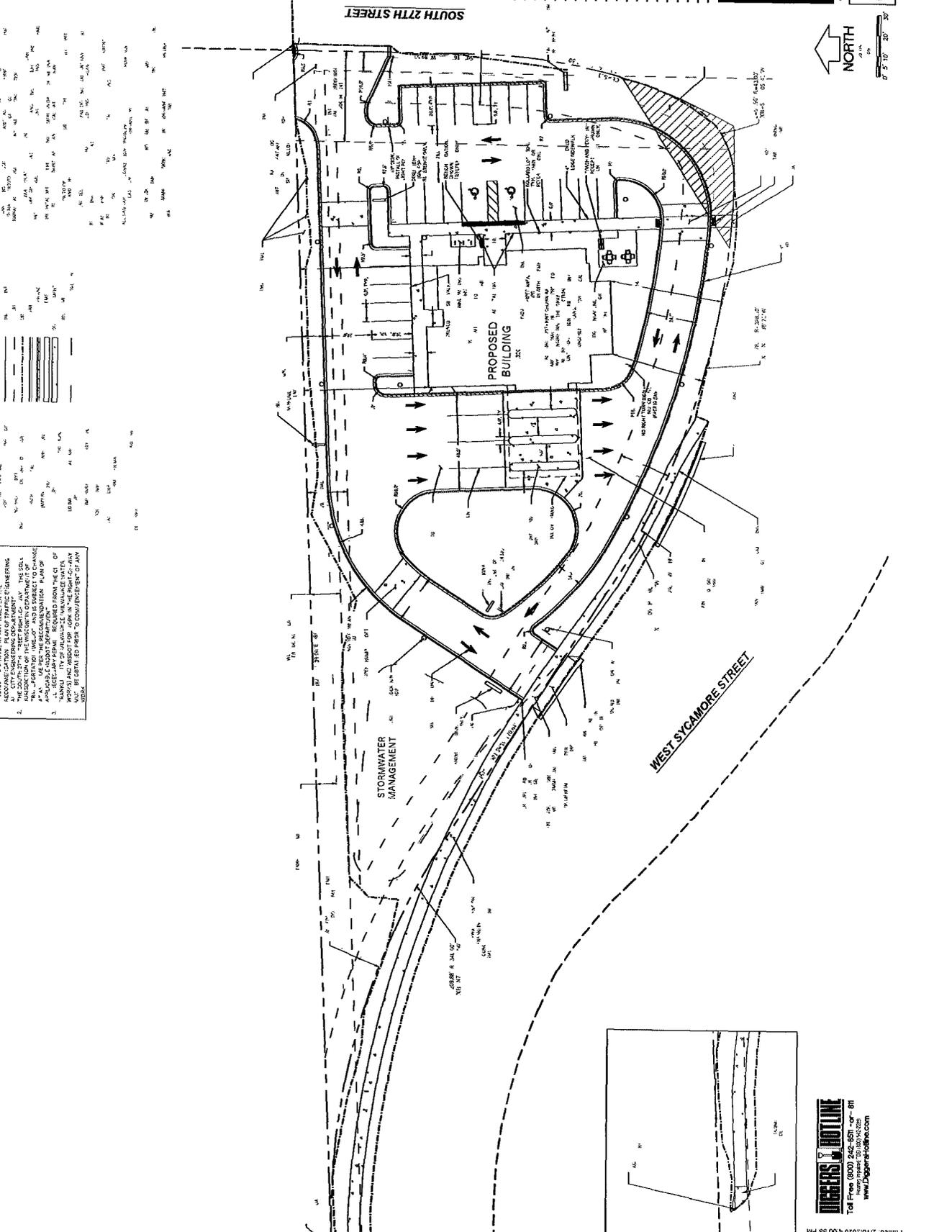
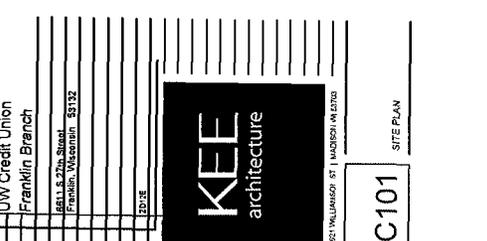
CITY OF FRANKLIN REVIEW
02/11/2020

REV.	DESCRIPTION	DATE

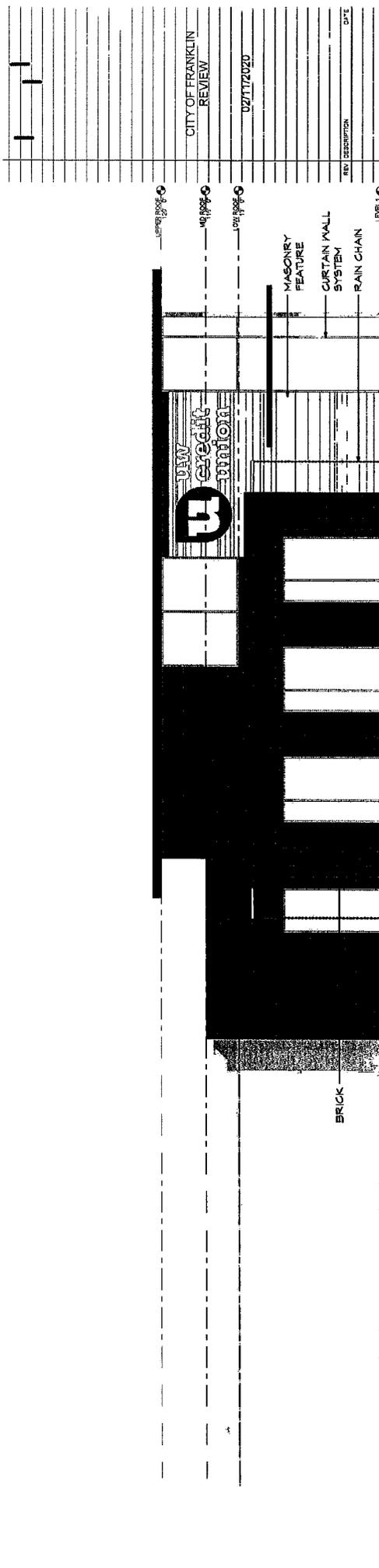
uw credit union
UW Credit Union
Franklin Branch
688 S. 27TH STREET
Franklin, Wisconsin 53132



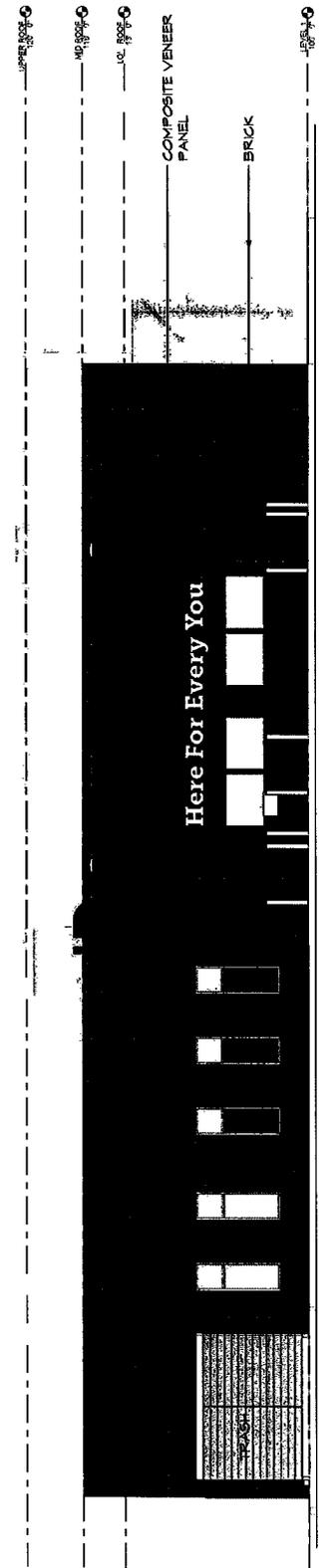
257 MILLBROOK ST | MADISON, WISCONSIN
C101 SITE PLAN



DEGGERS & DOTLINE
Total Office (608) 846-6871 ext. 611
Madison Project (608) 846-6871
www.DeggersDotline.com



1 SOUTH
1/4" = 1'-0"



2 WEST
1/4" = 1'-0"

*SIGNAGE IS CONCEPTUAL SUBJECT TO SEPARATE APPLICATION AND REVIEW

CITY OF FRANKLIN
REVIEW

02/17/2020

REV DESCRIPTION DATE



UW Credit Union
Franklin Branch

5611 S. 20th Street
Franklin, Wisconsin 53132

2021E



92 WILLAMSON ST | MADISON WI 53703

A302

BUILDING ELEVATIONS

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">April 6, 2020</p>
<p style="text-align: center;">REPORTS AND RECOMMENDATIONS</p>	<p style="text-align: center;">A Resolution Authorizing Certain Officials to Execute a Memorandum of Understanding between the City of Franklin and the Franklin Historical Society, Inc. for the Maintenance, Operations and Ownership of the Historical Buildings in Lions Legend Park</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>M.3.</i></p>

Attached is a draft of a Memorandum of Understanding between the City of Franklin and the Franklin Historical Society, Inc. for the Maintenance, Operations and Ownership of the Historical Buildings in Lions Legend Park, as previously directed by the Common Council at its meeting on February 17, 2020. The attached has been reviewed and approved by the Franklin Historical Society President, as authorized by its Board of Directors. Also attached is a copy of the 1993 Lease between the parties, which is referenced and amended in parts in the Memorandum.

COUNCIL ACTION REQUESTED

A motion to adopt A Resolution Authorizing Certain Officials to Execute a Memorandum of Understanding between the City of Franklin and the Franklin Historical Society, Inc. for the Maintenance, Operations and Ownership of the Historical Buildings in Lions Legend Park.

RESOLUTION NO. 2020-_____

A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FRANKLIN AND THE FRANKLIN HISTORICAL SOCIETY, INC. FOR THE MAINTENANCE, OPERATIONS AND OWNERSHIP OF THE HISTORICAL BUILDINGS IN LIONS LEGEND PARK

WHEREAS, since its organization in 1969, one of the missions of the volunteer Franklin Historical Society has been and is “to remember the past, appreciate the present and look to the future”; and

WHEREAS, with the Franklin Historical Society and the City of Franklin working together through the years, there are now seven historical buildings upon the City of Franklin Lions Legend Park, to wit: the Franklin Town Hall, St. Peters Chapel, the Sheehan-Godsell cabin, the Whelan School, the Historic Barn Museum, Delikat Smokehouse, and the Ludwig Outhouse; such buildings being assets contributed by the Society to the City and its Citizens; and

WHEREAS, the City and the Society having decided to enter into a memorandum of understanding with regard to the maintenance, operations and ownership of the historical buildings, with and upon their joint look to the future to assist the continuation of the historical wonder experience of the Historic District in Lions Legend Park for the People.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Memorandum of Understanding between the City of Franklin and the Franklin Historical Society, Inc. for the Maintenance, Operations and Ownership of the Historical Buildings in Lions Legend Park, in such form and content as annexed hereto, be and the same is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor, Director of Finance and Treasurer and City Clerk be and the same are hereby authorized to execute and deliver such agreement.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020.

RESOLUTION NO. 2020-_____
Page 2

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

MEMORANDUM OF UNDERSTANDING BETWEEN THE
CITY OF FRANKLIN AND THE FRANKLIN HISTORICAL SOCIETY, INC.
FOR THE MAINTENANCE, OPERATIONS AND OWNERSHIP OF THE
HISTORICAL BUILDINGS IN LIONS LEGEND PARK

Draft 4/2/20

WHEREAS, since its organization in 1969, one of the missions of the volunteer Franklin Historical Society has been and is “to remember the past, appreciate the present and look to the future”; and

WHEREAS, with the Franklin Historical Society and the City of Franklin working together through the years, there are now seven historical buildings upon the City of Franklin Lions Legend Park, to wit: the Franklin Town Hall, St. Peters Chapel, the Sheehan-Godsell cabin, the Whelan School, the Historic Barn Museum, Delikat Smokehouse, and the Ludwig Outhouse; such buildings being assets contributed by the Society to the City and its Citizens; and

WHEREAS, the Milwaukee County Historical Society has landmarked the historic village in Lions Legend Park as a “Historic District”; and

WHEREAS, the Society and its volunteers by way of its Board of Directors has provided leadership through the years to maintain the historical buildings and to provide programming of a historical nature; and

WHEREAS, Franklin families are deep-rooted in their community and are a generous lot and may continue to donate historical buildings and properties to and through the Franklin Historical Society; and

WHEREAS, the Franklin Historical Society holds significant goodwill within the Community and may periodically raise funds for projects related to the buildings and their maintenance and enhancement that would be gratefully accepted by the City; and

WHEREAS, the Franklin Historical Society and the City of Franklin recognize the significant monetary and societal value of managing and maintaining these assets beyond the capabilities of a volunteer organization for the future require that the assets continue to be preserved under the perpetual ownership and control of the City.

NOW, THEREFORE, it is hereby understood and agreed, by the undersigned, in consideration of all of the terms and conditions of this Memorandum and other good and valuable consideration, including and the facts set forth in the preamble above, which are incorporated herein by this reference hereto, accordingly, and additionally, as follows:

1. The historical buildings existing in the City of Franklin Lions Legend Park, to wit: the Franklin Town Hall, St. Peters Chapel, the Sheehan-Godsell cabin, the Whelan School, the Historic Barn Museum, Delikat Smokehouse, and the Ludwig Outhouse, together with all artifacts, computer, displays, supplies and other personal property within, upon and

related to such buildings, all together being all of the historical real and personal property existing in the City of Franklin Lions Legend Park, have been and again are hereby donated by the Franklin Historical Society, free and clear of any leans or encumbrances whatsoever, to and are the real and personal property of the City of Franklin.

2. Any new historical building, existing historical building addition, and any personal property in relation thereto donated by the Franklin Historical Society to the City of Franklin and placed upon the Lions Legend Park property is and shall be the property of the City of Franklin.
3. The Franklin Historical Society has and shall have no ownership of and no property interest in the historical real and personal property described in this Memorandum.
4. The City shall be responsible for and pay all the public utilities costs for the historical buildings. With regard to any maintenance or repair projects for the historical buildings, the Society agrees to be responsible for and shall pay for the cost of any individual maintenance or repair project up to the amount of \$2,000.00 and the City agrees to be responsible for and shall pay for the cost of any individual maintenance or repair project in excess of \$2,000.00; however, each such individual maintenance or repair project shall be subject to the approval of the Society and the City prior to proceeding. No maintenance or repair project may proceed without the prior approval of the City. Absent the approval by the Society with regard to any maintenance or repair project with regard to the expenditure by the Society of the monetary amount set forth above, the City may individually proceed with same, provided the City shall be responsible for the entire cost thereof. The Society shall provide a certificate of insurance evidencing it being an insured by an authorized insurance carrier against all liability in any way arising from or pertaining to its use or activities with regard to Lions Legend Park historical buildings and Lions Legend Park, in the minimum limit amount of \$1,000,000, naming the City of Franklin as an additional insured, which certificate shall be filed with the office of the City Clerk. The Society agrees that its use and activities with regard to the historical buildings and Lions Legend Park and all matters in any way related thereto shall be in compliance with all applicable governmental laws, statutes, decisions, codes, rules, orders, and ordinances, be they Federal, State, County or Local. To the fullest extent permitted by law, the Society shall defend, indemnify and hold harmless the City, the City's officers, employees, agents, boards, commissions and agencies from and against all costs, losses, and damages caused by the negligent or intentional and wrongful acts of the Society, its officers, directors, employees, agents and consultants with respect to such use or activities. The Society is an independent contractor and all persons furnishing services to the Society are employees of, or independent

subcontractors of, and/or volunteers of the Society and not of the City of Franklin. All terms of the Lease Agreement between the City and the Society dated March 8, 1993, and the amendment(s) thereto not inconsistent with this Memorandum, shall remain in full force and effect.

Franklin Historical Society, Inc.

By: _____
James J. Luckey, President

Dated: _____

City of Franklin

By: _____
Stephen R. Olson, Mayor

Dated: _____

By: _____
Sandra L. Wesolowski, City Clerk

Dated: _____

By: _____
Paul Rotzenberg, Director of
Finance and Treasurer

Dated: _____

CITY OF FRANKLIN
COMMON COUNCIL MEETING
MARCH 2, 1993

- ROLL CALL A. Mayor Klimetz called the regular Common Council meeting to order at 7:15 p.m. on March 2, 1993 in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.
- B. Present were: Mayor Klimetz, Aldermen Mayer, Radloff, Sievert, Waltenberger, Roberts and Thomas. Also present were City Engineer Bennett, City Planning & Zoning Administrator Kaniewski, City Attorney Wesolowski, Business Administrator Payne and City Treasurer Crain.
- BRIARWOOD F-1. Alderman Roberts moved to direct staff to send out a second survey to the Briarwood area, said survey to be accompanied by a cover letter that explains that this is a new survey of the area and that any survey results received after a specific cutoff date will not be considered a vote by the Council. Seconded by Alderman Sievert. Upon roll call the vote was: Aldermen Mayer, Radloff, Sievert, Roberts and Thomas voting "Aye" and Alderman Waltenberger voting "No", motion carried.
- AREA
SANITARY SEWER
- RES. 93-3935 F-2. Alderman Radloff moved to adopt Resolution No. 93-3935, RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR RENEWAL OF SPECIAL USE FOR PAYNE & DOLAN, INC. (ASPHALT PAVEMENT MIXING PLANT). Seconded by Alderman Waltenberger, motion carried. Alderman Sievert "abstained".
- RES. 93-3936 F-3. Alderman Thomas moved to adopt Resolution No. 93-3936, RESOLUTION APPROVING A PRELIMINARY PLAT FOR FRANKLIN PLAZA SUBDIVISION. Seconded by Alderman Roberts, motion carried.
- PRELIMINARY
PLAT-FRANKLIN
PLAZA SUBD.
- RES. 93-3937 ; Alderman Thomas moved to adopt Resolution No. 93-3937, A RESOLUTION CONTINGENTLY APPROVING THE FINAL PLAT FOR FRANKLIN PLAZA SUBDIVISION. Seconded by Alderman Sievert, motion carried.
- FINAL PLAT -
FRANKLIN PLAZA
SUBD.
- RES. 93-3938 F-4. Alderman Mayer moved to adopt Resolution No. 93-3938, A RESOLUTION CONTINGENTLY APPROVING THE RESUBMITTED FINAL PLAT FOR RIVER TERRACE NORTH. Seconded by Alderman Radloff, motion carried.
- FINAL PLAT -
RIVER TERRACE
NORTH
- RES. 93-3939 F-5. Alderman Mayer moved to adopt Resolution No. 93-3939, A RESOLUTION APPROVING A CERTIFIED SURVEY MAP OF A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, RICHARD & SUZETTE LARSON. Seconded by Alderman Sievert, motion carried.
- CSM -
LARSON
- LEASE F-6. Alderman Waltenberger moved to approve and authorize execution of the lease agreement for
- AGREEMENT -

- HISTORICAL SOCIETY lease of land to the Franklin Historical Society. Seconded by Alderman Mayer, motion carried.
- RES. 93-3940 F-7. Alderman Mayer moved to adopt Resolution No. 93-3940, RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE AN AGREEMENT WITH KATE BERGSTROM REQUIRING A PERFORMANCE BOND FOR THE MAINTENANCE OF A HOLDING TANK AT 7242 S. 68TH STREET, TAX KEY NO. 757-9991 and direct the Plumbing Inspector to issue any & all permits required to carry out the intent of the agreement. Seconded by Alderman Sievert. Upon roll call the vote was: Aldermen Mayer, Sievert, Waltenberger and Thomas voting "Aye" and Aldermen Radloff and Roberts voting "No", motion carried.
- MOBILE SALES OFFICE F-8. Alderman Radloff moved to deny the Wimmer Bros. request for a mobile sales office in the Southwood East Subdivision. Seconded by Alderman Roberts. Upon roll call the vote was: Aldermen Mayer, Radloff, Sievert, Waltenberger and Roberts voting "Aye" and Alderman Thomas voting "No", motion carried.
- EXTENSION OF WATER - HALQUIST STONE & LANDSCAPING SUPPLY F-9. Alderman Sievert moved to authorize the Mayor and Business Administrator to sign Addendum Number 1. to the Oak Creek Water Service Agreement dated August 30, 1973, Halquist Stone and Landscaping Supply. Seconded by Alderman Waltenberger, motion carried.
- TAX OVERPAYMENT F-10. Alderman Radloff moved to authorize and direct the refund of \$263.57 to Travel Arrangements, Inc. for overpayment of personal property tax in 1990 and 1991. Seconded by Alderman Roberts, motion carried.
- SANITARY SEWER REQUEST- W. RAWSON AVE. F-11. Alderman Mayer moved to direct the City Engineer to survey the area property owners on the south side of W. Rawson Avenue to ascertain whether or not the majority of the area residents wish to have sanitary sewer installed. Seconded by Alderman Roberts, motion carried.
- RES. 93-3941 F-12. Alderman Mayer moved to adopt Resolution No. 93-3941, A RESOLUTION AUTHORIZING AND DIRECTING THE PROPER AUTHORITIES TO ENTER INTO A MUTUAL AID FIRE SERVICE AGREEMENT WITH CERTAIN OF THE MUNICIPALITIES OF THE COUNTY OF MILWAUKEE. Seconded by Alderman Radloff, motion carried.
- RES. 93-3942 F-13. Alderman Roberts moved to adopt Resolution No. 93-3942, RESOLUTION AWARING CONTRACT TO LOW BIDDER FOR PLANTING OF STREET TREES AT VARIOUS LOCATIONS IN THE CITY FOR 1993 to Breezy Hill Nursery in

**LEASE AGREEMENT BETWEEN THE CITY OF FRANKLIN
AND THE FRANKLIN HISTORICAL SOCIETY**

This indenture, made this 8th day of March, 1993, by and between the City of Franklin, a municipal corporation, 9229 W. Loomis Road, Franklin, Wisconsin 53132 (hereinafter "lessor"), and, the Franklin Historical Society, a Wisconsin non-profit corporation, 8050 Legend Park Drive, Franklin, Wisconsin 53132, C/O 7575 South 51st Street, Franklin, Wisconsin 53132, (hereinafter "lessee").

W I T N E S S E T H :

1. Description of Premises and Term. That the Lessor does hereby lease, demise and let unto the Lessee the following described premises situated in the City of Franklin, County of Milwaukee and State of Wisconsin, more particularly described as follows:

(See attached Exhibit A)

Said described premises being limited to lands described and not the improvements thereon, the specific historic buildings and structures currently located thereon, being the personal property of Lessee, to hold for the term of one year, beginning on the 1st day of April, 1993 and ending on the 31st day of March, 1994, provided that Lessor deliver to Lessee a written notice evidencing Lessor's intent to so terminate this lease at least thirty (30) days prior to the expiration of the one year term hereof. Should Lessor fail to timely deliver such notice, this lease shall be automatically renewed for a one year term and thereafter additional one year terms annually, unless Lessor delivers to Lessee written notice of its intention to terminate this lease upon the expiration of any such renewal term, at least thirty (30) days prior to the expiration thereof.

2. Rent. In consideration of the mutual covenants and promises set forth herein, Lessee shall pay rent to Lessor in the sum of \$1.00 per year, due and payable on the execution hereof and upon the first day of any renewal term thereafter.

3. Condition and Use of Premises. Lessee has examined and knows the condition of said premises and has received the same in good order and repair; that no other representations as to the condition or repair thereof have been made by Lessor or its agents prior to or at the execution of this Lease that are not herein expressed or endorsed hereon. Lessee shall keep the said premises in a clean and tenantable condition. Lessee shall obey all lawful orders, rules and regulations of the health officers of the City

of Franklin and all ordinances, statutes, rules, regulations and orders however applicable to the subject premises, as they may be amended or created from time to time. The lands herein leased and every part thereof shall, during said term, be used only for the purpose of supporting the historical structures located thereon; for the viewing of said historical structures and the contents thereof by the public and/or private groups and only under the supervision of Lessee at times when such persons may be allowed entry to the structures; and for such assemblies and purposes which are in conformity with the historic interest and preservation purposes for which Lessee was incorporated. Lessee will not permit said premises to be used for any immoral or unlawful purpose and Lessee shall make no alterations in or to said premises without the consent of Lessor first had and obtained in writing, under penalty of forfeiture under this lease and damages. Lessee shall keep the said premises in as good repair as same are in at the commencement of said term, reasonable use and wear thereof and damage by accidental fire or other accident, not happening through the neglect of Lessee, only excepted.

4. Utilities. Lessee shall pay all gas bills and Lessor shall pay all electric bills at the time such bills become due and payable during the term of this lease and any renewal thereof.

5. No Assignability. Lessee shall not assign this lease nor let or under-let said premises or any part thereof.

6. Maintenance Obligation of Lessor. Lessor's maintenance obligation to the demised premises shall be limited to grass mowing as may be seasonally required to maintain the premises to that extent in an aesthetically pleasing fashion.

7. Insurance. Lessor shall maintain property and liability insurance covering said premises and Lessee shall maintain liability insurance covering said premises as it currently has in effect.

8. Lessor Access. Lessor shall have access to the subject premises at all reasonable times for all reasonable needs of Lessor.

9. Conditions. Provided always, and these presents are upon the express condition that if the Lessee does or shall neglect to fail to perform and observe any or either of the covenants or conditions hereinbefore contained, which on his part are to be performed, the Lessor lawfully may, immediately, or at any time thereafter, and while such neglect or default continues, evict the said Lessee and those claiming under it and remove its effects, without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenant; and such expulsion and removal, whether by the direct act of the Lessor or its assigns or through the medium of legal proceedings for that purpose instituted, shall not affect the liability of Lessee for the past rent due or future rent to accrue, under this lease, but the same

The purpose of this description is to delineate a part of lands owned by the City of Franklin known as "Legend Park" that contain the buildings owned and maintained by the Franklin Historical Society and is intended to be used in conjunction with a Lease Agreement and shall not be used for any title transactions.

DESCRIPTION OF LAND FOR LEASE AGREEMENT

That part of the NW 1/4 of the NW 1/4 of Section 16, Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the NW Corner of the NW 1/4 of Section 16;

Thence, S. 00°27'23" W. along the West line of the NW 1/4 of Section 16, 1288.04 feet to the NW corner of Parcel 1 of C.S.M. NO. 4347;

Thence, N. 88°33'01" E. along the North line of said Parcel 1, 494.31 feet to a point on the East Right-of-Way line of Legend Drive; Said point also being the NW corner of Lot 31 of Forest Hill Village(a recorded Subdivision) and the Point of Beginning of lands to be described;

Thence, continuing N. 88°33'01" E. along the North line of said Lot 31, 180.00 feet;

Thence, N. 01°26'59" W., 240.00 feet;

Thence, S. 88°33'01" W., 200.12 feet to a point on the easterly curved Right-of-Way of Legend Drive, a public street;

Thence, southerly 223.50 feet along the arc of said curve, whose center lies to the Southeast, whose radius is 508.50 feet, whose chord bears S. 05°24'05" E., 221.71 feet to a point of reverse curve on the easterly Right-of-Way line of said Legend Drive;

Thence, southerly 19.44 feet along the arc of said reverse curve, whose center lies to the Southwest, whose radius is 263.00 feet, and whose chord bears S. 15°52'33" E., 19.43 feet to the Place of Beginning. Above description contains 1.098 acres more or less. Said Certified Survey Map No. 4347 being a map duly recorded July 1, 1983 at the Register's Office of Milwaukee County on Reel 1543, Images 608 through 610 inclusive and as Document No. 5630552. Aforementioned Forest Hill Village being a Subdivision duly recorded October 4, 1979 at the Register's Office of Milwaukee County on Reel 1248, Image 519 through 520 inclusive and as Document No. 5354093.

EXHIBIT A

Final *3-3-13*
draw *5*

- STATE OF WISCONSIN - LOCAL GOVERNMENT PROPERTY INSURANCE FUND
POLICY:140808 - CITY OF FRANKLIN TERM:1/1/2013 - 1/1/2014 STATEMENT OF VALUES

Site Bldg	Description	Year Owned	Built	Floors	Square Footage	Building CRN	Content CRN	Property in the Open
001	MUNICIPAL BUILDING							
001 001	OLD TOWN HALL Wood or Steel Stud Framed 8040 LEGEND DRIVE FRANKLIN 53132	Owned	1884	1	1196	139,300	7,571	0
001 002	WHELAN SCHOOL MUSEUM Masonry Bearing Walls (Noncombustible) 8034 LEGEND DRIVE FRANKLIN 53132	Owned	1852	1	759	81,288	4,326	0
001 003	LOG CABIN Wood or Steel Stud Framed 8044 LEGEND DRIVE FRANKLIN 53132	Owned	1850	1	352	40,630	3,927	0
001 004	ST PETERS CHAPEL Wood or Steel Stud Framed 8050 LEGEND DRIVE FRANKLIN 53132	Owned	1857	1	760	70,812	17,853	0
001 005	STORAGE BUILDING Wood or Steel Stud Framed 9229 WEST LOOMIS ROAD FRANKLIN 53132	Owned	1977	1	248	6,522	2,715	0
001 006	CITY HALL Masonry Bearing Walls (Noncombustible) 9229 WEST LOOMIS ROAD FRANKLIN 53132	Owned	1970	1	34822	5,958,788	2,468,035	0
001 007	STORAGE GARAGE Wood or Steel Stud Framed 9229 WEST LOOMIS ROAD FRANKLIN 53132	Owned	1994	1	720	23,966	7,368	0
001 011	LAW ENFORCEMENT FACILITY Masonry Bearing Walls (Noncombustible) 9455 WEST LOOMIS ROAD FRANKLIN 53132	Owned	2001	1	32626	12,011,437	1,050,738	0
001 012	FRANKLIN PUBLIC LIBRARY Fireproof Structural Steel frame 9151 WEST LOOMIS ROAD FRANKLIN 53132	Owned	2002	1	38000	8,380,667	4,111,456	0
001 990	911 SYSTEMS 911 Equipment 9455 W LOOMIS RD FRANKLIN 53132	Owned	NA	NA	NA	0	310,343	0
001 991	CCTV Miscellaneous Equipment NA NA NA	Owned	NA	NA	NA	0	58,811	0
001 992	FIBER OPTICS Fiber Optics CITY HALL TO LIBRARY FRANKLIN 53132	Owned	NA	NA	NA	0	41,513	0
001 992	FIBER OPTICS Fiber Optics CITY HALL TO FIRE STA 1 FRANKLIN 53132	Owned	NA	NA	NA	0	41,527	0
001 992	FIBER OPTICS Fiber Optics CITY HALL TO POLICE DEPT FRANKLIN 53132	Owned	NA	NA	NA	0	48,762	0
001 993	POLICE COMMUNICATIONS SYSTEMS Miscellaneous Equipment NA NA NA	Owned	NA	NA	NA	0	689,518	0
001 996	MUNICIPAL BUILDING Other Communication Systems	Owned	NA	NA	NA	0	32,757	0

APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE April 6, 2020
REPORTS AND RECOMMENDATIONS	Tax Incremental District No. 6 Mixed-Use District Boundary Amendment Feasibility Analysis Report (Loomis Business Park and Ryan Meadows, approximately between South 112th Street and the City's western boundary and between West Ryan Road and West Oakwood Road)	ITEM NUMBER <i>M.4.</i>

Background

On October 18th, 2018, Common Council created 145-acre mixed-use Tax Incremental District No. 6 (TID 6). At that time Bear Development planned to buy or gain control of additional properties contiguous to the original boundary of TID 6 and requested that the City consider expanding the boundaries of TID 6 when they were ready to move forward with an expanded plan.

Since that time, Bear Development has created two areas within the district: the Loomis Business Park for industrial and commercial development, located on the west side of the district, and Ryan Meadows, a residential subdivision located on the east side of the district.

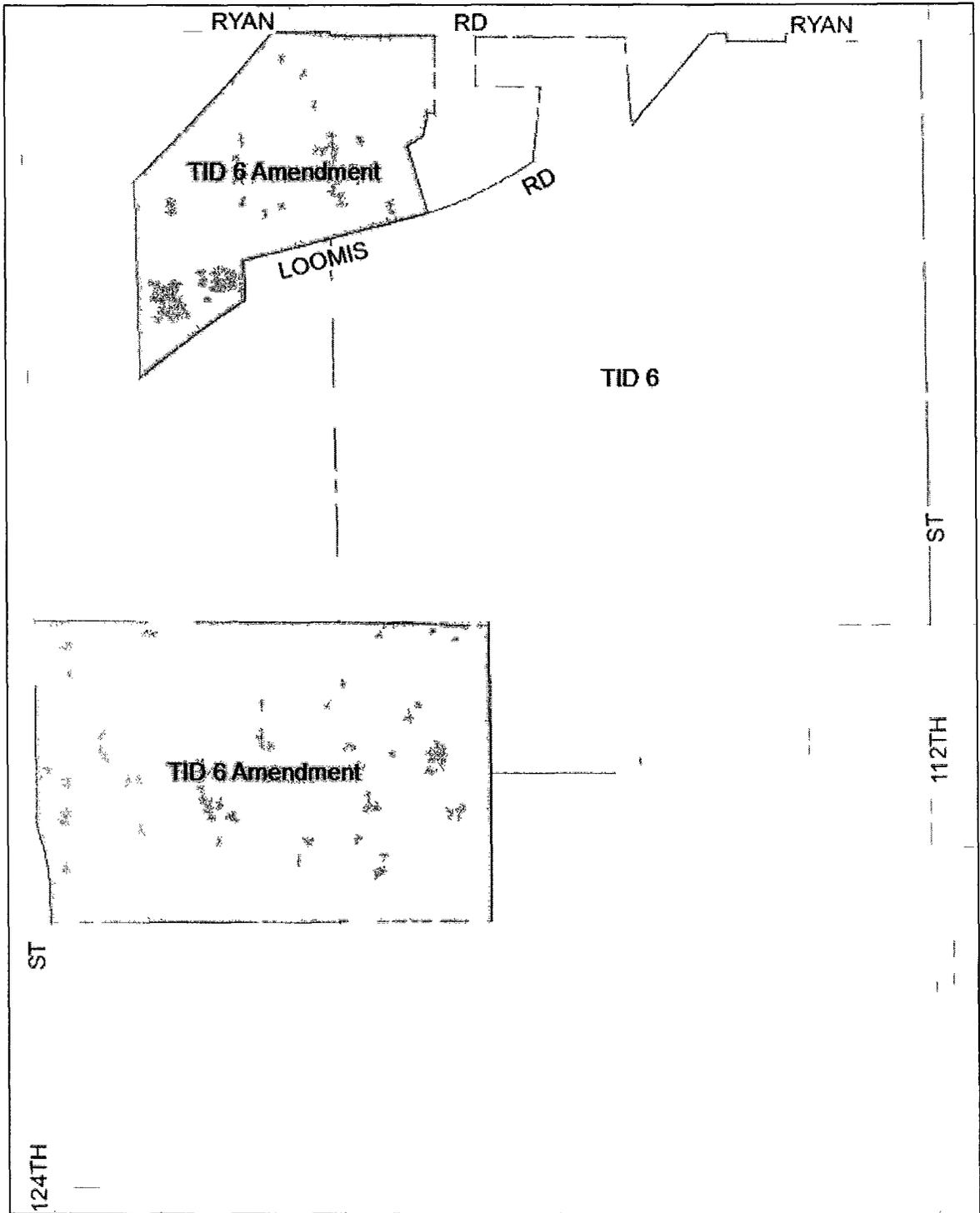
Currently there is one confirmed yet still confidential commercial business planning to locate on the south side of the district, outside the current existing boundaries. Bear Development is proposing adding 26.86 acres on the north side and 61.25 acres on the south side.

On February 17, 2020, the Common Council approved a contract with Ehlers, Inc. for financial services related to the potential amendment of TID 6, specifically approving the performance of the Phase 1 Feasibility Analysis services. This work has now been completed and a map with the amended boundary is attached along with the Estimated Project List, Development Assumptions, Tax Increment Projection Worksheet, Estimated Financing Plan, and a Cash Flow Projection, which remain under review by staff and the developer at the time of this writing. Dawn Gunderson of Ehlers will present these items with staff.

COUNCIL ACTION REQUESTED

Approval to proceed with Phase II – Project Plan Development and Approval, and Phase III – State Submittal, for the boundary amendment for Tax Incremental District No. 6 Mixed-Use District Project Plan development.

TID 6 Proposed Boundary Map



City of Franklin, Wisconsin
Tax Increment District # 6

Base Property Information

Property Information				Assessment Information				Equalized Value				District Classification									
Map Ref #	Parcel Number	Street Address	Owner	Acres	Part of Bldg	1/1/04	1/1/04	Land	Imp	PP	Total	Land	Imp	PP	Total	Industrial (Zone and Suitable)	Commercial/Business	Leasing: Residential	Newly Platted Residential	Suitable for Mixed Use	
	891 9997 000	12304 W LOOMIS RD	Mills Hotel Wyoming, LLC	3.54				19,800			19,800	20,410	0	0	20,410		3.54			3.54	
	891 9996 000	0 W LOOMIS RD	Mills Hotel Wyoming, LLC	6.68				2,600			2,600	2,600	0	0	2,600		6.68			6.68	
	891 9993 000	12000 W LOOMIS RD	Mills Hotel Wyoming, LLC	8.58				17,800			17,800	18,265	0	0	18,265		8.58			8.58	
	891 9901 000	11988 W LOOMIS RD	Mills Hotel Wyoming, LLC	1.58				108,100	143,000		251,100	133,430	147,830	0	367,260		1.58			1.58	
	891 9902 000	11902 W LOOMIS RD	Mills Hotel Wyoming, LLC	1.58				108,100	132,000		240,100	111,430	136,600	0	248,030		1.58			1.58	
	891 9904 000	n/a	Mills Hotel Wyoming, LLC	2.37				17,400			17,400	17,935	0	0	17,935		2.37			2.37	
	891 9905 000	n/a	Mills Hotel Wyoming, LLC	1.43				11,400			11,400	11,751	0	0	11,751		1.43			1.43	
	891 9906 000	n/a	Mills Hotel Wyoming, LLC	0.84				7,500			7,500	7,731	0	0	7,731		0.84			0.84	
	939 9995 000	0.5 1241H S1	Franklin Mills, LLC	20.01				4,200			4,200	4,329	0	0	4,329	20.01		0.94		20.01	
	939 9994 000	10982 S 1241H S1	MATHESON, DANIEL L & VIRGINIA K (L/L)	41.24				77,800	160,200		238,000	80,198	165,447	0	245,645	41.24				41.24	
	939 9996 007	0 W OAKWOOD RD	MILUN, DAVID J L F AL	24.76				5,000			5,000	5,154	0	0	5,154	24.76				24.76	
	939 9998 001	12026 W OAKWOOD RD	MILUN, DAVID J L F AL	10.63				71,200	110,600		181,800	73,394	114,009	0	187,403	10.63				10.63	
								438,400	546,200	0	984,600	451,912	563,344	0	1,015,256	96.64 / 8.25%	22.32 / 18.07%	4.54 / 3.68%	0 / 0.00%	123.5 / 100.00%	
				Total Acres																	
				123.30																	

The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 assessed values.



City of Franklin, Wisconsin

Tax Increment District # 6

Estimated Project List

Project ID	Project Name/Type	Original 2019	Amended 2021	Total (Note 1)
1	Infrastructure Costs in amended area		1,500,000	1,500,000
2	TID creation/amendment	30,000	30,000	60,000
3	Administration Expenses (original & amended)	550,000		550,000
4	Interest Expense on Debt Issuance (original Plan)	3,117,082		3,117,082
5	Interest on MRO (only if funds are available)	2,780,910		2,780,910
6	Interest Expense on Debt Issuance amended)		299,514	299,514
7	Developer Incentive Land Acquisition(original Plan)	3,710,000		3,710,000
8	Infrastructure Costs (original Plan)	8,360,000		8,360,000
	Total Projects	<u>18,547,992</u>	<u>1,829,514</u>	<u>20,377,506</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

City of Franklin, Wisconsin

Tax Increment District # 6

Development Assumptions

Construction Year	Actual	Original TID Area Residential	Original TID Area Large Industrial	Original TID Area Commercial	Original TID Area Other Light Industrial	North Amended Areas	South Amended Areas	Annual Total	Construction Year
1 2019								0	2019
2 2020		6,320,000	12,000,000				3,000,000	21,320,000	2020
3 2021		4,140,000	2,000,000			1,350,000	3,000,000	10,490,000	2021
4 2022		5,520,000				2,400,000		7,920,000	2022
5 2023		6,210,000				3,000,000		9,210,000	2023
6 2024		4,140,000						4,140,000	2024
7 2025		4,140,000						4,140,000	2025
8 2026		3,105,000						3,105,000	2026
9 2027		0						0	2027
10 2028			1,000,000					1,000,000	2028
11 2029								0	2029
12 2030								0	2030
13 2031								0	2031
14 2032								0	2032
15 2033								0	2033
16 2034								0	2034
17 2035								0	2035
18 2036								0	2036
19 2037								0	2037
20 2038								0	2038
Totals	0	33,575,000	15,000,000	0	0	6,750,000	6,000,000	61,325,000	

Notes: Development assumptions for original area based upon absorptions number provided to the City by the Developer on 9/26/19

City of Franklin, Wisconsin

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value after Amendment	2,199,156
District Creation Date	October 16, 2018	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2019	Base Tax Rate	\$73.38
Max Life (Years)	20	Rate Adjustment Factor	-1.00%
Expenditure Period/Termination	15		
Revenue Periods/Final Year	20		
Extension Eligibility/Years	Yes		
Eligible Recipient District	No	Tax Exempt Discount Rate	1.50%
		Taxable Discount Rate	

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment													
								2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1	0	2020	0	0	2021	\$23.14	0													
2	21,320,000	2021	0	21,320,000	2022	522.91	488,457													
3	10,490,000	2022	213,200	32,023,200	2023	522.68	726,338													
4	7,920,000	2023	320,232	40,263,432	2024	522.45	904,107													
5	9,210,000	2024	402,634	49,876,066	2025	522.23	1,108,757													
6	4,140,000	2025	498,761	54,514,827	2026	522.01	1,199,759													
7	4,140,000	2026	545,148	59,199,975	2027	521.79	1,289,841													
8	3,105,000	2027	592,000	62,896,975	2028	521.57	1,356,687													
9	0	2028	628,970	63,525,945	2029	521.35	1,356,551													
10	1,000,000	2029	635,259	65,161,204	2030	521.14	1,377,556													
11	0	2030	651,612	65,812,816	2031	\$20.93	1,377,419													
12	0	2031	658,128	66,470,944	2032	\$20.72	1,377,281													
13	0	2032	664,709	67,135,654	2033	\$20.51	1,377,143													
14	0	2033	671,357	67,807,010	2034	\$20.31	1,377,005													
15	0	2034	678,070	68,485,080	2035	\$20.10	1,376,868													
16	0	2035	684,851	69,169,931	2036	\$19.90	1,376,730													
17	0	2036	691,699	69,861,631	2037	\$19.70	1,376,592													
18	0	2037	698,616	70,560,247	2038	\$19.51	1,376,455													
19	0	2038	705,602	71,265,849	2039	\$19.31	1,376,317													
20	0	2039	712,658	71,978,508	2040	\$19.12	1,376,179													
Totals	61,325,000		10,653,508			Future Value of Increment	23,576,043													

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Franklin, Wisconsin

Tax Increment District # 6

Estimated Financing Plan

	2019B G.O. Bond 2/20/2019	G.O. Bond 2020	Municipal Revenue Obligation (MRO) 4/1/2021	G.O. Promissory Note 2021	TID Cash Flow Ongoing	Totals
Projects						
Land Acquisition			3,100,000			3,100,000
Utility Extensions	3,850,000			1,500,000		5,350,000
Interior Infrastructure	1,510,000	3,000,000			1,000,000	4,510,000
Development Incentive	610,000				30,000	1,610,000
Creation Expenses	30,000				60,000	60,000
Administration Expenses					550,000	550,000
Interest Expenses City Debt					3,416,596	3,416,596
Interest on MRO (only if funds are available)					2,780,910	2,780,910
Total Project Funds	6,000,000	3,000,000	3,100,000	1,500,000	7,777,506	21,377,506
Estimated Finance Related Expenses						
Municipal Advisor	14,400	17,600		14,500		14,500
Bond Counsel	14,000	12,500		12,000		12,000
Disclosure Counsel	8,400	7,500		7,200		7,200
Rating Agency Fee	6,000	13,500		13,500		13,500
Paying Agent	662	850		850		850
Underwriter Discount	65,638	41,063	0	10,000		16,050
Reoffering Premium	(273,320)					
Capitalized Interest	555,963	204,559		47,606		47,606
Total Financing Required	6,391,743	3,297,571	3,100,000	1,611,706		1,611,706
Estimated Interest	(30,000)	(15,000)	0	(9,375)		(9,375)
Assumed spend down (months)	6	6	0	6		6
Rounding	3,257	2,429	0	2,669		2,669
Net Issue Size	6,365,000	3,285,000	3,100,000	1,605,000		14,355,000

Notes:



City of Franklin, Wisconsin
Tax Increment District # 6
Cash Flow Projection

Year	Tax Increments			Projected Revenues			G.O. Bond 6,965,000			G.O. Bond 3,285,000			Municipal Revenue Obligation (MRO)			G.O. Promissory Note 1,605,000			Total Expenditures	Annual Cumulative	Principal Outstanding	Year		
	Interest	Foreign/	Capitalized	Principal	Interest	Total Revenues	Dated Date	Principal	Interest	Dated Date	Principal	Interest	Accrued	Est. Rate	Principal	Est. Rate	Interest	Admin.						
2019	0	0	555,983	116,563	0	555,983	02/20/19	371	116,563	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	141,563	614,400	6,465,000	2019		
2020	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	244,700	976,403	9,650,000	2020		
2021	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	484,404	1,195,000	11,255,000	2021		
2022	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	703,104	1,413,704	12,868,704	2022		
2023	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	921,804	1,632,404	14,501,104	2023		
2024	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	1,140,504	1,849,104	16,350,204	2024		
2025	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	1,359,204	2,065,804	18,416,004	2025		
2026	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	1,577,904	2,282,504	20,698,504	2026		
2027	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	1,796,604	2,500,204	23,198,704	2027		
2028	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	2,015,304	2,717,904	25,916,004	2028		
2029	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	2,234,004	2,925,204	28,841,204	2029		
2030	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	2,452,704	3,132,504	31,973,704	2030		
2031	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	2,671,404	3,340,004	35,313,704	2031		
2032	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	2,890,104	3,547,504	38,861,204	2032		
2033	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	3,108,804	3,755,004	42,616,204	2033		
2034	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	3,327,504	3,962,504	46,578,704	2034		
2035	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	3,546,204	4,170,004	50,748,704	2035		
2036	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	3,764,904	4,377,504	55,126,204	2036		
2037	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	3,983,604	4,585,004	60,711,204	2037		
2038	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	4,202,304	4,792,504	67,503,704	2038		
2039	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	4,421,004	5,000,004	75,503,704	2039		
2040	0	0	555,983	218,700	0	555,983	02/20/19	371	218,700	06/01/20	1-Mar	170,500	5.50%	0	0	0	0	25,000	4,639,704	5,207,504	84,711,204	2040		
Total	23,576,013	100,841	6,084,128	2,169,501	0	6,084,128	02/20/19	371	2,169,501	06/01/20	1-Mar	170,500	5.50%	2,780,910	5,880,910	2,780,910	0	2,780,910	21,102,506	1,605,000	299,514	550,000	21,102,506	Total

Notes: **Protected TID Closure**



APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE April 6, 2020
REPORTS AND RECOMMENDATIONS	Tax Incremental District No. 8 Mixed-Use District Overlay of Tax Incremental District No. 4 Feasibility Analysis Report (Franklin Corporate Park, approximately between Fitzsimmons and County Line Roads and 27 th and 42 nd Streets, including Area D)	ITEM NUMBER <i>M. 5.</i>

Background

On February 5, 2019, the Common Council approved a contract with Ehlers, Inc. to conduct a financial analysis of a potential overlay district, Tax Incremental District No. 8 (TID8), of Tax Incremental District No. 4 (TID 4).

The TID 4 expenditure period ends June 20th of this year and the will close by June 20th, 2025 and the overlay is needed to continue public infrastructure work, including Elm Road construction and corresponding underground utilities (water, sewer) along with other potential costs to create development-ready parcels in Area D, also known as Franklin Park. TID 8 will also cover road, water, sewer, storm water management, and other related development work slated for an anticipated new 300,000+ sf industrial space to be constructed in 2020 in Area D.

The financial analysis for TID 8 has been completed and a map with the proposed boundary is attached along with the Estimated Project List, Development Assumptions, Tax Increment Projection Worksheet, Estimated Financing Plan, and a Cash Flow Projection, which remain under review by staff and the developer at the time of this writing. Dawn Gunderson of Ehlers will present these items with staff.

COUNCIL ACTION REQUESTED

Approval to proceed with Phase II – Project Plan Development and Approval, and Phase III – State Submittal, for the boundary amendment for Tax Incremental District No. 8 Mixed-Use District Project Plan development.

City of Franklin, Wisconsin
Tax Increment District # 8
Base Property Information

Property Information			Assessment Information			Equivalency Value			District Classification			Comments								
Map Ref #	District Number	Street Address	Owner	Amount 1/1000 Acres	Part of Existing Tract #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Subable)	Commercial/Business	Existing Residential	Newly Platted Residential	Subable for Mixed Use	Current Class
978 9996 005	016M RD W (B&B)	14M5 4 LLC		10.62	4.00	8,500	0	0	8,500	97.01%	7,922	0	0	7,922	0	0	0	0	0.00	G4 AGRICULTURE
978 9996 007	3151 ELM RD W	3151 ELM RD LLC		15.66	4.00	7,700	0	0	7,700	97.01%	7,937	0	0	7,937	0	8	0	0	8.00	G4 AGRICULTURE
979 9997 000	3617 ELM RD W	R1B PROPERTIES LLC		79.79	4.00	34,700	0	0	34,700	97.01%	35,770	0	0	35,770	40	0	0	0	40.00	G4 AGRICULTURE
979 9999 000	3548 SOUTH COUNTY LINE RD W	MLG INVESTMENTS 2002 LLC		34.86	4.00	89,700	0	0	89,700	97.01%	92,465	0	0	92,465	14	14	0	0	28.00	G4 AGRICULTURE
979 9996 000	0 60TH ST S	GERASPOULOS, PETER & JUDITH		43.63	4.00	18,100	0	0	18,100	97.01%	18,658	0	0	18,658	22	22	0	0	44.00	G4 AGRICULTURE
951 9994 001	0 0AKWOOD RD W	14M5 4 LLC		73.30	4.00	21,400	0	0	21,400	97.01%	22,060	0	0	22,060	27	27	0	0	54.00	G4 AGRICULTURE
950 9997 001	3617 OAKWOOD RD W	WENDT, LOURANE C SURVIVOR'S TRUST 10%		46.90	4.00	78,500	97,100	0	175,600	97.01%	80,919	100,093	0	0	181,012	20	20	0	40.00	G4 AGRICULTURE
978 9997 000	108M5 27TH ST S	FOX GLEN CORPORATE CENTRE LLC		57.94	4.00	127,100	3,200	0	130,300	97.01%	131,017	3,299	0	0	134,316	19	19	0	38.00	G4 AGRICULTURE
978 9999 001	0 50TH COUNTY LINE	FOX GLEN CORPORATE CENTRE LLC		22.43	4.00	13,200	0	0	13,200	97.01%	13,607	0	0	13,607	7	6	0	0	13.00	G4 AGRICULTURE
951 9997 001	10511 27TH ST S	14M5 4 LLC		0.83	4.00	43,000	106,700	0	149,700	97.01%	44,325	109,989	0	0	154,314	1	1	0	1.00	G2 COMMERCIAL
951 9996 008	10601 27TH ST S	CON WWY CENTRAL EXPRESS		28.86	4.00	1,300,100	3,990,100	0	5,290,200	97.01%	1,340,171	4,113,081	0	0	5,453,252	29	0	0	29.00	G2 COMMERCIAL
951 9996 007	10663 27TH ST S	ACKER, DELORES		1.40	4.00	72,100	108,000	0	180,100	97.01%	74,322	111,329	0	0	185,651	1	1	0	1.00	G2 COMMERCIAL
951 9996 013	3240 ELM RD W	WEST PROPERTIES INC		4.26	4.00	246,100	809,000	0	1,055,100	97.01%	253,685	827,750	0	0	1,081,435	0	4	0	4.00	G2 COMMERCIAL
951 9996 017	014M RD W	WISCONSIN ELECTRIC POWER CO		3.41	4.00	108,900	204,400	0	313,300	97.01%	112,256	210,700	0	0	322,956	0	3	0	3.00	G2 COMMERCIAL
978 9996 006	3901 ELM RD W	WISCONSIN ELECTRIC POWER CO		4.32	4.00	206,500	0	0	206,500	97.01%	213,468	0	0	213,468	0	5	0	0	5.00	G2 COMMERCIAL
951 9996 002	0 2467 27TH ST S	SPENCER, MARYLYN REVOCABLE TRUST OF 200		0.71	4.00	46,200	117,900	0	164,100	97.01%	37,316	121,534	0	0	158,850	0	1	0	1.00	G2 COMMERCIAL
951 9996 009	10612 27TH ST S	14M5 4 LLC		13.48	4.00	36,200	99,400	0	135,600	97.01%	37,316	103,464	0	0	140,779	0	1	0	1.00	G2 COMMERCIAL
951 9996 000	10613 27TH ST S	AMERICAN FREIGHTWAYS CORP		0.71	4.00	786,700	2,154,200	0	2,940,900	97.01%	810,947	2,220,596	0	0	3,031,543	0	13	0	13.00	G2 COMMERCIAL
978 9998 000	10127 27TH ST S	FOX GLEN CORPORATE CENTRE LLC		25.64	4.00	306,000	549,500	0	855,500	97.01%	315,431	556,436	0	0	871,867	13	13	0	26.00	G2 COMMERCIAL
928 2006 000	10101 27TH ST S UNIT 400	WHEATON FRANCISCAN HEALTHCARE SE WI INC		44.03	4.00	2,400	23,500	0	25,900	97.01%	2,474	24,224	0	0	26,698	0	44	0	44.00	G2 COMMERCIAL
928 2007 000	10101 27TH ST S UNIT 500	WHEATON FRANCISCAN HEALTHCARE SE WI INC		5.92	4.00	2,400	26,300	0	28,700	97.01%	2,474	27,111	0	0	29,585	0	0	0	0.00	G2 COMMERCIAL
928 2003 000	10101 27TH ST S UNIT 201	MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LLC		0.69	4.00	581,400	8,415,500	0	8,996,900	97.01%	599,320	8,674,879	0	0	9,274,199	0	0	0	0.00	G2 COMMERCIAL
928 2004 000	10101 27TH ST S UNIT 302	MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LLC		0.76	4.00	151,700	2,195,800	0	2,347,500	97.01%	156,376	2,263,478	0	0	2,419,854	0	0	0	0.00	G2 COMMERCIAL
928 9999 005	0 27TH ST S	WHEATON FRANCISCAN HEALTHCARE SE WI INC		9.19	4.00	1,010,900	0	0	1,010,900	97.01%	1,042,058	0	0	1,042,058	0	9	0	0	9.00	G2 COMMERCIAL
978 9991 001	0 2731 ELM RD W	11A & H HOLDINGS, LLC		1.05	4.00	54,000	251,700	0	305,700	97.01%	55,664	259,458	0	0	315,122	0	1	0	1.00	G2 COMMERCIAL
978 9993 001	10741 27TH ST S	11A & H HOLDINGS, LLC		5.92	4.00	379,200	644,100	0	1,023,300	97.01%	390,888	663,952	0	0	1,054,840	0	6	0	6.00	G2 COMMERCIAL
978 9995 000	10791 27TH ST S	10791 SOUTH 27TH STREET LLC		0.69	4.00	44,100	46,800	0	90,900	97.01%	45,459	48,242	0	0	93,702	0	1	0	1.00	G2 COMMERCIAL
978 9995 000	10771 27TH ST S	11A & H HOLDINGS, LLC		0.55	4.00	28,200	107,700	0	135,900	97.01%	29,069	111,019	0	0	140,089	0	1	0	1.00	G2 COMMERCIAL
978 9995 001	2901 ELM RD W	KUHN, DONALD & GAIL		2.76	4.00	105,800	102,000	0	207,800	97.01%	109,061	105,184	0	0	214,205	0	3	0	3.00	G2 COMMERCIAL
951 9999 001	10627 27TH ST S	WASTE MANAGEMENT OF WI INC		1.29	4.00	57,900	1,252,300	0	1,310,200	97.01%	59,685	1,290,898	0	0	1,350,582	0	1	0	1.00	G2 COMMERCIAL
928 2005 000	10101 27TH ST S UNIT 300	WHEATON FRANCISCAN HEALTHCARE SE WI INC		38.18	4.00	2,400	22,100	0	24,500	97.01%	2,474	23,781	0	0	26,255	0	0	0	0.00	G2 COMMERCIAL
928 2005 007	9992 27TH ST S	WISCONSIN ELECTRIC POWER CO		2.15	4.00	1,320,700	11,017,500	0	12,338,200	97.01%	1,361,648	11,257,480	0	0	12,718,899	0	28	0	28.00	G2 COMMERCIAL
928 2001 000	10101 27TH ST S UNIT 10	WISCONSIN ELECTRIC POWER CO		44.03	4.00	0	0	0	0	97.01%	0	0	0	0	0	0	0	0	0.00	G4 EXEMPT
928 2002 001	10101 27TH ST S UNIT 101	WHEATON FRANCISCAN HEALTHCARE SE WI INC		41.76	4.00	0	0	0	0	97.01%	0	0	0	0	0	0	0	0	0.00	G4 EXEMPT
951 9996 015	3310 ELM RD W	BTL HOLDINGS, LLC		4.27	4.00	0	0	0	0	97.01%	0	0	0	0	0	4	0	0	4.00	G3 MANUFACTURING
978 9996 008	1131 ELM RD W	SRM FRANKLIN, LLC		11.38	4.00	0	0	0	0	97.01%	0	0	0	0	11	0	0	0	11.00	G3 MANUFACTURING
928 9999 007	10101 27TH ST S	WHEATON FRANCISCAN HEALTHCARE SE WI INC		0.00	4.00	91,600	240,100	0	331,700	97.01%	94,423	247,501	0	0	341,924	0	0	0	0.00	G2 COMMERCIAL
<p>Total Acreage: 671.15 Estimated Base Value: 41,329,657</p>															209	249	0	0	458	
<p>The above values are as of January 1, 20... Actual base value certification of the territory will be based on January 1, 2020 assessed values.</p>															31.14%	37.10%	0.00%	0.00%	68.84%	

City of Franklin, Wisconsin

Tax Increment District # 8

Estimated Project List

Project ID	Project Name/Type	Phase I 2020	Phase II 2021	Phase III 2022	Phase IV 2023	Phase V 2024	Ongoing 2020-2040	Total (Note 1)
1	Elm Road Construction		1,000,000					1,000,000
2	Future public infrastructure - road, water, sewer, traffic control		2,400,000	3,300,000	3,300,000	3,000,000		12,000,000
3	Demolitions	0	600,000	600,000				1,200,000
4	Power Lines Relocation		1,200,000					1,200,000
5	Property Acquisitions		200,000	75,000	75,000	50,000		400,000
6	Environmental Mitigations		25,000	25,000	25,000			75,000
7	27th Street Improvements					800,000		800,000
8	Monument Signage					250,000		250,000
9	Design/Engineering		750,000	450,000	400,000	400,000		2,000,000
10	Contingency - 20%	0	1,085,000	800,000	680,000	820,000		3,385,000
11	Developer Incentives	4,000,000						4,000,000
12	TIF Creation & Administration	30,000						30,000
13	Interest expense and financing costs on Municipal Debt						12,086,126	12,086,126
14	Administration Expenses						607,434	607,434
15								0
Total Projects		<u>4,030,000</u>	<u>7,260,000</u>	<u>5,250,000</u>	<u>4,480,000</u>	<u>5,320,000</u>	<u>12,693,560</u>	<u>39,033,560</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Preliminary



City of Franklin, Wisconsin

Tax Increment District # 8

Development Assumptions

Construction Year	Actual	Acres	Developable area	Biller Development	Annual Total	Construction Year
1 2020				25,000,000	25,000,000	2020 1
2 2021		35	13,650,000		13,650,035	2021 2
3 2022		35	13,650,000		13,650,035	2022 3
4 2023		35	13,650,000		13,650,035	2023 4
5 2024		33	12,870,000		12,870,033	2024 5
6 2025		30	11,700,000		11,700,030	2025 6
7 2026		30	11,700,000		11,700,030	2026 7
8 2027		30	11,700,000		11,700,030	2027 8
9 2028		30	11,700,000		11,700,030	2028 9
10 2029		0	0		0	2029 10
11 2030		0	0		0	2030 11
12 2031		0	0		0	2031 12
13 2032		0	0		0	2032 13
14 2033					0	2033 14
15 2034					0	2034 15
16 2035					0	2035 16
17 2036					0	2036 17
18 2037					0	2037 18
19 2038					0	2038 19
20 2039					0	2039 20
Totals	0	258	100,620,000	25,000,000	125,620,258	

Notes: Development values assumed at \$6,000 square feet per acre and \$65 per square foot.

City of Franklin, Wisconsin

Tax Increment District #8

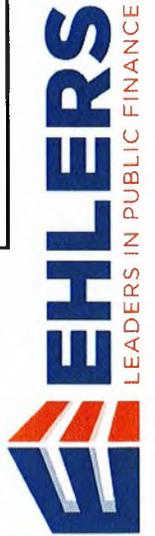
Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	41,329,657
District Creation Date	May 5, 2020	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$21.64
Max Life (Years)	20	Rate Adjustment Factor	-1.00%
Expenditure Period/Termination	15	Tax Exempt Discount Rate	3.00%
Revenue Periods/Final Year	20	Taxable Discount Rate	4.50%
Extension Eligibility/Years	Yes		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2020	25,000,000	2021	0	25,000,000	2022	\$21.42	535,543
2 2021	13,650,035	2022	250,000	38,900,035	2023	\$21.21	824,973
3 2022	13,650,035	2023	389,000	52,939,070	2024	\$21.00	1,111,479
4 2023	13,650,035	2024	529,391	67,118,496	2025	\$20.79	1,395,090
5 2024	12,870,033	2025	671,185	80,659,714	2026	\$20.58	1,659,786
6 2025	11,700,030	2026	806,597	93,166,341	2027	\$20.37	1,897,971
7 2026	11,700,030	2027	931,663	105,798,035	2028	\$20.17	2,133,749
8 2027	11,700,030	2028	1,057,980	118,556,045	2029	\$19.97	2,367,143
9 2028	11,700,030	2029	1,185,560	131,441,635	2030	\$19.77	2,588,179
10 2029	0	2030	1,314,416	132,756,052	2031	\$19.57	2,597,919
11 2030	0	2031	1,327,561	134,083,612	2032	\$19.37	2,597,659
12 2031	0	2032	1,340,836	135,424,448	2033	\$19.18	2,597,399
13 2032	0	2033	1,354,244	136,778,693	2034	\$18.99	2,597,140
14 2033	0	2034	1,367,787	138,146,480	2035	\$18.80	2,596,880
15 2034	0	2035	1,381,465	139,527,945	2036	\$18.61	2,596,620
16 2035	0	2036	1,395,279	140,923,224	2037	\$18.42	2,596,361
17 2036	0	2037	1,409,232	142,332,456	2038	\$18.24	2,596,101
18 2037	0	2038	1,423,325	143,755,781	2039	\$18.06	2,595,841
19 2038	0	2039	1,437,558	145,193,339	2040	\$17.88	2,595,582
20 2039	0	2040	1,451,933	146,645,272	2041	\$17.70	2,595,322
Totals	125,620,258		21,025,014	Future Value of Increment			43,086,737

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Franklin, Wisconsin

Tax Increment District # 8

Estimated Financing Plan

	Taxable G.O. Bond 2020	G.O. Bond 2021	G.O. Bond 2022	G.O. Bond 2023	G.O. Bond 2024	TID Cashflow 2020-2041	Totals
Projects							
Phase I	4,030,000						4,030,000
Phase II		7,260,000					7,260,000
Phase III			5,250,000				5,250,000
Phase IV				4,480,000			4,480,000
Phase V					5,320,000		5,320,000
Interest expense on City Debt						12,086,126	12,086,126
Administration Expenses						607,434	607,434
Total Project Funds	4,030,000	7,260,000	5,250,000	4,480,000	5,320,000	12,693,560	39,033,560
Estimated Finance Related Expenses							
Municipal Advisor	26,300	34,800	29,400	27,400	29,600		29,600
Bond Counsel	12,000	13,500	13,000	13,000	13,500		13,500
Disclosure Counsel	7,200	8,100	7,800	7,800	8,100		8,100
Rating Agency Fee	13,500	14,000	14,500	15,000	15,500		15,500
Paying Agent	850	850	850	850	850		850
Underwriter Discount	53,125	93,938	68,188	58,375	69,313		69,313
Debt Service Reserve			102,281	100,034	125,606		125,606
Capitalized Interest	122,930	122,119					
Total Financing Required	4,265,905	7,547,306	5,486,019	4,702,459	5,582,469		
Estimated Interest	(20,150)	(36,300)	(32,813)	(33,600)	(39,900)		
Assumed spend down (months)	6	6	6	6	6		
Rounding	4,245	3,994	1,794	1,141	2,431		
Net Issue Size	4,250,000	7,515,000	5,455,000	4,670,000	5,545,000		27,435,000

Notes:



City of Franklin, Wisconsin
Tax Increment District # 8
Cash Flow Projection

Year	Projected Revenues			Expenditures												Balances													
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	Taxable G.O. Bond 4,250,000			G.O. Bond 7,515,000			G.O. Bond 5,455,000			G.O. Bond 4,670,000			G.O. Bond 5,545,000			Total Expenditures	Annual	Cumulative	Principal Outstanding	Year					
					Dated Date:	Est. Rate:	Interest:	Principal:	Dated Date:	Est. Rate:	Interest:	Principal:	Dated Date:	Est. Rate:	Interest:	Principal:	Dated Date:	Est. Rate:	Interest:	Principal:	Dated Date:	Est. Rate:	Interest:	Principal:					
2020	1,395,090	2,224	122,930	1,520,244	08/01/20	2.00%	122,930	150,000	03/01/21	3.25%	232,030	100,000	03/01/22	3.25%	199,875	75,000	03/01/23	3.25%	196,881	75,000	03/01/24	3.25%	125,606	26,010	1,060,931	177,938	26,710,000	2024	
2021	1,659,786	3,174	122,930	1,785,890	08/01/20	2.25%	122,930	175,000	03/01/21	3.25%	225,144	100,000	03/01/22	3.25%	195,188	100,000	03/01/23	3.25%	193,163	100,000	03/01/24	3.25%	247,838	27,061	1,725,885	75,986	253,923	26,160,000	2025
2022	1,897,971	2,387	122,930	1,990,358	08/01/20	2.25%	122,930	200,000	03/01/21	3.25%	217,425	200,000	03/01/22	3.25%	188,625	175,000	03/01/23	3.25%	187,319	175,000	03/01/24	3.25%	243,900	27,602	1,898,426	1,933	192,931	24,510,000	2026
2023	2,133,749	2,412	122,930	2,258,091	08/01/20	2.50%	122,930	235,000	03/01/21	3.25%	208,894	235,000	03/01/22	3.25%	180,656	200,000	03/01/23	3.25%	179,350	200,000	03/01/24	3.25%	236,588	28,154	2,087,697	48,464	241,395	23,360,000	2028
2024	2,367,143	3,017	122,930	2,493,090	08/01/20	2.50%	122,930	300,000	03/01/21	3.25%	199,550	250,000	03/01/22	3.25%	171,750	200,000	03/01/23	3.25%	170,350	200,000	03/01/24	3.25%	225,900	28,717	2,130,197	239,964	481,359	22,125,000	2029
2025	2,598,179	6,017	122,930	2,727,126	08/01/20	2.75%	122,930	325,000	03/01/21	3.25%	189,394	275,000	03/01/22	3.25%	161,906	225,000	03/01/23	3.25%	161,819	225,000	03/01/24	3.25%	214,088	29,291	2,189,053	415,143	896,302	20,785,000	2030
2026	2,597,919	11,206	122,930	2,732,055	08/01/20	2.75%	122,930	350,000	03/01/21	3.25%	178,475	300,000	03/01/22	3.25%	151,125	225,000	03/01/23	3.25%	152,256	225,000	03/01/24	3.25%	201,150	29,877	2,218,789	390,337	1,286,838	19,385,000	2031
2027	2,597,659	16,085	122,930	2,736,674	08/01/20	3.00%	122,930	375,000	03/01/21	3.25%	166,644	300,000	03/01/22	3.25%	139,875	275,000	03/01/23	3.25%	141,631	275,000	03/01/24	3.25%	187,068	30,475	2,269,930	343,815	1,630,653	17,840,000	2032
2028	2,597,399	20,383	122,930	2,740,712	08/01/20	3.00%	122,930	400,000	03/01/21	3.25%	154,050	325,000	03/01/22	3.25%	128,156	300,000	03/01/23	3.25%	129,413	300,000	03/01/24	3.25%	171,900	31,084	2,311,321	306,462	1,937,115	16,215,000	2033
2029	2,597,140	24,214	122,930	2,744,284	08/01/20	3.35%	122,930	450,000	03/01/21	3.25%	140,238	350,000	03/01/22	3.25%	115,500	300,000	03/01/23	3.25%	116,663	300,000	03/01/24	3.25%	155,588	31,706	2,353,911	267,443	2,204,557	14,485,000	2034
2030	2,586,880	27,557	122,930	2,737,367	08/01/20	3.35%	122,930	500,000	03/01/21	3.25%	124,800	375,000	03/01/22	3.25%	101,906	325,000	03/01/23	3.25%	103,381	325,000	03/01/24	3.25%	138,150	32,340	2,416,253	208,184	2,417,742	12,635,000	2035
2031	2,586,620	30,159	122,930	2,739,709	08/01/20	3.35%	122,930	525,000	03/01/21	3.25%	108,144	400,000	03/01/22	3.25%	87,375	325,000	03/01/23	3.25%	89,569	325,000	03/01/24	3.25%	119,588	32,987	2,424,627	201,153	2,614,694	10,685,000	2036
2032	2,586,361	32,866	122,930	2,741,157	08/01/20	3.35%	122,930	550,000	03/01/21	3.25%	96,675	410,000	03/01/22	3.25%	72,186	350,000	03/01/23	3.25%	75,225	350,000	03/01/24	3.25%	99,500	33,647	2,444,722	184,325	2,799,319	8,650,000	2037
2033	2,586,101	34,950	122,930	2,742,081	08/01/20	3.30%	122,930	575,000	03/01/21	3.25%	72,394	420,000	03/01/22	3.25%	56,625	375,000	03/01/23	3.25%	59,619	375,000	03/01/24	3.25%	78,638	34,320	2,470,670	160,422	2,959,641	6,510,000	2038
2034	2,585,841	36,996	122,930	2,742,867	08/01/20	3.30%	122,930	600,000	03/01/21	3.25%	53,300	430,000	03/01/22	3.25%	40,688	400,000	03/01/23	3.25%	43,350	400,000	03/01/24	3.25%	56,250	35,706	2,452,844	179,993	3,139,634	4,305,000	2039
2040	2,585,582	39,245	122,930	2,743,757	08/01/20	3.50%	122,930	650,000	03/01/21	3.25%	32,988	435,000	03/01/22	3.25%	24,469	410,000	03/01/23	3.25%	26,138	410,000	03/01/24	3.25%	33,750	35,706	2,432,675	202,152	3,341,786	2,035,000	2040
2041	2,585,322	41,772	122,930	2,744,024	08/01/20	3.50%	122,930	690,000	03/01/21	3.25%	11,213	435,000	03/01/22	3.25%	8,156	410,000	03/01/23	3.25%	8,713	410,000	03/01/24	3.25%	11,250	36,420	2,110,752	526,343	3,868,129	0	2041
Total	43,086,737	336,982	572,971	43,996,689	4,250,000		1,617,698	4,250,000	7,515,000		3,251,625	5,455,000	5,455,000	2,534,063	4,670,000	2,135,372	4,670,000	2,547,169	607,434	40,128,560								Total	

Notes:

Prorated TD Closure

