

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*
TUESDAY, MAY 5, 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 April 21, 2020.
- D. Hearings.
- E. Organizational Business – Mayoral Appointments:
 - 1. Gene Ninnemann, Weed Commissioner.
 - 2. David Bartels, 8489 S. Golden Lake Court, Ald. Dist. 1 – Parks Commission (3 year term expiring 4/30/2023).
- F. Letters and Petitions.
- G. Reports and Recommendations:
 - 1. A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for the Installation of a Challenge Tower/Aerial Rope Course Upon Property Located at 7011 South Ballpark Drive, within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) (Michael R. Schmitz, Owner of Rock Snow Park, LLC, Applicant).
 - 2. Request to Purchase Two Water Heaters for the Law Enforcement Center.
 - 3. Authorize Perry Brumm LLC to Construct Retaining Wall Behind Police Department (9455 W. Loomis Road) for \$15,900.
 - 4. A Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 6, City of Franklin, Wisconsin.
 - 5. A Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 8, City of Franklin, Wisconsin.
 - 6. A Resolution Granting Selective Waiver of Interest and Penalties Associated with Late Payment of the May 31, 2020 Tax Levy Installment to Those Franklin Property Tax Payers Adversely Impacted by the Public Health Emergency and setting a final due date for the 2019 Tax Levy of October 1, 2020

7. A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use to Operate an Arby's Restaurant with a Drive Through Out of an Existing 3,288 Square Foot Restaurant Building Located at 7621 West Rawson Avenue (Carisch, Inc., Applicant).
8. An Ordinance to Amend the Unified Development Ordinance Text at Table 15-3.0603 Standard Industrial Classification Title No. 7539 "Automotive Repair Shops, Not Elsewhere Classified" to Allow for Such Use as a Special Use in the M-1 Limited Industrial District (Pavilion Development Company, Applicant).
9. A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use to Operate an Automotive Minor Repair (Primary Use) and Tire Retail Sales and Installation (Accessory Use) Business Upon Property Located at 10800 West Speedway Drive (Pavilion Development Company, Applicant).
10. An Ordinance to Amend the Unified Development Ordinance Text at §15-3.0307 CC City Civic Center District, Subsection A.9., to Exempt the Property in the Northeastern Corner of the District, Such Property Bearing Tax Key No. 794-9999-009, from the Requirements for Cross-Access for Both Pedestrian and Vehicular Circulation with Adjacent Parcel(s) to the East of the Subject Property (Steven Pagnotta of Bradford Franklin LLC, Applicant).
11. A Resolution Authorizing the Waiver and Release in Part of the Floating Access Easement Upon and Within the Shoppes at Wyndham Village, Previously Approved by Resolution No. 2007-6339, Solely for the Property Located at 9651 West Drexel Ave. (Previously Addressed as 7760 South Lovers Lane Road) (Steve Pagnotta, Managing Member of Bradford Franklin LLC, Applicant, Franklin-Wyndham, LLC, Property Owner).
12. A Resolution Authorizing Certain Officials to Accept a Landscape Bufferyard Easement for and as Part of the Review and Approval of a Daycare Facility Use Upon Property Located at 9651 W Drexel Ave. (Steve Pagnotta, Managing Member of Bradford Franklin LLC, Applicant).
13. A Resolution Conditionally Approving a 2 Lot and 2 Outlot Certified Survey Map, Being Lot 3 of Certified Survey Map No. _____, as Recorded in the Register of Deeds Office for Milwaukee County as Document No. _____, Being a Part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (JHB Properties, LLC, Applicant/Property Owner) (3617 West Elm Road).
14. Request from Creative Homes to Change August 16, 2019, Approval that Would Allow Construction and Temporary Occupancy for a Model Home from Lot 3 to Lot 7 of Faithway Reserve (S. 76th Street and W. Faith Drive) and Change the Approval to Alesci Homes.
15. Authorize Vandewalle & Associates, Inc. to Provide Support for Parkland Acquisition Services for a Not-to-Exceed Fee of \$25,000.
16. An Ordinance to Amend Ordinance No. 2019-2398, an Ordinance Adopting the 2020 Annual Budgets for the General Fund, Capital Outlay Fund, Equipment Replacement Fund, Street Improvement Fund, Capital Improvement Fund and Development Fund to Reflect a Landfill Siting Revenue Shortfall of \$1,085,000 and a \$943,000 Milwaukee Metropolitan Sewerage District Grant Resource to the Capital Improvement Fund.
17. Authorization for Purchase of BS&A's Community Development & Complaints Software Including Execution of the Software Licenses and Services Agreement.

Common Council Meeting Agenda

May 5, 2020

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- 18. An Ordinance to Amend Ordinance No. 2019-2398, an Ordinance Adopting the 2020 Annual Budgets for the General Fund to Carryforward \$78,300 of Unused 2019 Personnel Appropriations in the Inspection Services Department.
- 19. Report on Expenditures Related to the COVID-19 Public Health Emergency Thru April 29, 2020.
- 20. List of Donations for March and April, 2020 to Police and Fire Departments.
- 21. March 2020 Monthly Financial Report.
- 22. Designation of Official Newspaper.
- 23. Discussion on Director of Administration Position Candidates. The Common Council may enter closed session pursuant to Wis. Stats. §19.85(1)(c) and (f), to consider employment, promotion, compensation, or performance evaluation data of a public employee over which the Common Council has jurisdiction or exercises responsibility and to consider financial, social or personal histories of specific persons which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories and may re-enter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.
- 24. Confirmation of the Appointment of Margaret (Peggy) A. Steeno as Director of Administration.

H. Licenses and Permits.

Miscellaneous Licenses from License Committee Meeting of May 5, 2020.

I. Bills.

Request for Approval of Vouchers and Payroll.

I. 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:

| | | |
|---------|-------------------------|------------------|
| May 7 | Plan Commission Meeting | 7:00 p.m. |
| May 19 | Common Council Meeting | 6:30 p.m. |
| May 21 | Plan Commission Meeting | 7:00 p.m. |
| May 25 | Memorial Day | City Hall Closed |
| June 2 | Common Council Meeting | 6:30 p.m. |
| June 4 | Plan Commission Meeting | 7:00 p.m. |
| June 16 | Common Council Meeting | 6:30 p.m. |
| June 18 | Plan Commission Meeting | 7:00 pm. |

CITY OF FRANKLIN
COMMON COUNCIL MEETING
APRIL 21, 2020
MINUTES

ROLL CALL

- A. City Clerk Sandra Wesolowski administered the Oaths of Office to Mayor Steve Olson, Third District Alderwoman Kristen Wilhelm, Fourth District Alderwoman Shari Hanneman, and Sixth District Alderman John R. Nelson.

The regular meeting of the Common Council was held on April 21, 2020 and called to order at 6:35 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer (by telephone), Alderwoman Kristen Wilhelm (by telephone), Alderwoman Shari Hanneman, Alderman Mike Barber and Alderman John R. Nelson. Also present were City Engineer Glen Morrow, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.

RES. 2020-7615
PUBLIC HEALTH
EMERGENCY
COVID-19

- G.1. Alderman Barber moved to adopt Resolution No. 2020-7615, A RESOLUTION TO AMEND A RESOLUTION IN RATIFICATION OF A PROCLAMATION DECLARING A PUBLIC HEALTH EMERGENCY IN RESPONSE TO THE CORONAVIRUS DISEASE 2019 (COVID-19), AS AMENDED, TO PROVIDE FOR CITY COMMON COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MEETINGS ATTENDANCE BY THE PUBLIC BY WAY OF TELEPHONE AND/OR ELECTRONIC AUDIO AND/OR VIDEO COMMUNICATION AND TO EXTEND THE TIME PERIOD OF THE PUBLIC HEALTH EMERGENCY FOR FORTY (40) DAYS. Seconded by Alderwoman Hanneman. On roll call, all voted, Aye. Motion carried.

CITIZEN COMMENT

- B.1. Citizen comment period was opened at 6:37 p.m. and closed at 6:44 p.m.

MAYORAL
ANNOUNCEMENT

- B.2. An update was provided by the Franklin Emergency Operation Command Staff relating to the Coronavirus Disease (COVID-19).

MINUTES
APRIL 6, 2020

- C. Alderman Barber moved to approve the minutes of the regular Common Council meeting of April 6, 2020 as corrected at this meeting. Seconded by Alderman Nelson. All voted Aye; motion carried.

MAYORAL
APPOINTMENTS

- E.1. Alderwoman Hanneman moved to confirm the following Aldermanic Appointments:
(a) Alderman Dandrea-Finance Committee, 1 yr. term expires 4/13/21.

- (b) Alderman Dandrea-Plan Commission, 1 yr. term expires 4/13/21.
- (c) Alderman Mayer-Environmental Commission, 1 yr. term expires 4/13/21.
- (d) Alderwoman Wilhelm-License Committee, 1 yr. term expires 4/13/21.
- (e) Alderwoman Wilhelm-Library Board, 3 yr. term expires 4/18/23.
- (f) Alderwoman Wilhelm-Quarry Monitoring Committee, 3 yr. term expires 4/12/23.
- (g) Alderwoman Hanneman-Finance Committee, 1 yr. term expires 4/13/21.
- (h) Alderwoman Hanneman-License Committee, 1 yr. term expires 4/13/21.
- (i) Alderwoman Hanneman-Civic Celebrations Commission, 2 yr. term expires 6/30/22.
- (j) Alderwoman Hanneman-Parks Commission, 1 yr. term expires 4/13/21.
- (k) Alderman Nelson-Fair Commission, term of office, expires 4/18/23.
- (l) Alderman Nelson-License Committee, 1 yr. term expires 4/13/21.
- (m) Alderman Nelson-Board of Public Works, term of office, expires 4/18/23.
- (n) Alderman Nelson-Finance Committee, 1 yr. term expires 4/13/21.

Seconded by Alderman Barber. On Roll Call, all voted Aye. Motion carried.

COMMON COUNCIL
PRESIDENT

E.2. Alderwoman Wilhelm nominated Alderman Nelson as Common Council President.

Alderman Barber nominated Alderman Dandrea as Common Council President.

Alderman Nelson moved to close nominations for Common Council President. Seconded by Alderman Barber. All voted Aye; motion carried.

Vote by secret ballot, Alderman Dandrea received four votes and Alderman Nelson received two votes. Alderman Dandrea was elected Common Council President.

- BALLPARK COMMONS UPDATE G.2. No action was taken following a project update for Ballpark Commons.
- UPGRADE OF 911 NEXTGEN G.3. Alderwoman Wilhelm moved to accept the grant with the commitment to fund 100% of the project costs of \$26,883.50 with the expectation the City would receive 60% of the costs, estimated to be \$16,130.00, as a reimbursement, with City costs being \$10,754.00, and further that the Council directs the Director of Finance & Treasurer to prepare budget amendment to move contingency appropriation to Police Equipment and reflect the grant resources. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.
- STATEWIDE HEALTH INFORMATION NETWORK CONTRACT G.4. Alderman Barber moved to allow the Director of Health and Human Services to enter into a 90-day trial contract for access to the Wisconsin Statewide Health Information Network (WSHIN) organization data to improve communicable disease investigation and follow-up. Seconded by Alderman Mayer. On roll call, Alderman Nelson, Alderman Barber, Alderwoman Hanneman, Alderman Mayer, and Alderman Dandrea voted Aye; Alderwoman Wilhelm Abstained. Motion carried.
- ICC AGREEMENT COVID-19 G.5. Alderman Mayer moved to authorize the City of Franklin to participate in an Intergovernmental Cooperation Agreement for procuring personal protection equipment and other necessary sanitation and medical supplies in response to the COVID-19 public health emergency. Seconded by Alderman Barber. On roll call, all vote Aye. Motion carried.
- COVID-19 EXPENDITURES G.6. No action taken on the report on expenditures related to the COVID-19 Public Health Emergency through April 15, 2020.
- COVID-19 EMPLOYEE TREATMENT COVERAGE G.7. Alderman Mayer moved to authorize coverage of 1st dollar medical costs for COVID-19 treatment for employees covered on the City's health insurance plan. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.
- RES. 2020-7616 DEV. AGREEMENT KNOLLWOOD LEGACY APARTMENTS G.8. Alderman Dandrea moved to adopt Resolution No. 2020-7616, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A DEVELOPMENT AGREEMENT WITH THE DEVELOPER OF KNOLLWOOD LEGACY APARTMENTS UPON REVIEW AND ACCEPTANCE BY CITY ATTORNEY. Seconded by Alderman Barber. On roll call, Alderman Barber, Alderwoman Hanneman, Alderwoman Wilhelm, and Alderman Dandrea voted Aye; Alderman Nelson and Alderman Mayer voted

No. Motion carried.

- STORM WATER DRAINAGE ISSUE AT KRONES, INC. G.9. Alderwoman Hanneman moved to rescind current and future invoices to Kronos, Inc. related to the review of the redesign of the storm water system. Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.
- REPLACEMENT CHAIRS G.10. Alderman Barber moved to authorized the Operations Supervisor to execute a quotation and purchase order with Building Services, Inc. (BSI) for a purchase of twenty-nine (29) SitOnIt "Focus" 5623TB1.A152. high-back mesh chairs, for \$9,425.00 and to authorize release of the check. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.
- RES. 2020-7617 TEMPORARY GRADING EASEMENT FOR 8003 S. 68TH ST. G.11. Alderman Barber moved to adopt Resolution No. 2020-7617, A RESOLUTION TO SIGN A TEMPORARY GRADING EASEMENT FOR 8003 SOUTH 68TH STREET (TAX KEY NO. 804-9991-002) FOR WORK ON THE SOUTH 68TH STREET VERTICAL ALIGNMENT IMPROVEMENTS PROJECT. Seconded by Alderman Nelson. On roll call, all voted Aye. Motion carried.
- EASEMENT TO WE ENERGIES FOR 3548 W. SOUTH COUNTY LINE RD. G.12. Alderman Barber moved to direct staff to grant gas and electric easement to Wisconsin Electric Power Company for City owned parcel at 3548 West South County Line Road and West Drexel Avenue (Tax Key No. 979-9999-000). Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.
- BID FOR DEMOLITION 3548 W. SOUTH COUNTY LINE RD. G.13. Alderman Hanneman moved to authorize staff to solicit bids for the demolition of an abandoned home at 3548 West South County Line Road (Tax Key No. 979-9999-000). Seconded by Alderman Barber. On roll call, all voted Aye. Motion carried.
- WAIVE LATE FEES AND OTHER CONCESSIONS FOR WATER AND SEWER DUE TO COVID-19 G.14. City Engineer Morrow presented the Notice to waive late fees and make other concessions for the Water and Franklin Sewer Utilities in accordance with Wisconsin Governor Tony Evers' Emergency Order #11, "Public Service Commission Administration Rules and Suspensions", which was placed on file on a motion by Alderman Barber, seconded by Alderman Nelson. On roll call, all voted Aye. Motion carried.
- BUDGET AMENDMENT LANDFILL SITING REVENUES G.15. Alderman Dandrea moved to hold until the May 5, 2020 Common Council meeting and refer to the Finance Committee for a recommendation back to the Common Council, a 2020 budget amendment for the General Fund, Capital Outlay Fund, Equipment

Replacement Fund, Street Improvement Fund and Capital Improvement Fund to reduce \$1,000,000 of landfill siting resources and remove selected projects from the 2020 capital funds. Seconded by Alderman Nelson. All voted Aye; motion carried.

BS&A SOFTWARE
PURCHASE

- G.16. Alderman Barber moved to authorize purchase of BS&A's Community Development and Citizen Call to Action Software including execution of the Software License and Services Agreement and to authorize the Director of IT to execute the necessary documents. Seconded by Alderman Dandrea. Alderman Dandrea withdrew his second and Alderman Barber withdrew his motion.

Alderwoman Hanneman then moved to table to the May 5, 2020 Common Council meeting, the purchase of BS&A's Community Development and Citizen Call to Action Software. Seconded by Alderman Barber. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

- H. Alderman Barber moved to approve the following: City vouchers with an ending date of April 16, 2020 in the amount of \$1,330,172.07; and Payroll dated April 10, 2020 in the amount of \$393,725.67 and payments of the various payroll deductions in the amount of \$244,021.95 plus City matching payments; and estimated payroll dated April 24, 2020 in the amount of \$412,000.00 and payments of the various payroll deductions in the amount of \$441,000.00, plus City matching payments; and the release of payment to Knight Barry in the amount of \$2,036,763.71; and property tax vouchers with an ending date of April 16, 2020 in the amount of \$6,790,553.67 and the use of investment funds for tax settlements of \$5,867,154.16. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- I. Alderwoman Hanneman moved to adjourn the meeting at 8:04 p.m. Seconded by Alderman Barber. All voted Aye; motion carried.

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| <p>APPROVAL</p> <p><i>slw</i></p> | <p>REQUEST FOR COUNCIL ACTION</p> | <p>MEETING DATE</p> <p>05-05-20</p> |
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| <p>ORGANIZATIONAL BUSINESS</p> | <p>Appointment of Weed Commissioner</p> | <p>ITEM NUMBER</p> <p><i>E.1.</i></p> |
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Appointment of Gene Ninnemann as Weed Commissioner at a weed cutting fee of \$90.00 per hour, or other action the Council deems appropriate for the calendar year 2020.

COUNCIL ACTION REQUESTED

Appointment of Gene Ninnemann as Weed Commissioner at a weed cutting fee of \$90.00 per hour or other action the Council deems appropriate for the calendar year 2020.

OR

As directed

NINNEMANN TRUCKS & EQUIPMENT LLC
287-27TH STREET
CALEDONIA, WI 53108

City of Franklin
9229 W Loomis Rd.
Franklin, WI 53132
City Clerk Office

February 9, 2020

Dear Sandra Wesolowski

I would once again like to take is time to extend my services with the City of Franklin by continuing to serve as the City's Weed Commissioner/ cutter for the upcoming season of 2020. As always I have enjoyed the privilege to help server the City and its residence and look forward to the opportunity again. The rates for the 2020 season will remain the same at \$90.00 per hour

Sincerely,

Gene Ninnemann

A handwritten signature in blue ink that reads "Gene Ninnemann". The signature is written in a cursive style with a small flourish at the end.

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| <p>APPROVAL</p> <p><i>slw</i></p> | <p>REQUEST FOR COMMON COUNCIL ACTION</p> | <p>MEETING DATE</p> <p>05-05-20</p> |
| <p>ORGANIZATIONAL BUSINESS</p> | <p>Board and Commission Appointment</p> | <p>ITEM NUMBER</p> <p><i>E. 2.</i></p> |

The following Mayoral appointment has been submitted for Council confirmation:

David Bartels, 8489 S. Golden Lake Court, Ald. Dist. 1 Parks Commission (3 year term expiring 4/30/2023).

COUNCIL ACTION REQUESTED

Motion to confirm the following Mayoral appointment:

David Bartels, 8489 S. Golden Lake Court, Ald. Dist. 1 Parks Commission (3 year term expiring 4/30/2023).

Shirley Roberts

From: volunteerfactsheet@franklinwi.info
Sent: Thursday, April 30, 2020 8:22 AM
To: Lisa Huening; Shirley Roberts, Sandi Wesolowski
Subject: Volunteer Fact Sheet

Name: David Bartels
PhoneNumber:
EmailAddress:
YearsasResident: 25
Alderman: 1
ArchitecturalBoard: no
CivicCelebrations: no
CommunityDevelopmentAuthority: no
EconomicDevelopmentCommission: no
EnvironmentalCommission: no
FinanceCommittee: no
FairCommission: no
BoardofHealth: no
FirePoliceCommission: no
ParksCommission: yes
LibraryBoard: no
PlanCommission: no
PersonnelCommittee: no
BoardofReview: no
BoardofPublicWorks: no
QuarryMonitoringCommittee: no
TechnologyCommission: no
TourismCommission: no
BoardofZoning: no
WasteFacilitiesMonitoringCommittee: no
BoardWaterCommissioners: no
CompanyNameJob1: WMEP Manufacturing Solutions
CompanyAddressJob1: 2601 Crossroads Dr., Madison, WI 53718
TelephoneJob1: 4146593704
StartDateandPositionJob1: 08/2019 - Business Development Leader
EndDateandPositionJob1: Current
CompanyNameJob2: Global Industrial
AddressJob2: 11400 W. Parkland Ave. Milwaukee, WI
TelephoneJob2: 4146593704
StartDateandPositionJob2: 10/2018 - Outside Sales Rep.

EndDateandPositionJob2: 08/2019 - same
CompanyNameJob3: Cubic Designs Inc.
AddressJob3: 5487 S. Westridge Dr., New Berlin, WI
TelephoneJob3: 2627891966
StartDateandPositionJob3: 04/1992 - Sales Rep.
EndDateandPositionJob3: 07/2018 - Sales Mgr.
Signature: David Bartels
Date: 04/30/2020
Signature2: David Bartels
Date2: 04/30/2020
Address: 8489 S Golden Lake Ct., Franklin, WI
PriorityListing:

WhyInterested: I feel it's very important to give back to our community by volunteering and wanting to help make a difference, especially during these trying times we live in. Franklin is a great place to live and raise a family and I enjoy giving back and being part of a team that keeps us moving forward.

DescriptionofDutiesJob1: Uncover business opportunities for manufacturing consulting services with small to mid-size manufacturers in Wisconsin.
DescriptionofDutiesJob2: Sales of industrial and commercial products to businesses.
DescriptionofDutiesJob3: Sales of custom mezzanine systems to commercial and industrial businesses.

AdditionalExperience: Franklin business owner (co-owner, Point After Pub & Grille); 5 years on Franklin Youth Football Board (3 as president); chairman of Saber Stadium project (volunteer citizen group that raised \$1 million for the high school athletic field); 4 years on Franklin Fire & Police Commission; 13 years on Franklin Little League Board (4 as president). Hobbies include golf, biking and reading.

ClientIP: 184.59.63.237
SessionID: qwpy4ei5ef0zd3atjsfe1qza
[See Current Results](#)

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| <p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p> | <p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p> | <p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">05/05/20</p> |
| <p style="text-align: center;">REPORTS & RECOMMENDATIONS</p> | <p style="text-align: center;">A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE INSTALLATION OF A CHALLENGE TOWER/AERIAL ROPE COURSE UPON PROPERTY LOCATED AT 7011 SOUTH BALLPARK DRIVE, WITHIN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS)</p> <p style="text-align: center;">(MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC, APPLICANT)</p> | <p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.1.</i></p> |

At its April 23, 2020, regular meeting, the Plan Commission carried a motion to recommend approval of this Special Use Resolution and a motion to approve a Resolution approving a Site Plan to allow for the installation of a proposed 50 foot high challenge tower.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution 2020-_____, imposing conditions and restrictions for the approval of a Special Use for the installation of a challenge tower/aerial rope course upon property located at 7011 South Ballpark Drive, within Planned Development District No. 37 (the Rock Sports Complex/Ballpark Commons). (Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant).

RESOLUTION NO. 2020-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR THE INSTALLATION OF A
CHALLENGE TOWER/AERIAL ROPE COURSE UPON PROPERTY LOCATED
AT 7011 SOUTH BALLPARK DRIVE, WITHIN PLANNED DEVELOPMENT
DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS)
(MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC, APPLICANT)

WHEREAS, Michael R. Schmitz, owner of Rock Snow Park, LLC having petitioned for the approval of a Special Use in Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), to allow for the installation of a challenge tower/aerial rope course (east of the existing Ski Chalet within Ballpark Commons) [challenge towers/aerial ropes courses are not specifically listed as Permitted/Special Use in Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Ordinance No. 2019-2368, therefore, the applicant is requesting the Plan Commission determine that the proposed use is similar to those listed as Special Uses in the Planned Development District Ordinance, such as Outdoor Climbing Walls or Indoor/Outdoor Sports (non-motorized) not elsewhere classified], upon property located at 7011 South Ballpark Drive, bearing Tax Key No. 744-1003-000, more particularly described as follows:

CERTIFIED SURVEY MAP NO. 9041: A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10773453 AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of April, 2020, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive

MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC – SPECIAL USE
RESOLUTION NO. 2020-_____

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Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Michael R. Schmitz, owner of Rock Snow Park, LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Michael R. Schmitz, owner of Rock Snow Park, LLC, successors and assigns, as a challenge tower/aerial rope course use, which shall be developed in substantial compliance with, and operated and maintained by Michael R. Schmitz, owner of Rock Snow Park, LLC, pursuant to those plans City file-stamped April 13, 2020 and annexed hereto and incorporated herein as Exhibit A.
2. Michael R. Schmitz, owner of Rock Snow Park, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Michael R. Schmitz, owner of Rock Snow Park, LLC Ballpark Commons challenge tower/aerial rope course installation, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the Michael R. Schmitz, owner of Rock Snow Park, LLC challenge tower/aerial rope course use for the property located at 7011 South Ballpark Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC – SPECIAL USE
RESOLUTION NO. 2020-_____

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4. The applicant shall revise the Site Plan and/or Landscape Plan to show shared parking easements between adjoining property owners, for Department of City Development and Engineering Department review and approval prior to issuance of an Occupancy Permit.
5. Signs shall be subject to staff review in conformance with Chapter 210 of the Municipal Code and issuance of a Sign Permit.
6. The applicant shall obtain final approval of grading, erosion control, storm water management, and utilities by the Engineering Department prior to any land disturbance activities.

BE IT FURTHER RESOLVED, that in the event Michael R. Schmitz, owner of Rock Snow Park, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of completion of the Ballpark Commons challenge tower/aerial rope course installation and the issuance of an occupancy/use permit for such use.

MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC – SPECIAL USE
RESOLUTION NO. 2020-_____

Page 4

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

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****Meeting of April 23, 2020****Special Use and Site Plan**

RECOMMENDATION: City Development staff recommends approval of the Special Use and Site Plan for the Ballpark Commons (BPC) Challenge Tower.

| | |
|---------------------------------------|--|
| Project Name: | Ballpark Commons Challenge Tower Special Use and Site Plan |
| Project Address: | 7011 South Ballpark Drive |
| Applicant: | Rock Snow Park, LLC Michael Schmitz, representative |
| Property Owner: | Roc Ventures, LLC |
| Current Zoning: | Planned Development District (PDD) No. 37 |
| 2025 Comprehensive Plan: | Mixed Use |
| Use of Surrounding Properties: | Ski hill to the north, Ski Chalet to the west, parking areas to the south, parking areas and Umbrella Bar to the east. |
| Applicant's Action Requested: | Plan Commission recommendation of approval of the Special Use and approval of the Site Plan. |

INTRODUCTION:

On February 27, 2020, Rock Snow Park, LLC has submitted applications for Special Use and Site Plan, for a Challenge Tower to be located east of the existing Ski Chalet. Challenge towers (similar to and sometimes referred to as compact aerial courses or high rope courses) are typically tall structures designed to provide rope courses comprised of numerous swinging, climbing, and balancing challenges. The Common Council heard a Concept Review for this project at its November 5, 2019, meeting.

In accordance with the Unified Development Ordinance (UDO) §15-7.0104, the review time frame for Site Plan applications is 60 days. Therefore, these applications are scheduled for this April 23, 2020, Plan Commission meeting.

Challenge towers/aerial ropes courses are not specifically listed as permitted/special use in the PDD No. 37 Ordinance No. 2019-2368. However, per Unified Development Ordinance (UDO) Section §15-2.0210. when a use is not specifically listed a "Permitted Use," "Special Use," or "Accessory Use," it shall be assumed that such a use is expressly prohibited unless by a written decision of the Plan Commission it is determined that said use is similar to, and not a more measurably intense use, than the use listed.

The applicant is requesting the Plan Commission to determine that the proposed use is similar to those listed as special uses in the PDD Ordinance, such as Outdoor Climbing Walls or Indoor/Outdoor Sports (non-motorized) not elsewhere classified.

PROJECT ANALYSIS:

The Challenge Tower would be located east of the existing Ski Chalet. On November 5, 2019, the Common Council heard a Concept review for this project, the previous location was north of the Umbrella Bar. The applicant changed the location of the proposed Challenge Tower based on input received during the Common Council hearing.

If the Plan Commission determines that Challenge Towers are similar to Outdoor Climbing Walls or Indoor/Outdoor Sports (non-motorized) not elsewhere classified. The proposed use would be compatible to other recreational uses of the Rock Sports Complex Area, such as snowshoeing, indoor and outdoor soccer, volleyball, golf, baseball, indoor climbing wall, general retail, slides/children's play areas, physical therapy as permitted uses, and entertainment outdoor and indoor music, electric vehicle racing and drinking places as special uses.

The intent of the Rock Sports Complex Area *is to provide a multi-use sports and entertainment complex where the recreational needs of area residents can be met without undue disturbance of natural resources and adjacent uses*, as stated in the PDD Ordinance Section 15-3.0442A.

On the other hand, if the Plan Commission determines that Challenge Towers are not similar enough to the uses listed above. The Challenge Tower would be assumed as not permitted in this PDD.

The site is designated as "Mixed Use" in the Future Land Use Map of the Comprehensive Master Plan (CMP). Therefore, the Challenge Tower is consistent with the CMP and the Planned Development District (PDD) Ordinance No. 2019-2398.

Special Use standards

Adverse Impact. The proposed challenge tower structure would be located on top of a private sewer line. Engineering Dept. suggested to find another location. The applicant stated that *the tower will have no impact on the utilities and we will be responsible for any future maintenance or service to the utilities.*

Site Plan

The site is approximately 5,945 sf in area and the structure would comply with setback requirements set forth in the PDD Ordinance. The resulting overall Landscape Surface Ratio (LSR) of 65.28 % complies with the PDD minimum of 50%. The tower would be 50-foot tall, with 3 levels of obstacles and an observation deck on the top, the structure complies with the maximum height of 60 feet for this district.

The exact hours of operation are not defined yet, but the maximum would be from 9 am to sunset. The applicant has not submitted an outdoor lighting plan as this facility would only be operated during daylight hours.

With regards to safety, the applicant stated that *the challenge tower industry has oversight from the Association for Challenge Course Technology [ACCT] ACCT is an American National Standards Institute (ANSI) accredited standards developer for the global challenge course,*

aerial adventure park, canopy tour, and zip line industry. All operations of the tower will be in compliance with best practices and standards proposed by the ACCT and will follow all operating procedures, maintenance, and recommendations contained in the manufacture's manuals.

Parking

Per applicant's calculations, the capacity of the Challenge Tower is 30 people plus 10 people in line, utilizing the closest matched use of the UDO parking table (Resort) with a 3 patrons per parking space ratio, 13 parking spaces for patrons and 4 spaces for staff, resulting in a total of 17 parking spaces.

It is noted that per PDD Ordinance 2019-2368, §15-3.0442A(D)(2)(b): *Utilization of parking on any adjacent site is prohibited and shall not be counted towards parking requirements unless prior approval of the Plan Commission is obtained and subject to recorded shared parking agreements/easements/etc.* Therefore, staff is recommending a condition of approval requiring shared parking easements.

Fencing

Fencing will be 6-foot high black vinyl coated chain link without privacy slats consistent with the rest of the property. This fence complies with the PDD Ord. Section 15-3.0442A(D)(1)(b).

CONCLUSION:

City Development staff recommends approval of the Special Use and Site Plan for the Challenge Tower at Ballpark Commons, subject to the conditions set forth in the attached Resolution.

RESOLUTION NO. 2020-_____

A RESOLUTION APPROVING A SITE PLAN TO ALLOW FOR THE
INSTALLATION OF A PROPOSED 50 FOOT HIGH CHALLENGE TOWER
(7011 SOUTH BALLPARK DRIVE)
(MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC,
APPLICANT, ROC VENTURES, LLC, PROPERTY OWNER)

WHEREAS, Michael R. Schmitz, owner of Rock Snow Park, LLC having applied for approval of a proposed site plan to allow for the installation of a proposed 50 foot high Challenge Tower (compact aerial courses or high rope courses, comprised of numerous swinging, climbing and balancing challenges) with 3 levels of obstacles and 50 elements, including a kids course, an observation deck at the top, with a 50 foot by 50 foot octagonal footprint, to be located east of the existing Ski Chalet in The Rock Sports Complex, property located at 7011 South Ballpark Drive, within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan to allow for the installation of a proposed 50 foot high Challenge Tower with 3 levels of obstacles and 50 elements, including a kids course, an observation deck at the top, with a 50 foot by 50 foot octagonal footprint, as depicted upon the plans date-stamped April 13, 2020, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Michael R. Schmitz, owner of Rock Snow Park, LLC Challenge Tower installation date-stamped April 13, 2020.
2. Michael R. Schmitz, owner of Rock Snow Park, LLC, successors and assigns, and any developer of the Michael R. Schmitz, owner of Rock Snow Park, LLC Challenge Tower installation project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Michael R. Schmitz, owner of Rock Snow Park, LLC Challenge Tower installation project, within 30 days of

MICHAEL R. SCHMITZ, OWNER OF ROCK SNOW PARK, LLC – SITE PLAN
RESOLUTION NO. 2020-_____

Page 2

invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the Michael R. Schmitz, owner of Rock Snow Park, LLC Challenge Tower installation project, located at 7011 South Ballpark Drive, within Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the Michael R. Schmitz, owner of Rock Snow Park, LLC Challenge Tower installation project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. The approval granted hereunder is subject to the conditions and restrictions set forth in the concurrent Special Use Resolution.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2020.

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

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

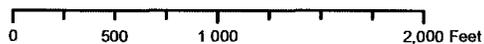
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7011 S. Ballpark Drive
TKN: 744 1003 000



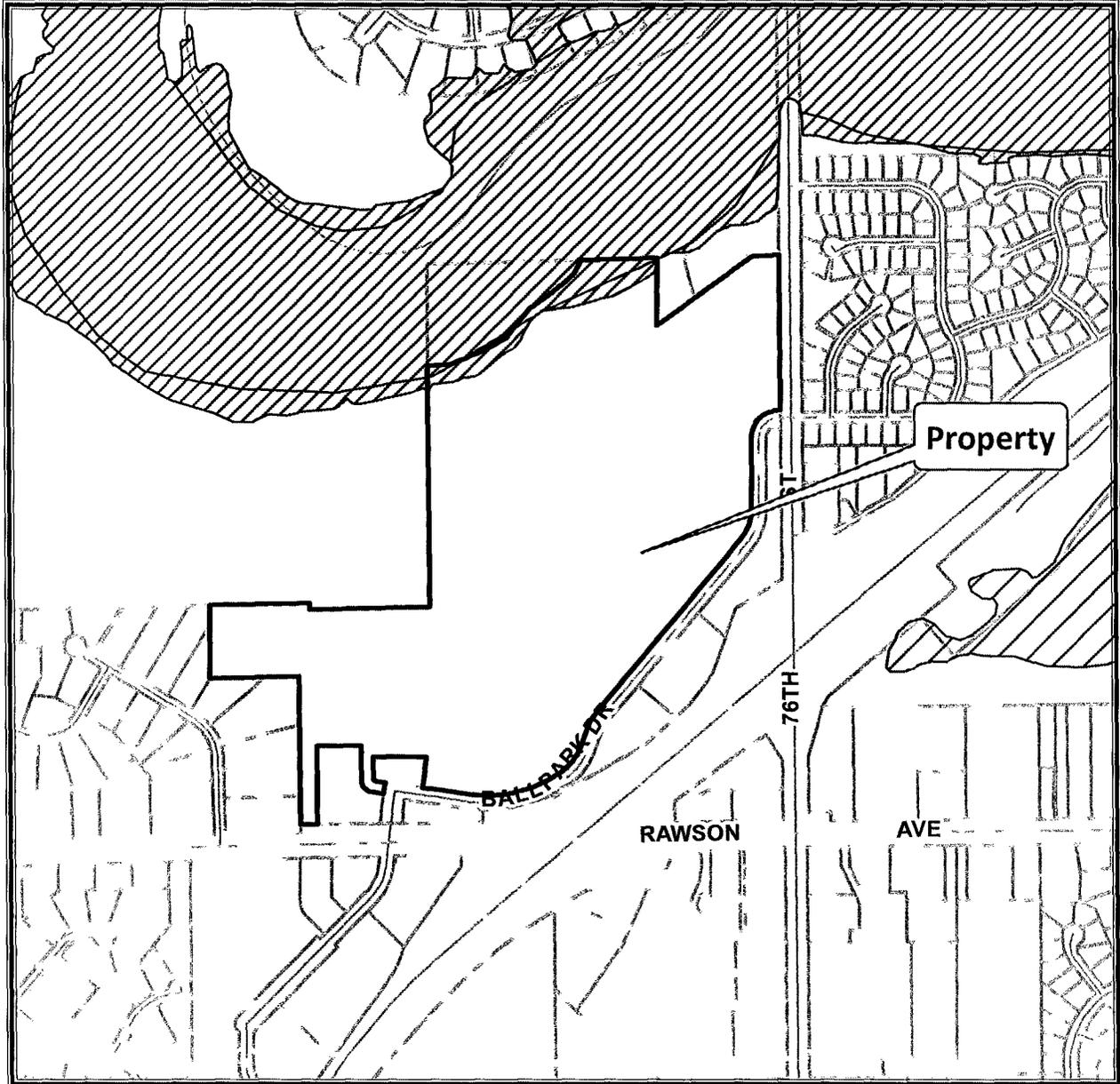
Planning Department
(414) 425-4024



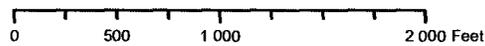
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal engineering or surveying purposes.



7011 S. Ballpark Drive
TKN: 744 1003 000

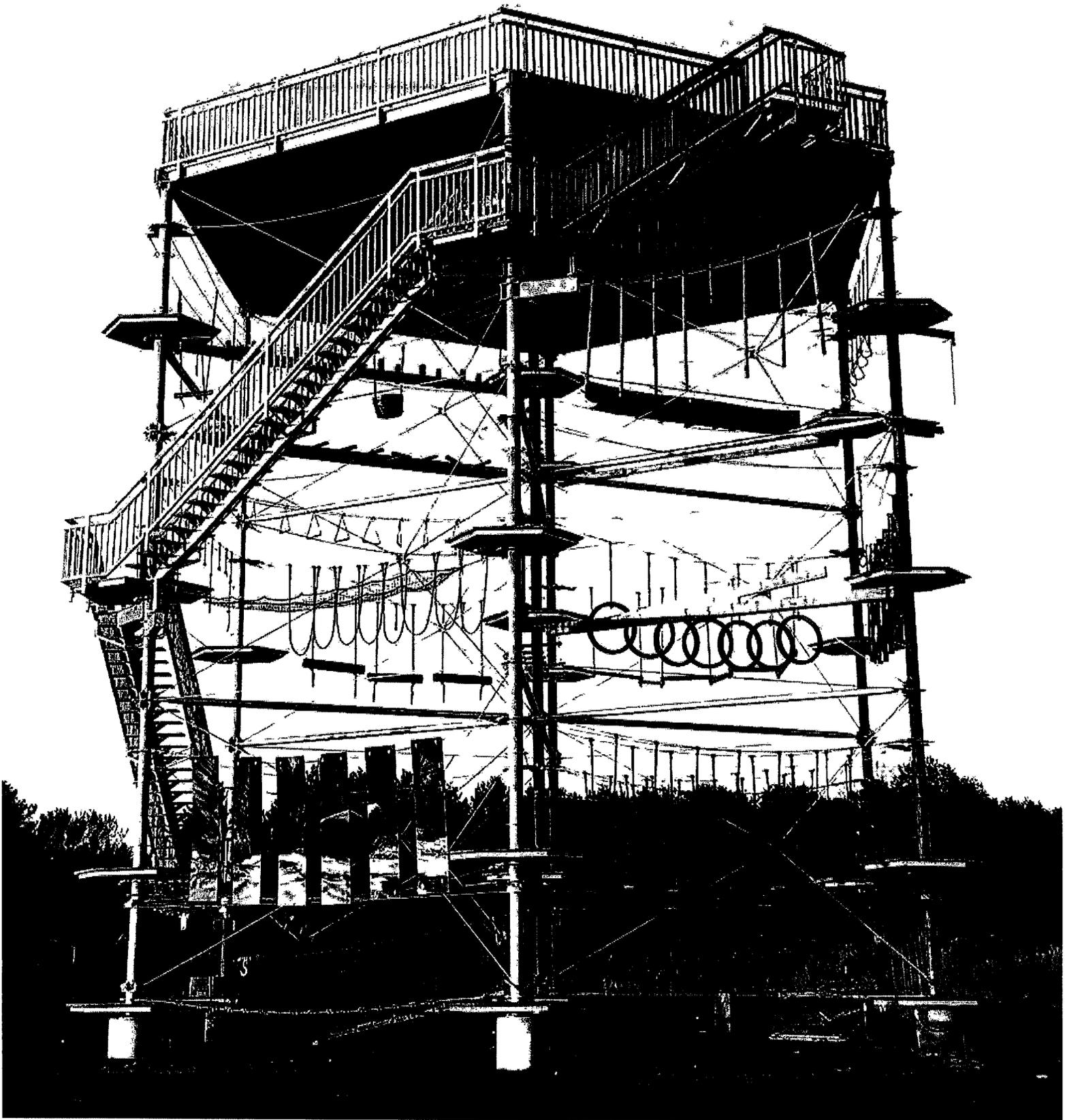


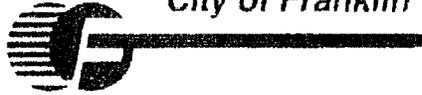
Planning Department
(414) 425-4024



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.





Date of Application _____

SITE PLAN / SITE PLAN AMENDMENT APPLICATION

Complete, accurate and specific information must be entered Please Print.

Applicant (Full Legal Name[s])
 Name Rock Snow Park, LLC
 Company Rock Snow Park, LLC
 Mailing Address 7011 S Ballpark Dr
 City / State Franklin, WI Zip 53132
 Phone 414-235-8818
 Email Address info@rocksnowpark.com

Applicant is Represented by (contact person)(Full Legal Name[s])
 Name Michael Schmitz
 Company Rock Snowpark
 Mailing Address 011 S Ballpark Dr
 City / State Franklin, WI Zip 53132
 Phone 414-235-8818
 Email Address mike@rocksnowpark.com

Project Property Information
 Property Address 7011 S Ballpark Dr
 Property Owner(s) Roc Ventures
 Mailing Address 7044 S Ballpark Dr
 City / State Franklin, WI Zip 53132
 Email Address _____

Tax Key Nos _____
 Existing Zoning _____
 Existing Use _____
 Proposed Use _____
 Future Land Use Identification _____

*The 2025 Comprehensive Master Plan Future Land Use Map is available at _____

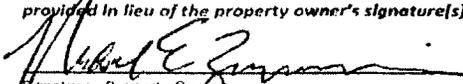
Site Plan/Site Plan Amendment submittals for review must include and be accompanied by the following:

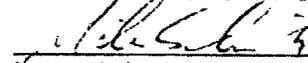
- This Application form accurately completed with original signature(s) Facsimiles and copies will not be accepted
- Application Filing Fee, payable to City of Franklin
 - Tier 1 \$2000
 - Tier 2 \$1000 (Lot size ≤ 1 acre)
 - Tier 3 \$500 (≤ 10% increase or decrease in total floor area of all structures with no change to parking, or change to parking only)
- Legal Description for the subject property (WORD doc. or compatible format)
- Seven (7) complete collated sets of Application materials to include
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs estimate of project value and any other information that is available)
 - Seven (7) folded full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package (The submittal should include only those plans/items as set forth in Section 15 7 0103, 15 7 0301 and 15 5 0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc)
 - Reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package will be at Planning staff recommendation, if applicable
- One colored copy (11"x17") of the building elevations, if applicable
- One copy of the Site Intensity and Capacity Calculations, if applicable (see Division 15 3 0500 of the UDO)
- Three copies of the Natural Resource Protection report if applicable (see Section 15 7 0103Q of the UDO)
- Email (or CD ROM) with all plans/submittal materials Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable)

*Upon receipt of a complete submittal, staff review will be conducted within ten business days Additional materials may be required
 *Site Plan/Site Plan amendment requests require Plan Commission or Community Development Authority review and approval

The applicant and property owner(s) hereby certify that (1) all statements and other information submitted as part of this application are true and correct to the best of applicant s and property owner(s)' knowledge, (2) the applicant and property owner(s) has/have read and understand all information in this application, and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7 00 a m and 7 00 p m daily for the purpose of inspection while the application is under review The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis Stat §943 13

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


 Signature Property Owner
 Name & Title (PRINT) Michael Schmitz
 Date 2-17-20


 Signature Applicant
 Name & Title (PRINT) Michael Schmitz
 Date 2/17/20

Signature Property Owner
 Name & Title (PRINT) _____
 Date _____

Signature Applicant's Representative
 Name & Title (PRINT) _____
 Date _____



SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

Complete, accurate and specific information must be entered **Please Print**

| | | | |
|---|--|---|--|
| Applicant (Full Legal Name(s)) Name <u>Rock Snow Park, LLC</u> Company <u>Rock Snow Park, LLC</u> Mailing Address <u>7011 S Ballpark Dr</u> City / State <u>Franklin, WI</u> Zip <u>53132</u> Phone <u>414-235-8818</u> Email Address <u>info@rocksnowpark.com</u> | | Applicant is Represented by (contact person)(Full Legal Name(s)) Name <u>Michael Schmitz</u> Company <u>Rock Snowpark</u> Mailing Address <u>7011 S Ballpark Dr</u> City / State <u>Franklin, WI</u> Zip <u>53132</u> Phone <u>414-807-0909</u> Email Address <u>mike@rocksnowpark.com</u> | |
| Project Property Information. Property Address <u>7011 S Ballpark Dr</u> Property Owner(s) <u>Roc Ventures</u> Mailing Address <u>7044 S Ballpark Dr</u> City / State <u>Franklin, WI</u> Zip <u>53132</u> Email Address _____ | | Tax Key Nos _____ Existing Zoning _____ Existing Use _____ Proposed Use _____ Future Land Use Identification _____ | |

*The 2025 Comprehensive Master Plan Future Land Use Map is available at _____

Special Use/Special Use Amendment submittals for review must include and be accompanied by the following

- This Application form accurately completed with original signature(s) Facsimiles and copies will not be accepted
- Application Filing Fee payable to City of Franklin
 - \$1500, New Special Use over 4,000 square feet
 - \$1000 Special Use Amendment
 - \$750, New Special Use under 4,000 square feet
- Legal Description for the subject property (WORD doc or compatible format)
- One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15.3.0701(A), (B), and (C) of the Unified Development Ordinance available at _____
- Seven (7) complete collated sets of Application materials to include
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available)
 - Three (3) folded full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package (The submittal should include only those plans/items as set forth in Section 17.7.0101, 15.7.0301 and 15.5.0402 of the Unified Development Ordinance that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.))
 - Four (4) folded reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package
- One colored copy (11"x17") of the building elevations, if applicable
- Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15.4.0102 & 15.7.0201 of the UDO)
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable)

- *Upon receipt of a complete submittal, staff review will be conducted within ten business days
- *Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval

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

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

Michael E. Zeman
 Signature: Property Owner
 Name & Title (PRINT): MICHAEL E. ZEMAN
 Date: 2-17-20

Michael Schmitz
 Signature: Applicant
 Name & Title (PRINT): MICHAEL SCHMITZ
 Date: 2-17-20

Signature: Property Owner
 Name & Title (PRINT):
 Date: _____

Signature: App. ca. Representative
 Name & Title (PRINT):
 Date: _____

Overview

Rock Snow Park, LLC is looking to build a challenge tower at the Rock Sports Complex. Some features of the tower include:

- 50 elements, including a kids course
- 50' x 50' octagonal footprint
- 50' tall, with 3 levels of obstacles and an observation deck on the top

Consultant

In preparing to do this study, we hired a challenge course expert to perform a feasibility study on the location. In his executive summary, he concluded:

The Rock Snow Park Aerial Park has the potential to be a profitable attraction. The site provides easy access and infrastructure, and the attraction would provide a great adventure experience for many of the area's visitors and residents. Not only would the venture benefit from the proposed location, but the unique aerial attraction may incentivize new customers to visit the area, creating a mutually beneficial relationship with other local businesses.

If positioned correctly and marketed well to residents throughout the area, the park should draw a large number of new visitors and see additional growth over time. The Strategic Adventures team has concluded that this project should take next steps, assuming that the projected returns fit within the owner's requirements.

-Paul Cummings, Strategic Adventures

The Tower

The challenge tower is currently constructed and standing in central Indiana. It was installed in 2016 and closed for numerous reasons, primarily location. The tower is a KristallTurm KT-7. KristallTurm is a reputable German company that has installed numerous challenge towers around the world and in the United States. Two of the more popular KT towers are:

<https://soaradventure.com/>

<https://castlerockziplinetours.com/sky-trek.html>

The challenge tower industry has oversight from the Association for Challenge Course Technology [ACCT] ACCT is an American National Standards Institute (ANSI) accredited standards developer for the global challenge course, aerial adventure park, canopy tour, and zip line industry.

<https://www.acctinfo.org/>

If approved, the tower will be deconstructed, transported, and re-constructed by Adventure Development Team, and American based ACCT member Once installed, the work of Adventure Development Team will be inspected and approved by another ACCT member.

Foundation

If approved, the foundation will be engineered by Glynn Engineering, a structural and soils engineering firm that has done foundation engineering for adventure towers in the past. We will work closely with the WDNR to determine limitations and restrictions given the nature of the landfill. After initial discussions with the WDNR, it is believed that the tower location is on clean fill and not on waste. This will avoid the geotechnical challenges of building on wastes and will not require department approval

Costs

We project the total project cost to be \$741,030.

| Start-up Costs | | | |
|-----------------------------|---------------------|-----------|----------------|
| Land and Improvements | | \$ | 35,000 |
| Attractions | | \$ | 350,000 |
| Equipment | | \$ | 40,000 |
| FF&E | | \$ | 8,250 |
| Personnel | | \$ | 27,750 |
| Marketing | | \$ | 75,000 |
| Professional Services | | \$ | 92,600 |
| Total Start-Up Costs | | \$ | 628,600 |
| Other Costs | | | |
| Contingency Capital | 5% of Startup Cost | \$ | 31,430 |
| Beginning Working Capital | 3 Months Fixed Cost | \$ | 81,000 |
| Total Project Cost | | \$ | 741,030 |

Safety

Safety is of the utmost concern both for guests and employees of the adventure park. All more current challenge towers, including the one at our proposed site, use a smart-belay system Once a participant enters the course, it is virtually impossible for them to unclip from the system until they are back safely

on the ground. If anyone falls from an obstacle, they never fall more than a few feet. If they are unable to rescue themselves, there are numerous course workers that can assist them. The course is designed so that course workers can safely lower customers to ground from anywhere on the course.

The ACCT as well as Adventure Development Team, offer numerous trainings and certifications to our staff to make sure that they and the guests are safe. All harnesses and equipment used are routinely inspected and certified annually to ensure proper function.

Access

Access to the course outside of operating hours is a concern that we take very seriously. The entire course will be fenced off and lit for security at night. All points of access will have high-definition security cameras. The staircase (only point to enter the tower) is also gated and locked. Warning and No Trespassing signs will be made clearly visible from all points of access.

Summary

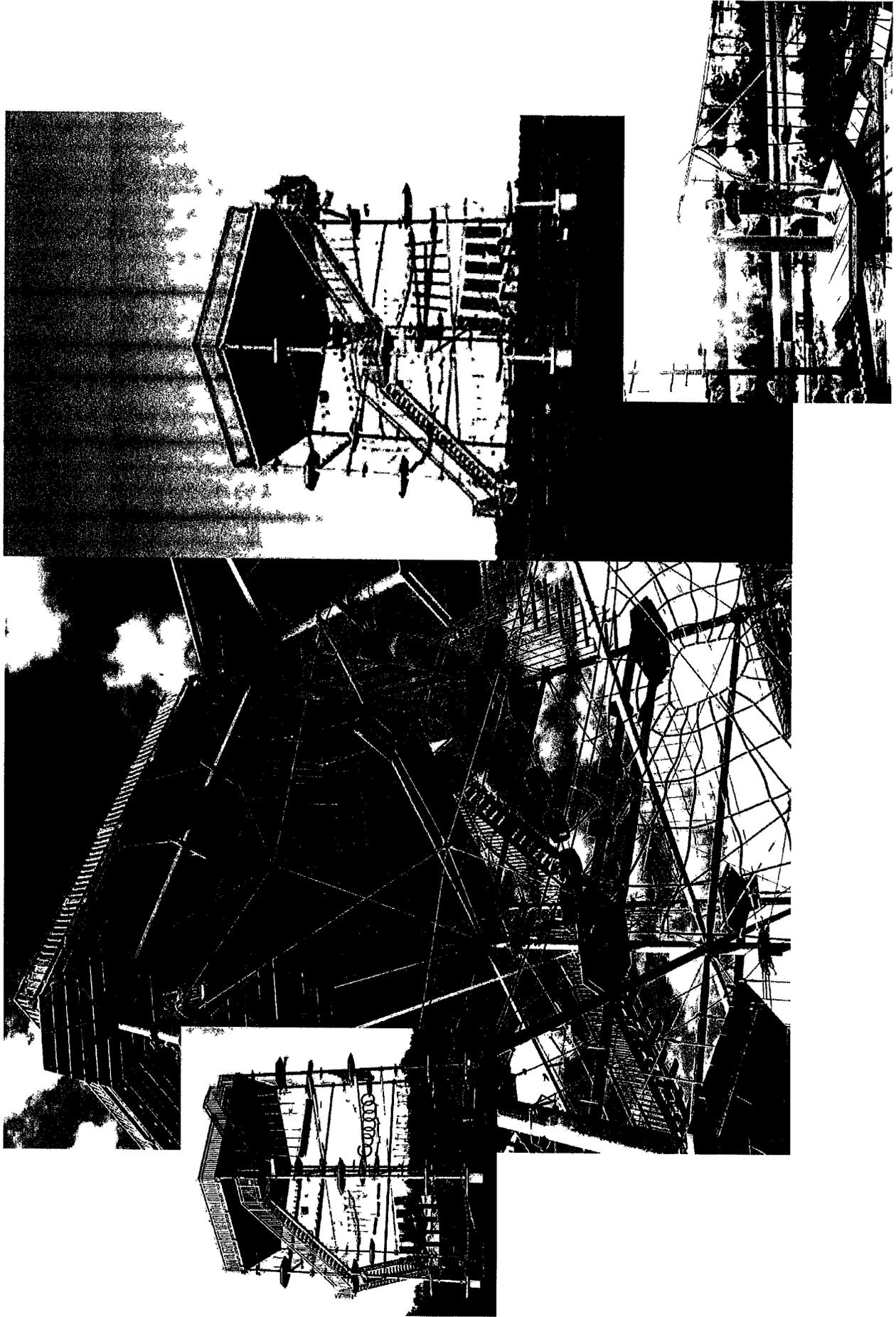
We believe that the proposed challenge tower matches the mission of Rock Snow Park to provide healthy, safe, outdoor recreation for families. The tower will not only provide a healthy and fun outlet for numerous current visitors to Ballpark Commons, but it will draw thousands of visitors to city on its own.

Exhibits

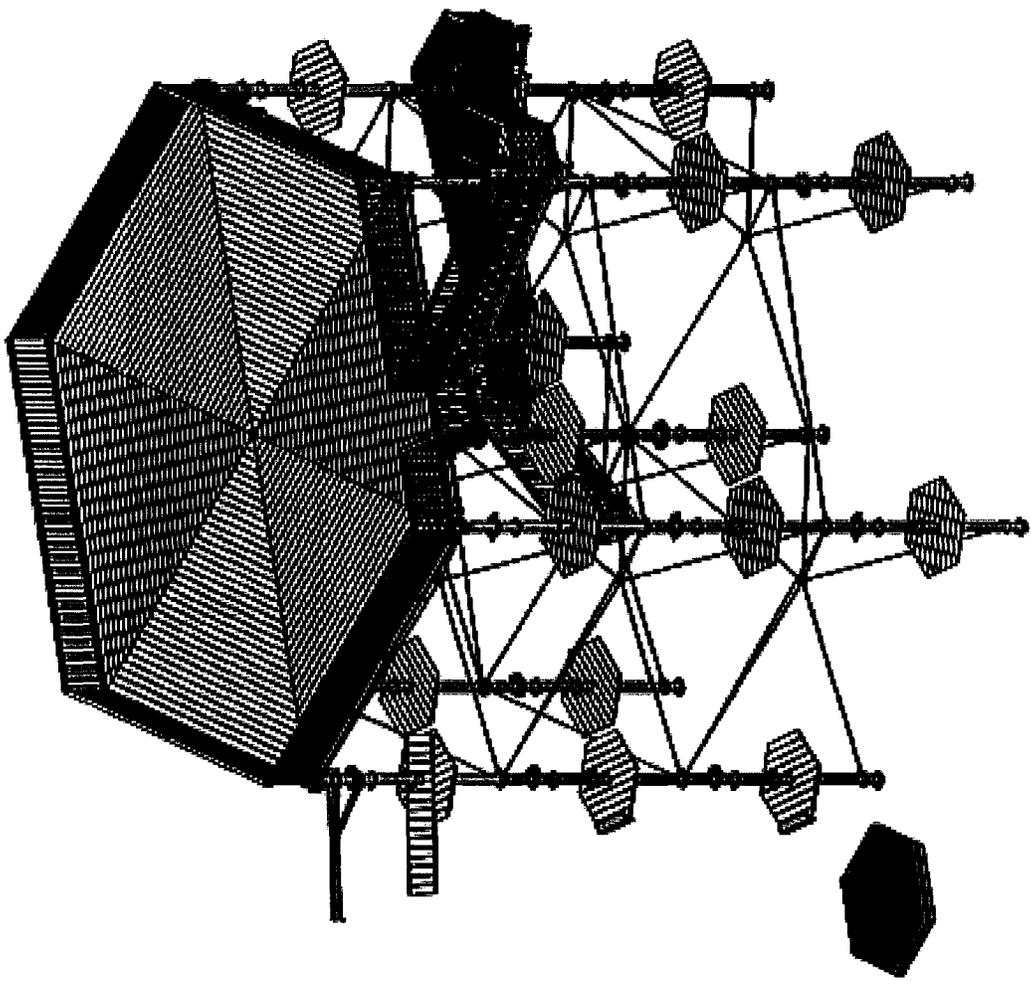
Aerial Map of Location



Photos of Complete KT-7 Towers



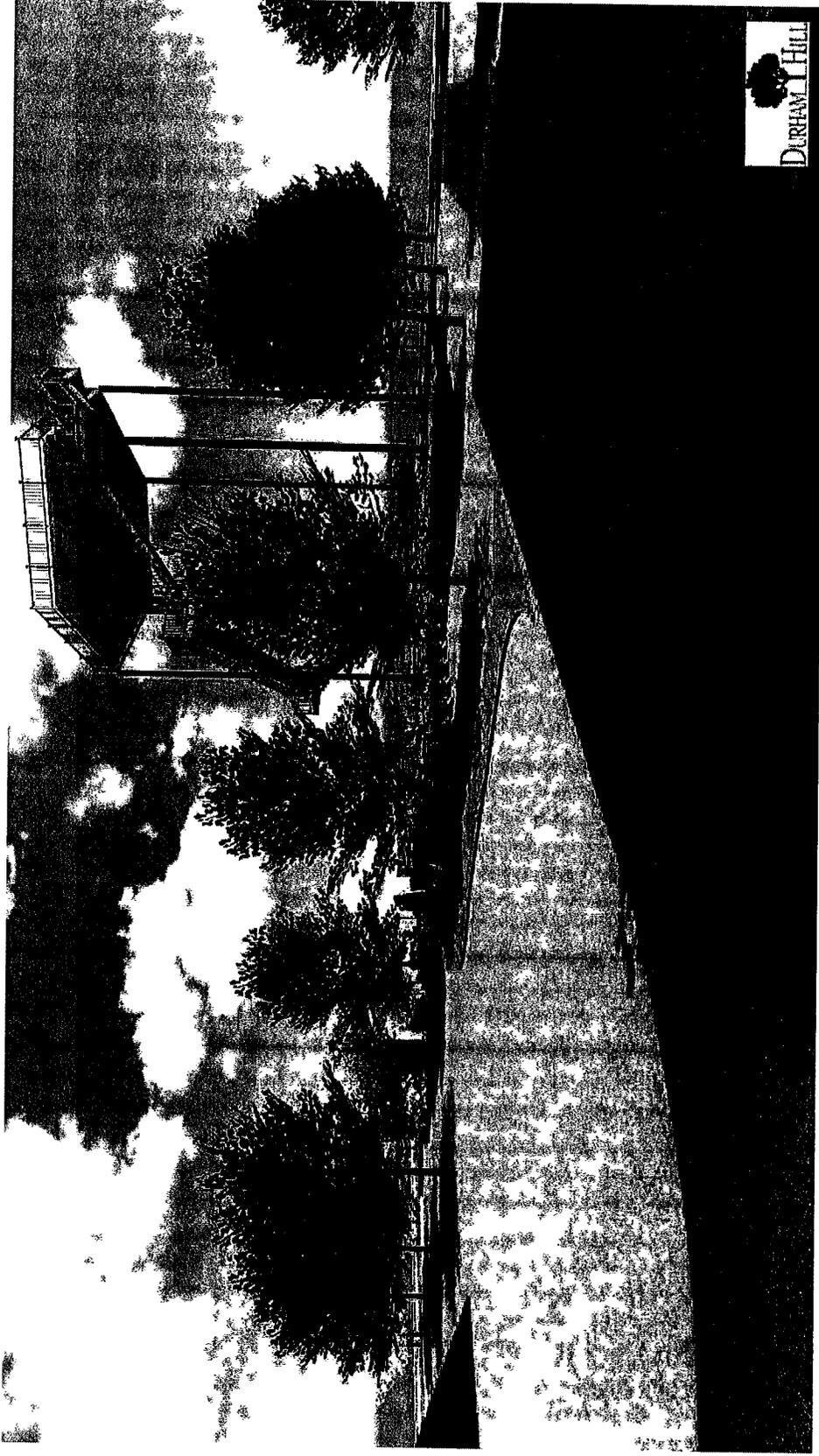
3-D Rendering of Complete Tower



3D View of Tower from different locations
View from Parking Lot



View from Entry Road



View from Umbrella Bar Parking Lot



View from mid Tower



Additional Drawings

-  KT_03900 pdf
-  KT_04_Stern pdf
-  KT_7_Pole_Mini_Tower pdf
-  overview pdf
-  Ziplinefoundations game to tower plan pdf
-  game to tower pdf
-  end station and tower pdf
-  E2015 115 S100 FOUNDATION PLAN
-  Fundament-Mini-Platformform.dwg
-  KT_03900 dwg

MEMORANDUM

Date: March 26, 2020
To: Mike R. Schmitz
From: Department of City Development
RE: Challenge Tower, applications for Special Use and Site Plan – 7011 S Ballpark Drive

Staff comments are as follows for Special Use and Site Plan applications submitted on February 27, 2020, to allow for a Challenge Tower at Ballpark Commons.

City Development Department comments

Special Use

1. Please be aware that challenge towers are not specifically listed as permitted/special use in the PDD Ordinance No. 2019-2368. However, per Unified Development Ordinance (UDO) Section §15-2.0210. when a use is not specifically listed a "Permitted Use," "Special Use," or "Accessory Use," it shall be assumed that such a use is expressly prohibited unless by a written decision of the Plan Commission it is determined that said use is similar to, and not a more measurably intense use, than the use listed.
2. With regards to the general standards for special uses set forth in the Unified Development Ordinance (UDO) §15-3.0701., please note the following:

2. No Undue Adverse Impact. The proposed challenge tower structure would be located on top of sanitary and gas lines. Please provide additional information about any potential impact of the proposed structure to said utility lines, including maintenance operations.

The sewer line under the tower is private. The tower will have no impact on the utilities and we will be responsible for any future maintenance or service to the utilities.

5. No Traffic Congestion. Please provide parking calculations or parking study for the proposed use, staff acknowledges that this use is not listed in the parking schedule (Table 15-5.0203) of the UDO. It is noted that per Planned Development District (PDD) Ordinance 2019-2368, §15-3.0442A(D)(2)(b). *Utilization of parking on any adjacent site is prohibited and shall not be counted towards parking requirements unless prior approval of the Plan Commission is obtained and subject to recorded shared parking agreements/easements/etc*

Per the parking table, the closest matched use is that of a resort with a 3 patrons per parking space ratio. Given the capacity of the tower at 30 people and a possible 10 people in cue, 40 patrons is 13 spots. An additional 4 spots for staff vehicles brings the maximum parking calculation to 17 spots. To be noted, we anticipate a large percentage of the patrons to come from existing BPC customers already on site.

Site Plan

3. Pursuant to UDO §15-7.0103., please provide the following information:

C. Architect and/or Engineer's Name and Address.

Tom Earl

Durham Hill
S99W12707 Loomis Dr
Muskego, WI 53150

- E. Size of the site (in square feet or acres).
5,945 Square Feet
- H. Off-street parking spaces and loading areas. For details, see previous comment 2.5.
See Response to 2.5
- M. All setbacks. See setback requirements below (PDD Ordinance 2019-2368, §15-3.0442A(C)(2)):

- Minimum Front Yard (feet): 50
- Minimum Side Yard (feet)(a): 20
- Minimum Side Yard on Corner Lot (feet): 50
- Minimum Rear Yard (feet)(a): 50

The Tower is in compliance with all minimum setback requirements.

- X. All existing and proposed easements.
A We Energies gas easement runs through the site. Because the structure is open air and consists of individual pier foundations, there will be no impact on the gas line or the ability to service it.

- DD. Additional information. Hours of operation.
Exact hours are TBD. 9am to sunset would be the maximum

4. Per PDD Ordinance 2019-2368, §15-3.0442A(C)(1)., please provide updated calculations of Landscape Surface Ratio (LSR) and Floor Area Ratio (FAR). The base area for the LSR calculations is the entire Rock Sports Complex, not just the Challenge Tower site. For your convenience, the most recent LSR calculation is attached, please update such calculation by adding the proposed Challenge Tower site.

Previous LSR: 4,616,373 sq ft / 7,062,994 sq ft = 65.36%
LSR with Tower: 4,610,428 sq ft / 7,062,994 sq ft = 65.28%

For FAR calculations, you may use the horizontal areas of each floor/level.

FAR Total Site: 7,854 sq ft / 7,062,994 (total site) = 0.11%

FAR Lot Development Potential: 7,854 sq ft / 4,610,428 sq ft (buildable area) = 0.17%

FAR of new Site Area: 7,854 sq ft / 5,945 sq ft (site area) = 132.11%

5. Fencing. Please provide details for the proposed fences, including but not limited to: fence type, height, materials, colors and openings. Per PDD Ordinance 2019-2368, §15-3.0442A(D)(1)(b)., *Fencing shall be constructed only of permanent, high quality materials such as black vinyl coated chain link fencing with or without privacy slats, pressure-treated wood, masonry, or metal, and shall be approved by the Plan Commission in every instance.*

Fencing will be 6' high black vinyl coated chain link without privacy slats consistent with the rest of the property.

6. Any proposed signs other than “Warning” and “No Trespassing” signs? If so, please provide details.

Yes See Attachment A.

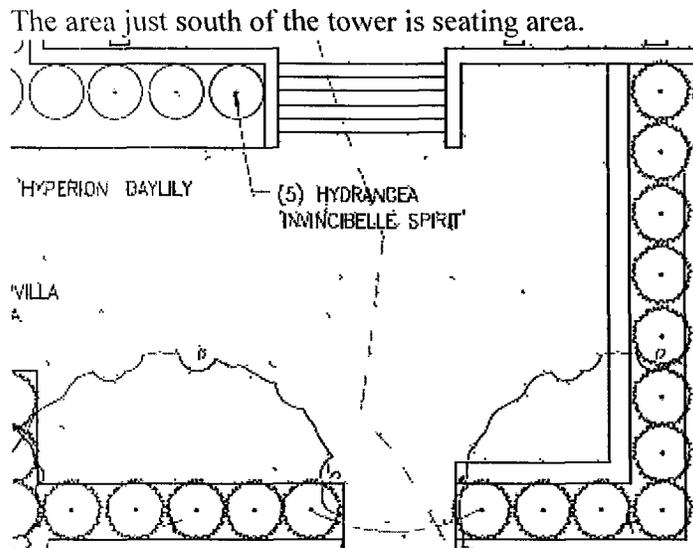
7. Please provide details of proposed pedestrian walkways. Per PDD Ordinance 2019-2368, §15-3.0442E(B)(2)(c), colored paver blocks or textured concrete as well as lighting is recommended.

Walkways will be textured concrete

8. Per PDD Ordinance 2019-2368, §15-3.0442E(B)(2)(e), bicycle and pedestrian amenities are required. Please add location, quantity and details of proposed site amenities, such as bike racks, benches, trash receptacles, bollards, etc.

Area is not adjacent to any bike trails Bicycle parking already exists on property closer to the Oak Leaf Trail. Area around tower will have ample outdoor trash cans and benches for pedestrian traffic.

9. Submitted renderings show a seating area south of the proposed Challenge Tower, but this is not depicted in the landscape plan (sheet L-500). Please clarify.



10. Any external storage, mechanical equipment or trash collection area?

No Additional. All storage will be in existing buildings and trash collection be using existing dumpster enclosures

Landscaping

11. Pursuant to PDD Ordinance §15-3.0442A(D)(4). Landscaping, *plantings shall be provided with a minimum (2) two-year plating guaranty*. Please add a note to the landscape plan indicating the provision of a planting guaranty.

We will obtain a planting guaranty from the landscape contractor.

12 Pursuant to UDO §15-5.0303(D). Permanent, on-site, outdoor irrigation is required to all new living landscaped areas. Please add irrigation information to the landscape plan.

Hose bibs on adjacent building will be used for irrigation and are located within 100'.

Inspection Services Department comments

13. A “challenge tower” is not a regulated amusement ride in Wisconsin. Regardless, we would still require a Building Permit for the structure. The Building Permit must include signed/sealed engineering drawings and an owner’s manual detailing operation and maintenance of the structure. My preliminary thought is that the main support structure, roof, stairways, guards, handrails and platforms will be regulated by the Building Code. The “challenge” components of the structure would be regulated indirectly by the details in the operation and maintenance manuals.

Engineering Department comments

14. The City will not allow any structures to be built on top of the public utilities for maintenance purposes, though this is a private sanitary line, I’m suggesting to relocate the proposed structure away from the private sanitary line.

15. As with all of the lots within BPC, they [applicant(s)] have to show this construction is in line with the approved SWMP for the entire development.

Fire Department comments

I agree with Scott [Inspection Services Department]. I don’t really have any concerns from a fire code perspective.... Just overall concern for general safety precautions and who would enforce/regulate them

The challenge tower industry has oversight from the Association for Challenge Course Technology [ACCT] ACCT is an American National Standards Institute (ANSI) accredited standards developer for the global challenge course, aerial adventure park, canopy tour, and zip line industry

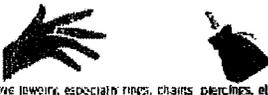
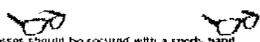
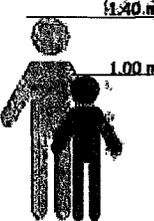
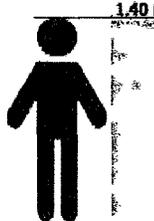
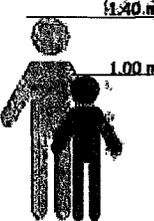
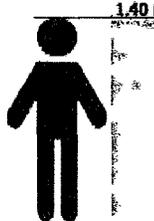
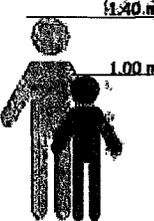
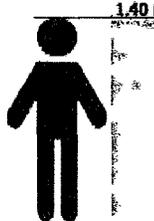
<https://www.acctinfo.org/>

If approved, the tower will be deconstructed, transported, and re-constructed by Adventure Development Team, and American based ACCT member Once installed, the work of Adventure Development Team will be inspected and approved by another ACCT member.

All operations of the tower will be in compliance with best practices and standards proposed by the ACCT and will follow all operating procedures, maintenance, and recommendations contained in the manufacture’s manuals

Requirements and Rules

The facility is like a sports equipment. Therefore only persons who are physically and mentally able to follow the guides' instructions are allowed to use the facility. A physically and mentally state of the visitor that poses no risk for the visitor himself or other persons is a precondition for participation.

| | | | | | | | |
|---|--|---|---|--|---|--|--|
| <p>Not allowed to participate:</p>  <p>Persons under the influence of drugs or alcohol Persons with health problems Pregnant women</p> | <p>Safety information:</p>  <p>Smoking is prohibited while wearing PPE Risk of falling objects underneath the climbing levels Risk of falls! Only enter marked areas with suitable safety equipment</p> | | | | | | |
| <p> Wear solid shoes. No high heels, flip flops or barefoot.</p> <p> Remove scarfs to avoid strangulation.</p> <p> Do not tie headscarves below the chin to avoid strangulation.</p> <p> Remove hair pins. Tie back long hair (shoulder length or longer).</p> <p> Remove jewelry, especially rings, chains, piercings, etc.</p> <p> Loose objects e.g. mobile phones and keys may not be carried.</p> <p> Bulky and pointed objects like selfie sticks, umbrellas, sticks, etc. may not be carried.</p> <p> Glasses should be secured with a sports band.</p> | <table border="1"> <tr> <td data-bbox="535 577 730 903"> <p>Kids' Course</p>  <ul style="list-style-type: none"> • from 6 years or 100 - 140 cm </td> <td data-bbox="730 577 925 903"> <p>High ropes course</p>  <ul style="list-style-type: none"> • from 6 years or 125 cm • under 10 years or 140 cm • Accompanied by an adult • Full-body harness • max. 120 kg </td> <td data-bbox="925 577 1136 903"> <p>Zip Line</p>  <ul style="list-style-type: none"> • from 8 years or 140 cm </td> </tr> <tr> <td data-bbox="535 903 730 1113"> <p>Giant Swing</p> <ul style="list-style-type: none"> • from 6 years or 125 cm • max. 80 kg per person </td> <td colspan="2" data-bbox="730 903 1136 1113"> <p>Abseiling devices</p> <ul style="list-style-type: none"> • 20 kg - 120 kg </td> </tr> </table> | <p>Kids' Course</p>  <ul style="list-style-type: none"> • from 6 years or 100 - 140 cm | <p>High ropes course</p>  <ul style="list-style-type: none"> • from 6 years or 125 cm • under 10 years or 140 cm • Accompanied by an adult • Full-body harness • max. 120 kg | <p>Zip Line</p>  <ul style="list-style-type: none"> • from 8 years or 140 cm | <p>Giant Swing</p> <ul style="list-style-type: none"> • from 6 years or 125 cm • max. 80 kg per person | <p>Abseiling devices</p> <ul style="list-style-type: none"> • 20 kg - 120 kg | |
| <p>Kids' Course</p>  <ul style="list-style-type: none"> • from 6 years or 100 - 140 cm | <p>High ropes course</p>  <ul style="list-style-type: none"> • from 6 years or 125 cm • under 10 years or 140 cm • Accompanied by an adult • Full-body harness • max. 120 kg | <p>Zip Line</p>  <ul style="list-style-type: none"> • from 8 years or 140 cm | | | | | |
| <p>Giant Swing</p> <ul style="list-style-type: none"> • from 6 years or 125 cm • max. 80 kg per person | <p>Abseiling devices</p> <ul style="list-style-type: none"> • 20 kg - 120 kg | | | | | | |
| <p>Handling of Personal protective equipment (PPE):</p>  <p>Don't clash carabiners against each other Don't drop carabiners and don't drag them on the ground. Don't smoke while wearing PPE. Burn holes</p>  <p>Remove harness, when going to the toilet. Splashes of urine are unhygienic and damage the material. Every time the PPE is put on again (e.g. after toilet), a guide has to check the PPE again. Hold harnesses and slings away from sharp items.</p> | | | | | | | |

DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

A. **General Standards.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: We feel the Challenge Tower will be in harmony with the district intent “to provide a multi-use sports and entertainment complex where the recreational needs of area residents can be met without undue disturbance of natural resources and adjacent uses”.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: The tower fits well with the uses of the surrounding property and offers an additional recreation option enhancing the overall development

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: The tower will be a compliment to the surrounding development While the tower is 50’ tall, it will be far from the tallest feature in the area Stadium lights, Golf nets (170’ tall), lighting on the ballfields and ski hill, and the ski hill itself are all taller than the proposed

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: Located within ballpark commons, all essential facilities and services are in place

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic

congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The tower has a limited number of participants at any given time (about 20) and will not significantly impact traffic congestion

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: The proposed will have minimal impact on any natural or historic features

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response: Although "Challenge Tower" is not specifically listed as a permitted use, it is similar to the listed special uses in the PDD Ordinance.

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: NA

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The site provides easy access and infrastructure, and the attraction would provide a healthy, safe family friendly adventure experience for many of the area's visitors and residents. Not only would the venture benefit from the proposed location, but the unique aerial attraction may incentivize new customers to visit the area, creating a mutually beneficial relationship with other local businesses

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

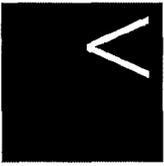
Response: A multi-use sports and entertainment complex is the perfect location for this type of attraction. We feel this is the most appropriate site in Milwaukee County

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: The tower will be fenced and screened with landscaping to blend with the surrounding development

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: The Ballpark Commons development is a blend of multiple recreational uses. The proposed challenge tower is consistent with the intent of the PDD does not set a new precedent for the area



JLA
ARCHITECTS
MADISON MILWAUKEE
jla-arp.com
JLA PROJECT NUMBER: 44979



BALLPARK
COMMONS
APARTMENTS

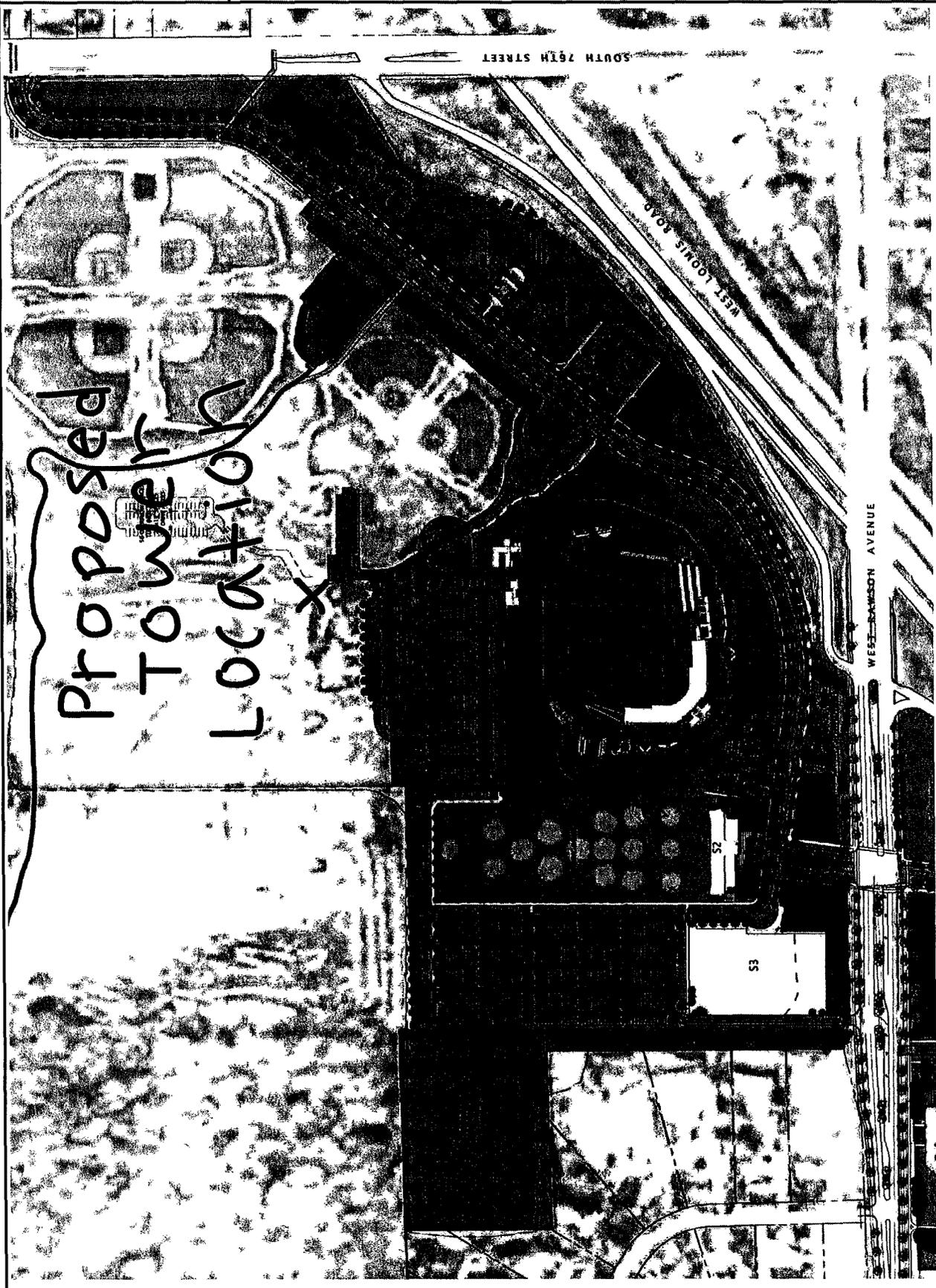
CONSTRUCTION
DOCUMENTS REVIEW SET

PROGRESS DOCUMENTS
DATE: 02/27/2014
BY: JLA
PROJECT NUMBER: 44979
PROJECT NAME: BALLPARK COMMONS APARTMENTS

DATE OF ISSUANCE: FEBRUARY 27, 2014
REGION: CHICAGO
SHEET NUMBER: 111

MASTERPLAN
NORTH

SHEET NUMBER:
ASP-111



Challenge Tower Legal Description

LOT 1 OF CERTIFIED SURVEY MAP NO. 9041

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AAS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 10773453 AND LANDS IN THE SOUTHWEST $\frac{1}{4}$ AND SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, THE NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, SOUTHWEST $\frac{1}{4}$ AND NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

Item 7 Foundation loads

The foundation loads were determined from a spatial bearing structure on the basis of the following load cases and load case groups. (From item 6.1.1)

Individual load case The load cases don't include the partial safety factors at this point

Load case LF1 dead weight
Without the stations

Load case LF2 minimum dead weight of the stations
G = 100 kg is assumed for each section.

Load case LF3 maximum dead weight of the stations
G = 200 kg is assumed for each section.

Load case LF4 live load (same value as for potential snow load)
The entire stage is subjected to a load of $p = 3.50 \text{ KN/m}^2$.
The stairs are also taken into consideration with a snow width of 80cm $p = s = 0.8 \times 3.50 = 2.8 \text{ KN/}$.

Load case LF5 Storm load in X direction
With the areas of the stations subject to wind loading
Area from $z = 0$ to 10m $q_{eq(10)} = 0.80 \text{ KN/m}$
Area from $z = 10$ to 20m $q_{eq(10)} = 1.00 \text{ KN/m}$

Load case LF6 Storm load in Y direction
analogous to LF5

Load groups

These loads already include the partial safety factors.

All load groups (with the stability analysis using 2nd order theory)

The operating wind is 30% of the storm load. (Factor 0.30 or $1.35 \times 0.30 = 0.405$)

Load group LG1

System fully loaded in operation with heavy stations and X operating wind $1.35 \times LF1 + 1.35 \times LF3 + 1.35 \times LF4 + 0.3 \times 1.35 \times LF5$

Load group LG2

System almost empty in operation with light stations and X operating wind $1.35 \times LF1 + 1.35 \times LF2 + 0.3 \times 1.35 \times LF5$

Load group LG3

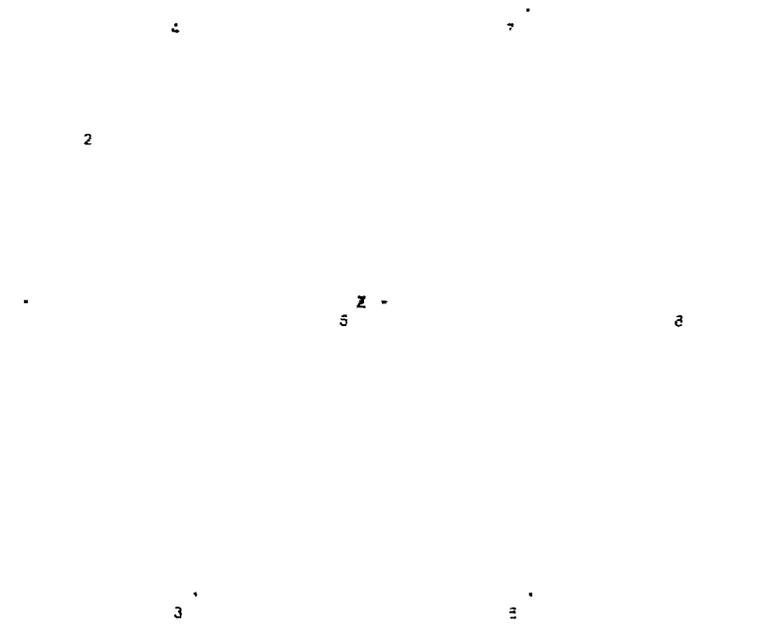
System not in operation with light stations and X storm $1.35 \times LF1 + 1.35 \times LF2 + 1.35 \times LF5$

Load group LG4

System out of operation with light stations and Y storm $1.35 \times LF1 + 1.35 \times LF2 + 1.35 \times LF6$

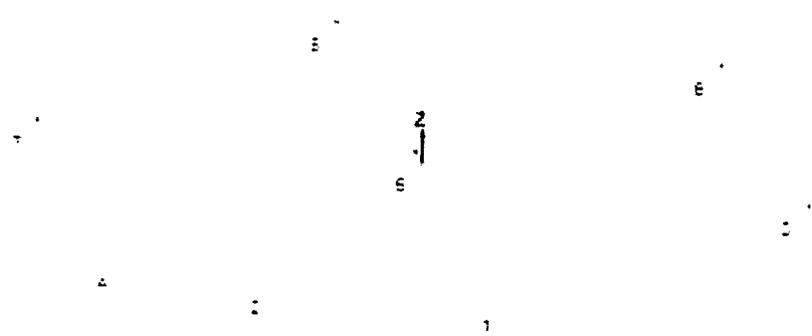
Bearing points

Point numbering



Point numbering

012 0000 1



From bearing structure 36
 Foundation loads from load group LG1

| | Bearing reaction forces [kN] | | | res Q | |
|-----------|------------------------------|-------|---------|-------|--------|
| Point no. | Px | Py | Pz | Pxy | |
| 1 | 8.78 | -8.48 | -56.12 | 12.21 | |
| 2 | 1.06 | 2.29 | -11.06 | 2.52 | Stairs |
| 3 | 0.94 | 7.44 | -72.51 | 7.50 | |
| 4 | 8.39 | -4.81 | -46.66 | 9.67 | |
| 5 | 6.38 | 0.77 | -84.96 | 6.43 | Center |
| 6 | 1.14 | 3.47 | -79.61 | 3.65 | |
| 7 | 0.71 | -0.13 | -84.75 | 0.72 | |
| 8 | 0.18 | -0.56 | -88.75 | 0.59 | |
| Σ | 27.58 | -0.01 | -524.42 | | |
| Bearing | | | | | |
| Max | 8.78 | 7.44 | -11.06 | 12.21 | |
| Min | 0.18 | -8.48 | -88.75 | | |

Foundation loads from load group LG2

| | Bearing reaction forces [kN] | | | res Q | |
|-----------|------------------------------|-------|---------|-------|--------|
| Point no. | Px | Py | Pz | Pxy | |
| 1 | 7.45 | -6.05 | -18.86 | 9.60 | |
| 2 | 1.08 | 2.35 | -3.91 | 2.59 | Stairs |
| 3 | 1.99 | 4.53 | -30.63 | 4.95 | |
| 4 | 8.40 | -4.66 | -16.95 | 9.61 | |
| 5 | 6.92 | 0.56 | -46.68 | 6.94 | Center |
| 6 | 0.80 | 3.50 | -35.76 | 3.59 | |
| 7 | 0.55 | -0.02 | -42.67 | 0.55 | |
| 8 | 0.38 | -0.20 | -42.96 | 0.43 | |
| Σ | 27.58 | 0.00 | -238.42 | | |
| Bearing | | | | | |
| Max | 8.40 | 4.53 | -3.91 | 9.61 | |
| Min | 0.38 | -6.05 | -46.68 | | |

Foundation loads from load group LG3

| | Bearing reaction forces [kN] | | | res Q | |
|-----------|------------------------------|--------|--------|-------|--------|
| Point no. | Px | Py | Pz | Pxy | |
| 1 | 24.59 | -17.26 | 5.77 | 30.04 | |
| 2 | 2.53 | 5.50 | -5.80 | 6.05 | Stairs |
| 3 | 7.02 | 13.44 | -25.78 | 15.16 | |
| 4 | 29.14 | -16.01 | 8.30 | 33.25 | |
| 5 | 24.02 | 2.45 | -48.03 | 24.14 | Center |
| 6 | 1.86 | 12.37 | -40.83 | 12.51 | |
| 7 | 1.51 | -0.09 | -67.13 | 1.51 | |
| Σ Bearing | 1.28 | -0.40 | -64.92 | | |
| Max | 29.14 | 13.44 | 8.30 | 33.25 | |
| Min | 1.51 | -17.26 | -67.13 | | |

Foundation loads from load group LG4

| | Bearing reaction forces [kN] | | | res Q | |
|-----------|------------------------------|-------|---------|-------|--------|
| Point no. | Px | Py | Pz | Pxy | |
| 1 | 2.48 | -9.67 | -48.84 | 9.98 | |
| 2 | 6.68 | 14.86 | -11.33 | 16.29 | Stairs |
| 3 | -0.56 | 33.25 | 7.05 | 33.25 | |
| 4 | 2.82 | -0.89 | -42.26 | 2.96 | |
| 5 | 3.17 | 24.05 | -37.93 | 24.26 | Center |
| 6 | 0.30 | 38.24 | 7.44 | 38.24 | |
| 7 | -10.29 | -4.52 | -58.23 | 11.24 | |
| 8 | -4.60 | -1.74 | -54.32 | 4.92 | |
| Σ Bearing | 0.00 | 93.57 | -238.42 | | |
| Max | 6.68 | 38.24 | 7.44 | 38.24 | |
| Min | -10.29 | -9.67 | -58.23 | | |

Notes on the foundation loads

This calculation is based on $6 + 1 + 1 = 8$ individual foundations. The horizontal loads are therefore also highly dependent on the structural rigidity. For connected foundations, only one overall ΣH has to be derived. The foundation sizes are dependent on the respective building ground and can only be determined on site. These loads already include the partial safety factors. The dead weight of the foundations below the supports is assumed to be at least 10 kN. Lift-off loads above 10 kN are then absorbed by the steel structure. The leg supports were calculated as pin joints but should have a small amount of torsional stiffness for the installation load safety factors. Point 2 only shows the support of the bottom step and is subsequently considered separately.

On all 7 supports (without point 2)

Absolute maximum values, on the base plates of the 7 supports

max. bearing pressure: $V = -88.8$ KN

max. bearing tension: max $V = +8.30$ KN (lift-off without the foundation dead weight)

max $Q = 38.24$ KN

Anchors

Weight: 6 anchors Würth Fixanker DBL-(W-FAZ/A4)-A4-50M16 X 170 Hole \varnothing 16.5

Hole depth ≥ 110 mm

Characteristic values

Lift-off load per support $V = 8.3$ KN

At tension of 64 KN (steel failure)

Pulling out with broken concrete C20/25 $N_{Rk,p} = 25$ KN $< 8.3 / 6 = 1.4$ KN with 6 anchors at a shear force $V_{Rk,s} = 55$ KN per anchor $>$ before $Q = 38.24 / 6 = 6.4$ KN

At point 2 (support for the bottommost step)

max. bearing pressure: $V = -11.33$ KN

max. bearing tension: (no lift-off load present)

max $Q = 16.3$ KN from LG4

2 anchors are sufficient here.

Further proof is unnecessary.

Final comments

The masses, loads and accelerations for this climbing system assumed under item 6.1.1 were, starting from the users down to the ground, traced according to the best knowledge and conscience from static and dynamic perspectives. The proof could be provided with sufficient certainty for the analysed components. All not explicitly proven components must be design engineered. Screws and connections must be secured to prevent unintended loosening. Maintenance intervals specified by the manufacturer must be observed. An expert visual inspection, in particular of the moving parts, performed at regular intervals can increase the service life of the overall system. Wooden parts which are no longer in good condition must be replaced in a timely manner. Pre-tensioning of the cables according to items 1 and 2 and of the tension rods according to item 5 must be checked. This also applies in case of changes to the installed components. The reactions from the cable loads must be traced and adjusted to the permissible values.

Ottobrunn, August 20, 2012

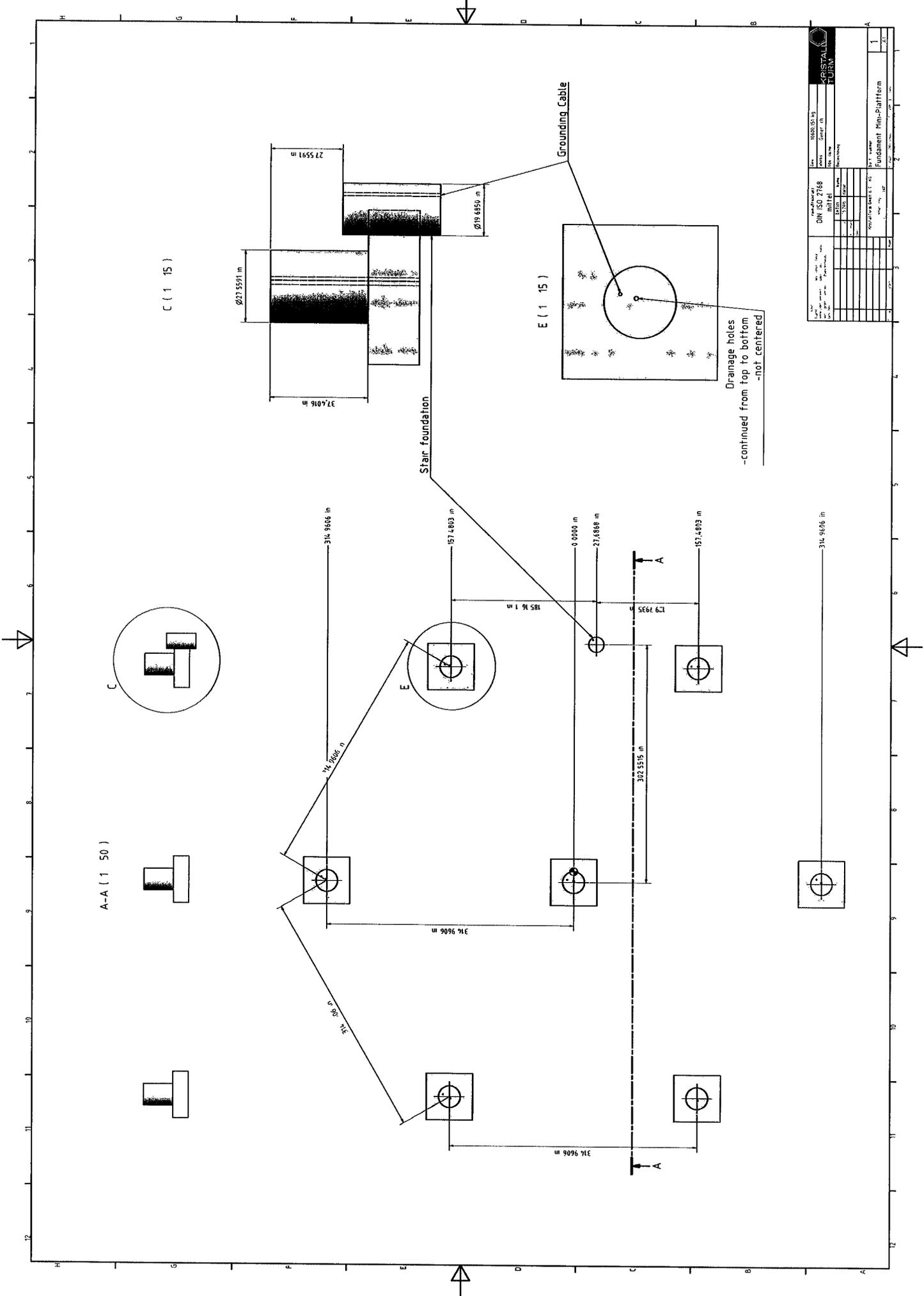
Dipl. Ing.(FH) Werner Steininger

For data protection reasons this document is not signed when sent via electronic media

W. Steininger GmbH
Statik & Dynamik
Ingenieurbüro für Fliegende Bauten
Friedenstraße 4
85521 Ottobrunn

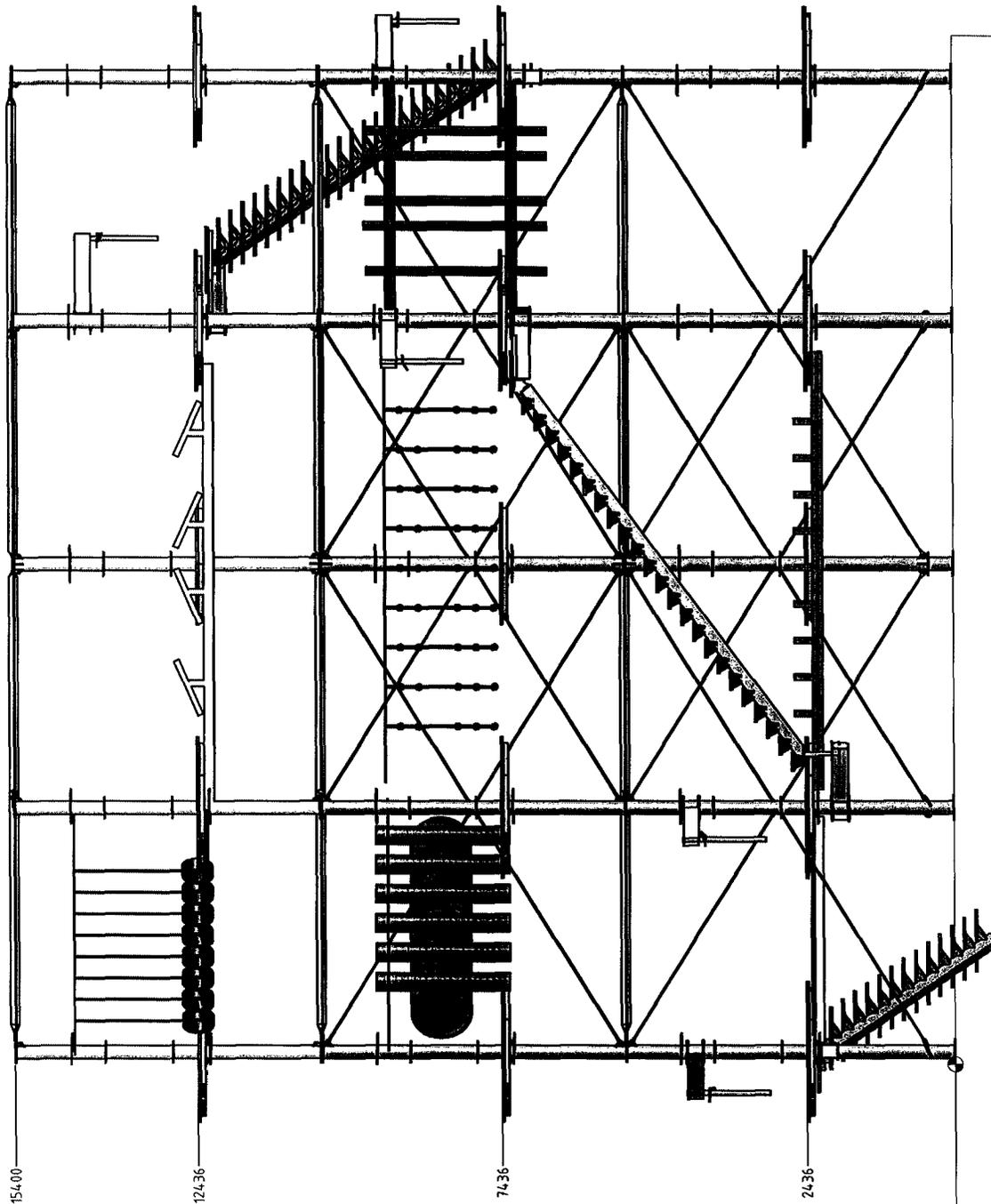
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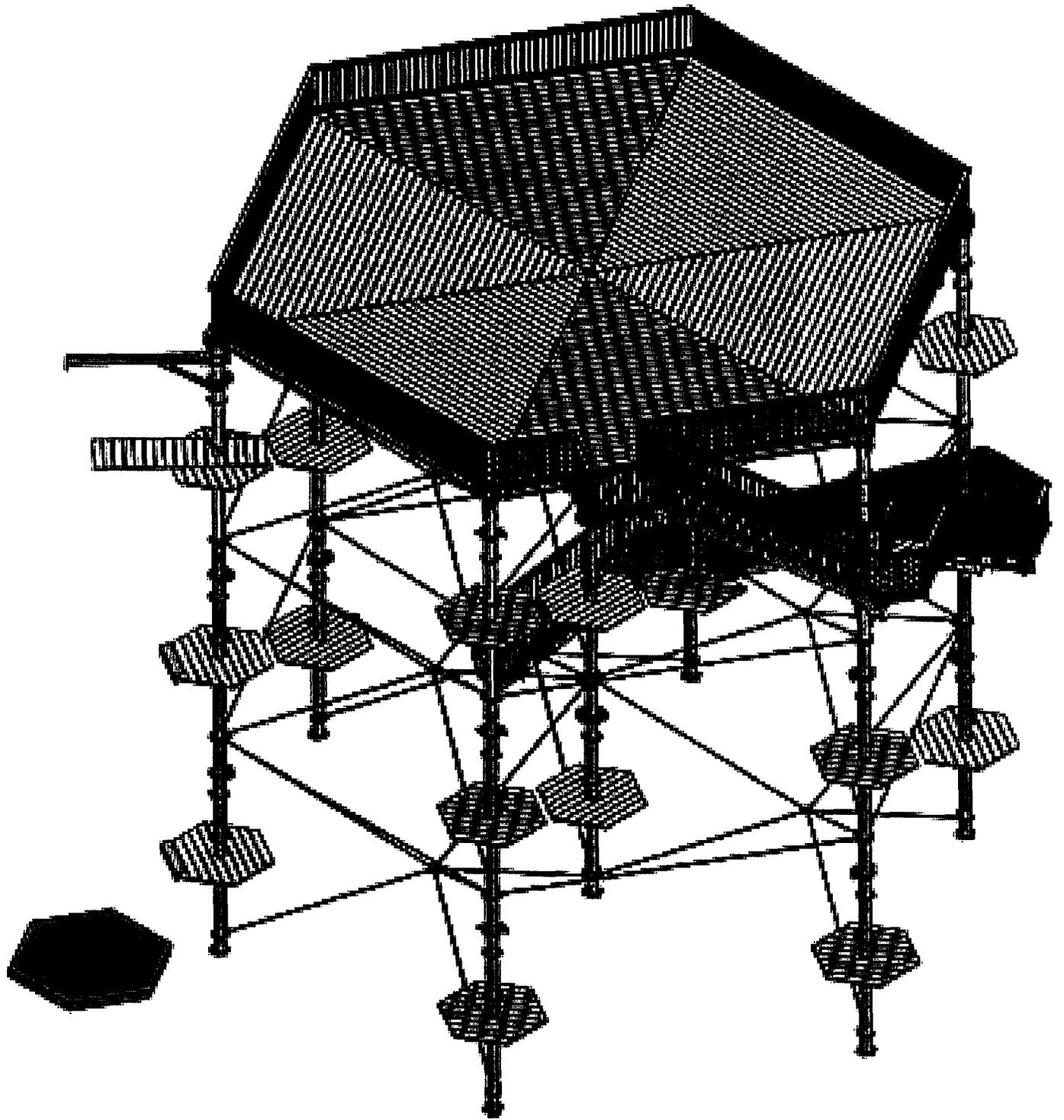
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| Projektnummer: DIN ISO 2768 m/fel | Zeichner: Gezeichnet: Geprüft: Freigegeben: |
| Blatt: 1 | Fundament Mini-Plattform |

ANSICHT1 (1 50)



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| Projekt: Kristallturm Zeichnung: 44795.552 Werk: ifg Oberfläche: Kristallturm | |
| Technische Spezifikation: DIN ISO 2768 mittel | Name: Datum: Gezeichnet: Geprüft: CAD |
| Kristallturm GmbH & Co. KG Hauptstr. 1 42699 Solingen Tel.: 021250-11000 | |
| Bearbeiter: Gezeichnet: Geprüft: CAD | Blatt: Stückzahl: 1 42 |

Die Zeichnung ist Eigentum der ifg. Sie ist für den angegebenen Zweck und unter der Bedingung der Verwendung als Projektzeichnung erstellt. Die ifg übernimmt keine Haftung für Schäden, die aus der Verwendung dieser Zeichnung resultieren.



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| <p>APPROVAL</p> <p><i>slw</i></p> | <p>REQUEST FOR COUNCIL ACTION</p> | <p>MEETING DATE</p> <p>05/05/2020</p> |
| <p>REPORTS & RECOMMENDATIONS</p> | <p>REQUEST TO PURCHASE 2 WATER HEATERS FOR THE LAW ENFORCEMENT CENTER</p> | <p>ITEM NUMBER</p> <p>G. 2.</p> |

2 water heaters in the Law Enforcement Center that are 19 years old are in need of replacement. They frequently break down due to internal leaking which short out the igniters. The igniters have been replaced several times but this is not a long-term solution. The water heaters are well beyond their anticipated life.

FISCAL NOTE

The replacement of the 2 water heaters were included in the 2020 Capital Outlay Budget. The cost to replace will not exceed \$19,000 which is under the budgeted amount.

COUNCIL ACTION REQUESTED

Move to approve the purchase and installation of 2 water heaters at a cost not to excel \$19,000.00.



Alpine Plumbing, Inc.

14580 W. Greenfield Ave
Brookfield, WI 53005
Phone (262) 797-4130

February 6, 2020

To: **Franklin Police Department**

Attn: **Joe**
jwilson@franklinwi.gov

Job Address: **9455 W. Loomis Rd**
Franklin

We propose to install the plumbing in a neat and workmanlike manner according to all local codes and ordinances.

Option #1: Water Heater Replacement

- 2 - Phoenix Ph199-119 modulating water heater: 119 gallon 199,000 BTU
- Removal, disposal, installation included
- Permit included

For the Sum of \$17,324.00
Seventeen Thousand Three Hundred Twenty Four Dollars

Option #2: Water Heater Replacement

- 2 - Rheem He119-199N water heater 119 gallon 199,000 BTU
- Removal, disposal, installation included
- Permit included

For the Sum of \$18,071.00
Eighteen Thousand Seventy One Dollars

Alpine Plumbing & Heating Inc
BCRN 120256
Jody Schubert

The above proposal is valid only if signed and accepted within thirty (30) days from the above date. *As required by the Wisconsin Construction Lien Law, Alpine Plumbing, Inc hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid.* Payment is due within thirty (30) days of date of invoice. Frost removal, if required, is not included.

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Authorized Signature _____ Date _____

Ttd/FPD WHs

| | | |
|--------------------------------------|--|---|
| APPROVAL <i>Shee</i> | REQUEST FOR COUNCIL ACTION | MEETING DATE May 5, 2020 |
| REPORTS & RECOMMENDATIONS | AUTHORIZE PERRY BRUMM LLC TO CONSTRUCT RETAINING WALL BEHIND POLICE DEPARTMENT (9455 W. LOOMIS ROAD) FOR \$15,900 | ITEM NUMBER <i>G, S,</i> |

BACKGROUND

A retaining wall behind the Franklin Police Department (9455 W. Loomis Road) is failing. In 2019, Staff hired a structural engineer to design a wall. Discussions of repairs were stalled because of uncertain schedules, costs, and varied assistance needed from DPW. As a result of COVID19, the schedules for local contractors suitable for this small project have opened up. Staff has obtained a quote from a reputable contractor who can start immediately, needs minimal assistance from DPW, and with a price that is far below previously budgeted.

ANALYSIS

The reputable contractor is Perry Brumm LLC (5701 Howard Avenue, Milwaukee, WI 53220). His quote is as follows:

Install soldier beam and Lagging wall system as per plans and specs by Schmidt Engineering Inc., Wauconda Illinois.

Install 6- HP 8X36 beams 2-15', 2-12.5', 2- 10', furnish and install in 4"X4"X 3/8" steel angle iron with anchors, furnish and install hard wood lagging panels. All excavation needed for installation of the wall, all backfill needed for installation of the wall, necessary erosion control, 3/4" crushed limestone as needed On-site sanitary facilities, job layout, and site cleanup following the completion of the installation. This price will also include any handling of the collapsed stone on to pallets.

Total Job cost, \$15,900.00 Fifteen Thousand Nine Hundred Dollars Only

PBLLC will offer an insurance cert. upon acceptance of proposal. It is expected to take 5 working days to complete this This proposal does not cover; covering of the drain in front of the garage door, any offsite trucking. This proposal will remain in effect for 30 days.

Staff recommends approval to authorize Perry Brumm LLC to perform the work. This work will create a functional wall. Any removed stones will be replaced by DPW as time allows. At that point, the stones will be decorative since the constructed wall will be the structural component.

OPTIONS

- A. Authorize Perry Brumm LLC to construct a retaining wall behind the Police Department. Or
- B. Refer back to Staff with further direction.

FISCAL NOTE

The funds will be provided from the Police Operations budget under building maintenance.

COUNCIL ACTION REQUESTED

(OPTION A) Motion to authorize Perry Brumm LLC to construct retaining wall behind Police Department (9455 W. Loomis Road) for \$15,900.

| | | |
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| <p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p> | <p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p> | <p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">May 5, 2020</p> |
| <p style="text-align: center;">REPORTS & RECOMMENDATIONS</p> | <p style="text-align: center;">A RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 6, CITY OF FRANKLIN, WISCONSIN</p> | <p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.4.</i></p> |

Background

On October 16, 2018, the city of Franklin formed Tax Incremental District No. 6 (TID 6), for a proposed mixed-use development consisting of single-family residential, commercial, retail, industrial, and open space uses of an approximate 164-acre site generally located north and south of West Loomis Road, south of West Ryan Road, west of South 112th Street, east of S. 124th Street and north of W. Oakwood Road. This development is currently known as Ryan Meadows (residential) and Loomis Business Park (industrial and commercial).

At that time, the developer was still securing additional property to the north and south of the original boundary to accommodate additional development opportunities and asked the City to expand the boundary when those tasks were completed.

By early 2020 prospects, mostly confidential, were considering development in areas proposed for the expansion of TID 6 and Bear Development was ready to move forward with the expanded boundary.

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.

On April 6th, the Common Council approved staff 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.

On April 9th the Joint Revenue Board reviewed the plan and the Plan Commission approved the Project Plan following a public hearing and recommended that Common Council approve and adopt the project plan with new boundaries as identified within the plan.

The next step on the timeline is consideration of a resolution creating the district and declaring that the boundaries of the District shall be named "Amended Tax Incremental District No. 6, City of Franklin", as specified in Exhibit A of the Resolution.

COUNCIL ACTION REQUESTED

A motion to adopt a resolution approving an amendment to the project plan and boundaries of Tax Incremental District No. 6, City of Franklin, Wisconsin.

RESOLUTION NO. 2020-_____

A RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND
BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 6,
CITY OF FRANKLIN, WISCONSIN

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

WHEREAS, Tax Incremental District No. 6 (the “District”) was created by the City on October 16, 2018 as a mixed-use district; and

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

WHEREAS, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;

- k. An opinion of the City Attorney advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 9, 2020 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

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

1. The boundaries of the District named "Tax Incremental District No. 6, City of Franklin", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2020.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for a combination of industrial, commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be, and remains, a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

- (d) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be added to the District that were annexed by the City within the three-year period preceding adoption of this Resolution.
 - (f) The City estimates that that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (h) Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District, as amended.
 - (i) Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 6, City of Franklin" (attached as Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2020, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FINALLY RESOLVED, that pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

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

RESOLUTION NO. 2020-_____

Page 4

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

APPROVED:

ATTEST:

Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Exhibit A

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 6, CITY OF FRANKLIN, WISCONSIN**

[included within the Project Plan]

Exhibit B

PROJECT PLAN

[to be handed out separately]



April 28, 2020

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 6

CITY OF FRANKLIN, WISCONSIN

| | |
|---|------------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for: April 9, 2020 |
| Public Hearing Held: | Scheduled for: April 9, 2020 |
| Consideration for Approval by Plan Commission: | Scheduled for: April 9, 2020 |
| Consideration for Adoption by Common Council: | Scheduled for: May 5, 2020 |
| Consideration for Approval by the Joint Review Board: | Scheduled for: TBD |

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 6 (the “TID” or “District”) is an existing mixed-use district, which was created by a resolution of the City of Franklin (“City”) Common Council adopted on October 16, 2018 (the “Creation Resolution”).

Amendments

The District has not been previously amended.

Purpose of this Amendment

To further facilitate development within areas adjacent to the District, the City desires to amend its boundaries to add territory. A map, located in Section 3 of this plan, identifies the Territory to be added and its geographic relationship to the existing District’s boundaries.

This amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment.

This amendment will modify the categories, locations or costs of the Projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment.

This amendment will allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.

The development expected to occur within the original boundaries of the District has been expanded to include property not initially included within the boundary. The new parcels, created by the development, would be partially in the boundaries of the District and partially outside of the boundaries. The City is required to maintain whole parcels within the boundaries of a tax increment district. The proposed boundary amendment will ensure the City complies with this requirement and allows the City to implement the development envisioned in the original project plan.

Estimated Total Project Expenditures

The City anticipates making project expenditures of approximately \$1,500,000 to undertake projects in the amendment areas as listed in this Project Plan. It is anticipated that the remaining and additional projects will be completed in multiple phases. The Expenditure Period of this District terminates on October 16, 2033. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation Debt and Municipal Revenue Obligations issued in various years, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.

The additional project costs include costs for sewer & water improvements and road construction, These project areas, are located both in the current boundary, the proposed boundary & outside of, but within ½ mile of the current boundary and proposed boundary of the District and within the City.

Economic Development

As a result of the amendment of this District, the City projects that additional land and improvements value of approximately \$12.75 million will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the amended areas and within the original District boundaries. A table detailing assumptions as to the timing of new development, and associated values is located in Section 10 of this plan. In addition, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

TID No. 6 has a maximum statutory life of 20 years, and must close not later than October 16, 2038, resulting in a final collection of increment in budget year 2040. Pre-amendment cash flow projections indicate that the entire available life of the District will be required to retire current and projected District liabilities. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2040 to 2038.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - Some sites proposed for development have remained vacant for years due to lack of adequate infrastructure. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of tax incremental financing (“TIF”) will be required to provide the necessary infrastructure inducements to encourage development on the sites consistent with that desired by the City.
 - In order to make the amendment areas suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition; site preparation; installation of utilities, and other associated costs. Due to the initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the amendment area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the amendment area is unlikely to occur.
2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are more than sufficient to pay for the actual and proposed Project Costs within the original District and the amended areas. On this basis alone, the finding is supported.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the boundary amendment would become effective for valuation purposes as of January 1, 2020. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the amendment area due to new construction, renovation or appreciation of property values occurring after January 1, 2020 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Given that additional development is not likely to occur or in the same manner without the use of tax incremental financing (see finding # 1), and since the District will generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not amended. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of the Project Plan.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for a combination of industrial, commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed or developed for newly platted residential development comprise less than 35%, as amended, by the area of the real property within the District. Any project Costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a mixed-use District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting mixed-use development in the District consistent with the purpose for which the District was created.
7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of the taxable property within the territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on October 16, 2018 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2019.

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

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have not previously been amended.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

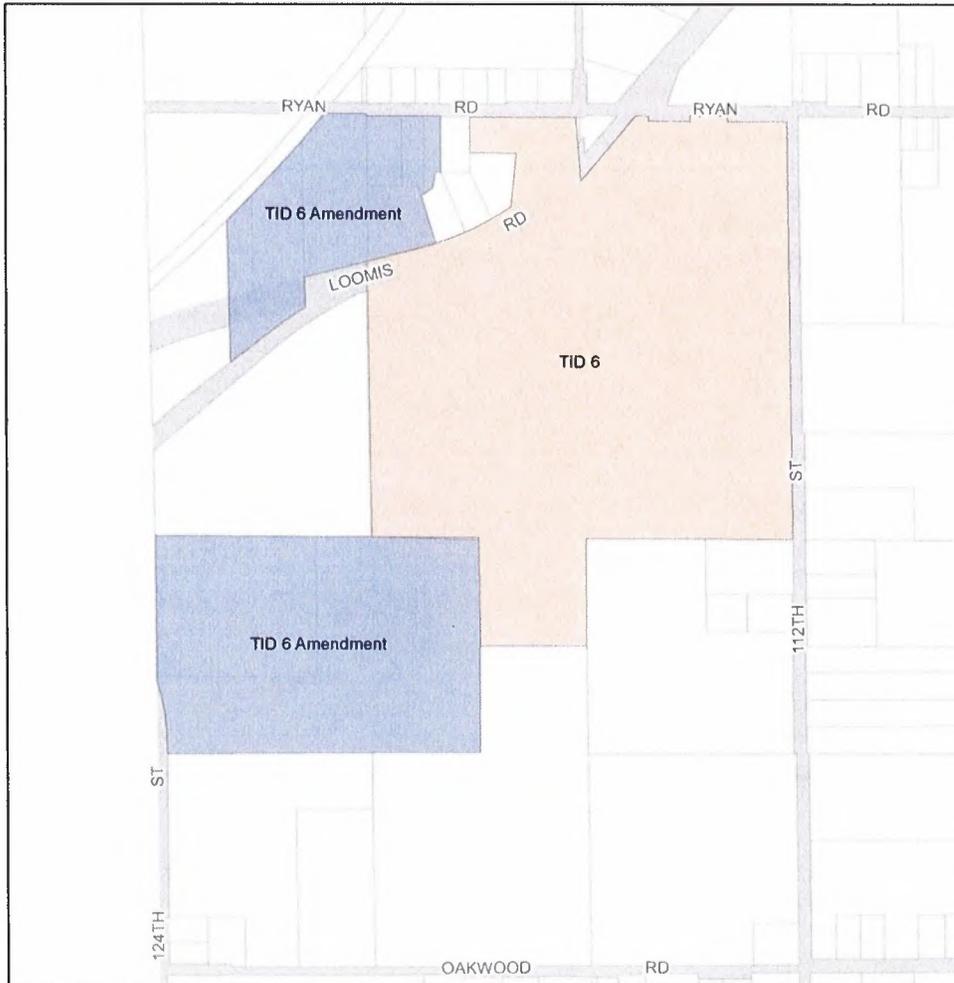
The purpose of the Amendment is to facilitate development within areas adjacent to the existing District. The amendment to the District boundaries and the Project Plan will enable the City to install additional public improvements, and to make additional necessary related expenditures that will create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

The amendment is also to update and provide for the undertaking of additional expenditures.

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

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

SECTION 3: Preliminary Map of Original District Boundary and Territory Amendment Area Identified

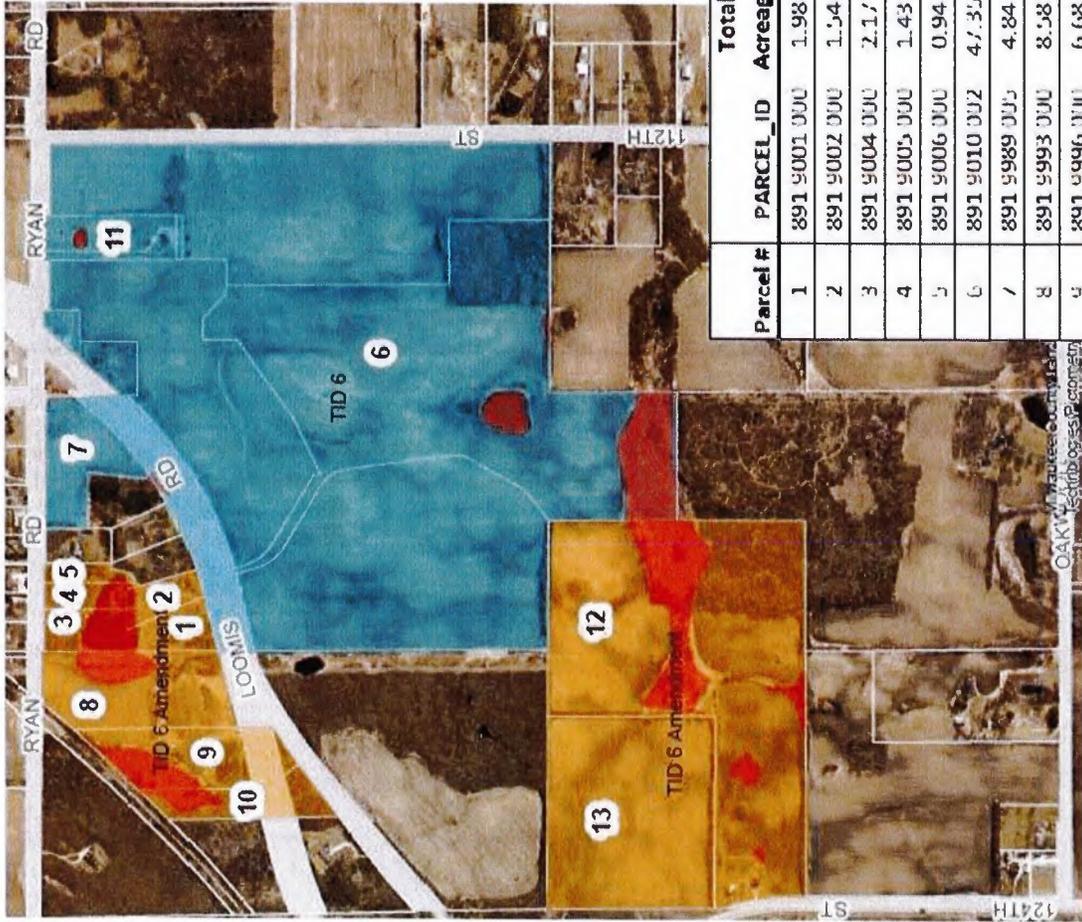


TID 6 Amendment 2020



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.

ISSUE - 3/16/2020
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| Parcel # | PARCEL_ID | Wetlands Acreage | Total Wetlands Acreage |
|----------|--------------|------------------|------------------------|
| 1 | 891 9001 000 | 1.98 | 0.14 |
| 2 | 891 9002 000 | 1.54 | 0.20 |
| 3 | 891 9004 000 | 2.17 | 1.09 |
| 4 | 891 9005 000 | 1.43 | 0.48 |
| 5 | 891 9006 000 | 0.94 | 0.04 |
| 6 | 891 9010 002 | 47.35 | 5.19 |
| 7 | 891 9989 005 | 4.84 | 0.01 |
| 8 | 891 9993 000 | 8.58 | 1.31 |
| 9 | 891 9996 000 | 6.68 | 1.59 |
| 10 | 891 9997 000 | 3.54 | 0.65 |
| 11 | 892 9994 001 | 3.80 | 0.14 |
| 12 | 939 9994 000 | 41.24 | 0.14 |
| 13 | 939 9995 000 | 20.01 | 0.01 |
| Totals | | 144.10 | 16.99 |

TID 6 and Amendment 2020

Wetland Area *
GIS_DATA.DEO.PROPERTY

Notes:

* Data source is the WI DNR's Wisconsin Wetlands Inventory

**SECTION 4:
Map Showing Existing Uses and Conditions Within The Territory To Be Added**



OAKW Technologies, Inc. Informational Only. Eagle View

Franklin
WISCONSIN
GIS Department
9229 W Loomis Rd
Franklin, WI 53132
www.franklinwi.gov

TID 6 Amendment 2020



This map shows the approximate relative location of property boundaries but does not represent a professional land survey. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

Map: 446703
Project: 2020TID6, Daren, JNTD, 8, March, 2020.mxd

SECTION 5: Preliminary Parcel List and Analysis Within The Territory To Be Added

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 | Acreage | Annexed Post-1/1/04? .../owner .../der. | Part of Existing TID? .../owner .../der. | Land | Imp | PP | Total | Equalized Value Ratio | Land | Imp | PP | Total | Industrial (Zoned and Suitable) | Commercial/Business | Existing Planned Residential | Newly Planned Residential | Suitable for Mixed Use | |
| | 891 9597 000 | 12204 W LOOMIS RD | Mills Hotel Wyoming, LLC | 3.54 | | | 19,800 | | | 19,800 | 97.01% | 20,410 | 0 | 0 | 20,410 | | 3.54 | | | 3.54 | |
| | 891 9596 000 | 0 W LOOMIS RD | Mills Hotel Wyoming, LLC | 6.68 | | | 2,600 | | | 2,600 | 97.01% | 2,680 | 0 | 0 | 2,680 | | 6.68 | | | 6.68 | |
| | 891 9593 000 | 12000 W LOOMIS RD | Mills Hotel Wyoming, LLC | 8.58 | | | 1,800 | | | 1,800 | 97.01% | 1,855 | 0 | 0 | 1,855 | | 8.58 | | | 8.58 | |
| | 891 9001 000 | 11908 W LOOMIS RD | Mills Hotel Wyoming, LLC | 1.98 | | | 111,600 | 143,400 | | 255,000 | 97.01% | 115,040 | 147,820 | 0 | 262,859 | | 1.98 | | | 1.98 | |
| | 891 9002 000 | 11906 W LOOMIS RD | Mills Hotel Wyoming, LLC | 1.54 | | | 108,100 | 132,000 | | 240,100 | 97.01% | 111,432 | 136,068 | 0 | 247,500 | | 1.54 | | | 1.54 | |
| | 891 9004 000 | n/a | Mills Hotel Wyoming, LLC | 2.17 | | | 17,400 | | | 17,400 | 97.01% | 17,936 | 0 | 0 | 17,936 | | | 2.17 | | 2.17 | |
| | 891 9005 000 | n/a | Mills Hotel Wyoming, LLC | 1.43 | | | 11,400 | | | 11,400 | 97.01% | 11,751 | 0 | 0 | 11,751 | | | 1.43 | | 1.43 | |
| | 891 9006 000 | n/a | Mills Hotel Wyoming, LLC | 0.94 | | | 7,500 | | | 7,500 | 97.01% | 7,731 | 0 | 0 | 7,731 | | | 0.94 | | 0.94 | |
| | 939 9995 000 | 05 124TH ST | Franklin Mills, LLC | 20.01 | | | 4,200 | 4,329 | | 8,529 | 97.01% | 4,329 | 0 | 0 | 4,329 | 20.01 | | | | 20.01 | |
| | 939 9994 000 | 10082 S 124TH ST | MATHSON, DANIEL L & VIRGINIA K (LVE) | 41.24 | | | 77,800 | 160,500 | | 238,300 | 97.01% | 80,198 | 165,447 | 0 | 245,645 | 41.24 | | | | 41.24 | |
| Total Acreage | | | | | | | 362,200 | 435,900 | 0 | 798,100 | | 373,364 | 469,335 | 0 | | 61.25 | 25.32 | 4.54 | 0 | 88.11 | |
| | | | | | | | | | | | | | | | | 69.57% | 25.33% | 5.15% | 0.00% | 100.00% | |
| | | | | | | | | | | | | | | | Estimated Base Value | | 821,699 | | | | |

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

SECTION 6: Equalized Value Test

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

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 6, plus the value increment of all other existing tax incremental districts within the City, totals \$150,276,799. This value is less than the maximum of \$523,232,280 in equalized value that is permitted for the City of Franklin. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

| City of Franklin, Wisconsin | | | | |
|---|---|------------------|-------------------|--------------------------------------|
| Tax Increment District # 6 | | | | |
| Valuation Test Compliance Calculation | | | | |
| District Creation Date | 10/16/2018 | | | |
| | Valuation Data Currently Available 2019 | Dollar Charge | Percent Change | Valuation Data Est. Creation Date |
| Total EV (TID In) | 4,360,269,000 | | | 4,360,269,000 |
| 12% Test | 523,232,280 | | | 523,232,280 |
| Increment of Existing TIDs | | | | |
| TID #3 | 64,781,500 | | | 64,781,500 |
| TID #4 | 52,629,500 | | | 52,629,500 |
| TID #5 | 30,859,200 | | | 30,859,200 |
| TID #6 | 1,183,900 | | | 1,183,900 |
| TID #7 | | | | 0 |
| | 0 | | | 0 |
| Total Existing Increment | 149,454,100 | | | 149,454,100 |
| Projected Base of New or Amended District | 822,699 | | | 822,699 |
| Less Value of Any Underlying TID Parcels | 0 | | | 0 |
| Total Value Subject to 12% Test | 150,276,799 | | | 150,276,799 |
| Compliance | PASS | | | PASS |

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or

expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct and/or reconstruct streets, highways, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

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

CDA

Contribution to Community Development

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide

funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its CDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Water System Improvements, Sanitary System Improvements, Street improvements, intersection improvements, Street Scaping and Pedestrian Pathways.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental, planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

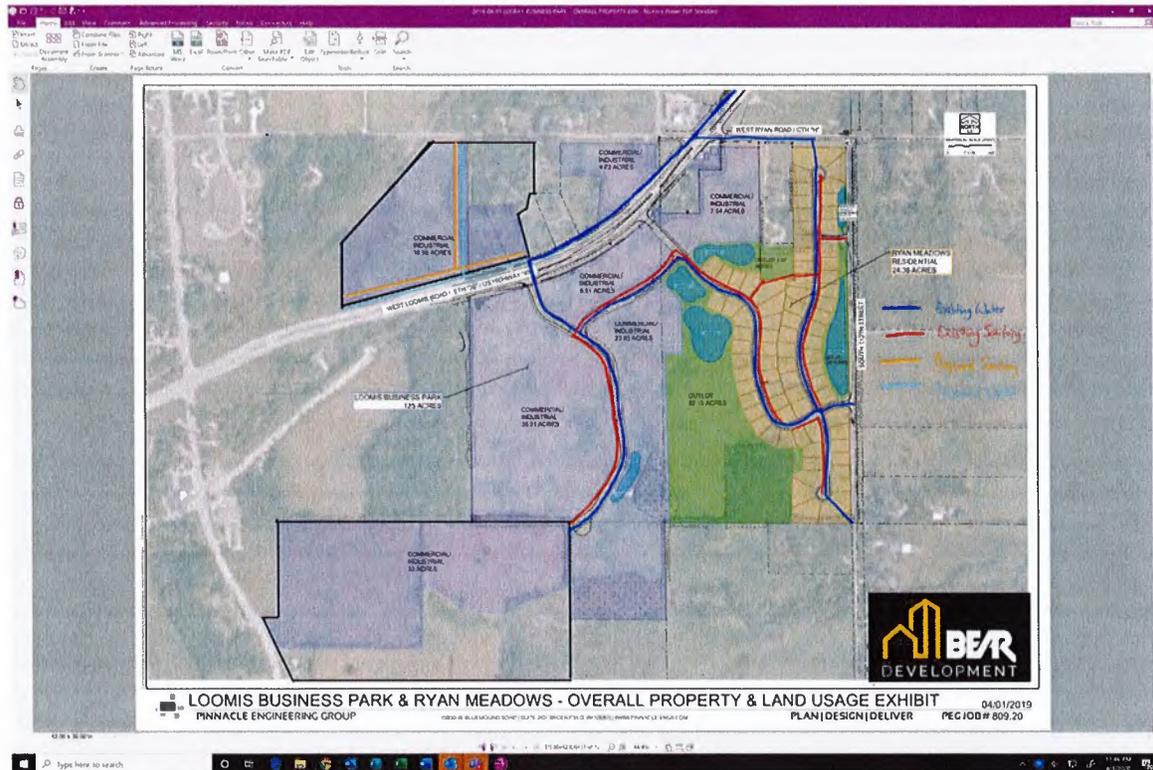
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages,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

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

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

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

SECTION 8: Map Showing Proposed Improvements and Uses Within The Territory To Be Added



SECTION 9: Detailed List of Additional and Updated Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment. In addition, included for reference purposes, is a listing of the project cost estimates for the original District, and the current status of their implementation.

All costs are based on 2020 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2020 and the time of construction. However, for increases in excess of 25% over the cost of inflation of total Project Costs, the City would pursue an amendment to the Plan in accordance with the amendment procedures specified in Wisconsin Statutes Section 66.1105(4)(h), which include review by the Joint Review Board. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

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

Proposed TIF Project Cost Estimates

| 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 | | 18,547,992 | 1,829,514 | 20,377,506 |

Notes:
 Note 1 Project costs are estimates and are subject to modification

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

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

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

Available Financing Methods

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

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$218,013,450, of which \$159,623,109 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Special Assessment "B" Bonds

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

Plan Implementation

As stated in the original project plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Projects identified will provide the necessary anticipated governmental services and/or development incentives to the additional territory. It is anticipated these expenditures will be made during 2020. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Wisconsin Statutes Section 66.1105(6)(am).

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

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

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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

Implementation and Financing Timeline

| 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 | TIO 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 | | | | 4,510,000 |
| Development Incentive | 610,000 | | | | | 610,000 |
| Creation Expenses | 30,000 | | | | 30,000 | 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 | 6,777,506 | 20,377,506 |
| Estimated Finance Related Expenses | | | | | | |
| Municipal Advisor | 14,400 | 17,600 | | 14,500 | | |
| Bond Counsel | 14,000 | 12,500 | | 12,000 | | |
| Disclosure Counsel | 8,400 | 7,500 | | 7,200 | | |
| Rating Agency Fee | 6,000 | 13,500 | | 13,500 | | |
| Paying Agent | 662 | 850 | | 850 | | |
| Underwriter Discount | 10.31 65,638 | 12.50 41,063 | 0.00 0 | 10.00 16,050 | | |
| Reoffering Premium | (273,320) | | | | | |
| Capitalized Interest | 555,963 | 204,559 | | 47,606 | | |
| Total Financing Required | 6,391,743 | 3,297,571 | 3,100,000 | 1,611,706 | | |
| Estimated Interest | 1.00% (30,000) | 1.00% (15,000) | 0.00% 0 | 1.25% (9,375) | | |
| Assumed spend down (months) | 6 | 6 | 0 | 6 | | |
| Rounding | 3,257 | 2,429 | 0 | 2,669 | | |
| Net Issue Size | 6,365,000 | 3,285,000 | 3,100,000 | 1,605,000 | | 14,355,000 |
| Notes: | | | | | | |

Development Assumptions

| City of Franklin, Wisconsin | | | | | | | | | |
|-----------------------------|--------|-------------------------------|------------------------------------|------------------------------|--|---------------------|---------------------|--------------|-------------------|
| Tax Increment District # 6 | | | | | | | | | |
| Development Assumptions | | | | | | | | | |
| Construction Year | Actual | Original TID Area Residential | Original TID Area Large Industrial | Original TIO 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

Increment Revenue Projections

| City of Franklin, Wisconsin | | | | | | | | | |
|------------------------------------|------------------|------------|--|----------------------------|-----------|--|--|--|--|
| Tax Increment District # 6 | | | | | | | | | |
| Tax Increment Projection Worksheet | | | | | | | | | |
| Type of District | Mixed Use | | | Base Value after Amendment | 2,006,599 | | | | |
| District Creation Date | October 16, 2018 | | | Appreciation Factor | 1.00% | | | | |
| Valuation Date | Jan 1, | 2019 | | Base Tax Rate | \$23.38 | | | | |
| Max Life (Years) | 20 | | | Rate Adjustment Factor | -1.00% | | | | |
| Expenditure Period/Termination | 15 | 10/16/2033 | | Tax Exempt Discount Rate | | | | | |
| Revenue Periods/Final Year | 20 | 2040 | | Taxable Discount Rate | 1.50% | | | | |
| Extension Eligibility/Years | Yes | 3 | | | | | | | |
| Eligible Recipient District | No | | | | | | | | |

| Construction Year | Value Added | Valuation Year | Inflation Increment | Total Increment | Revenue Year | Tax Rate | Tax Increment |
|-------------------|-------------------|----------------|---------------------|-----------------|--------------|----------------------------------|-------------------|
| 1 2019 | 0 | 2020 | 0 | 0 | 2021 | \$23.14 | 0 |
| 2 2020 | 21,320,000 | 2021 | 0 | 21,320,000 | 2022 | \$22.91 | 488,457 |
| 3 2021 | 10,490,000 | 2022 | 213,200 | 32,023,200 | 2023 | \$22.68 | 726,338 |
| 4 2022 | 7,920,000 | 2023 | 320,232 | 40,263,432 | 2024 | \$22.45 | 904,107 |
| 5 2023 | 9,210,000 | 2024 | 402,634 | 49,876,066 | 2025 | \$22.23 | 1,108,757 |
| 6 2024 | 4,140,000 | 2025 | 498,761 | 54,514,827 | 2026 | \$22.01 | 1,199,759 |
| 7 2025 | 4,140,000 | 2026 | 545,148 | 59,199,975 | 2027 | \$21.79 | 1,289,841 |
| 8 2026 | 3,105,000 | 2027 | 592,000 | 62,896,975 | 2028 | \$21.57 | 1,356,687 |
| 9 2027 | 0 | 2028 | 628,970 | 63,525,945 | 2029 | \$21.35 | 1,356,551 |
| 10 2028 | 1,000,000 | 2029 | 635,259 | 65,161,204 | 2030 | \$21.14 | 1,377,556 |
| 11 2029 | 0 | 2030 | 651,612 | 65,812,816 | 2031 | \$20.93 | 1,377,419 |
| 12 2030 | 0 | 2031 | 658,128 | 66,470,944 | 2032 | \$20.72 | 1,377,281 |
| 13 2031 | 0 | 2032 | 664,709 | 67,135,654 | 2033 | \$20.51 | 1,377,143 |
| 14 2032 | 0 | 2033 | 671,357 | 67,807,010 | 2034 | \$20.31 | 1,377,005 |
| 15 2033 | 0 | 2034 | 678,070 | 68,485,080 | 2035 | \$20.10 | 1,376,868 |
| 16 2034 | 0 | 2035 | 684,851 | 69,169,931 | 2036 | \$19.90 | 1,376,730 |
| 17 2035 | 0 | 2036 | 691,699 | 69,861,631 | 2037 | \$19.70 | 1,376,592 |
| 18 2036 | 0 | 2037 | 698,616 | 70,560,247 | 2038 | \$19.51 | 1,376,455 |
| 19 2037 | 0 | 2038 | 705,602 | 71,265,849 | 2039 | \$19.31 | 1,376,317 |
| 20 2038 | 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).

Cash Flow

City of Franklin, Wisconsin Tax Increment District # 6

Cash Flow Projection

| Year | Projected Revenues | | | Expenditures | | | | | | | | | | | | Balances | | | | | | |
|-------|--------------------|---------------------------------|-------------------------|-------------------|------------------------|-----------|-----------|------------------------|-----------|-----------|---|-----------|-----------|-----------------------------------|-----------|----------|-----------------------|----------------------|--------------------------|-----------|------------|------|
| | Tax Increments | Interest Earnings/ (Cost) | Capitalized Interest | Total Revenues | G.O. Bond 6,385,000 | | | G.O. Bond 3,285,000 | | | Municipal Revenue Obligation (MRO) 3,100,000 | | | G.O. Promissory Note 1,605,000 | | | Total Expenditures | Annual Cumulative | Principal Outstanding | Year | | |
| | | % | | | Dated Date: | Principal | Interest | Accrued | Est. Rate | Principal | Interest | Interest | Principal | Interest | Principal | Interest | Admin. | | | | | |
| 2019 | 0 | 4,184 | 555,963 | 555,963 | 02/20/19 | 116,563 | 116,563 | 0 | 5.50% | 06/01/20 | 113,644 | 113,644 | 0 | 3,100,000 | 0 | 0 | 25,000 | 141,563 | 414,400 | 638,000 | 2019 | |
| 2020 | 0 | 4,184 | 204,559 | 204,559 | 07/20/19 | 219,700 | 219,700 | 170,500 | 5.50% | 06/01/20 | 113,644 | 113,644 | 0 | 3,100,000 | 0 | 0 | 25,000 | 244,700 | (13,997) | 378,603 | 9,650,000 | 2020 |
| 2021 | 0 | 3,784 | 47,606 | 47,606 | 08/13/19 | 216,500 | 216,500 | 170,500 | 5.50% | 06/01/20 | 90,915 | 90,915 | 0 | 3,100,000 | 0 | 0 | 25,000 | 338,344 | (16,993) | 71,469 | 11,255,000 | 2021 |
| 2022 | 488,457 | 714 | 493,171 | 493,171 | 09/15/19 | 216,500 | 216,500 | 170,500 | 5.50% | 06/01/20 | 90,915 | 90,915 | 0 | 3,100,000 | 0 | 0 | 25,000 | 538,344 | (16,993) | 71,469 | 12,500,000 | 2022 |
| 2023 | 726,338 | 206 | 726,544 | 726,544 | 10/15/19 | 209,000 | 209,000 | 170,500 | 5.50% | 06/01/20 | 90,915 | 90,915 | 0 | 3,100,000 | 0 | 0 | 25,000 | 652,253 | 74,294 | 20,000 | 10,825,000 | 2023 |
| 2024 | 994,107 | 949 | 995,056 | 995,056 | 11/15/19 | 199,900 | 199,900 | 170,500 | 5.50% | 06/01/20 | 88,345 | 88,345 | 0 | 3,100,000 | 0 | 0 | 25,000 | 820,780 | 84,276 | 179,169 | 10,335,000 | 2024 |
| 2025 | 1,108,577 | 1,792 | 1,110,369 | 1,110,369 | 12/15/19 | 186,500 | 186,500 | 170,500 | 5.50% | 06/01/20 | 85,808 | 85,808 | 0 | 3,100,000 | 0 | 0 | 25,000 | 976,393 | 132,156 | 311,325 | 9,690,000 | 2025 |
| 2026 | 1,199,759 | 3,113 | 1,202,873 | 1,202,873 | 01/15/20 | 168,800 | 168,800 | 170,500 | 5.50% | 06/01/20 | 82,613 | 82,613 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,124,948 | 77,925 | 369,250 | 8,875,000 | 2026 |
| 2027 | 1,289,841 | 3,893 | 1,293,734 | 1,293,734 | 02/15/20 | 147,800 | 147,800 | 170,500 | 5.50% | 06/01/20 | 78,755 | 78,755 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,314,955 | 101,779 | 491,029 | 7,965,000 | 2027 |
| 2028 | 1,356,687 | 4,910 | 1,361,597 | 1,361,597 | 03/15/20 | 125,900 | 125,900 | 170,500 | 5.50% | 06/01/20 | 73,588 | 73,588 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,461,050 | 100,507 | 591,536 | 6,955,000 | 2028 |
| 2029 | 1,356,551 | 5,915 | 1,362,467 | 1,362,467 | 04/15/20 | 106,075 | 106,075 | 170,500 | 5.50% | 06/01/20 | 66,975 | 66,975 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,620,193 | 42,274 | 633,810 | 5,855,000 | 2029 |
| 2030 | 1,377,556 | 6,338 | 1,383,894 | 1,383,894 | 05/15/20 | 88,525 | 88,525 | 170,500 | 5.50% | 06/01/20 | 58,669 | 58,669 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,804,049 | (154) | 633,656 | 4,660,000 | 2030 |
| 2031 | 1,377,419 | 6,337 | 1,383,755 | 1,383,755 | 06/15/20 | 70,375 | 70,375 | 170,500 | 5.50% | 06/01/20 | 48,875 | 48,875 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,974,368 | (90,612) | 543,044 | 3,340,000 | 2031 |
| 2032 | 1,377,281 | 5,430 | 1,382,711 | 1,382,711 | 07/15/20 | 630,000 | 51,700 | 170,500 | 5.50% | 06/01/20 | 37,231 | 37,231 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,668,931 | 213,780 | 756,824 | 2,285,000 | 2032 |
| 2033 | 1,377,143 | 7,568 | 1,384,711 | 1,384,711 | 08/15/20 | 650,000 | 32,094 | 170,500 | 5.50% | 06/01/20 | 23,663 | 23,663 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,180,736 | 203,955 | 960,779 | 1,185,000 | 2033 |
| 2034 | 1,377,005 | 9,608 | 1,386,613 | 1,386,613 | 09/15/20 | 510,000 | 10,869 | 170,500 | 5.50% | 06/01/20 | 8,288 | 8,288 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,399,736 | (13,143) | 947,636 | 0 | 2034 |
| 2035 | 1,376,868 | 9,476 | 1,386,344 | 1,386,344 | 10/15/20 | 2,138,000 | 5,500 | 170,500 | 5.50% | 06/01/20 | 962,000 | 962,000 | 0 | 3,100,000 | 0 | 0 | 25,000 | 2,333,500 | (947,156) | 480 | 0 | 2035 |
| 2036 | 1,376,730 | 5 | 1,376,735 | 1,376,735 | 11/15/20 | 962,000 | 52,910 | 170,500 | 5.50% | 06/01/20 | 389,910 | 389,910 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,376,910 | (175) | 305 | 0 | 2036 |
| 2037 | 1,376,592 | 3 | 1,376,595 | 1,376,595 | 12/15/20 | 0 | 0 | 1,351,000 | 5.50% | 06/01/20 | 0 | 0 | 0 | 3,100,000 | 0 | 0 | 25,000 | 1,376,000 | 595 | 900 | 0 | 2037 |
| 2038 | 1,376,455 | 9 | 1,376,464 | 1,376,464 | 01/15/21 | 0 | 0 | 699,000 | 5.50% | 06/01/20 | 0 | 0 | 0 | 3,100,000 | 0 | 0 | 25,000 | 724,000 | 652,464 | 653,364 | 0 | 2038 |
| 2039 | 1,376,317 | 6,534 | 1,382,851 | 1,382,851 | 02/15/21 | 0 | 0 | 0 | 5.50% | 06/01/20 | 0 | 0 | 0 | 3,100,000 | 0 | 0 | 25,000 | 25,000 | 1,357,851 | 2,011,214 | 0 | 2039 |
| 2040 | 1,376,179 | 20,112 | 1,396,292 | 1,396,292 | 03/15/21 | 0 | 0 | 0 | 5.50% | 06/01/20 | 0 | 0 | 0 | 3,100,000 | 0 | 0 | 25,000 | 25,000 | 1,371,292 | 3,382,306 | 0 | 2040 |
| Total | 23,576,043 | 100,841 | 808,128 | 24,485,011 | | 6,385,000 | 2,169,501 | 3,285,000 | | 947,881 | 3,100,000 | 2,760,910 | 2,760,910 | 5,880,910 | 1,605,000 | 299,514 | 550,000 | 21,107,506 | | | Total | |

Notes:

Accrued Interest 2,760,910
Short Interest 2,760,910

Projected TID Closure

SECTION 11: Annexed Property

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

SECTION 12: Estimate of Additional Property to be Devoted to Retail Business

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

SECTION 13: Proposed Zoning Ordinance Changes

The City anticipates that a portion of the Territory to be incorporated into the District by Amendment will be rezoned prior to development.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Franklin Ordinances

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

SECTION 15: Relocation

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

SECTION 16: Orderly Development of the City of Franklin

This amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development of the City.

SECTION 17: List of Estimated Non-Project Costs

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

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

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

SECTION 18:
Opinion of Attorney for the City of Franklin Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

WESOLOWSKI, REIDENBACH & SAJDAK, S.C.
ATTORNEYS AT LAW
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FRANKLIN, WISCONSIN 53132

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JANE C. KASSIS,
LEGAL SECRETARY

April 9, 2020

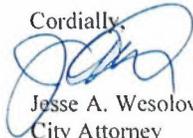
Mayor Stephen R. Olson
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

re: Tax Incremental District No. 6, City of Franklin, Wisconsin; Project Plan Amendment

Dear Mayor Olson:

I have reviewed the Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 6, City of Franklin, Wisconsin. It is my opinion that the Project Plan Amendment is complete and in compliance with Wis. Stat. § 66.1105. The Project Plan, additionally, was informed by the Tax Incremental District No. 6 Feasibility Analysis prepared by Ehlers & Associates, Inc. engaged by the City. This opinion is provided as required pursuant to Wis. Stat. § 66.1105(4)(f).

Cordially,



Jesse A. Wesolowski
City Attorney
City of Franklin

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

| Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction. | | | | | | | |
|---|---------|-------------------|--------------|--------------------------------|-------------------|-----------|--------------|
| Statement of Taxes Data Year: | | 2018 | | Percentage based upon tax rate | | | |
| County | | 19,244,848 | | 20.47% | | | |
| Special District | | 6,650,847 | | 7.04% | | | |
| Municipality | | 23,546,233 | | 22.08% | | | |
| School District | | 34,189,665 | | 45.34% | | | |
| Technical College | | 4,809,220 | | 5.06% | | | |
| Total | | 88,440,813 | | | | | |
| Revenue Year | County | Special District | Municipality | School District | Technical College | Total | Revenue Year |
| 2021 | 0 | 0 | 0 | 0 | 0 | 0 | 2021 |
| 2022 | 99,999 | 34,389 | 107,862 | 221,483 | 24,724 | 488,457 | 2022 |
| 2023 | 148,699 | 51,136 | 160,391 | 329,346 | 36,765 | 726,338 | 2023 |
| 2024 | 185,093 | 63,652 | 199,646 | 409,953 | 45,763 | 904,107 | 2024 |
| 2025 | 226,990 | 78,060 | 244,837 | 502,749 | 56,121 | 1,108,757 | 2025 |
| 2026 | 245,620 | 84,467 | 264,932 | 544,012 | 60,728 | 1,199,759 | 2026 |
| 2027 | 264,062 | 90,809 | 284,824 | 584,858 | 65,287 | 1,289,841 | 2027 |
| 2028 | 277,747 | 95,515 | 299,585 | 615,168 | 68,671 | 1,356,687 | 2028 |
| 2029 | 277,720 | 95,505 | 299,555 | 615,107 | 68,664 | 1,356,551 | 2029 |
| 2030 | 282,020 | 96,984 | 304,194 | 624,631 | 69,727 | 1,377,556 | 2030 |
| 2031 | 281,992 | 96,975 | 304,163 | 624,569 | 69,720 | 1,377,419 | 2031 |
| 2032 | 281,963 | 96,965 | 304,133 | 624,506 | 69,713 | 1,377,281 | 2032 |
| 2033 | 281,935 | 96,955 | 304,103 | 624,444 | 69,706 | 1,377,143 | 2033 |
| 2034 | 281,907 | 96,946 | 304,072 | 624,381 | 69,699 | 1,377,005 | 2034 |
| 2035 | 281,879 | 96,936 | 304,042 | 624,319 | 69,692 | 1,376,868 | 2035 |
| 2036 | 281,851 | 96,926 | 304,011 | 624,257 | 69,685 | 1,376,730 | 2036 |
| 2037 | 281,823 | 96,916 | 303,981 | 624,194 | 69,678 | 1,376,592 | 2037 |
| 2038 | 281,794 | 96,907 | 303,950 | 624,132 | 69,671 | 1,376,455 | 2038 |
| 2039 | 281,766 | 96,897 | 303,920 | 624,069 | 69,664 | 1,376,317 | 2039 |
| 2040 | 281,738 | 96,887 | 303,890 | 624,007 | 69,657 | 1,376,179 | 2040 |
| | | 4,826,599 | 1,659,828 | 5,206,092 | 10,690,186 | 1,193,338 | 23,576,043 |

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