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<https://www.youtube.com/c/CityofFranklinWIGov>

CITY OF FRANKLIN
SPECIAL COMMON COUNCIL MEETING*
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY DECEMBER 18, 2025 AT 5:00 P.M.

- A. Call to Order, Roll Call and Pledge of Allegiance.
- B. Citizen Comment Period.
- C. Reports and Recommendations: A Resolution to Accept the Donation of the Alioto Living Trust Property Bearing TKN 855-9907-000 at South 27th Street, Franklin, Wisconsin, to the City of Franklin.
- D. Adjournment.

*Supporting documentation and details of these agenda items are available at City Hall during normal business hours.

[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:

December 24 & 25	City Hall Closed-Christmas	
December 31	City Hall Closed-New Year's Eve	
January 1	City Hall Closed-New Year's Day	
January 6	Common Council	6:30 p.m.
January 8	Plan Commission	6:00 p.m.
January 20	Common Council	6:30 p.m.
January 22	Plan Commission	6:00 p.m.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE December 18, 2025
REPORTS AND RECOMMENDATIONS	A RESOLUTION TO ACCEPT THE DONATION OF THE ALIOTO LIVING TRUST PROPERTY BEARING TAX KEY NO. 855-9907-000 AT SOUTH 27TH STREET, FRANKLIN, WISCONSIN, TO THE CITY OF FRANKLIN	ITEM NUMBER

The Alioto Living Trust Property Bearing Tax Key No. 855-9907-000 at South 27th Street, Franklin, Wisconsin, is being donated to the City of Franklin by those persons who are owner's interest and/or trustees of the Alioto Living Trust, being Marian A. Pine, Angela Vagell, Catherine Simcich, Serajean F. Alioto, James F. Alioto, Joseph G. Alioto and Dawnia L. Alioto.

Annexed hereto is a Letter Report from Heritage Title Services, Inc. essentially stating the property is owned free and clear, a copy of the 2024 Property Tax Bill for providing information on the property, a Closing Statement for the donation of the property, and a Warranty Deed to convey the property to the City. Also attached is the above-entitled Resolution. Title to the Property is good, indefeasible in fee simple and free and clear of any encumbrances.

COUNCIL ACTION REQUESTED

A motion to adopt A Resolution to Accept the Donation of the Alioto Living Trust Property Bearing Tax Key No. 855-9907-000 at South 27th Street, Franklin, Wisconsin, to the City of Franklin.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2025-_____

A RESOLUTION TO ACCEPT THE DONATION OF THE ALIOTO LIVING TRUST
PROPERTY BEARING TAX KEY NO. 855-9907-000 AT SOUTH 27TH STREET,
FRANKLIN, WISCONSIN, TO THE CITY OF FRANKLIN

WHEREAS, the Alioto Living Trust Property Bearing Tax Key No. 855-9907-000 at South 27th Street, Franklin, Wisconsin, is being offered as a donation to the City of Franklin by those persons who are property owners' owner's interest and/or trustees of the Alioto Living Trust, being Marian A. Pine, Angela Vagell, Catherine Simcich, Serajean F. Alioto, James F. Alioto, Joseph G. Alioto and Dawnia L. Alioto; and

WHEREAS, City staff having reviewed information regarding the property provided by the property owners, including a Letter Report from Heritage Title Services, Inc. essentially stating the property is owned free and clear, and a Warranty Deed to convey title of the property to the City which provides that title to the property is good, indefeasible in fee simple and free and clear of any encumbrances; and

WHEREAS, the Common Council having received such offer of donation and having noted it to be a wonderful gift for the benefit of the City and the public interests the City serves, and having determined to accept the gift in the interest of the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Mayor is hereby authorized to sign the Closing Statement, and that the City hereby accepts the donation by way of a Warranty Deed to the City of the Alioto Living Trust Property Bearing Tax Key No. 855-9907-000 at South 27th Street, Franklin, Wisconsin, and the Common Council expresses its utmost gratitude to the property owners' owner's interest and/or trustees of the Alioto Living Trust, being Marian A. Pine, Angela Vagell, Catherine Simcich, Serajean F. Alioto, James F. Alioto, Joseph G. Alioto and Dawnia L. Alioto, for such a wonderful gift.

BE IT FURTHER RESOLVED, that the City Clerk or Deputy City Clerk is hereby directed to obtain the recording of the Warranty Deed with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2025.

RESOLUTION NO. 2025-_____

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APPROVED:

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

17450 W. North Avenue
Brookfield, WI 53045
(262)785-9555, FAX (262)785-1608



LETTER REPORT

File No.: ML-344770

Prepared For: Atty Roger Pyzyk

State of Wisconsin
County of Milwaukee

We have examined the Public Land Records relative to the premises described below:

That part of the Northeast 1/4 of Section 24, Township 5 North, Range 21 East, in the Town (now City) of Franklin, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at a point in the East line of said 1/4 Section, 666.30 feet South of the Northeast corner of said 1/4 Section; running thence South 88 degrees 26 minutes 40 seconds West along the North line of the South 1/2 of the North 1/2 of said 1/4 Section, 357.79 feet to a point; thence South and parallel to the East line of said 1/4 Section 170.00 feet to a point; thence North 88 degrees 26 minutes 40 seconds East 357.79 feet to a point in the East line of said 1/4 Section; thence North along the East line of said 1/4 Section, 170.00 feet to the place of commencement, except the East 80.0 feet.

Tax Key No.: 8559907000
Property Address: 27th Street South, Franklin, WI

(FOR INFORMATIONAL PURPOSES ONLY)

from October 16, 2015 at 12:00 AM to October 16, 2025 at 12:00 AM and find that as of the date of this report the last conveyance of record was to:

Marian A. Pine, as Trustee for Angela Vagell, Marian A. Pine and Catherine Simcich, as to a 1/2 interest, Serajean F. Alioto, as to a 1/6 interest, James F. Alioto, as to a 1/6 interest and Joseph G. Alioto and Dawnia L. Alioto as Trustees of the Joseph G. Alioto Living Trust dated December 9, 2003, as to a 1/6 interest

We have made a search for the following matters in Milwaukee County:

1. OPEN MORTGAGES, SECURITY AGREEMENTS, OUTSTANDING LAND CONTRACTS AND/OR LEASES FROM THE PARTIES NAMED ABOVE:

NONE
2. UNSATISFIED CONSTRUCTION LIENS (For the past two years only):

NONE
3. PENDING OR UNSATISFIED JUDGMENTS, BANKRUPTCY PROCEEDINGS, STATE TAX WARRANTS, FEDERAL TAX LIENS, CONDOMINIUM LIENS, NOTICES OF LIS PENDENS, CIRCUIT SUITS AND/OR PROBATE PROCEEDINGS AFFECTING REAL ESTATE AND INDEXED IN THE PUBLIC RECORDS AGAINST THE SPECIFIC PARTIES NAMED ABOVE:

NONE
4. REAL ESTATE TAXES up to and including those for the year 2024 have been paid.

THIS REPORT IS LIMITED IN SCOPE TO THE MATTERS SPECIFICALLY SET FORTH HEREIN AND IS FOR INFORMATIONAL PURPOSES ONLY. NO PARTY MAY RELY ON THIS INFORMATION OTHER THAN THE APPLICANT. WE MAKE NO REPRESENTATIONS AS TO THE LEGAL OR MERCHANTABLE QUALITY OF THE TITLE. TOTAL LIABILITY OF THE COMPANY HEREUNDER IS EXPRESSLY LIMITED TO THE COST OF THIS REPORT.

HERITAGE TITLE SERVICES, INC.

BY: Faye Faust, (262) 289-6164

CITY OF FRANKLIN
 TREASURER
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728

Please inform the treasurer of any address change.

A VAGELLA
 C SIMCICH, ET AL
 650 N 77TH ST
 WAUWATOSA WI 53213-3512

Property Address
 S 27TH ST

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2024
 CITY OF FRANKLIN
 MILWAUKEE COUNTY

BILL NO. 364974
 Correspondence should refer to parcel number
 PARCEL#: 8559907000

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
274,300		274,300	0.9965	275,300		275,300	A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change	Gross Property Tax First Dollar Credit Lottery Credit Net Property Tax
MILWAUKEE COUNTY		4,350,816	4,354,589	764.24	864.70	13.1%	4,013.81
CITY OF FRANKLIN		3,420,529	3,538,487	918.19	1,051.32	14.5%	
OAK CREEK-FRANKLIN SCHOOL		8,933,770	9,491,019	1,507.76	1,536.94	1.9%	4,013.81
MMSD				299.63	340.49	13.6%	
MATC		4,518,534	4,549,722	195.22	220.36	12.9%	
Total		21,223,649	21,933,817	3,685.04	4,013.81	8.9%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		3,685.04	4,013.81	8.9%	

School taxes reduced by school levy tax credit \$ 434.09
 IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
 Net Assessed Value Rate (Does NOT reflect credits) 0.014632952
 ACRES: 1.091
 COM IN E LI 666.30 FT S OF NE COR
 OF NE 24 5 21 TH WLY

TOTAL DUE FOR FULL PAYMENT
 PAY BY January 31, 2025
 ▶ \$ 4,013.81
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.
 Installments may be paid as follows:
 2006.91 DUE BY 01/31/2025
 1003.45 DUE BY 03/31/2025
 1003.45 DUE BY 05/31/2025

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
OAK CREEK-FRANKLIN SCHOOL	429,497.30	103.61	2025
OAK CREEK-FRANKLIN SCHOOL	932,729.08	225.01	2030

RETAIN THIS PORTION AS YOUR COPY
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PAY FULL AMOUNT OF: \$4,013.81
OR PAY 1ST INSTALLMENT OF: \$2,006.91
 By January 31, 2025

AND PAY 2ND INSTALLMENT OF: \$1,003.45
 By March 31, 2025

AND PAY 3RD INSTALLMENT OF: \$1,003.45
 By May 31, 2025

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:
 CITY OF FRANKLIN
 TREASURER
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770
 2024 Real Estate Property Bill # 364974
 Parcel # 8559907000
 Alt. Parcel #

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:
 CITY OF FRANKLIN
 TREASURER
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770
 2024 Real Estate Property Bill # 364974
 Parcel # 8559907000
 Alt. Parcel #

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:
 CITY OF FRANKLIN
 TREASURER
 9229 W LOOMIS ROAD
 FRANKLIN WI 53132-9728
 414-425-4770
 2024 Real Estate Property Bill # 364974
 Parcel # 8559907000
 Alt. Parcel #

VAGELLA, A
 Include This Stub With Your Payment

VAGELLA, A
 Include This Stub With Your Payment

VAGELLA, A
 Include This Stub With Your Payment

PA-6863 (R. 8-15)

CLOSING STATEMENT

Sellers: James F. Alioto, Joseph G. Alioto, Dawnia A. Alioto, SeraJean Alioto,
 Catherine Simcich, Angela Vagell, Marian A. Pine
 Buyer: City of Franklin
 Property Address: Parcel No. 855-9907-000 - Vacant Land

	<u>BUYER</u>	<u>SELLER</u>
Purchase Price		\$ 275,000.00
Down payment	\$ 0.00	
Tax proration <u>(\$4,013.81</u> @ 11.00 %	\$ Paid by Seller	
Donation (Gift) of Vacant Land to City of Franklin by Sellers	\$ 275,000.00	
	\$	\$ 275,000.00
Due Seller		\$ <u>-275,000.00</u>
		\$ 0.00

DISBURSEMENTS

Sellers responsible for payment of 2025 Real Estate Taxes	\$ 4,296.26
Wisconsin State Transfer Tax	\$ 0.00

Approved this _____ day of _____ 2025.

 Buyer: City of Franklin


 Seller: Joseph G. Alioto


 Seller: SeraJean Alioto

 Seller: Angela Vagell


 Seller: James F. Alioto


 Seller: Dawnia L. Alioto

 Seller: Catherine Simcich

 Seller: Marian A. Pine

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between See attached list of Grantors

_____ (“Grantor,” whether one or more),
and City of Franklin, a Municipal Corporation

_____ (“Grantee,” whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

Please see attached Addendum.

Recording Area

Name and Return Address

855-9907-000

Parcel Identification Number (PIN)

This is not homestead property
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

Dated December 10, 2025

James F. Alioto (SEAL)
* James F. Alioto

Joseph G. Alioto (SEAL)
* Joseph G. Alioto - Trustee of Joseph G. Alioto Living Trust dated December 9, 2003

Dawnia L. Alioto (SEAL)
*

Dawnia L. Alioto (SEAL)
* Dawnia L. Alioto - Trustee of Joseph G. Alioto Living Trust dated December 9, 2003

AUTHENTICATION

Signature(s) James F. Alioto

authenticated on December 10, 2025

Roger C. Pyzyk
* Roger C. Pyzyk

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Roger C. Pyzyk
10701 W National Avenue, Suite 200, West Allis, WI 53227

ACKNOWLEDGMENT

STATE OF WISCONSIN)
MILWAUKEE COUNTY) ss.

Personally came before me on 12/10/2025,
the above-named Joseph G. Alioto and Dawnia L. Alioto - Trustee of Joseph G. Alioto Living Trust dated December 9, 2003
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Roger C. Pyzyk
* Roger C. Pyzyk
Notary Public, State of Wisconsin
My Commission (is permanent) (~~expires:~~ permanent.)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

That part of the Northeast 1/4 of Section 24, Township 5 North, Range 21 East, in the Town (now City) of Franklin, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at a point in the East line of said 1/4 Section, 666.30 feet South of the Northeast corner of said 1/4 Section; running thence South 88 degrees 26 minutes 40 seconds West along the North line of the South 1/2 of the North 1/2 of said 1/4 Section, 357.79 feet to a point; thence South and parallel to the East line of said 1/4 Section 170.00 feet to a point; thence North 88 degrees 26 minutes 40 seconds East 357.79 feet to a point in the East line of said 1/4 Section; thence North along the East line of said 1/4 Section, 170.00 feet to the place of commencement, except the East 80.0 feet.

Tax Key No.: 8559907000

Property Address: 27th Street South, Franklin, WI

Grantor for Franklin, Wisconsin Parcel No. 855-9907-000

SeraJean Alioto (SEAL)
SeraJean Alioto - Grantor

ACKNOWLEDGMENT

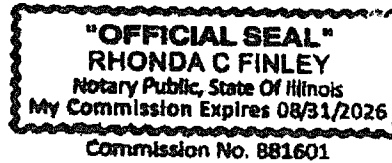
STATE OF ILLINOIS)
Cook) SS.
COUNTY)

Personally came before me on December 12, 2025
the above-named SeraJean Alioto to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Rhonda C Finley

Notary Public, State of Illinois.

My Commission (is permanent) (expires: 8 31 2026).



Grantors for Franklin, Wisconsin Parcel No. 855-9907-000

Angela Vagell – Grantor (SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS.
_____ COUNTY)

Personally came before me on _____,
the above-named Angela Vagell to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, State of Florida.
My Commission (is permanent) (expires: _____).

Catherine Simcich – Grantor (SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS.
_____ COUNTY)

Personally came before me on _____,
the above-named Catherine Simcich to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, State of Florida.
My Commission (is permanent) (expires: _____).

Grantors for Franklin, Wisconsin Parcel No. 855-9907-000

Marian A. Pine – Grantor, Individual (SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS.
_____ COUNTY)

Personally came before me on _____,
the above-named Marian A. Pine to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, State of Florida.
My Commission (is permanent) (expires: _____).

Marian A. Pine – Grantor, as Trustee for Marian A. Pine, Angela Vagell and Catherine Simcich. (SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS.
_____ COUNTY)

Personally came before me on _____,
the above-named Marian A. Pine to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Notary Public, State of Florida.
My Commission (is permanent) (expires: _____).