CITY OF FRANKLIN
COMMON COUNCIL MEETING*
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA**
TUESDAY, JANUARY 23, 2018 AT 6:30 P.M.

A. Call to Order and Roll Call.

B. 1. Citizen Comment Period.
2. Mayoral Announcements:
(a) Letter from the Intergovernmental Cooperation Council to State Senator Fitzgerald Regarding SB 291 (reversing *Walgreens*) and SB 292 (dark store).
(b) Letter from Mayor Steve Olson regarding Personnel Changes and Procedure Changes.

C. Approval of Minutes:
Regular Common Council Meeting of January 9, 2018.

D. Hearings.

E. Organizational Business.
Mayoral Board and Commission Appointment: Richard Budny, 9237 South 48th Street, Ald. Dist.2 – Personnel Committee (unexpired 3 year term expiring 4/30/2019).

F. Letters and Petitions.

G. Reports and Recommendations:
1. Consent Agenda:
(a) Donation to the Police Department in the Amount of $200 from Shelley Tessmer of SMT Investments, LLC to be Deposited into the K9 Donation Account.
(b) Purchase of Capital Equipment for the Police Department.
(c) Request Approval to Accept a Grant From the Firehouse Subs Public Safety Foundation in the Amount of $15,419.86 for the Purchase of Dry Suits and Related Equipment for the Franklin Fire Department Dive Team.
(d) Professional Services Agreement Between the City of Franklin and Racine County for Services to Verify a Certified Soil Tester's Soil and Site Evaluation.
2. Presentation of the Revised Feasibility Analysis for Tax Incremental Finance District No. 5 Including the Ballpark Commons, by Ehlers, Inc.
3. A Resolution Authorizing Certain Officials to Execute a Memorandum of Understanding for the Purpose of Milwaukee County Providing Snow Clearance and Maintenance Services for Areas of Crystal Ridge Road and Old Loomis Road During the Development of The Ballpark Commons Sports Anchored Mixed-Use Development, Between and Among BPC Master Developer, LLC, Milwaukee County, and the City of Franklin.

4. A Resolution Consenting to Milwaukee County Road Discontinuance Vacation for Roads Planned for Removal or Relocation Within the Planned Development District No. 37 (The Rock Sports Complex) Ballpark Commons Development Area, to wit: Crystal Ridge Road Between South 76th Street and West Rawson Avenue; Old Loomis Road between West Rawson Avenue and a Point that is Approximately 119 Feet Northeast of West Warwick Way; and Old Loomis Road between a Point that is Approximately 119 Feet Northeast of West Warwick Way to a Point that is Approximately 160 or More Feet Southwest of West Warwick Way; and Authorizing the Purchase by the City of Franklin of the Vacated Land Comprising Old Loomis Road Between a Point that is Approximately 119 Feet Northeast of West Warwick Way to a Point that is Approximately 160 or more Feet Southwest of West Warwick Way From the Wisconsin Department of Transportation and Directing the Dedication Thereof by the City of Franklin for Public Right of Way Purposes.
5. A Resolution Conditionally Approving a Preliminary Plat for Evergreen Park Estates Subdivision (at Approximately 7501 South 49th Street) (Rich J. Przybyla, President of Creative Homes, Inc., Applicant).
6. A Resolution for Professional Services Contract with Raposa Design Architecture for Design of the Pleasant View Park Pavilion (4901 W. Evergreen Street) in the Amount of $28,350.
7. A Resolution Awarding Bid to Janke General Contractors, Inc. for the Construction of the River Park Path in the Amount of $290,436.89.
8. Contract Negotiations With Johns Disposal Service, Inc.
9. Approval of Revised Rates of Service for Street and Utility Construction Inspection for the Years 2018 and 2019.
10. A Resolution to Develop Franklin Housing Plan.
11. Police and Fire Commission Request to Revise the Job Description for Police Patrol Officer.
12. Designation of an Extended-Term, Part-Time Assistant Building Inspector Working at Least 20 Hours per Week as Having the Partial Benefits Designation.
13. Authority to Contract with GovHR USA for Recruitment Services for an Economic Development Director.
14. Authorize the Director of Administration to Execute the Purchase Quote for a RazorSafe 2TB Email Archiving Appliance, with 1-Year of Support and Cloud Backup Services, as Budgeted for in the 2018 Information Services Capital and Operating Budgets.
15. November 2017 Monthly Financial Report.
16. Tax Incremental District No. 5 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Ballpark Commons Sports Anchored Mixed-Use Development Project Development Agreement. The Common Council May Enter Closed Session Pursuant to Wis. Stat. § 19.85(1)(e), to Deliberate Upon a Tax Incremental District No. 5 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Development Agreement, the Negotiation of Agreement Terms and the Investing of Public Funds in Relation Thereto, for Competitive and

Bargaining Reasons, and to Reenter Open Session at the Same Place Thereafter to Act on Such Matters Discussed Therein as it Deems Appropriate.

17. Interstate Partners LLC Commercial, Light Industrial and Distribution Development on the Southwest Corner of South 27th Street and West Oakwood Road; Tax Incremental District No. 4 Development Agreement Between the City of Franklin and JAMS IP LLC. The Common Council may Enter Closed Session Pursuant to Wis. Stat. § 19.85(1)(e), to Consider the Terms and Negotiation of a Development Agreement with JAMS IP LLC for the Interstate Partners LLC Commercial, Light Industrial and Distribution Development on the Southwest Corner of South 27th Street and West Oakwood Road, for Competitive and Bargaining Reasons, and to Reenter Open Session at the Same Place Thereafter to Act on Such Matters Discussed Therein as Deems Appropriate.

18. Notice of Claim from Judith Volovsek Involving Towing and Storage Costs Incurred when Her Vehicle was Towed from the Scene of an Accident. The Common Council may Enter Closed Session Pursuant to Wis. Stat. § 19.85(1)(e) and (g), to Talk About the Notice of Claim from Judith Volovsek Involving Towing and Storage Costs Incurred when Her Vehicle was Towed from the Scene of an Accident and to Reenter Open Session at the Same Place Thereafter to Act on Such Matters Discussed Therein as it Deems Appropriate.

H. Licenses and Permits.

Miscellaneous Licenses from License Committee Meeting of January 23, 2018.

I. Bills.

Request for Approval of Vouchers and Payroll.

J. Adjournment.

*Notice is given that a majority of the Community Development Authority, Economic Development Commission and Plan Commission may attend this meeting to gather information about an agenda item over which the Community Development Authority, Economic Development Commission and Plan Commission has decision-making responsibility. This may constitute a meeting of the Community Development Authority, Economic Development Commission and Plan Commission, per State ex rel. Badke v. Greendale Village Board, even though the Community Development Authority, Economic Development Commission and Plan Commission will not take formal action at this meeting.

**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:

February 5	Committee of the Whole	6:30 p.m.
February 6	Common Council Meeting	6:30 p.m.
February 8	Plan Commission Meeting	7:00 p.m.
February 19	Common Council Meeting	6:30 p.m.
February 20	Spring Primary	7:00 a.m.-8:00 p.m.
February 22	Plan Commission Meeting	7:00 p.m.

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B. 2. (a)

INTERGOVERNMENTAL
COOPERATION COUNCIL

Greenfield Mayor Michael Neitzke, Chair & Secretary,7325 West Forest Home Avenue, Greenfield, WI 53220; (414) 329-5208
West Allis Mayor Dan Devine, Vice-Chair, 7525 West Greenfield Avenue, West Allis, WI 53214; (414) 302-8290
Shorewood President Guy Johnson, Treasurer, 3939 North Murray Avenue, Shorewood, WI 53211; (414) 847-2700

January 18, 2018

State Senator Fitzgerald
Sen.Fitzgerald@legis.wisconsin.gov

Dear Senator Fitzgerald:

The Intergovernmental Cooperation Council of Milwaukee County, which consists of the mayors and village presidents of all cities and villages in Milwaukee County, strongly urges you to schedule SB 291 (reversing *Walgreens)* and SB 292 (dark store) for a floor vote in January or February, before the session ends. The fate of these important tax fairness bills rest in your hands.

It is imperative that the Legislature pass these bills and restore common sense and fairness to how commercial properties are assessed in this state. Every time a big box retailer obtains a dark store tax break and every time a single tenant commercial property relies on the *Walgreens* decision to lower its assessed value 50% below a recent sale price of the property, homeowners, small businesses and other property owners have to pick up a greater share of the property tax levy. If you fail to act, we will need to explain to homeowners that the Legislature had the opportunity to stop the tax shift that is occurring, but chose not to do so.

Both bills have overwhelming support among legislators. The Dark Store Bill, SB 292, has a remarkable 68 co-sponsors. The *Walgreens* reversal bill, SB 291, has just as amazing 58 co-sponsors.

A Senate committee has unanimously recommended passage of both bills. The Senate needs to schedule a vote in January or February and the bills will pass by huge margins.

The Indiana legislature and Michigan courts have shut the door on dark store tax avoidance strategies. We need to take action in Wisconsin.

We call on you to allow SB 291 and SB 292 to go to a full vote of the Senate. Thanks for considering our comments.

Sincerely,

INTERGOVERNMENTAL
COOPERATION COUNCIL

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Shorewood President Guy Johnson, Treasurer, 3939 North Murray Avenue, Shorewood, WI 53211; (414) 847-2700

Mayor Stephen Olson - Franklin

Mayor John Hohenfeldt - Cudahy

Mayor Erik Brooks – South Milwaukee

Village President Robert Ruesch – Hales Corners

Mayor Kathleen Ehley -- Wauwatosa

Mayor Bryan Kennedy - Glendale

Village President Carl Krueger – Brown Deer

Bayside - Brown Deer – Cudahy - Fox Point – Franklin – Glendale - Greendale
Greenfield - Hales Corners – Milwaukee - Milwaukee County - Oak Creek - River Hills - St. Francis
Shorewood - South Milwaukee – Wauwatosa - West Allis - West Milwaukee - Whitefish Bay

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Shorewood President Guy Johnson, Treasurer, 3939 North Murray Avenue, Shorewood, WI 53211; (414) 847-2700

Village President Samuel Dickman – Bayside

Village President Julie Siegel – Whitefish Bay

Village President Guy Johnson – Shorewood

County Executive Chris Abele – Milw County

Mayor Michael Neitzke – Greenfield

Mayor CoryAnn St. Marie-Carls – St. Francis

Bayside - Brown Deer – Cudahy - Fox Point – Franklin – Glendale - Greendale
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Village President Stephen Anderson – River Hills

Mayor Dan Devine – West Allis

Village President John Stalewski – West Milwaukee

Mayor Daniel Bukiewicz – Oak Creek

Village President Douglas Frazer – Fox Point

Mayor Tom Barrett – Milwaukee

Village President James Birmingham - Greendale

Bayside - Brown Deer – Cudahy - Fox Point – Franklin – Glendale - Greendale
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B.2.(b)

City of Franklin

Stephen R. Olson, Mayor

January 17, 2018

To: Aldermen, Dept. Heads
From: Mayor Steve Olson
Re: Personnel Changes and Procedure Changes

As all of you know, we've experienced a number of retirements and a resignation recently. I believe that these personnel changes offer management and the Common Council an opportunity to look at the way we serve our constituents and the way we do our work internally. This memo is to inform you all about actions I have or will put into motion regarding our staff and operations.

Resignation of Aaron Hertzberg

Aaron's last day with the city is 2/2. He will join Milwaukee County as their Director of Economic Development. We all thank him for his efforts here and wish him well.

Effective 1/29/18 Nick Fuchs will assume the general duties performed by Aaron on a part-time basis under the supervision of Joel Dietl. He will receive a temporary increase in compensation within the "Temporary or Interim Assignment Pay" rules in the employee handbook . Nick will have an added title of Assistant to the Mayor for Economic Development. This added title does not create a new position or position description but will help relay to outside contacts the important role and status that Nick will have while the Economic Development Director position is vacant. Joel and I will be responsible for prioritizing the work Nick has typically performed.

Orrin Sumwalt and Joel will add some of the duties performed by Nick as Principle Planner. This is possible because Orrin qualifies for the Principal Planner position in accordance with the "Promotional Career Path" policy. As intended by the policy, this offers Orrin some additional growth in his job with a classification and title change and may help keep the City from losing qualified staff with valuable experience.

Orrin and Joel will work with Gail Olsen to train her on the review and issuance of some of the routine permits that are handled by the department along with other possible changes to provide additional growth in her job and more efficiency in the department.

In coordination with the hiring process for a new Economic Development Director, we'll review these changes after a few months to determine what Council action is required and if certain changes should become permanent changes.

9229 West Loomis Road, Franklin, Wisconsin 53132-9728 (414) 425-7500 Fax: (414) 425-6428
www.franklinwi.gov

As part of the operational review that we have done in planning, *I have directed the Planning staff to reduce the quantity of information written into staff reports for the various boards and commissions.* To be clear, staff will still perform their due diligence but will make their reports more concise. This particular issue has been a problem for years but dramatically demonstrated itself with the confusion with the latest round of actions for Ballpark Commons.

In addition, as a reminder, I have authorized both Planning and Engineering staff to return any submittals that are changes, updates or revisions when those changes, updates or revisions aren't clearly discernable. Again, they will use their best judgement when using this policy.

I encourage Aldermen and committee members to engage with our staff prior to meetings to get any additional information that they may want for their decision making. This is an effort to balance the need for information with the amount of work being done in the department with limited number of staff.

Planning staff are evaluating a couple of more initiatives to streamline processes in the department.

We'll keep you informed as those develop.

Economic Development Director Recruitment

Tuesday evening you will be asked approve to again engage GovHR to provide recruitment services for this position. I personally was very pleased with the service that they've offered us for the ED and City Engineer recruitments. I anticipate that their time from contract to first job posting will be short. I expect that I'll again involve an Alderman and a couple of committee members in the final interviews. We already have been approached by candidates.

Fred Baumgart's Retirement

As you all know, Fred's last day of employment was 1/5. He was with us for 44 years. As I have done with the Planning department, so has Mark taken a look at the operations of the Inspections Department.

In the interim, we're fortunate that John Skuhra has delayed his much anticipated retirement to March to allow us some time to transition.

Mark Luberda is in the process of advertising and recruiting and will provide a status report soon.

As always, don't hesitate to talk with me about any questions or concerns. I expect that these changes will benefit the city by retaining our good and skilled employees and by maximizing their abilities and allowing them to be as efficient as possible.

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C.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
JANUARY 9, 2018
MINUTES

ROLL CALL	A.	The regular meeting of the Common Council was held on January 9, 2018 and called to order at 6:30 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, Alderwoman Kristen Wilhelm, Alderman Mike Barber and Alderman John R. Nelson. Excused was Alderman Steve F. Taylor. Also present were City Engineer Glen Morrow, Dir. of Administration Mark Luberda, and City Attorney Jesse A. Wesolowski.
CITIZEN COMMENT	B.1.	Citizen comment period was opened at 6:31 p.m. and closed at 7:21 p.m.
PROCLAMATION FREDERICK M. BAUMGART RECOGNITION	B.2.a.	Mayor Olson presented a Proclamation in Recognition of Building Inspector Frederick M. Baumgart, who retired on January 5, 2018.
PROCLAMATION LIGHT & UNITE RED WEEK	B.2.b.	Mayor Olson presented a Proclamation declaring the week of January 22-28, 2018 to be Light Unite RED week to highlight the efforts to prevent substance abuse.
MINUTES DECEMBER 19, 2017	C.	Alderwoman Wilhelm moved to approve the minutes of the regular Common Council meeting of December 19, 2017 as presented at this meeting. Seconded by Alderman Dandrea. All voted Aye; motion carried.
FAIR COMMISSION APPOINTMENT	E.1.	Alderman Nelson moved to confirm the Mayoral appointment of Ann Adamski, 7825 South Stonebrook Court (Ald. Dist. 3), to the Fair Commission for an unexpired 3-year term expiring 04/30/2018. Seconded by Alderman Barber. On roll call, Alderman Dandrea, Alderwoman Wilhelm, Alderman Barber and Alderman Nelson voted Aye; Alderman Mayer Abstained. Motion carried.
CONSENT AGENDA DONATIONS, LEASE AGREEMENT FOR DIGITAL COPIER FOR FIRE DEPT. ORD. 2018-2311 CREATING A FEE FOR PAYMENTS RETURNED UNPAID	G.1.	Alderman Barber moved to approve the following consent agenda items: (a) Donations to the Franklin Police Department from: AM Painting & Drywalling, LLC in the amount of $1,000.00; Daniel and Sandra Hay in the amount of $3,000.00; Jane F. Godfroy in the amount of $2,000.00 for canine related items.

(b) Donation to the Franklin Fire Department in the amount of $3,000.00 from Daniel and Sandra Hay.

(c) Request for approval for a lease agreement for a Sharp MX-3070N digital copier for the Fire Department.

(d) Ordinance No. 2018-2311, AN ORDINANCE TO CREATE SECTION 40-2. OF THE MUNICIPAL CODE REGARDING A FEE FOR PAYMENTS RETURNED UNPAID.

Approval of the above consent items was seconded by Alderman Mayer. All voted Aye; motion carried.

LUCAS AUTOMATIC CHEST COMPRESSION DEVICE

G.2 Alderman Mayer moved to authorize the Fire Department to purchase one LUCAS automatic compression device from Physio-Control Inc. using its 2018 capital budget and existing department grant and donation. Seconded by Alderman Nelson. Vote recorded as unanimous Aye. Motion carried.

ORD. 2018-2312
AMEND UDO TO ALLOW FOR PERMITTED & SPECIAL USE AT 7900 W. CRYSTAL RIDGE DR. (BALL PARK COMMONS, LLC, APPLICANT)

G.3. Alderman Mayer moved to table to the Common Council meeting of January 23, 2018, Ordinance No. 2018-2312. Seconded by Alderman Dandrea. On roll call, Alderman Mayer and Alderman Nelson voted Aye; Alderman Dandrea, Alderwoman Wilhelm and Alderman Barber voted No. Motion failed.

Alderman Dandrea then moved to adopt Ordinance No. 2018-2312, AN ORDINANCE TO AMEND SECTION 15-3.0442 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) TO REVISE THE DISTRICT IN THE FOLLOWING MANNER: TO ALLOW ADDITIONAL USES AS PERMITTED USES, INCLUDING BUT NOT LIMITED TO INDOOR/OUTDOOR GOLF DRIVING RANGE, GENERAL RETAIL, SPORTS MEDICINE, RESTAURANTS AND DRINKING; TO ALLOW ADDITIONAL USES AS SPECIAL USES INCLUDING BUT NOT LIMITED TO OUTDOOR AND INDOOR SPORTS (NON-MOTORIZED), ENTERTAINMENT, AND GENERAL COMMERCIAL OFFICE; TO REVISE CERTAIN DISTRICT STANDARDS INCLUDING BUT NOT LIMITED TO BUILDING HEIGHT LIMITS; TO INCLUDE ADDITIONAL MORE DETAILED SITE INFORMATION PERTAINING TO PUBLIC AND PRIVATE INFRASTRUCTURE SUCH AS STREETS, PARKING LOTS, AND STORM WATER

MANAGEMENT FACILITIES; AND TO ALLOW A THREE MONTH EXTENSION OF THE FIRST BUILDING PERMIT TIME LIMIT IN CONDITION NUMBER 27 IN PLANNED DEVELOPMENT DISTRICT NO. 37, ORDINANCE NO. 2016-2212 (7900 WEST CRYSTAL RIDGE DRIVE) (BALLPARK COMMONS LLC, APPLICANT, ZIM-MAR PROPERTIES, LLC, MILWAUKEE COUNTY, WISCONSIN DEPARTMENT OF TRANSPORTATION AND FF & E, LLC PROPERTY OWNERS). Seconded by Alderman Barber. On roll call, Alderman Nelson, Alderman Barber, Alderwoman Wilhelm and Alderman Dandrea voted Aye; Alderman Mayer voted No. Motion carried.

RES. 2018-7339
SPECIAL USE AT 7900 W. CRYSTAL RIDGE DR. (BALLPARK COMMONS LLC, APPLICANT)

G.4. Alderman Barber moved to adopt Resolution No. 2018-7339, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A PROPOSED OUTDOOR BASEBALL/SOCCER STADIUM USE UPON PROPERTY LOCATED AT 7900 WEST CRYSTAL RIDGE DRIVE (BALLPARK COMMONS LLC, APPLICANT), with Condition No. 6 amended to include the Common Council. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

STANDARDS, FINDINGS AND DECISION FOR THE ROCK SPORTS COMPLEX, LLC.

G.5. Alderman Barber moved to adopt Standards, Findings and Decision of the City of Franklin Common Council upon the application of the Rock Sports Complex, LLC, for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance, with the addition of amended language. Seconded by Alderman Nelson. All voted Aye; motion carried.

ORD. 2018-2313
AMEND UDO TO AMEND OFF-STREET LOADING REQUIREMENTS & ALLOW FOR USE OF PUBLIC STREETS IN INDUSTRAIL AREAS (KRONES, INC., APPLICANT)

G.6. Alderman Barber moved to adopt Ordinance 2018-2313, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT TO AMEND §15-5.0205 OFF-STREET LOADING REQUIREMENTS, SPECIFICALLY §§15-5.0205B. AND 15-0205F., AND TO AMEND §15-05.026 OFF-STREET LOADING SPACE DESIGN, SPECIFICALLY §15-5.0206B., TO PROVIDE SOME FLEXIBILITY WITH REGARD TO AND TO ALLOW FOR THE USE OF PUBLIC STREETS FOR TRUCK LOADING AND UNLOADING DELIVERY SERVICES PURPOSES, PRIMARILY IN INDUSTRIAL AREAS INVOLVING A

DEAD END STREET (KRONES, INC., APPLICANT).. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. 2018-7340
SPECIAL USE AT 11610 W. RAWSON AVENUE (JOHN PRUSINSKI, JEMCO, LLC, APPLICANT)

G.7. Alderman Nelson moved to adopt Resolution No. 2018-7340, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN ELECTRICAL CONTRACTOR BUSINESS USE UPON PROPERTY LOCATED AT 11610 WEST RAWSON AVENUE (JOHN PRUSINSKI, OWNER AND OPERATOR OF JEMCO, LLC D/B/A JEMOCO ELECTRIC, APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.

LICENSES AND PERMITS

H. Alderwoman Wilhelm moved to approve the following:
Recommend proof of 1-hour food service training per person with further re-inspection for Pantheon of Wisconsin, Inc., Agent Debbie Koutromanous, 7621 W. Rawson Ave.;
Approve food inspection review subject to re-inspection for Alley Katz, LLC, Agent John Trudeau, 11430 W. Swiss St.;
Grant Operator License, with a warning letter, to Shawna Kullas, 3801 S. Logan Ave., Milwaukee;
Grant Operator Licenses to Katie Brzozowski, 2255 W. Goldcrest Ave., Milwaukee; Stephen Gostomski, 2064 S. 87th St., West Allis; Aaron Lambert, 5037 Sycamore St., Greendale; Lorene Ornelas, 2955 W. Drexel Ave.; and
Grant Change of Agent to Pick N Save #6431, Haley Dixon, 4175 S. 58th St., Milwaukee.
Seconded by Alderman Nelson. All voted Aye; motion carried.

VOUCHERS AND PAYROLL

I. Alderman Dandrea moved to approve the following:
City vouchers with an ending date of January 4, 2018 in the amount of $3,422,037.83; Payroll dated December 22, 2017 in the amount of $372,331.60 and payments of the various payroll deductions in the amount of $395,333.50, plus City matching payments; and Payroll dated January 5, 2018 in the amount of $385,188.99 and payments of the various payroll deductions in the amount of $232,058.55 plus City matching payments; and Estimated Payroll dated January 19, 2018 in the amount of $406,000.00 and payments of the various payroll deductions in the amount of $413,000.00, plus City matching payments; and Property tax refunds and payments with an ending date of

January 4, 2018 in the amount of $50,714,980.94. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

CLOSED SESSION IMPLEMENTATION OF THE "LABOR AGREEMENT BETWEEN THE CITY OF FRANKLIN AND FRANKLIN PROFESSIONAL FIREFIGHTERS I.A.F.F. LOCAL 2760."

G.8. Alderman Barber moved to enter closed session at 8:54 p.m. with regard to the Labor Agreement implementation subject matter pursuant to Wis. Stat. § 19.85(1)(c), to consider employment or compensation data of a public employee over which the Common Council has jurisdiction or exercises responsibility; Wis. Stat. § 19.85(1)(f), to consider financial, medical, or personal history data, which if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to; Wis. Stat. § 19.85(1)(g), for the purpose of conferring with legal counsel for the governmental body who is rendering written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; and Wis. Stat. § 19.85(1)(e), for competitive and bargaining reasons for the purpose of deliberating, negotiating, or conducting other specified public business in relation to the labor agreement implementation subject matter; and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.. Seconded by Alderman Nelson. All voted Aye; motion carried.

Upon reentering open session at 9:00 p.m., Alderman Mayer moved to authorize the Director of Administration to apply Article XIV Section 2 (b) to Roger Beaver's 40.65 Duty Disability retiree insurance and to inform the Franklin Professional Firefighters Union and Mr. Beaver of this determination while preserving the City's rights for future application of Article XIV Section 2 (b). Seconded by Alderman Barber. All voted Aye; motion carried.

ADJOURNMENT

J. Alderman Barber moved to adjourn the meeting at 9:11 p.m. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

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APPROVAL Slw	REQUEST FOR COMMON COUNCIL ACTION	MEETING DATE 1/23/2018
ORGANIZATIONAL BUSINESS	**Board and Commission Appointments**	ITEM NUMBER E.

The following Mayoral appointment has been submitted for Council confirmation:

Richard Budny, 9237 South 48th Street, Ald. Dist.2 – Personnel Committee (unexpired 3 year term expiring 4/30/2019).

COUNCIL ACTION REQUESTED

Motion to confirm the following Mayoral appointments:

Richard Budny, 9237 South 48th Street, Ald. Dist.2 – Personnel Committee (unexpired 3 year term expiring 4/30/2019).

From: volunteerfactsheet@franklinwi.gov [mailto:volunteerfactsheet@franklinwi.gov]
Sent: Sunday, July 02, 2017 8:07 AM
To: Lisa Huening; Shirley Roberts; Sandi Wesolowski
Subject: Volunteer Fact Sheet

Name:	Richard B. Budny
PhoneNumber:	414-828-1252
EmailAddress:	richardbbudny@yahoo.com
YearsasResident:	2
Alderman:	Steve Taylor
ArchitecturalBoard:	0
CivicCelebrations:	0
CommunityDevelopmentAuthority:	0
EconomicDevelopmentCommission:	0
EnvironmentalCommission:	0
FinanceCommittee:	0
FairCommission:	0
BoardofHealth:	0
FirePoliceCommission:	0
ParksCommission:	0
LibraryBoard:	0
PlanCommission:	0
PersonnelCommittee:	1
BoardofReview:	0
BoardofPublicWorks:	0
QuarryMonitoringCommittee:	0
TechnologyCommission:	0
TourismCommission:	0
BoardofZoning:	0
WasteFacilitiesMonitoringCommittee:	0
BoardWaterCommissioners:	0
CompanyNameJob1:	Internal Revenue Service
TelephoneJob1:	
StartDateandPositionJob1:	April, 2006
EndDateandPositionJob1:	January 1, 2012
CompanyNameJob2:	Internal Revenue Service
TelephoneJob2:	
StartDateandPositionJob2:	October, 2000
EndDateandPositionJob2:	April, 2006
CompanyNameJob3:	Internal Revenue Service
TelephoneJob3:	
StartDateandPositionJob3:	November, 1975

EndDateandPositionJob3:	October, 2000
Signature:	Richard B. Budny
Date:	July 2, 2017
Signature2:	Richard B. Budny
Date2:	July 2, 2017
Address:	9237 South 48th Street
PriorityListing:	
WhyInterested:	I am retired 5 years and am looking to be active in the community. I worked 36 years with the Federal government. Twenty-five years in management. I have experience with how employee/management personnel relations, policy and issue resolution works within a governmental environment.
CompanyAddressJob1:	1111 Constitution Ave, NW, Washington, DC 20224
DescriptionofDutiesJob1:	National Office, Policy Manager, Specialty Taxes. Responsible for lead of Internal review teams of Territory's , Policy matters relative to tax legislation. Direct responsibility of management of national quality programs and annual staffing plans. Personal residence was Milwaukee, WI with over 50% travel.
AddressJob2:	211 W. Wisconsin Ave. Milwaukee, WI 53203
DescriptionofDutiesJob2:	Territory Manager, direct responsibility for management of line operations for TEC area within Small Business, Self employed business unit covering Wisconsin, Iowa, Chicago and Northern Illinois.
AddressJob3:	211 W. Wisconsin Ave. Milwaukee, WI 53203
DescriptionofDutiesJob3:	Line manager of employee groups (10-18 employees) over the years I managed Tax Auditors, Revenue Agents, Research analysts, computer technicians. Was a Tax Assistor, Tax Auditor, Revenue Agent from 11/1975 until entering management in 1987.
AdditionalExperience:	I have a Bachelor of Arts degree from the University of Wisconsin. A Certified Public Accountant Certificate from the University of Illinois. I included my full work history above (beyond 10 years) to allow you a full understanding of my experience. At the National level I worked on Policy, both Tax and administrative. At the management level I have experience with personnel matters and working with H.R. specialists. During my period of leading national reviews of Examination operations, I was exposed to a number of personnel issues. I spend majority of time during the week watching my two grandchildren, I enjoy golfing.
ClientIP:	172.8.166.114
SessionID:	bgizz1fmtnqpgy45kjicdkn3

See Current Results

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Stw		1/23/2018
REPORTS & RECOMMENDATIONS	Police Department Donations SMT Investments, LLC	ITEM NUMBER G.1.(a)

The City of Franklin Police Department has received a $200.00 donation from Shelley Tessmer of SMT Investments, LLC to be deposited into the K9 donation account.

COUNCIL ACTION REQUESTED

Motion to accept this donation from SMT Investments, LLC for the K9 Donation account.

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 1/23/18
REPORTS & RECOMMENDATIONS	PURCHASE OF CAPITAL EQUIPMENT FOR THE POLICE DEPARTMENT	ITEM NUMBER G1(b)

This item is to inform the Common Council of the processing of purchase orders for various capital expenditures as approved in the police department's 2018 budget:

-7 vehicles and related safety equipment for a total of $261,898.36
-9 patrol vehicle computers and related mounting equipment for a total of $43,577.00

The purchase orders were processed through the BS & A system and approved by the Mayor as we have done in the past.

Council Action:
For information only, no action needed.

City of Franklin
9229 WEST LOOMIS ROAD
FRANKLIN, WI 53132

Purchase Order

DATE: 01/05/2018

Purchase Order No 74083

Vendor:

HILLER FORD INC

6455 S 108TH ST
FRANKLIN, WI 53132

Invoice To:

City of Franklin
Attn; Police Dept
9455 W Loomis Rd
Franklin, WI 53132
(414) 425-2522

PO Description (3) 2018 FORD EXPLORERS

Qty.	Description	GL Number	Unit Price	Amount
3	FORD EXPLORER 4D	41-0211-5811	34,267.00	102,801.00
	Specifications as per Vehicle Order Confirmation dated 01/04/18.			
			Total:	102,801.00

Approved By [signature]

Date 1/10/18

City of Franklin
9229 WEST LOOMIS ROAD
FRANKLIN, WI 53132

Purchase Order

DATE: 01/05/2018

Purchase Order No 74084

Vendor:

HILLER FORD INC

6455 S 108TH ST
FRANKLIN, WI 53132

Invoice To:

City of Franklin
Attn; Police Dept
9455 W Loomis Rd
Franklin, WI 53132
(414) 425-2522

PO Description (1) 2018 FORD TAURAS

Qty.	Description	GL Number	Unit Price	Amount
1	2018 FORD TAURAS	41-0211-5811	30,466.00	30,466.00
	Specifications as per Vehicle Order Confirmation dated 01/04/18.			
			Total:	30,466.00

Approved By _____ **Date** 1/10/18

City of Franklin
9229 WEST LOOMIS ROAD
FRANKLIN, WI 53132

Purchase Order

DATE: 12/19/2017

Purchase Order No 74052

COPY

Vendor:

HOLZ MOTORS INC
5961 S 108TH PLACE
P O BOX 226
HALES CORNERS, WI 53130

Invoice To:

City of Franklin
Attn; Police Dept
9455 W Loomis Rd
Franklin, WI 53132
(414) 425-2522

PO Description EVIDENCE CRIME SCENE UNIT

Qty.	Description	GL Number	Unit Price	Amount
1	2018 Chev Tahoe 4WD 4D Commer	46-0211-5811.7069 (RADIO FUNDS-)	39,416.68	39,416.68
	All equipment as detailed in Holz (ChromeData) Quote dated 12/18/2017.			
			Total:	39,416.68

Approved By _____ **Date** 12/20/17

City of Franklin
9229 WEST LOOMIS ROAD
FRANKLIN, WI 53132

Purchase Order

DATE: 01/05/2018

Purchase Order No 74086

Vendor:

HOLZ MOTORS INC
5961 S 108TH PLACE
P O BOX 226
HALES CORNERS, WI 53130

Invoice To:

City of Franklin
Attn; Police Dept
9455 W Loomis Rd
Franklin, WI 53132
(414) 425-2522

COPY

PO Description (1) 2018 CHEV TAHOE 4WD

Qty.	Description	GL Number	Unit Price	Amount
1	2018 CHEV TAHOE 4WD 4D	41-0211-5811 - AUTO CAPITAL	39,416.68	39,416.68
	Per specifications listed on Price Summary dated 12/18/2017.			
			Total:	39,416.68

Approved By [signature]

Date 1/10/18

City of Franklin
9229 WEST LOOMIS ROAD
FRANKLIN, WI 53132

Purchase Order

DATE: 01/05/2018

Purchase Order No 74085

Vendor:

HILLER FORD INC

6455 S 108TH ST
FRANKLIN, WI 53132

Invoice To:

City of Franklin
Attn; Police Dept
9455 W Loomis Rd
Franklin, WI 53132
(414) 425-2522

PO Description (1) FORD F-150

Qty.	Description	GL Number	Unit Price	Amount
1	2018 FORD F-150	41-0211-5811	38,922.00	38,922.00
	Specifications as per Vehicle Order Confirmation dated 01/05/18.			
			Total:	38,922.00

Approved By _____ **Date** 1/10/18

City of Franklin
9229 WEST LOOMIS ROAD
FRANKLIN, WI 53132

Purchase Order

DATE: 01/12/2018

Purchase Order No 74090

Vendor:

HARDWIRE LLC
1947 CLARK AVE

Pocomoke City, MD 21851

Invoice To:

City of Franklin
Attn; Police Dept
9455 W Loomis Rd
Franklin, WI 53132
(414) 425-2522

PO Description DOOR/WINDOW ARMOR

Qty.	Description	GL Number	Unit Price	Amount
3	2018 Ford Expl Driver Side Window	41-0211-5811	1,335.00	4,005.00
3	2018 Ford Expl Pass Side Window K	41-0211-5811	1,335.00	4,005.00
1	2018 Ford Tauras Driver Side Windo	41-0211-5811	1,335.00	1,335.00
1	2018 Ford Tauras Pass Side Windo	41-0211-5811	1,335.00	1,335.00
8	Shipping	41-0211-5811	24.50	196.00
			Total:	10,876.00

Approved By _____ **Date** 1/16/18

City of Franklin
9229 WEST LOOMIS ROAD
FRANKLIN, WI 53132

Purchase Order

DATE: 01/09/2018

Purchase Order No 74087

Vendor:

ADVANCED ELEC DESIGN/DBA: PATROL PC

344 JOHN DIETSCH BLVD #2
NORTH ATTLEBORO, MA 02763

Invoice To:

City of Franklin
Attn; Police Dept
9455 W Loomis Rd
Franklin, WI 53132
(414) 425-2522

PO Description (9) SQUAD TABLETS & RELATED EQUIPT

Qty.	Description	GL Number	Unit Price	Amount
9	RM-M1-15 Patrol PC RhinoTabs	41-0211-5841	3,199.00	28,791.00
7	RH-DOCK-R2 RhinoTab Dock R2	41-0211-5841	799.00	5,593.00
7	RhD-Eth Ethernet Expansion	41-0211-5841	223.00	1,561.00
2	RH-Han RhinoTab Side Mount Strap	41-0211-5841	30.00	60.00
7	KBA-BLTX-UCNNR-US Rugged Bac	41-0211-5841	207.00	1,449.00
2	TM-5502-TAH-15-COMBO Tablet/M	41-0211-5841	546.00	1,092.00
1	TM-5126-FIS-COMBO On-Dash Mo	41-0211-5841	537.00	537.00
1	TM-5502-F150 Tablet Modular Moun	41-0211-5841	463.00	463.00
3	TM-5126-FIU-16-COMBO On Dash	41-0211-5841	537.00	1,611.00
1	DH-PPC-Rhino-DS Display Holder	41-0211-5841	84.00	84.00
2	TM-5112-PPC-RHINO-DS Retract L	41-0211-5841	256.00	512.00
7	PPC-Ship-Mount	41-0211-5841	42.00	294.00
2	PPC-Ship-Mount	41-0211-5841	25.00	50.00
2	PPC-Ship-Mount	41-0211-5841	70.00	140.00
1	Shipping for RhinoTab	41-0211-5841	342.00	342.00
2	RH-DOCK-V RhinoTab Dock Value	41-0211-5841	499.00	998.00
	As per specifications as listed in quote dated 01/08/18.			
			Total:	43,577.00

Approved By E. Sumodee

Date 1-11-2018

APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 1/23/2018
REPORTS AND RECOMMENDATIONS	**Request approval to accept a grant from the Firehouse Subs Public Safety Foundation in the amount of $15,419.86 for the purchase of Dry Suits and related equipment for the FFD Dive Team.**	ITEM NUMBER 6.1.(c)

The Dive Squad was endorsed by the Common Council in July of 2017. Formal recognition of the team by Franklin's elected officials has allowed the Department to pursue alternative funding sources for SCUBA equipment and additional training.

Since its inception, the team has operated at minimal cost to the taxpayers. Previously, the Department had operated largely with a cache of donated or borrowed equipment, offset by modest capital outlay requests.

In order to continue to be able to provide an effective response that is also safe for team members, the Department needed to upgrade some of its protective equipment and communications system. The Department applied repeatedly applied for a grant though Firehouse Subs Public Safety Foundation, which provides grant funding for Fire and Police Departments and other public safety agencies.

The Department recently received notification that its most recent application had been accepted.

The Fire Department is seeking Common Council approval to accept the grant from Firehouse Subs Public Safety Foundation, Inc., in the amount of $15,419.86 to be used towards the purchase of six (6) dry suits and related apparel and equipment.

The purchase would be made using existing budget grant appropriations, with reimbursement in full from Firehouse Subs upon receipt of the equipment.

COUNCIL ACTION REQUESTED

Request Common Council approval to authorize acceptance of a grant in the amount of $15,429.86 from the Firehouse Subs Public Safety Foundation; and approval to move forward with the purchase of six drysuits and assorted equipment, with full reimbursement by the grant following the purchase.

Firehouse Subs Public Safety Foundation, Inc.

12735 Gran Bay Pkwy., Suite 150, Jacksonville, Florida 32258

MEMO OF UNDERSTANDING- FUNDING AGREEMENT
January 12, 2018

Firehouse Subs Public Safety Foundation Responsibilities

- Firehouse Subs Public Safety Foundation will award a check to **City of Franklin Fire Department** for **$15,419.86** to be used toward the direct purchase of **6 dry suits, 6 thermal undergarments, 6 thermal hood liners, 3 chest harnesses & accessories.**
  All purchases must match the quantities and equipment approved in the original grant request. Failure to do so will put the grant in jeopardy.

City of Franklin Fire Department Responsibilities

1. A check will be remitted to the organization name as stated in this memo of understanding and **must** match the EIN number submitted on the grant request. If there is a change in either information, you must submit a W-9
2. If the mailing address where the check needs to be sent differs from the address on the submitted grant application, please email the Foundation with the correct mailing address
3. Confirm check has been received by emailing Firehouse Subs Public Safety Foundation at procurementfoundation@firehousesubs.com
4. Purchase the approved equipment
5. Verify purchase by providing Firehouse Subs Public Safety Foundation with one of the following:
   - Copies of paid invoices, verifying your organization's name as the customer and matching the vendor quote(s)
   - A copy of the cleared check(s), verifying the payee and payment amount matches the vendor quote(s)
6. Provide Firehouse Subs Public Safety Foundation with all SIGNED packing slips confirming receipt of equipment
7. In the event that the purchased equipment costs less than the dollar amount awarded, all excess funds must be returned to Firehouse Subs Public Safety Foundation
   - Please email procurementfoundation@firehousesubs.com with notification of excess funds within 30 days of purchase
   - Excess funds will need to be returned to Firehouse Subs Public Safety Foundation within 90 days of purchase
8. If purchases exceed funding, **City of Franklin Fire Department** is responsible for the additional amount

VERY IMPORTANT: Deadline for submitted documentation is September 1, 2018.

_____ _____
Firehouse Subs Public Safety Foundation Date

_____ _____
City of Franklin Fire Department Representative Date

_____ _____
City of Franklin Fire Department Representative Name (Print) Date

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		1/23/2018
REPORTS & RECOMMENDATIONS	Professional Services Agreement Between the City of Franklin and Racine County for Services to Verify a Certified Soil Tester's Soil & Site Evaluation	ITEM NUMBER G.1 (d)

Attached is a Professional Services Agreement between the City of Franklin and Racine County to cover the authorization and payment of fees for Racine County to provide services to the City for the year 2018 to verify a certified soil tester's soil and site evaluation at designated properties when needed. This agreement mirrors the last agreement in place for 2017. In fact, the form of the contract really hasn't changed significantly since 2010. Racine County will once again provide this service at a cost of $200 for up to the first 3 soil borings reviewed, plus $50 for each subsequent soil boring review done, per property. The minimum site visit charge will be $50 per occurrence, to cover the cost of staff time and travel to a property (for example, if weather or lighting conditions or equipment breakdown of the contractor does not allow staff to conduct a soil morphological evaluation, and if staff has traveled to the site, a minimum $50 fee will be charged.)

These soil services produce a nominal expenditure throughout the year. For example, 3 soil verification services were provided in 2015 ($600 expenditure), 7 in 2016 ($1,400 expenditure), and 11 in 2017 ($2,200).

It is the recommendation of the Building Inspector and Director of Administration to use Racine County for these soil testing services.

COUNCIL ACTION REQUESTED

Motion to approve the 2018 Professional Services Agreement between the City of Franklin and Racine County for services to verify a certified soil tester's soil and site evaluation at designated properties when needed and to authorize the Director of Administration to execute such agreement.

DOA - MWL

CITY OF FRANKLIN – RACINE COUNTY
PROFESSIONAL SERVICES AGREEMENT

This Contract made this _____ day of _____, 2018, by and between the City of Franklin, Wisconsin, a municipal corporation (hereinafter referred to as "CITY") and Racine County, a Wisconsin quasi-municipal corporation, (hereinafter referred to as "COUNTY"). This contract is to be effective from the period January 1, 2018 through December 31, 2018. This agreement is renewable upon acceptance by all parties.

W I T N E S S E T H:

FOR GOOD AND VALUABLE CONSIDERATION, the parties agree that this contract shall cover the authorization and payment of fees to provide to the CITY services to verify a Certified Soil Tester's (hereafter referred to as "CST") soil and site evaluation. The parties agree to the following:

1. All CST's soil and site evaluations for Private Onsite Wastewater Treatment Systems (hereafter referred to as "POWTS") must be scheduled with a minimum 24 hours notice to the County, excluding Saturdays, Sundays and holidays, to ensure proper staffing.

2. All CST appointments must be scheduled by calling the COUNTY Development Services Department at 262-886-8440 between the hours of 8am –12:00 noon and 12:30pm – 4:30pm Monday through Friday, excluding holidays.

3. COUNTY will provide one properly licensed and credentialed staff to verify the required soil and site evaluation conducted by a CST.

4. The COUNTY reserves the right to require that CST's provide soil backhoe dug pits of adequate size, depth, and construction to enable COUNTY staff to safely enter and exit the soil pit for verification of soil profile evaluation data.

5. Soil color evaluations shall be performed on days when light conditions permit accurate color determination.

6. Frozen soil material shall be thawed prior to conducting evaluations for soil color, texture, structure, and consistence.

7. The cost of this service will be $200 for up to the first three soil borings reviewed, plus $50 for each subsequent soil boring review done, per property. The minimum site visit charge will be $50 per occurrence, to cover the cost of staff time and travel to a property. For example, if weather or lighting conditions or equipment breakdown of the contractors does not allow staff to conduct a soil morphological evaluation, and if staff has traveled to the site, a minimum $50 fee will be charged.

8. If staff is required to contact a State of Wisconsin Onsite Wastewater Specialist to make a soil determination, a minimum of $50 will be charged for this service, in addition to other soil and site evaluation fees referenced herein.

9. The CITY will be invoiced directly for these services.

10. COUNTY will review the applicable Soil and Site Evaluation Form (SBD-8330), which must be forwarded to the COUNTY, and will convey all reports back to the CITY for their files and permit issuance. A copy of the test will be kept on file in this office, but the original tests will be sent to the CITY.

11. The CITY will issue all permits for POWTS, and the CITY will oversee the construction and follow-up on all POWTS, as outlined in Chapter SPS 383 (Private Onsite Wastewater Treatment Systems) and Chapter SPS 385 (Soil and Site Evaluations).

12. Any other work not anticipated in this contract, but relative to soil and site evaluations, will be charged at a rate of $50 per hour.

13. Each party is responsible for their own acts and omissions under this agreement. COUNTY agrees that it will at all times during the existence of this contract indemnify CITY against any and all loss, damages and cost or expenses which CITY may sustain, incur or be required to pay as a result of any of the services provided by COUNTY under this contract. CITY agrees that it will at all times during the existence of this contract indemnify COUNTY against any and all loss, damages and cost or expenses which COUNTY may sustain, incur or be required to pay as a result of any of the services provided by the CITY under this contract.

14. CITY or COUNTY may, without prejudice to any other rights it may have, terminate this contract for convenience and without cause by giving thirty (30) days written notice. COUNTY shall be paid for services rendered up to the time of termination.

CITY OF FRANKLIN

BY: _____

TITLE: _____

RACINE COUNTY

BY: _____

TITLE: _____

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 1/23/18
REPORTS & RECOMMENDATIONS	**Presentation of the revised feasibility analysis for Tax Incremental Finance District No. 5, including the Ballpark Commons, by Ehlers, Inc.**	ITEM NUMBER G.2.

On June 28, 2016 Ehlers presented a feasibility analysis for what eventually became tax incremental district (TID) No. 5, a district that includes the Ballpark Commons development proposal. The Project Plan to create TID 5 was approved by the Common Council on September 6, 2016 and the Joint Review Board on September 21, 2016. A copy of the Project Plan is enclosed.

On August 15, 2017, the Common Council authorized staff to re-engage Ehlers for further financial analysis. At that time, staff outlined a number of site plan and building revisions that were anticipated to impact the project financials. Further revisions that impact financial aspects of the TID were discussed as part of the project's most recent plan approvals on January 9, 2018. Site plan and use changes approved on January 9, 2018 are incorporated into the revised feasibility analysis completed by Ehlers, Inc. A copy is enclosed for your review. Note that additional models were considered and tested for sensitivity, but staff, in consultation with Ehlers, recommends utilizing the enclosed model as a baseline.

Ehlers will be in attendance to present the study and answer question from the Common Council.

Note there has been some discussion regarding the need to update the market analyses completed for the project. The City's independent analysis was presented to the Common Council on June 28, 2016 and generally expressed market support for the project. Throughout the on-going planning phases staff has been in communication with the firm that completed the analysis, Melaniphy & Associates. Just last week, Mr. Melaniphy expressed support for the most recent changes to the indoor/outdoor sports complex to include a high-tech golf facility and inclusion of space for sports medicine/physical therapy uses in the indoor complex

> The Big Shots golf component sounds like a terrific use in my opinion. I also like the sports medicine/physical therapy change to the plan. These types of uses will add to the unique character of the project and provide greater generative attraction for the project... These types of golf facilities draw from a wider trade area.

COUNCIL ACTION REQUESTED

Receive and place on file the presentation of the revised feasibility analysis for Tax Incremental Finance District No. 5, including the Ballpark Commons, by Ehlers, Inc.

or

other action as deemed appropriate by the Common Council

Econ. Dev., AMH & Finance Dept., PAR

EHLERS
LEADERS IN PUBLIC FINANCE

January 16, 2018

Revised Financial Analysis for Tax Incremental District No. 5

City of Franklin

Prepared for presentation to the Franklin Common Council on January 23, 2018

The revised feasibility analysis is 7 pages. A copy of the TID 5 Project Plan previously approved by the Common Council on September 6, 2016 and the Joint Review Board on September 21, 2016 is enclosed for reference.

City of Franklin, Wisconsin

Tax Increment District # 5

Estimated Project List

Project ID	Project Name/Type	Phase I 2017	Phase I 2018	Phase II 2018	Phase III 2017	Phase IV 2017	Phase V 2020	Phase VI 2031	Total (Note 1)
North of Rawson									
1	Sanitary Sewer (with 100% Special Assessed with Cap)		249,748	249,748					499,496 *
2	Storm Sewer		1,007,924	1,007,924					2,015,848
3	Water (with 100% Special Assessed with Cap)		275,702	275,702					551,404 *
4	Streets (with 100% Special Assessed with Cap)		1,647,218	1,647,218					3,294,436 *
5	Shared Parking		965,098	965,098					1,930,196
6	County Methane Collection System		1,943,650	1,943,650					3,887,300
7	Relocate Methane Gas Line		229,000	229,000					458,000
8	Excavate Unsuitable soils		1,301,250	1,301,250					2,602,500
9	Oak Leaf Trail			95,000					95,000
10	Sound and Light Modifications		100,000						100,000
11	Privacy Berms		340,000						340,000
12	Contingency @ 15%		1,208,939	1,157,189				0	2,366,127
South of Rawson									
13	Sanitary Sewer (with 100% Special Assessed with Cap)		141,386	141,386					282,772 *
14	Storm Sewer		274,090	274,090					548,180
15	Water (with 100% Special Assessed with Cap)		229,860	229,860					459,720 *
16	Streets (with 100% Special Assessed with Cap)		931,482	931,482					1,862,964 *
17	Oak Leaf Trail			50,000					50,000
18	Privacy Berms		580,000						580,000
19	Contingency @ 15%		323,523	244,023					567,545
Overall TIF Area									0
19	TIF Creation and Administration **	30,000							30,000
20	Developer incentive for delivery of additional development					3,500,000		1,500,000	5,000,000
Total Projects		30,000	11,748,869	10,742,619	0	3,500,000	0	1,500,000	27,521,488

Notes:

Note 1 Project costs are estimates and are subject to modification
Infrastructure Costs Provided by Developer

** The City anticipates incurring ongoing administration expenses and the cost of water and air quality monitoring

Scenario E Aggressive Debt Service 1/16/18

City of Franklin, Wisconsin

Tax Increment District # 5

Development Assumptions

Construction Year		Actual	Existing Rock Facilities	North of Rawson: Stadium	North of Rawson: Indoor Sports Venue	North of Rawson: Sports Village	South of Rawson: Mixed Use	South of Rawson: Hotel	South of Rawson: Garden Apartments	Total	Construction Year	
1	2016	1,211,500								1,211,500	2016	1
2	2017				0	0			0	0	2017	2
3	2018		840,000	2,850,000	3,073,158	11,147,239			12,839,250	30,749,647	2018	3
4	2019			950,000	4,609,737	17,124,953		0	30,685,000	53,369,690	2019	4
5	2020					2,125,000	21,887,500	10,625,000	5,571,750	40,209,250	2020	5
6	2021									0	2021	6
7	2022									0	2022	7
8	2023									0	2023	8
9	2024									0	2024	9
10	2025									0	2025	10
11	2026									0	2026	11
12	2027									0	2027	12
13	2028									0	2028	13
14	2029									0	2029	14
15	2030									0	2030	15
16	2031									0	2031	16
17	2032									0	2032	17
18	2033									0	2033	18
19	2034									0	2034	19
20	2035									0	2035	20
	Totals	1,211,500		3,800,000	7,682,895	30,397,192	21,887,500	10,625,000	49,096,000	125,540,087		

Notes: Development Values provided by Developer November 14, 2017 based upon 85% of construction costs

Indoor Sports Venue value reflected assumed to be taxable for this analysis, if tax exempt due to location on County owned land, a comparable PILOT will be necessary to meet the cash flow projections in this analysis

No taxable value has been identified for the Developer's improvements to the Stadium

Payment in Lieu of Taxes (PILOT) payments may be negotiated for all improvements on tax exempt property within the District.

Scenario E Aggressive Debt Service 1/16/18

City of Franklin, Wisconsin

Tax Increment District # 5

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	September 6, 2016	
Valuation Date	Jan 1,	2016
Max Life (Years)	20	
Expenditure Period/Termination	15	9/6/2031
Revenue Periods/Final Year	20	2037
Extension Eligibility/Years	Yes	3
Recipient District	No	

Base Value	3,043,900
Appreciation Factor	0.00%
Base Tax Rate	$25.18
Rate Adjustment Factor	-1.00%
Tax Exempt Discount Rate	
Taxable Discount Rate	1.50%

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2016	1,211,500	2017	0	1,211,500	2018	$25.18	30,500	30,500	30,049
2	2017	0	2018	0	1,211,500	2019	$24.92	30,195	60,695	59,359
3	2018	30,749,647	2019	0	31,961,147	2020	$24.67	788,627	849,323	813,537
4	2019	53,369,690	2020	0	85,330,837	2021	$24.43	2,084,446	2,933,769	2,777,469
5	2020	40,209,250	2021	0	125,540,087	2022	$24.18	3,036,004	5,969,773	5,595,671
6	2021	0	2022	0	125,540,087	2023	$23.94	3,005,644	8,975,417	8,344,459
7	2022	0	2023	0	125,540,087	2024	$23.70	2,975,588	11,951,005	11,025,544
8	2023	0	2024	0	125,540,087	2025	$23.47	2,945,832	14,896,836	13,640,591
9	2024	0	2025	0	125,540,087	2026	$23.23	2,916,373	17,813,210	16,191,229
10	2025	0	2026	0	125,540,087	2027	$23.00	2,887,210	20,700,419	18,679,043
11	2026	0	2027	0	125,540,087	2028	$22.77	2,858,338	23,558,757	21,105,580
12	2027	0	2028	0	125,540,087	2029	$22.54	2,829,754	26,388,511	23,472,351
13	2028	0	2029	0	125,540,087	2030	$22.32	2,801,457	29,189,968	25,780,827
14	2029	0	2030	0	125,540,087	2031	$22.09	2,773,442	31,963,410	28,032,444
15	2030	0	2031	0	125,540,087	2032	$21.87	2,745,708	34,709,117	30,228,602
16	2031	0	2032	0	125,540,087	2033	$21.65	2,718,251	37,427,368	32,370,668
17	2032	0	2033	0	125,540,087	2034	$21.44	2,691,068	40,118,436	34,459,974
18	2033	0	2034	0	125,540,087	2035	$21.22	2,664,157	42,782,593	36,497,818
19	2034	0	2035	0	125,540,087	2036	$21.01	2,637,516	45,420,109	38,485,470
20	2035	0	2036	0	125,540,087	2037	$20.80	2,611,141	48,031,250	40,424,165
	Totals	125,540,087		0			Future Value of Increment	48,031,250		

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).

Scenario E Aggressive Debt Service 1/16/18

City of Franklin, Wisconsin

Tax Increment District # 5

Estimated Financing Plan

		Taxable G.O. Bond 2018		Municipal Revenue Obligation (MRO) 2018		Municipal Revenue Obligation (MRO) 2031	Totals
Projects							
Phase I & II		22,521,488					22,521,488
Phase IV				3,500,000			3,500,000
Phase V						0	0
Phase VI						1,500,000	1,500,000
Total Project Funds		22,521,488		3,500,000		1,500,000	27,521,488
Funds on Hand from NAN							
Estimated Finance Related Expenses							
Municipal Advisor		44,400					
Bond Counsel		30,000					
Disclosure Counsel (if engaged)		18,000					
Rating Agency Fee		21,000					
Paying Agent		675					
Underwriter Discount	12.50	303,063	0.00	0	0.00	0	
Debt Service Reserve							
Reserve Funds							
Capitalized Carrying Costs		1,293,243					
Total Financing Required		24,231,869		3,500,000		1,500,000	
Estimated Interest	0.25%	(28,152)	0.00%	0	0.00%	0	
Assumed spend down (months)	6		6		6		
Rounding		41,283		0		0	
Net Issue Size		24,245,000		3,500,000		1,500,000	29,245,000
MRO Carring Costs (Negative Interest Accrual)				432,584			
Principal Paid on MRO				3,932,584			

Notes: Project costs proposed to be finance above include the amount anticipated to be special assessed to benefitting property

City of Franklin, Wisconsin

Tax Increment District # 5

Cash Flow Projection

Year	Revenues					Expenditures															Balances			Year
						Taxable G.O. Bond 24,245,000 Dated Date: 04/01/18			Municipal Revenue Obligation (MRO) 3,500,000 Dated Date: 04/01/18					Municipal Revenue Obligation (MRO) 1,500,000 Dated Date: 05/01/31										
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Bond Proceeds	Total Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest Accrued	Interest Paid	Outstanding MRO	Principal	Interest	Project Costs	Issuance Expenses	Admin. (Including Water & Air Quality Monitoring)	Total Expenditures	Annual	Cumulative	Principal Outstanding	
		0.25%																						
2016					0														0	0	0		2016
2017					0													30,000	30,000	(30,000)	(30,000)	24,245,000	2017
2018	30,500	28,152	1,293,243	22,648,695	24,000,590			431,081			0		3,500,000			22,491,488	114,075		22,922,569	1,078,020	1,048,020	29,677,584	2018
2019	30,195	2,620		0	32,815			862,162		5.50%	216,292	0 *	3,716,292					35,000	897,162	(864,347)	183,673	29,677,584	2019
2020	788,627	459			789,087			862,162		5.50%	216,292	0 *	3,932,584					35,000	897,162	(108,075)	75,598	29,677,584	2020
2021	2,084,446	189			2,084,635	200,000	2.55%	859,612	0	5.50%	216,292	216,292	3,932,584					35,000	1,310,904	773,731	849,329	29,477,584	2021
2022	3,036,004	2,123			3,038,127	400,000	2.77%	851,522	0	5.50%	216,292	216,292	3,932,584					35,000	1,502,814	1,535,313	2,384,643	29,077,584	2022
2023	3,005,644	5,962			3,011,606	1,000,000	2.95%	831,232	250,000	5.50%	209,417	209,417	3,682,584					35,000	2,325,649	685,956	3,070,599	27,827,584	2023
2024	2,975,588	7,676			2,983,264	1,100,000	3.12%	799,322	250,000	5.50%	195,667	195,667	3,432,584					30,000	2,374,989	608,275	3,678,874	26,477,584	2024
2025	2,945,832	9,197			2,955,029	1,600,000	3.20%	756,562	250,000	5.50%	181,917	181,917	3,182,584					30,000	2,818,479	136,550	3,815,424	24,627,584	2025
2026	2,916,373	9,539			2,925,912	1,700,000	3.35%	702,487	250,000	5.50%	168,167	168,167	2,932,584					30,000	2,850,654	75,258	3,890,681	22,677,584	2026
2027	2,887,210	9,727			2,896,936	1,800,000	3.42%	643,232	250,000	5.50%	154,417	154,417	2,682,584					30,000	2,877,649	19,287	3,909,969	20,627,584	2027
2028	2,858,338	9,775			2,868,112	1,850,000	3.54%	579,707	250,000	5.50%	140,667	140,667	2,432,584					30,000	2,850,374	17,738	3,927,707	18,527,584	2028
2029	2,829,754	9,819			2,839,573	1,900,000	3.59%	512,857	250,000	5.50%	126,917	126,917	2,182,584					30,000	2,819,774	19,799	3,947,506	16,377,584	2029
2030	2,801,457	9,869			2,811,325	1,940,000	3.64%	443,444	250,000	5.50%	113,167	113,167	1,932,584					30,000	2,776,611	34,714	3,982,221	14,187,584	2030
2031	2,773,442	9,956			2,783,398	1,955,000	3.72%	371,773	300,000	5.50%	98,042	98,042	1,632,584					30,000	2,754,815	28,582	4,010,803	11,932,584	2031
2032	2,745,708	10,027			2,755,735	2,000,000	3.77%	297,710	300,000	5.50%	81,542	81,542	1,332,584					30,000	2,709,252	46,483	4,057,286	9,632,584	2032
2033	2,718,251	10,143			2,728,394	2,100,000	3.82%	219,900	300,000	5.50%	65,042	65,042	1,032,584					20,000	2,704,942	23,452	4,080,737	7,232,584	2033
2034	2,691,068	10,202			2,701,270	2,200,000	3.82%	137,770	300,000	5.50%	48,542	48,542	732,584					20,000	2,706,312	(5,042)	4,075,695	4,732,584	2034
2035	2,664,157	10,189			2,674,347	2,500,000	3.83%	47,875	300,000	5.50%	32,042	32,042	432,584	1,500,000					4,379,917	(1,705,571)	2,370,124	432,584	2035
2036	2,637,516	5,925			2,643,441		3.83%	0	300,000	5.50%	15,542	15,542	132,584						315,542	2,327,899	4,698,023	132,584	2036
2037	2,611,141	11,745			2,622,886	0	3.84%	0	132,584	5.50%	3,646	3,646	0						136,230	2,486,656	7,184,679	0	2037
										5.50%									0				
Total	48,031,250	173,294	1,293,243	22,648,695	72,146,481	24,245,000		10,210,410	3,932,584			2,067,320		1,500,000	0	22,491,488	114,075	515,000	64,951,802				Total

Notes: Interest estimates basesd upon AA taxable 1/11/18 plus .25 for first issue and additional .25 for second issue
Unpaid accrued interest on MRO rolled into principal

Projected TID Closure

Scenario E Aggressive Debt Service 1/16/18

City of Franklin, Wisconsin

Tax Increment District # 5

Estimated Financing Plan

		Taxable G.O. Bond 2018		Taxable G.O. Bond 2018		Municipal Revenue Obligation (MRO) 2018		Municipal Revenue Obligation (MRO) 2031	Totals
Projects									
Phase I & II		11,138,793		11,382,695					22,521,488
Phase IV						3,500,000			3,500,000
Phase V								0	0
Phase VI								1,500,000	1,500,000
Total Project Funds		11,138,793		11,382,695		3,500,000		1,500,000	27,521,488
Funds on Hand from NAN									
Estimated Finance Related Expenses									
Municipal Advisor		32,500		32,600					
Bond Counsel		20,000		20,000					
Disclosure Counsel (if engaged)		12,000		12,000					
Rating Agency Fee		21,000		21,000					
Paying Agent		675		675					
Underwriter Discount	12.50	150,313	12.50	151,000	0.00	0	0.00	0	
Debt Service Reserve									
Capitalized Interest									
Capitalized Carrying Costs		642,585		460,346					
Total Financing Required		12,017,866		12,080,316		3,500,000		1,500,000	
Estimated Interest	0.25%	(13,923)	0.25%	(14,228)	0.00%	0	0.00%	0	
Assumed spend down (months)	6		6		6		6		
Rounding		21,058		13,912		0		0	
Net Issue Size		12,025,000		12,080,000		3,500,000		1,500,000	29,105,000
MRO Carring Costs (Negative Interest Accrual)						432,584			
Principal Paid on MRO						3,932,584			

Notes: Project costs proposed to be finance above include the amount anticipated to be special assessed to benefitting property

City of Franklin, Wisconsin

Tax Increment District # 5

Cash Flow Projection

Year	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Bond Proceeds	Total Revenues	Taxable G.O. Bond 12,025,000 Dated Date: 09/01/18 Principal	Est. Rate	Interest	Taxable G.O. Bond 12,080,000 Dated Date: 10/01/18 Principal	Est. Rate	Interest	Municipal Revenue Obligation (MRO) 3,500,000 Dated Date: 05/01/18 Principal	Est. Rate	Interest Accrued	Interest Paid	Outstanding Balance	Municipal Revenue Obligation (MRO) 1,500,000 Dated Date: 05/01/31 Principal	Interest	Project Costs	Issuance Expenses	Admin. (Including Water & Air Quality Monitoring)	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
		0.25%																								
2016					0																	0	0	0		2016
2017					0																30,000	30,000	(30,000)	(30,000)	24,105,000	2017
2018	30,500	28,152	1,102,931	22,700,757	23,862,340			214,195						0		3,500,000			22,491,488	172,450		22,705,683	1,156,656	1,126,656	29,537,584	2018
2019	30,195	2,817			33,012			428,390			460,346		5.50%	216,292	0 *	3,716,292					35,000	923,736	(890,724)	235,932	29,537,584	2019
2020	788,627	590			789,217			428,390			460,346		5.50%	216,292	0 *	3,932,584					35,000	923,736	(134,519)	101,413	29,537,584	2020
2021	2,084,446	254			2,084,700	150,000	2.55%	426,478	150,000	2.80%	460,346	0	5.50%	216,292	216,292	3,932,584					35,000	1,438,116	646,584	747,998	29,237,584	2021
2022	3,036,004	1,870			3,037,874	200,000	2.77%	421,795	200,000	3.02%	456,146	0	5.50%	216,292	216,292	3,932,584					35,000	1,529,233	1,508,641	2,256,638	28,837,584	2022
2023	3,005,644	5,642			3,011,286	400,000	2.95%	413,125	400,000	3.20%	450,106	250,000	5.50%	209,417	209,417	3,682,584					35,000	2,157,648	853,637	3,110,276	27,787,584	2023
2024	2,975,588	7,776			2,983,363	500,000	3.12%	399,425	500,000	3.37%	437,306	250,000	5.50%	195,667	195,667	3,432,584					30,000	2,312,398	670,965	3,781,241	26,537,584	2024
2025	2,945,892	9,453			2,955,285	800,000	3.20%	378,825	800,000	3.45%	420,456	250,000	5.50%	181,917	181,917	3,182,584					30,000	2,861,198	94,087	3,875,328	24,687,584	2025
2026	2,916,373	9,688			2,926,062	850,000	3.35%	351,788	850,000	3.60%	392,856	250,000	5.50%	168,167	168,167	2,932,584					30,000	2,892,811	33,251	3,908,579	22,737,584	2026
2027	2,887,210	9,771			2,896,981	850,000	3.42%	323,015	900,000	3.67%	362,256	250,000	5.50%	154,417	154,417	2,682,584					30,000	2,869,688	27,293	3,935,872	20,737,584	2027
2028	2,858,338	9,840			2,868,177	900,000	3.54%	292,550	900,000	3.79%	329,226	250,000	5.50%	140,667	140,667	2,432,584					30,000	2,842,443	25,734	3,961,606	18,687,584	2028
2029	2,829,754	9,904			2,839,658	900,000	3.59%	260,465	950,000	3.84%	295,116	250,000	5.50%	126,917	126,917	2,182,584					30,000	2,812,498	27,160	3,988,766	16,587,584	2029
2030	2,801,457	9,972			2,811,429	950,000	3.64%	227,020	950,000	3.89%	258,636	250,000	5.50%	113,167	113,167	1,932,584					30,000	2,778,823	32,605	4,021,371	14,437,584	2030
2031	2,773,442	10,053			2,783,495	950,000	3.72%	192,060	980,000	3.97%	221,681	300,000	5.50%	98,042	98,042	1,632,584					30,000	2,771,783	11,712	4,033,084	12,207,584	2031
2032	2,745,708	10,083			2,755,790	1,000,000	3.77%	155,540	1,000,000	4.02%	182,775	300,000	5.50%	81,542	81,542	1,332,584					30,000	2,749,857	5,933	4,039,017	9,907,584	2032
2033	2,718,251	10,098			2,728,348	1,100,000	3.82%	115,680	1,050,000	4.07%	142,575	300,000	5.50%	65,042	65,042	1,032,584					20,000	2,793,297	(64,949)	3,974,068	7,457,584	2033
2034	2,691,068	9,935			2,701,003	1,225,000	3.82%	71,273	1,200,000	4.07%	99,840	300,000	5.50%	48,542	48,542	732,584					20,000	2,964,655	(263,651)	3,710,416	4,732,584	2034
2035	2,664,157	9,276			2,673,433	1,250,000	3.83%	23,938	1,250,000	4.08%	51,000	300,000	5.50%	32,042	32,042	432,584	1,500,000					4,406,980	(1,733,546)	1,976,870	432,584	2035
2036	2,637,516	4,942			2,642,458		3.83%	0		4.08%	0	300,000	5.50%	15,542	15,542	132,584						315,542	2,326,916	4,303,786	132,584	2036
2037	2,611,141	10,759			2,621,900	0	3.84%	0	0	4.09%	0	132,584	5.50%	3,646	3,646	0						136,230	2,485,670	6,789,456	0	2037
																						0				
Total	48,031,250	170,874	1,102,931	22,700,757	72,005,811	12,025,000		5,123,950	12,080,000		5,481,013	3,932,584			2,067,320		1,500,000	0	22,491,488	172,450	515,000	65,216,355				Total

Notes: Interest estimates basesd upon AA taxable 1/11/18 plus .25 for first issue and additional .25 for second issue

Unpaid accrued interest on MRO rolled into principal

Projected TID Closure

Scenario E Aggressive Debt Service 1/16/18

EHLERS
LEADERS IN PUBLIC FINANCE

September 13, 2016

Project Plan for the Creation of Tax Incremental District No. 5

Franklin

Organizational Joint Review Board Meeting Held:	August 18, 2016
Public Hearing Held:	August 18, 2016
Adoption by CDA OR Plan Commission:	August 18, 2016
Consideration for Adoption by Common Council:	September 6, 2016
Approval by the Joint Review Board:	Scheduled for: September 21, 2016

Tax Incremental District No. 5 Creation Project Plan

City of Franklin Officials

Common Council

Steve Olson	Mayor
Mark A. Dandrea	Council Member
Daniel M. Mayer	Council Member
Kristen Wilhelm	Council Member
Steve F. Taylor	Council Member
Mike Barber	Council Member
Susanne M. Mayer	Council Member

City Staff

Sandra L. Wesolowski	City Clerk
Paul Rotzenberg	Director of Finance & Treasurer
Mark Luberda	Director of Administration
Aaron Hertzberg	Economic Development Director
Jesse Wesolowski	City Attorney

Plan Commission

Mayor Steve Olson, Chair	Patricia Hogan
Alderman Mark Dandrea	Patrick Leon
Kevin Haley	Glen Morrow
Dave Fowler	

Joint Review Board

Aaron Hertzberg	City Representative
James Tarantino	Milwaukee County
Mark J. Felsheim	Milwaukee Area Technical College District
James Milzer	Franklin Public School District
J. Michael Bartels	Public Member

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SECTION 1:
Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 5 (the "TID" or "District") is proposed to be created by the City of Franklin ("City") as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of up to approximately $22 million to undertake the projects listed in this Project Plan. The City anticipates completing the projects in six phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation bonds and Municipal Revenue (PAYGO) bonds issued by the City, 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 total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately $101 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 District. Payment of Lieu of Taxes (PILOT) payments may be negotiated for improvements on any tax exempt land to assist in supporting any project costs undertaken with the implementation of this plan. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2034; 3 years earlier than the 20 year maximum life of this District.

Summary of Findings

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

1. **That "but for" the creation of this District, the development projected to occur 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:

- The City has conducted an independent review of the intended developer's sources and uses proforma for the initial proposed development project. This review has concluded that a public investment of approximately $9.2 million is required to enable the development to occur in the manner desired by the City, while providing the developer a fair and reasonable return on their investment.

- Some of the sites proposed for development have remained vacant for several years due to lack of adequate infrastructure, environmental contamination, obsolete platting and ownership by multiple parties. 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 and inducements to encourage development on the sites consistent with that desired by the City.

- In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.

- GRAEF USA, Inc., who was engaged by the City in 2015, conducted a Planning and Engineering Analysis for a larger area encompassing 76th Street and Rawson. This larger area was referred to as Redevelopment Area A and included the property proposed within this District. The study and analysis performed by GRAEF recognizes the use of Tax Increment Financing as a tool for financing the costs necessary to prepare the area for development and/or redevelopment.

2. **The economic benefits of 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 tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

   - The development expected to occur is likely to generate approximately 550 to 600 construction jobs paying $15 to $45 per hour during construction. When fully developed, the Ballpark Commons will provide approximately 150-175 full time permanent jobs and approximately 350-400 seasonal and part time employment opportunities (225-250 FTEs). Wages will vary widely from seasonal and part time hourly employees to highly compensated full time professionals. (source: Ballpark Commons Developer).

   - The development expected to occur within the District would create approximately 403 residential units, providing housing opportunities for workers.

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 District's creation would become effective for valuation purposes as of January 1, 2016. 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 District due to new construction, renovation, conversion from public to private ownership or appreciation of property values occurring after January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall 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 created. 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 Exhibit A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise 20% by 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, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.

6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

8. The equalized value of taxable property of the District, plus the value increment of all 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 approximately 10-15% 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 Sections 66.1105(5)(b) and 66.1105(6)(am)1.

10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2:
Type and General Description of District

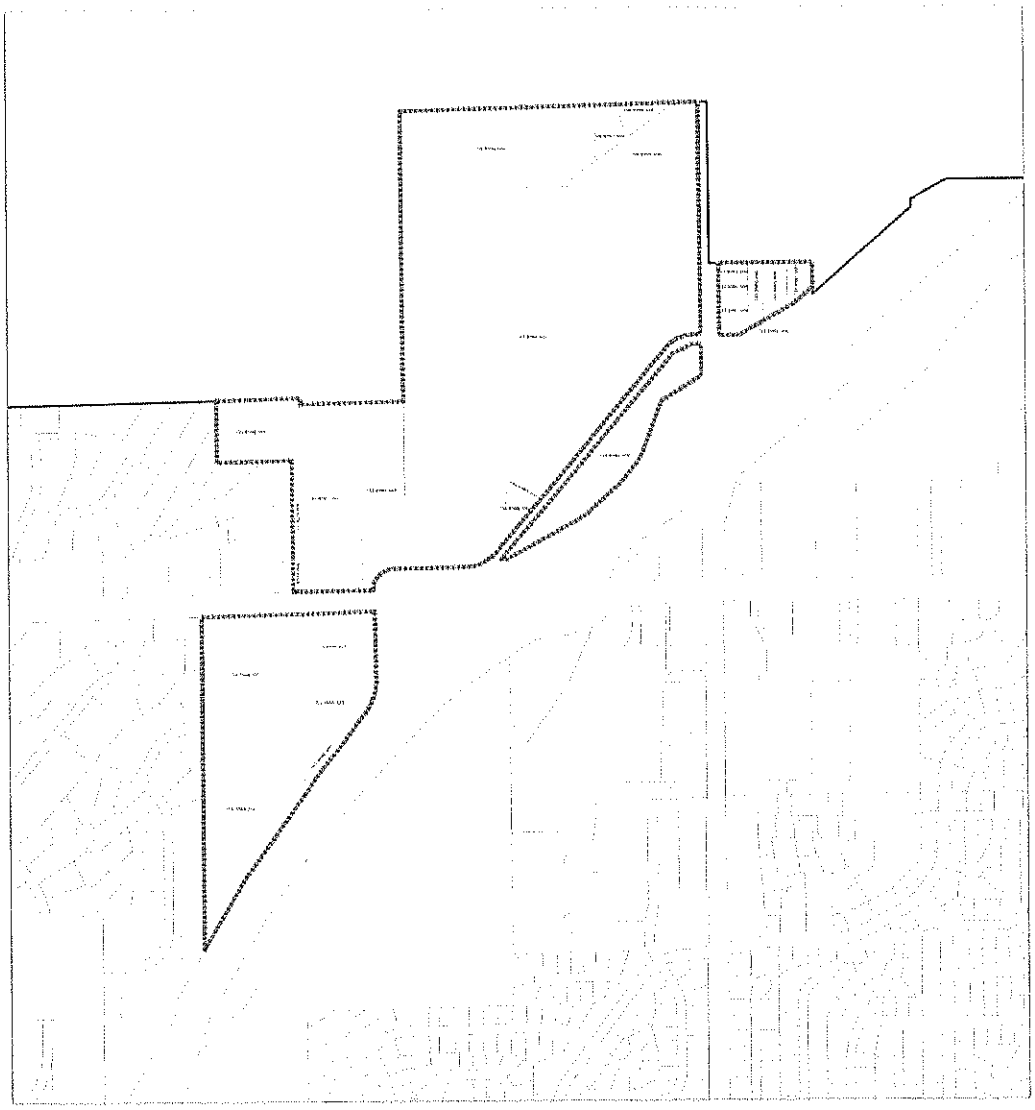
The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise 20% of the area of the District To the extent that project costs will be incurred by the City 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.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that a combination of private commercial and residential development occurs within the District consistent with the City's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3:

Preliminary Map of Proposed District Boundary



Ball Park Commons TIF Map

SECTION 4:
Map Showing Existing Uses and Conditions

Ball Park Commons TIF Map

City of Franklin

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

SECTION 5:
Preliminary Parcel List and Analysis

City of Franklin, Wisconsin

Tax Increment District # 5

Base Property Information

						Assessment Information				Equalized Value					District Classification				
Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use
744 8980 001	7900 W CRYSTAL RIDGE DR	MILWAUKEE COUNTY	80.41			0	0		0	92.74%	0	0	0	0					0.00
744 8985 001	0 W RAWSON AVE	MILWAUKEE COUNTY	7.14			0	0		0	92.74%	0	0	0	0		7.14			7.14
744 8985 002	0 W RAWSON AVE	MILWAUKEE COUNTY	10.76			0	0		0	92.74%	0	0	0	0		10.76			10.76
755 9995 002	8200 W OLD LOOMIS RD	FF&E LLC	4.50			99,800	114,100		213,900	92.74%	107,610	123,029	0	230,638				4.50	4.50
755 9995 001	8240 W OLD LOOMIS RD	STANZER, FRANK JR & S	3.02			93,600	98,800		192,400	92.74%	100,924	106,531	0	207,456				3.02	3.02
708 8999 000		MILWAUKEE COUNTY	6.16			0	0		0	92.74%	0	0	0	0		6.16			6.16
745 0029 000		MILWAUKEE COUNTY,	0.90			0	0		0	92.74%	0	0	0	0		0.90			0.90
744 8989 000	0 W OLD LOOMIS RD	MILWAUKEE COUNTY	0.43			0	0		0	92.74%	0	0	0	0		0.43			0.43
755 9996 000	8316 W OLD LOOMIS RD	SAVAGE, BRADLEY	1.61			84,500	117,700		202,200	92.74%	91,112	126,910	0	218,023				1.61	1.61
754 9988 001	0 W RAWSON AVE	ZIM-MAR PROPERTIES L	11.37			2,200	0		2,200	92.74%	2,372	0	0	2,372				11.37	11.37
754 9988 002	8490 W OLD LOOMIS RD	ZIM-MAR PROPERTIES L	13.42			85,300	418,700		504,000	92.74%	91,975	451,464	0	543,439				13.42	13.42
745 8999 004	0 W RAWSON AVE	MILWAUKEE COUNTY,	0.28			0	0		0	92.74%	0	0	0	0		0.28			0.28
708 8996 000		MILWAUKEE COUNTY	14.63			0	0		0	92.74%	0	0	0	0		14.63			14.63
745 8998 000	0 W RAWSON AVE	MILWAUKEE COUNTY,	5.00			0	0		0	92.74%	0	0	0	0		5.00			5.00
744 8988 000	0 W OLD LOOMIS RD	MILWAUKEE COUNTY	0.83			0	0		0	92.74%	0	0	0	0		0.83			0.83
			0.00						0	92.74%	0	0	0	0		0.00			0.00
743 8985 000	6776 S 76TH ST	KAISHIAN PETER J	0.45			63,700	66,100		129,800	92.74%	68,685	71,272	0	139,957		0.45			0.45
743 8986 000	0 S 76TH ST	KAISHIAN PETER J	0.46			49,300	0		49,300	92.74%	53,158	0	0	53,158		0.46			0.46
743 8987 000	7520 W LOOMIS RD	KAISHIAN PETER J	1.17			81,600	9,100		90,700	92.74%	87,985	9,812	0	97,797		1.17			1.17
743 8984 000	7438 W OLD LOOMIS RD	TRETOW, VERNIN A (L/I	0.72			68,800	100,200		169,000	92.74%	74,184	108,041	0	182,225		0.72			0.72
743 8982 000	7432 W OLD LOOMIS RD	TRETOW, VERNIN A (L/I	1.19			81,800	0		81,800	92.74%	88,201	0	0	88,201		1.19			1.19
743 8983 000	7450 W OLD LOOMIS RD	TRETOW INVESTMENTS	0.19			33,900	97,400		131,300	92.74%	36,553	105,022	0	141,575		0.19			0.19
743 8981 000	7412 W OLD LOOMIS RD	CATALANELLO, MICHAE	0.84			69,600	46,300		115,900	92.74%	75,046	49,923	0	124,969		0.84			0.84
708 8998 000	6669 S 76TH ST	STEVE'S #14 LLC	0.96			72,100	76,000		148,100	92.74%	77,742	81,947	0	159,689		0.96			0.96
708 8997 000	6669 S 76TH ST	STEVE'S #14 LLC	1.24			18,500	0		18,500	92.74%	19,948	0	0	19,948		1.24			1.24
No Tax Key Yet		WISDOT							0	92.74%	0	0	0	0					0.00
								799,300	799,300	92.74%	0	0	861,847	861,847					0.00
									0	92.74%	0	0	0	0					0.00
		Total Acreage	157.68			904,700	1,144,400	799,300	2,848,400		975,495	1,233,952	861,847		0	53.35	0	33.92	87.27
															0.00%	31.82%	0.00%	20.23%	52.05%
													Estimated Base Value	3,071,294					

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 taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $130,175,494. This value is less than the maximum of $437,902,308 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 creation of this District.

City of Franklin, Wisconsin

Tax Increment District # 5

Valuation Test Compliance Calculation

District Creation Date	9/6/2016			
	Valuation Data Currently Available 2015	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	3,649,185,900			3,649,185,900
12% Test	437,902,308			437,902,308
Increment of Existing TIDs				
TID #3	72,829,900			72,829,900
TID #4	54,274,300			54,274,300
				0
				0
				0
				0
Total Existing Increment	127,104,200			127,104,200
Projected Base of New or Amended District	3,071,294			3,071,294
Total Value Subject to 12% Test	130,175,494			130,175,494
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 expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or 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 intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; 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, the extension of the Oakleaf Trail system, 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

Land owned by Milwaukee County north of Rawson Avenue is a former landfill that has undergone extensive environmental testing and monitoring. The County-owned land is considered a "closed" landfill by the Wisconsin Department of Natural Resources. There have been no known environmental studies performed on other parcels 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, ongoing monitoring of water and air quality 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.

Relocation and improvement to Landfill Gas System

Land within the proposed District is a former landfill site and contains a landfill gas system. In order to make the site suitable for development, the City may incur costs related to the relocation and improvements to the methane gas system. Expenses incurred by the City for these costs 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 need to 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. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the City may need to 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; wells; storage tanks and reservoirs; 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 need to 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.

Methane Landfill Gas system

In order to create sites suitable for development, the City may incur costs to relocate or upgrade the methane gas system. Costs incurred by te 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, alleys, 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 Type Activities

Contribution to Community Development

As provided for in Wisconsin Statues 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.

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: Street improvements, streetscaping, trails landfill gas control systems.

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, including water and air quality monitoring; 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.

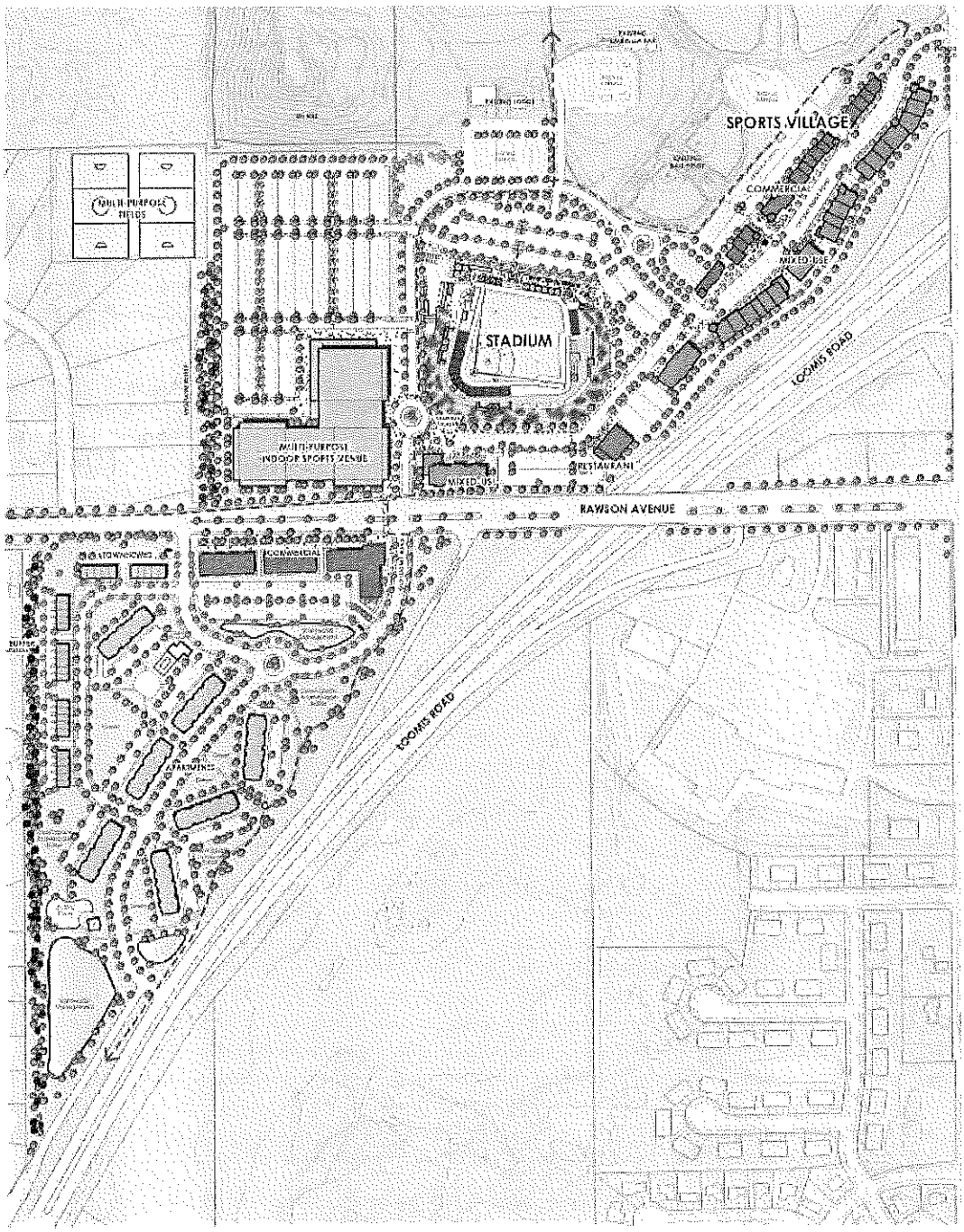
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments 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 TIF 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.

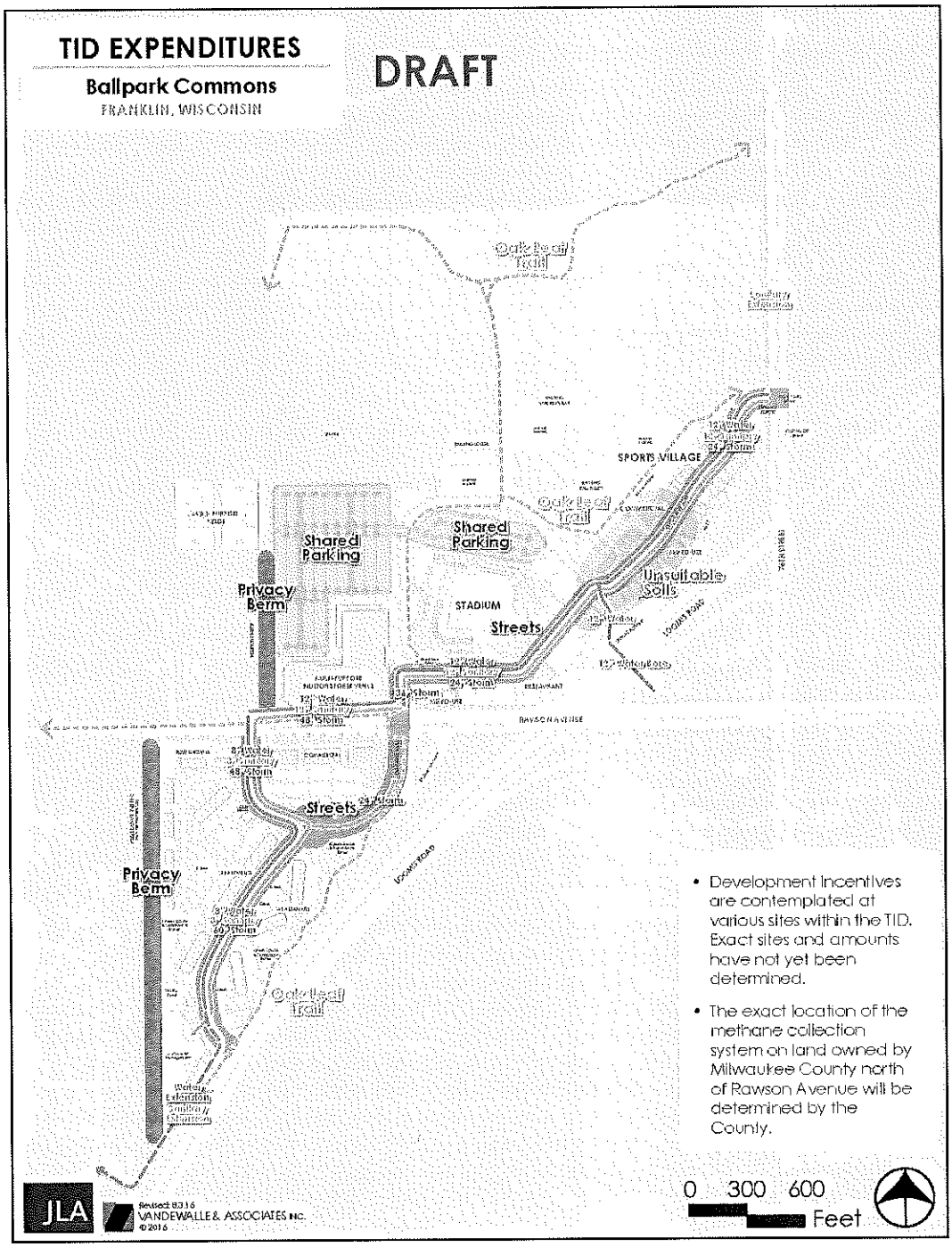
The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

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. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality 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.

SECTION 8:
Map Showing Proposed Uses



Map Showing Proposed Improvements



SECTION 9:
Detailed List of Project Costs

All costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 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 amending the Plan.

Proposed TIF Project Cost Estimates

City of Franklin, Wisconsin

Tax Increment District # 5

Estimated Project List

Project ID	Project Name/Type	Phase I 2017	Phase II 2017	Phase III 2017	Phase IV 2017	Phase V 2020	Phase VI 2031	Total (Note 1)
North of Rawson								
1	Sanitary Sewer (with 75% Special Assessed)	523,500 *	523,500 *					1,047,000 *
2	Storm Sewer	263,250	263,250					526,500
3	Water (with 75% Special Assessed)	609,250 *	609,250 *					1,218,500 *
4	Streets (with 75% Special Assessed)	900,000 *	900,000 *					1,800,000 *
5	Shared Parking	1,500,000	1,500,000					3,000,000
6	County Methane Collection System						1,530,000	1,530,000
7	Relocate Methane Gas Line	125,000	125,000					250,000
8	Excavate Unsuitable soils	1,225,000	1,225,000					2,450,000
9	Oak Leaf Trail		120,000					120,000
10	Privacy Berms			160,000				160,000
11	Contingency @ 15%	771,900	783,900	24,000			229,500	1,809,300
South of Rawson								0
12	Sanitary Sewer (with 75% Special Assessed)	104,500 *	104,500 *					209,000 *
13	Storm Sewer	208,250	208,250					416,500
14	Water (with 75% Special Assessed)	147,500 *	147,500 *					295,000 *
15	Streets (with 75% Special Assessed)	875,000 *	875,000 *					1,750,000 *
16	Oak Leaf Trail		50,000					50,000
17	Privacy Berms			400,000				400,000
18	Contingency @ 15%	200,288	206,288	60,000				466,575
Overall TIF Area								0
19	TIF Creation and Administration **	30,000						30,000
20	Developer Incentive for delivery of additional development				8,240,000	1,050,000		9,290,000
Total Projects		7,483,438	7,641,438	644,000	8,240,000	1,050,000	1,759,500	26,818,375

Notes:

Note 1 Project costs are estimates and are subject to modification

Infrastructure Costs Provided by Developer

* 75% of Sewer, Water and Streets costs identfied above are anticipated to be Special Assssed to the benefitting properties and would not be costs to the District (Estiamted at $4,739,625)

** The City anticipates incurring ongoing administration expenses and the cost of water and air quality monitoring

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 proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.

- The City expects to complete the 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 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) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a 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

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 $182,459,295, of which $146,547,019 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 a 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 the its various 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

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

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 public improvements 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, including interfund advances.

Implementation and Financing Timeline

City of Franklin, Wisconsin

Tax Increment District # 5

Estimated Financing Plan

		G.O. Bond 2017		Municipal Revenue Obligation (MRO) 2017		Municipal Revenue Obligation (MRO) 2020		TIF Revenue Note 2031	Totals
Projects									
Phase I		5,113,625							5,113,625
Phase II		5,271,625							5,271,625
Phase III		644,000							644,000
Phase IV				8,240,000					8,240,000
Phase V						1,050,000			1,050,000
Phase VI								1,759,500	
Total Project Funds		11,029,250		8,240,000		1,050,000		1,759,500	20,319,250
Estimated Finance Related Expenses									
Municipal Advisor		32,900							
Bond Counsel		17,500							
Disclosure Counsel (if engaged)		10,500							
Rating Agency Fee		18,000							
Paying Agent		675							
Underwriter Discount	12.50	145,313	0.00	0	0.00	0	0.00	0	
Debt Service Reserve									
Capitalized Interest		381,694							
Capitalized Carrying Costs				1,018,427					
Total Financing Required		11,635,831		9,258,427		1,050,000		1,759,500	
Estimated Interest	0.25%	(13,787)	0.00%	0	0.00%	0	0.00%	0	
Assumed spend down (months)	6		6		6		6		
Rounding		2,955		0		0		0	
Net Issue Size		11,625,000		9,258,427		1,050,000		1,759,500	23,692,927

Notes: Project costs proposed to be finance above are net of the amount anticipated to be special assessed to benefitting property

City of Franklin, Wisconsin

Tax Increment District # 5

Development Assumptions

Construction Year		Actual	North of Rawson: Stadium	North of Rawson: Indoor Sports Venue	North of Rawson: Sports Village	South of Rawson: Commercial	South of Rawson: Hotel	South of Rawson: Garden Apartments	Total	Construction Year	
1	2016								0	2016	1
2	2017			6,375,000	6,426,000			12,007,950	24,808,950	2017	2
3	2018			3,825,000	4,069,375	4,462,500		24,709,500	37,066,375	2018	3
4	2019				12,835,000		5,312,500	7,066,050	25,213,550	2019	4
5	2020				8,765,625		5,312,500		14,078,125	2020	5
6	2021								0	2021	6
7	2022								0	2022	7
8	2023								0	2023	8
9	2024								0	2024	9
10	2025								0	2025	10
11	2026								0	2026	11
12	2027								0	2027	12
13	2028								0	2028	13
14	2029								0	2029	14
15	2030								0	2030	15
16	2031								0	2031	16
17	2032								0	2032	17
18	2033								0	2033	18
19	2034								0	2034	19
20	2035								0	2035	20
	Totals	0	0	10,200,000	32,096,000	4,462,500	10,625,000	43,783,500	101,167,000		

Notes: Development Values provided by Developer based upon 85% of construction costs

Indoor Sports Venue value reflected assumed to be taxable for this analysis, if tax exempt due to location on County owned land, a comparable PILOT will be necessary to meet the cash flow projections in this analysis

No taxable value has been identified for the Developer's improvements to the Stadium

Payment in Lieu of Taxes (PILOT) payments may be negotiated for all improvements on tax exempt property within the District.

Increment Revenue Projections

City of Franklin, Wisconsin

Tax Increment District # 5

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	3,071,294	
District Creation Date	September 6, 2016		Appreciation Factor	0.00%	Apply to Base Value
Valuation Date	Jan 1,	2016	Base Tax Rate	$23.76	
Max Life (Years)	20		Rate Adjustment Factor	-1.00%	
Expenditure Period/Termination	15	9/6/2031			
Revenue Periods/Final Year	20	2037			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate		
Recipient District	No		Taxable Discount Rate	1.50%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2016	0	2017	0	0	2018	$23.53	0	0	0
2	2017	24,808,950	2018	0	24,808,950	2019	$23.29	577,798	577,798	560,847
3	2018	37,066,375	2019	0	61,875,325	2020	$23.06	1,426,660	2,004,458	1,925,186
4	2019	25,213,550	2020	0	87,088,875	2021	$22.83	1,987,929	3,992,387	3,798,181
5	2020	14,078,125	2021	0	101,167,000	2022	$22.60	2,286,189	6,278,576	5,920,359
6	2021	0	2022	0	101,167,000	2023	$22.37	2,263,327	8,541,903	7,990,268
7	2022	0	2023	0	101,167,000	2024	$22.15	2,240,694	10,782,597	10,009,193
8	2023	0	2024	0	101,167,000	2025	$21.93	2,218,287	13,000,884	11,978,391
9	2024	0	2025	0	101,167,000	2026	$21.71	2,196,104	15,196,989	13,899,087
10	2025	0	2026	0	101,167,000	2027	$21.49	2,174,143	17,371,132	15,772,475
11	2026	0	2027	0	101,167,000	2028	$21.28	2,152,402	19,523,534	17,599,721
12	2027	0	2028	0	101,167,000	2029	$21.06	2,130,878	21,654,412	19,381,960
13	2028	0	2029	0	101,167,000	2030	$20.85	2,109,569	23,763,981	21,120,302
14	2029	0	2030	0	101,167,000	2031	$20.64	2,088,473	25,852,454	22,815,827
15	2030	0	2031	0	101,167,000	2032	$20.44	2,067,589	27,920,043	24,469,591
16	2031	0	2032	0	101,167,000	2033	$20.23	2,046,913	29,966,955	26,082,622
17	2032	0	2033	0	101,167,000	2034	$20.03	2,026,444	31,993,399	27,655,923
18	2033	0	2034	0	101,167,000	2035	$19.83	2,006,179	33,999,578	29,190,473
19	2034	0	2035	0	101,167,000	2036	$19.63	1,986,117	35,985,695	30,687,226
20	2035	0	2036	0	101,167,000	2037	$19.44	1,966,256	37,951,952	32,147,113
	Totals	101,167,000		0			Future Value of Increment	37,951,952		

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 # 5

Cash Flow Projection

Year	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	PILOT *	Total Revenues	Dated Date: Principal	G.O. Bond 11,625,000 03/01/17 Est. Rate	Interest	Municipal Revenue Obligation (MRO)	TIF Revenue Note	Admin. (Including Water & Air Quality Monitoring)	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
		0.25%														
2016					0							0	0	0		2016
2017			381,694		381,694			127,231				127,231	254,463	254,463	20,119,607	2017
2018	0	636			636		1.40%	254,463				254,463	(253,826)	636	20,628,820	2018
2019	577,798	2			577,800		1.45%	254,463	254,607		35,000	544,069	33,730	34,367	20,883,427	2019
2020	1,426,660	86			1,426,746	500,000	1.55%	250,588	656,463		35,000	1,442,051	(15,305)	19,061	21,283,427	2020
2021	1,987,929	48			1,987,976	625,000	1.70%	241,400	1,041,338		35,000	1,942,738	45,238	64,299	20,108,427	2021
2022	2,286,189	161			2,286,350	775,000	1.80%	229,113	1,235,401		35,000	2,274,513	11,837	76,136	18,558,427	2022
2023	2,263,327	190			2,263,518	825,000	1.85%	214,506	1,173,963		35,000	2,248,470	15,048	91,184	16,983,427	2023
2024	2,240,694	228			2,240,922	900,000	1.95%	198,100	1,113,901		30,000	2,242,001	(1,079)	90,105	15,358,427	2024
2025	2,218,287	225			2,218,512	1,000,000	2.05%	179,075	1,006,588		30,000	2,215,663	2,849	92,954	13,708,427	2025
2026	2,196,104	232			2,196,337	1,050,000	2.15%	157,538	952,026		30,000	2,189,563	6,773	99,727	12,033,427	2026
2027	2,174,143	249			2,174,393	1,100,000	2.25%	133,875	918,288		30,000	2,182,163	(7,771)	91,956	10,313,427	2027
2028	2,152,402	230			2,152,632	1,150,000	2.35%	107,988	797,301		30,000	2,085,288	67,343	159,299	8,638,427	2028
2029	2,130,878	398			2,131,276	1,175,000	2.45%	80,081	759,338		30,000	2,044,420	86,856	246,156	6,953,427	2029
2030	2,109,569	615			2,110,184	1,225,000	2.55%	50,069	727,063		30,000	2,032,132	78,052	324,208	5,228,427	2030
2031	2,088,473	811			2,089,284	1,300,000	2.65%	17,225	605,063		30,000	1,952,288	136,995	461,203	3,528,427	2031
2032	2,067,589	1,153			2,068,742		2.75%	0	1,895,938	400,000	30,000	2,325,938	(257,197)	204,006	1,778,427	2032
2033	2,046,913	510			2,047,423		2.85%	0	1,827,334	400,000	20,000	2,247,334	(199,911)	4,095	(0)	2033
2034	2,026,444	10			2,026,454		2.95%	0	0	959,500	20,000	979,500	1,046,954	1,051,049	(0)	2034
2035	2,006,179	2,628			2,008,807		3.00%	0				0	2,008,807	3,059,856	(0)	2035
2036	1,986,117	7,650			1,993,767		3.05%	0				0	1,993,767	5,053,623	(0)	2036
2037	1,966,256	12,634			1,978,890	0	3.10%	0				0	1,978,890	7,032,513	(0)	2037
Total	37,951,952	28,696	381,694	0	38,362,341	11,625,000		2,495,713	14,964,616	1,759,500	485,000	31,329,828				Total

Notes: * Payment in Lieu of Taxes (PILOT) payments may be negotiated for all improvements located on tax exempt property located within the District.
Interest estimates basesd upon June, 2016 Aa1 sale plus .60%
MRO includes carrying costs
TIF Revenue Note for County Methane Collection System

Projected TID Closure

SECTION 11:
Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

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

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that approximately 10-15% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13:
Proposed Zoning Ordinance Changes

The City anticipates that a portion of the District 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. The City does not anticipate 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

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

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 expects to special assessment approximately 75% of the Streets, sewer and water costs necessary to prepare the area for Development. This is estimated to be approximately $4.7 million and would be 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
11402 WEST CHURCH STREET
FRANKLIN, WISCONSIN 53132

JESSE A. WESOLOWSKI
FREDERICK E. REIDENBACH 1919-2002
BRIAN C. SAJDAK
CHRISTOPHER R. SMITH

JANE C. KASSIS,
LEGAL SECRETARY

TELEPHONE (414) 529-8900
FACSIMILE (414) 529-2121

August 21, 2016

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

re: Tax Incremental District No. 5, City of Franklin, Wisconsin

Dear Mayor Olson:

I have reviewed the Project Plan for Tax Incremental District No. 5, City of Franklin, Wisconsin. It is my opinion that the Project Plan is complete and in compliance with Wis. Stat. § 66.1105. The Project Plan, additionally, was informed by the Tax Increment District #5 Feasibility Analysis prepared by Ehlers & Associates, Inc. and by the Market Feasibility Study prepared by Melaniphy & Associates, Inc. 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:	2015	Percentage
County	18,083,210	21.13%
Special District	6,145,125	7.18%
Municipality	23,529,350	27.49%
School District	33,404,871	39.03%
School District		0.00%
Technical College	4,428,322	5.17%
Total	85,590,878	

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2018	0	0	0	0	0	0	2018
2019	122,074	41,484	158,840	225,506	29,894	577,798	2019
2020	301,417	102,429	392,196	556,804	73,813	1,426,660	2020
2021	420,000	142,726	546,491	775,860	102,852	1,987,929	2021
2022	483,015	164,140	628,485	892,266	118,283	2,286,189	2022
2023	478,184	162,499	622,200	883,344	117,101	2,263,327	2023
2024	473,403	160,874	615,978	874,510	115,930	2,240,694	2024
2025	468,669	159,265	609,818	865,765	114,770	2,218,287	2025
2026	463,982	157,673	603,720	857,107	113,623	2,196,104	2026
2027	459,342	156,096	597,683	848,536	112,486	2,174,143	2027
2028	454,749	154,535	591,706	840,051	111,362	2,152,402	2028
2029	450,201	152,990	585,789	831,651	110,248	2,130,878	2029
2030	445,699	151,460	579,931	823,334	109,145	2,109,569	2030
2031	441,242	149,945	574,132	815,101	108,054	2,088,473	2031
2032	436,830	148,446	568,390	806,950	106,973	2,067,589	2032
2033	432,461	146,961	562,706	798,880	105,904	2,046,913	2033
2034	428,137	145,492	557,079	790,891	104,845	2,026,444	2034
2035	423,855	144,037	551,508	782,982	103,796	2,006,179	2035
2036	419,617	142,596	545,993	775,153	102,758	1,986,117	2036
2037	415,421	141,170	540,533	767,401	101,731	1,966,256	2037
	8,018,297	2,724,817	10,433,177	14,812,093	1,963,568	37,951,952	

Notes:

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

APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE January 23, 2018
REPORTS AND RECOMMENDATIONS	A Resolution Authorizing Certain Officials to Execute a Memorandum of Understanding for the Purpose of Milwaukee County Providing Snow Clearance and Maintenance Services for Areas of Crystal Ridge Road and Old Loomis Road During the Development of The Ballpark Commons Sports Anchored Mixed-Use Development, between and Among BPC Master Developer, LLC, Milwaukee County, and the City of Franklin	ITEM NUMBER G. 3.

The above agreement was reached with Milwaukee County and the project developer for road snow plowing and maintenance services during the development of the Ballpark Commons Sports Anchored Mixed-Use Development. A resolution and copy of the Memorandum are annexed hereto.

COUNCIL ACTION REQUESTED

A motion to adopt A Resolution Authorizing Certain Officials to Execute a Memorandum of Understanding for the Purpose of Milwaukee County Providing Snow Clearance and Maintenance Services for Areas of Crystal Ridge Road and Old Loomis Road During the Development of The Ballpark Commons Sports Anchored Mixed-Use Development, between and Among BPC Master Developer, LLC, Milwaukee County, and the City of Franklin, subject to and contingent upon the approval of a development agreement for the Ballpark Commons development project by the Common Council.

Economic Development Dept.: AMH; Legal Services Dept.: jw

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2018-____

A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A MEMORANDUM OF UNDERSTANDING FOR THE PURPOSE OF MILWAUKEE COUNTY PROVIDING SNOW CLEARANCE AND MAINTENANCE SERVICES FOR AREAS OF CRYSTAL RIDGE ROAD AND OLD LOOMIS ROAD DURING THE DEVELOPMENT OF THE BALLPARK COMMONS SPORTS ANCHORED MIXED-USE DEVELOPMENT, BETWEEN AND AMONG BPC MASTER DEVELOPER, LLC, MILWAUKEE COUNTY, AND THE CITY OF FRANKLIN

WHEREAS, areas of Crystal Ridge Road and Old Loomis Road are in the process of being discontinued vacated and relocated and a portion to be transferred to the jurisdiction of the City of Franklin during the development of the Ballpark Commons Sports Anchored Mixed-Use Development, and BPC Master Developer, LLC, Milwaukee County, and the City of Franklin having determined it reasonable to provide for stated snow clearance and maintenance duties during the development process, with Milwaukee County agreeing to provide such services; and

WHEREAS, the City Engineer having reviewed a proposed memorandum of understanding for Milwaukee County to provide the necessary services and having found same to be reasonable, recommended approval thereof to the Common Council.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Memorandum of Understanding between and among BPC Master Developer, LLC, Milwaukee County, and the City of Franklin, in the form and content as annexed hereto, subject to changes as may be approved by the City Engineer, be and the same is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk be and the same are hereby authorized to execute and deliver such Memorandum.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

ATTEST: APPROVED:

_____ _____

Sandra L. Wesolowski, City Clerk Stephen R. Olson, Mayor

AYES _____ NOES _____ ABSENT _____

MEMORANDUM OF UNDERSTANDING

Draft 1/18/18

This Memorandum of Understanding (this "Memorandum"), dated January ____, 2018, sets forth the understanding between [BPC Master Developer, LLC] ("Developer"), Milwaukee County, and the City of Franklin (collectively, the "Parties") as described herein.

I. Purpose

As part of the Ballpark Commons development, "DOT Parcel 1" and "DOT Parcel 2" of County Highway K in Franklin Wisconsin, as depicted in Exhibit A, are to be vacated and sold to an affiliate of Developer. "DOT Parcel 3" of CTH K, as depicted in Exhibit A, will become a dedicated street of the City of Franklin. The Parties hereby enter into this Memorandum for the specific purpose of designating responsibility for providing snow clearance and maintenance services for DOT Parcels 1, 2 and 3 (collectively, "CTH K") while the transfers are underway.

II. Plan

Milwaukee County, through its Department of Parks, agrees to continue snow clearance and maintenance (as reasonably required for safe road maintenance) services ("Services") for CTH K during the 2017-2018 winter season. Milwaukee County will provide a consistent level of service during the 2017-2018 winter season regardless of the status of the property sale and road vacation process.

Portions of DOT Parcel 1 ("Crystal Ridge Drive") may be vacated and closed for construction purposes commencing February 1, 2018 or soon thereafter. DOT Parcel 1 is intended to be conveyed to the Developer. The Developer shall obtain all necessary approvals for the construction and road closure. Milwaukee County will continue to provide Services on the portions of DOT Parcel 1 that remain open to the public.

Portions of DOT Parcel 2 ("Old Loomis Road") may be vacated and closed for construction purposes commencing sometime between February and June of 2018, or soon thereafter. DOT Parcel 2 is intended to be conveyed to the Developer. The Developer shall obtain all necessary approvals for the construction and road closure. Milwaukee County will continue to provide Services on the portions of DOT Parcel 2 that remain open to the public.

DOT Parcel 3 ("Old Loomis Road") (parallel to West Loomis Road) is intended to be conveyed to the City of Franklin. Milwaukee County will continue to provide Services on the portions of DOT Parcel 3 that remain open to the public or will ultimately be open to the public.

The County shall be under no continuing obligation to provide Services on DOT Parcels 1 and 2 to be upon the later of (i) CTH K is vacated and (ii) the end of Services required for the 2017-2018 winter maintenance season. The County shall be under no continuing obligation to provide Services on DOT Parcel 3 to be upon the later of (i) such time as the City

of Franklin becomes the owner in fee of DOT Parcel 3 and (ii) the end of Services required for the 2017-2018 winter maintenance season.

The parties further agree that the City of Franklin is a beneficiary of this Memorandum and has the right to enforce the obligations of Milwaukee County.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Understanding to be executed as of the day, month and year first above written.

[BPC COUNTY LAND, LLC]

By: [BPC County Land Manager, LLC]
Its Manager

Dated _____ By _____
Michael Zimmerman, Manager

MILWAUKEE COUNTY, WISCONSIN

Dated _____ By _____
Its _____

CITY OF FRANKLIN, WISCONSIN

Dated _____ By _____
Stephen R. Olson, Mayor

Dated _____ By _____
Sandra L. Wesolowski, City Clerk

Approved as to form:

Dated _____ By _____
Jesse A. Wesolowski, City Attorney

Approved with regards to County Ordinance Chapter 42:

Dated _____ By _____
Community Business Development Partners

Reviewed:

Dated _____ By _____
County Risk Management

Approved for execution:

Dated _____ By _____
County Corporation Counsel

Approved:

Dated _____ By _____
County Executive Chris Abele

Approved as to funds available per Wisconsin Statutes Section 59.255(2)(e):

Dated _____ By _____
Comptroller Scott B. Manske

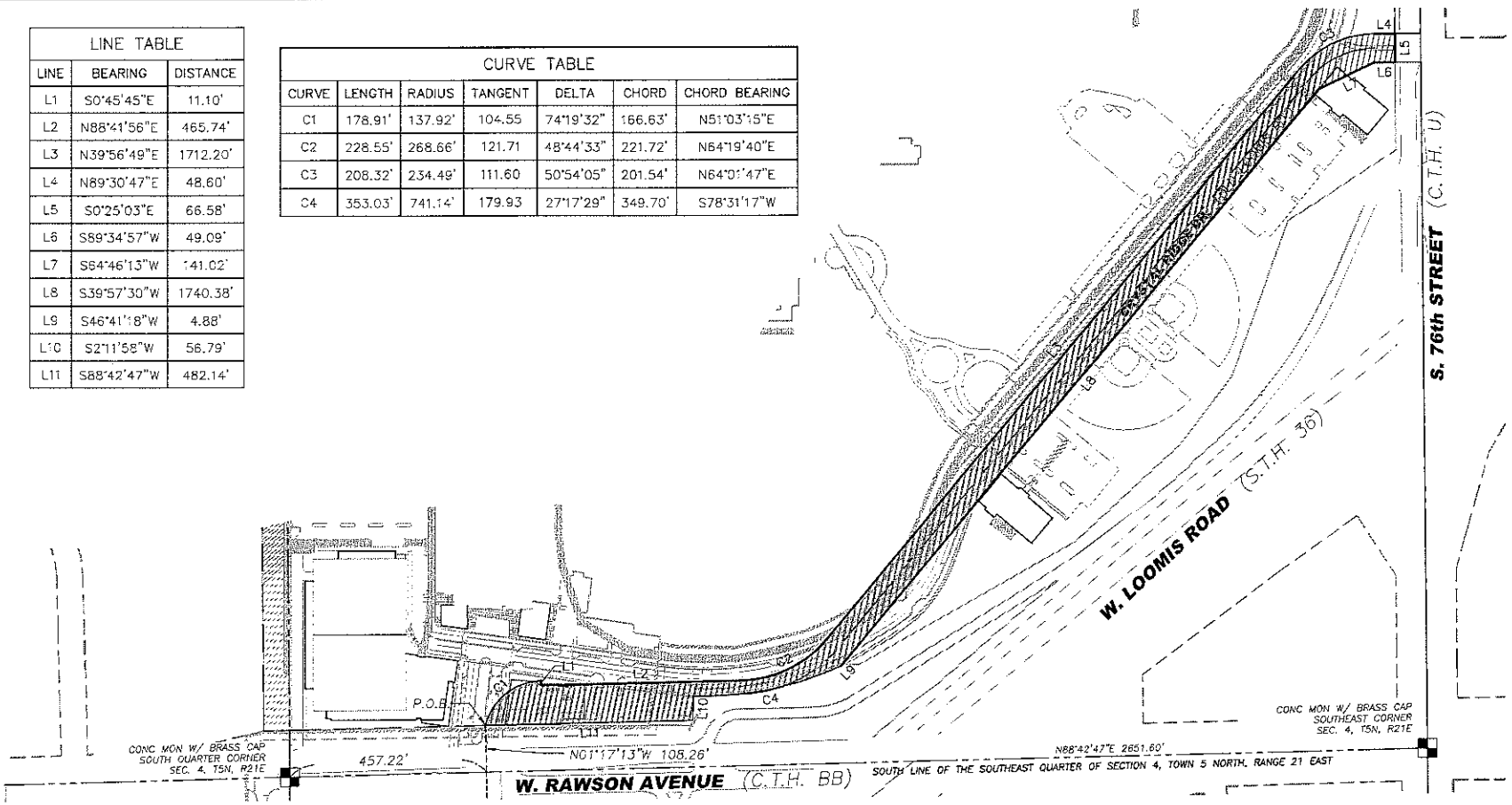
Approved as compliant under Wis. Stat. § 59.42(2)(b)5:

Dated _____ By _____
County Corporation Counsel

EXHIBIT A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0°45'45"E	11.10'
L2	N88°41'56"E	465.74'
L3	N39°56'49"E	1712.20'
L4	N89°30'47"E	48.60'
L5	S0°25'03"E	66.58'
L6	S89°34'57"W	49.09'
L7	S64°46'13"W	141.02'
L8	S39°57'30"W	1740.38'
L9	S46°41'18"W	4.88'
L10	S2°11'58"W	56.79'
L11	S88°42'47"W	482.14'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	178.91'	137.92'	104.55	74°19'32"	166.63'	N51°03'15"E
C2	228.55'	268.66'	121.71	48°44'33"	221.72'	N64°19'40"E
C3	208.32'	234.49'	111.60	50°54'05"	201.54'	N64°01'47"E
C4	353.03'	741.14'	179.93	27°17'29"	349.70'	S78°31'17"W



PART OF THE SOUTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 88°42'47" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 4, 457.22 FEET; THENCE NORTH 01°17'13" WEST, 108.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST RAWSON AVENUE, ALSO KNOWN AS COUNTY TRUNK HIGHWAY BB TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT 137.92 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 51°03'15" EAST; THENCE NORTHEASTERLY 178.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°19'32"; THENCE SOUTH 00°45'45" EAST, 11.10 FEET; THENCE NORTH 88°41'56" EAST, 465.74 FEET TO THE BEGINNING OF A 268.66 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 228.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°44'33"; THENCE NORTH 39°56'49" EAST, 1712.20 FEET TO THE BEGINNING OF A 234.49 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 208.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°54'05"; THENCE NORTH 89°30'47" WEST, 48.60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 76TH STREET, ALSO KNOWN AS COUNTY TRUNK HIGHWAY U; THENCE SOUTH 00°25'03" EAST ALONG SAID WEST RIGHT OF WAY LINE, 66.58 FEET; THENCE SOUTH 89°34'57" WEST, 49.09 FEET; THENCE SOUTH 64°46'13" WEST, 141.02 FEET; THENCE SOUTH 39°57'30" WEST, 1740.38 FEET TO THE BEGINNING OF A NON-TANGENT 741.14 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, TO WHICH BEGINNING OF CURVE A RADIAL BEARS SOUTH 78°31'17" WEST; THENCE SOUTHWESTERLY 353.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°17'29"; THENCE SOUTH 02°11'58" WEST, 56.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WEST RAWSON AVENUE; THENCE SOUTH 88°42'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 482.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 185150 SQUARE FEET (4.2505 ACRES).

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MILWAUKEE REGIONAL OFFICE
N22 W23031 NANCY'S COURT, SUITE 3
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PROJECT:
84TH SOUTH

PROJECT LOCATION:
FRANKLIN, WISCONSIN
MILWAUKEE COUNTY

north
0 62.5 125 250
SCALE: 1"=250'

Design/Drawn:
Approved:

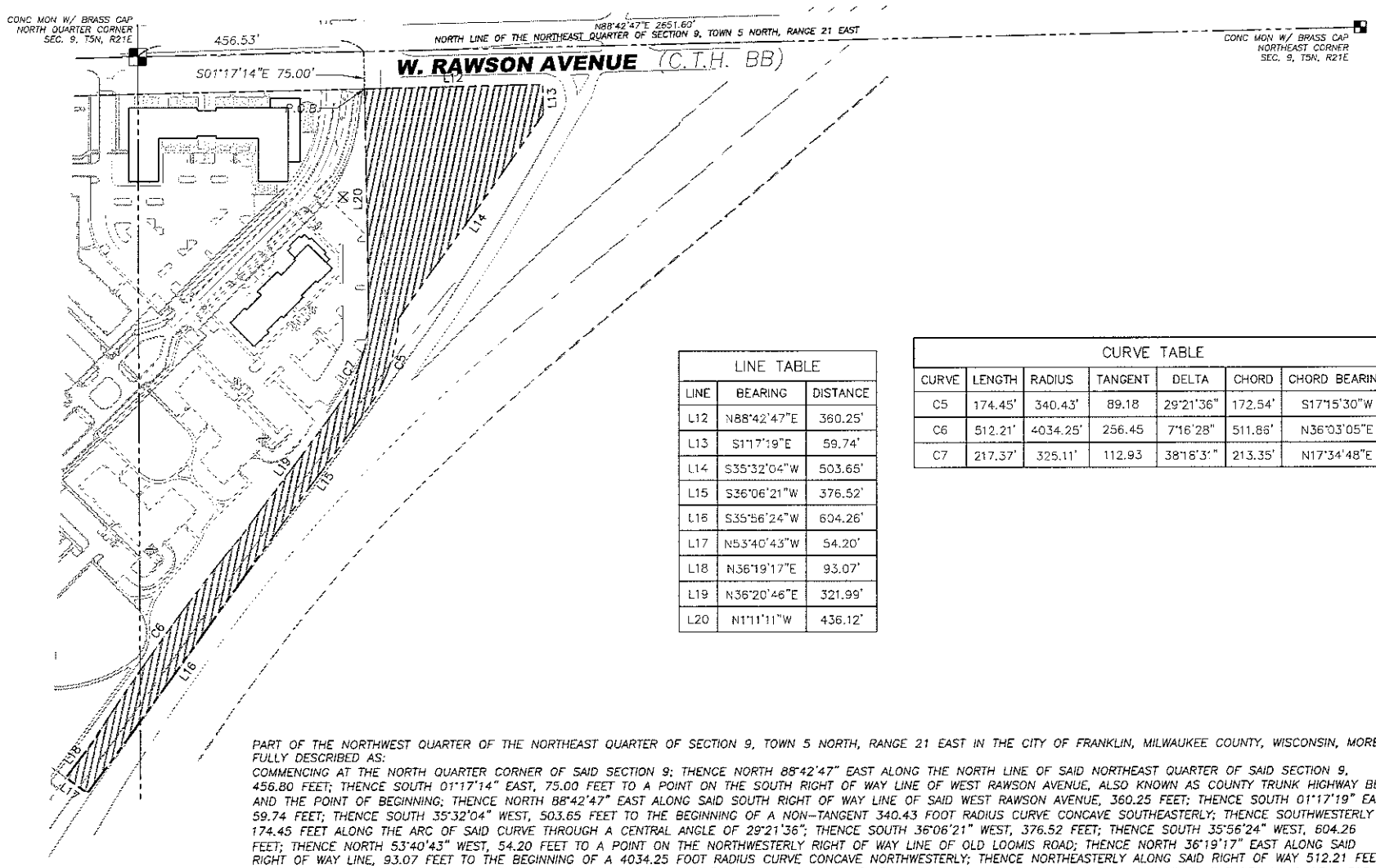
SHEET TITLE:
DOT PARCEL 1

SHEET NUMBER:
S-1

JSD PROJECT NO: 14-0545

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

PARCEL 1



LINE TABLE		
LINE	BEARING	DISTANCE
L12	N88°42'47"E	360.25'
L13	S1°17'19"E	59.74'
L14	S35°32'04"W	503.65'
L15	S36°06'21"W	376.52'
L16	S35°56'24"W	604.26'
L17	N53°40'43"W	54.20'
L18	N36°19'17"E	93.07'
L19	N36°20'46"E	321.99'
L20	N1°11'11"W	436.12'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C5	174.45'	340.43'	89.18	29°21'36"	172.54'	S17°15'30"W
C6	512.21'	4034.25'	256.45	7°16'28"	511.86'	N36°03'05"E
C7	217.37'	325.11'	112.93	38°18'3'"	213.35'	N17°34'48"E

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 88°42'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 9, 456.80 FEET; THENCE SOUTH 01°17'14" EAST, 75.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST RAWSON AVENUE, ALSO KNOWN AS COUNTY TRUNK HIGHWAY BB AND THE POINT OF BEGINNING; THENCE NORTH 88°42'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID WEST RAWSON AVENUE, 360.25 FEET; THENCE SOUTH 01°17'19" EAST, 59.74 FEET; THENCE SOUTH 35°32'04" WEST, 503.65 FEET TO THE BEGINNING OF A NON-TANGENT 340.43 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY 174.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°21'36"; THENCE SOUTH 36°06'21" WEST, 376.52 FEET; THENCE SOUTH 35°56'24" WEST, 604.26 FEET; THENCE NORTH 53°40'43" WEST, 54.20 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD LOOMIS ROAD; THENCE NORTH 36°19'17" EAST ALONG SAID RIGHT OF WAY LINE, 93.07 FEET TO THE BEGINNING OF A 4034.25 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 512.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°16'28"; THENCE NORTH 36°20'46" EAST ALONG SAID RIGHT OF WAY, 321.99 FEET TO THE BEGINNING OF A 325.11 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 217.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°18'31"; THENCE NORTH 01°11'11" WEST ALONG SAID RIGHT OF WAY, 436.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 169,655 SQUARE FEET (3.8947 ACRES).

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401 NORTH NANCY'S COURT, SUITE 3
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PROJECT:
84TH SOUTH

PROJECT LOCATION:
FRANKLIN, WISCONSIN
MILWAUKEE COUNTY

north
0 50 100 200
SCALE: 1"=200'

Design/Drawn:
Approved:

SHEET TITLE:
DOT PARCEL 2

SHEET NUMBER:
S-2

JSD PROJECT NO: 14-0948

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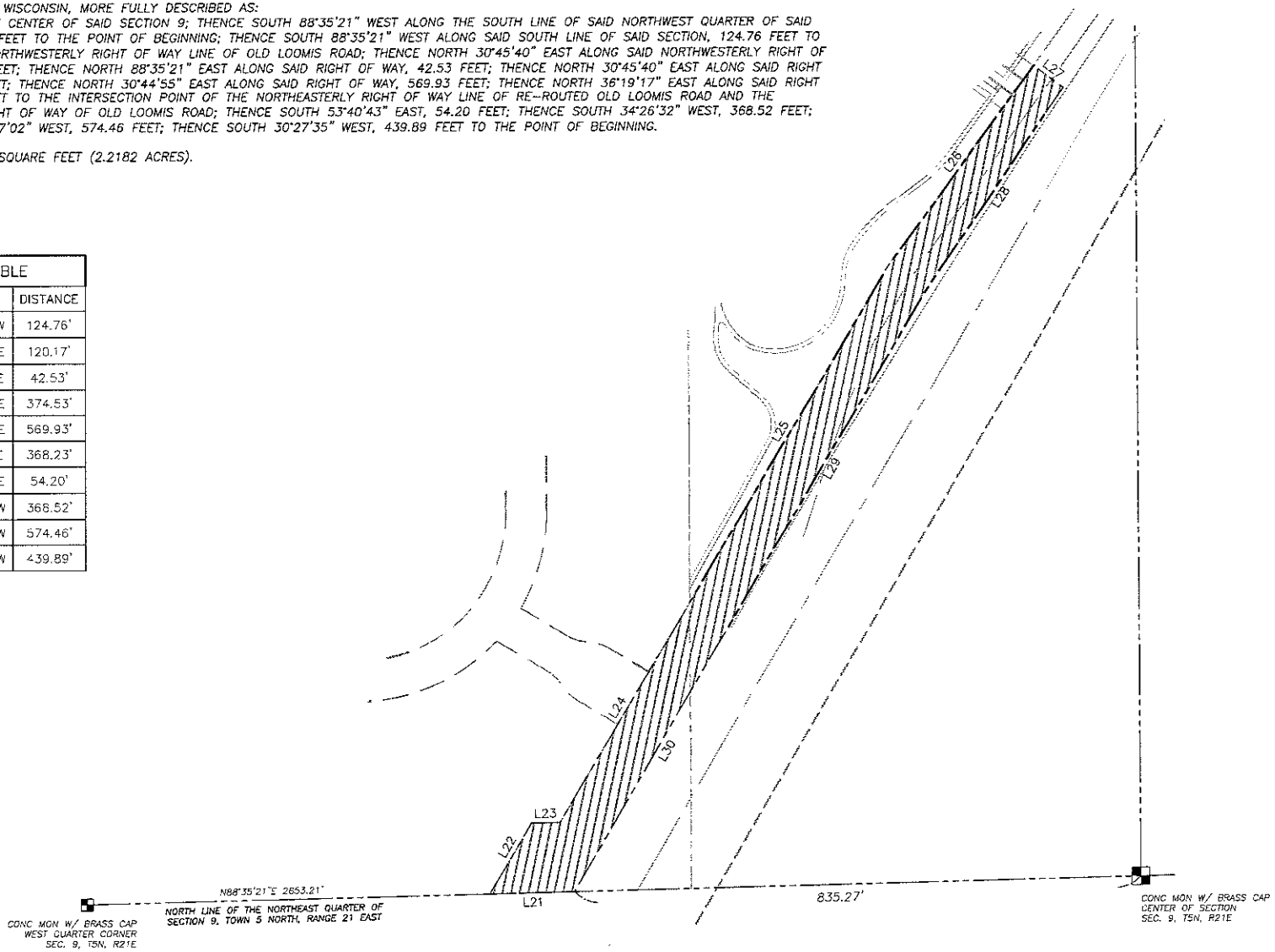
File: R:\2014\14-0948 Bryant Commons\dwg\14-0948 DOT EXHIBIT PARCEL 2.dwg Layout: DOT EXHIBIT PARCEL 2 User: bgonzalez Plotted: Nov 27, 2017 - 10:46am

PARCEL 2

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:
COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE SOUTH 88°35'21" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 9, 835.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°35'21" WEST ALONG SAID SOUTH LINE OF SAID SECTION, 124.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD LOOMIS ROAD; THENCE NORTH 30°45'40" EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 120.17 FEET; THENCE NORTH 88°35'21" EAST ALONG SAID RIGHT OF WAY, 42.53 FEET; THENCE NORTH 30°45'40" EAST ALONG SAID RIGHT OF WAY, 374.53 FEET; THENCE NORTH 30°44'55" EAST ALONG SAID RIGHT OF WAY, 569.93 FEET; THENCE NORTH 36°19'17" EAST ALONG SAID RIGHT OF WAY, 368.23 FEET TO THE INTERSECTION POINT OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RE-ROUTED OLD LOOMIS ROAD AND THE NORTHWESTERLY RIGHT OF WAY OF OLD LOOMIS ROAD; THENCE SOUTH 53°40'43" EAST, 54.20 FEET; THENCE SOUTH 34°26'32" WEST, 368.52 FEET; THENCE SOUTH 30°37'02" WEST, 574.46 FEET; THENCE SOUTH 30°27'35" WEST, 439.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,626 SQUARE FEET (2.2182 ACRES).

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S88°35'21"W	124.76'
L22	N30°45'40"E	120.17'
L23	N88°35'21"E	42.53'
L24	N30°45'40"E	374.53'
L25	N30°44'55"E	569.93'
L26	N36°19'17"E	368.23'
L27	S53°40'43"E	54.20'
L28	S34°26'32"W	368.52'
L29	S30°37'02"W	574.46'
L30	S30°27'35"W	439.89'



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MILWAUKEE REGIONAL OFFICE
N27 W23931 NANCY'S COURT, SUITE 3
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PROJECT:
84TH SOUTH

PROJECT LOCATION:
FRANKLIN, WISCONSIN
MILWAUKEE COUNTY

north
0 67.5 75 150
SCALE: 1"=150'

Design/Drawn:
Approved:

SHEET TITLE:
DOT PARCEL 3

SHEET NUMBER:
S-3

JSD PROJECT NO: 14-0148

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File: R:\2014\14-0148 Baycrest Commons\dwg\14-0148 EXHIBIT DOT.dwg Layout: DOT EXHIBIT PARCEL 3 User: bgrassel Plotted: Nov 27, 2017 - 11:52am KeyFile:

PARCEL 3

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE January 23, 2018
REPORTS AND RECOMMENDATIONS	A Resolution Consenting to Milwaukee County Road Discontinuance Vacation for Roads Planned for Removal or Relocation within the Planned Development District No. 37 (The Rock Sports Complex) Ballpark Commons Development Area, to wit: Crystal Ridge Road between South 76th Street and West Rawson Avenue; Old Loomis Road between West Rawson Avenue and a Point that is Approximately 119 Feet Northeast of West Warwick Way; and Old Loomis Road between a Point that is Approximately 119 Feet Northeast of West Warwick Way to a Point that is Approximately 160 or more Feet Southwest of West Warwick Way; and Authorizing the Purchase by the City of Franklin of the Vacated Land Comprising Old Loomis Road between a Point that is Approximately 119 Feet Northeast of West Warwick Way to a Point that is Approximately 160 or more Feet Southwest of West Warwick Way from the Wisconsin Department of Transportation and Directing the Dedication Thereof by the City of Franklin for Public Right of Way Purposes	ITEM NUMBER G.4.

The discontinuance vacation of the subject Milwaukee County road segments and the acquisition of the southernmost segment by the City are necessary for and part of the Ballpark Commons Sports Anchored Mixed-Use Development project. Annexed hereto are a resolution and its exhibit A maps of the subject road segments.

COUNCIL ACTION REQUESTED

A motion to adopt A Resolution Consenting to Milwaukee County Road Discontinuance Vacation for Roads Planned for Removal or Relocation within the Planned Development District No. 37 (The Rock Sports Complex) Ballpark Commons Development Area, to wit: Crystal Ridge Road between South 76th Street and West Rawson Avenue; Old Loomis Road between West Rawson Avenue and a Point that is Approximately 119 Feet Northeast of West Warwick Way; and Old Loomis Road between a Point that is Approximately 119 Feet Northeast of West Warwick Way to a Point that is Approximately 160 or more Feet Southwest of West Warwick Way; and Authorizing the Purchase by the City of Franklin of the Vacated Land Comprising Old Loomis Road between a Point that is Approximately 119 Feet Northeast of West Warwick Way to a Point that is Approximately 160 or more Feet Southwest of West Warwick Way from the Wisconsin Department of Transportation and Directing the Dedication Thereof by the City of Franklin for Public Right of Way Purposes, subject to and contingent upon the approval of a development agreement for the Ballpark Commons development project by the Common Council.

Economic Development Dept.: AMH; Legal Services Dept.: jw

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

Draft 1/18/18

RESOLUTION NO. 2018-_____

A RESOLUTION CONSENTING TO MILWAUKEE COUNTY ROAD DISCONTINUANCE VACATION FOR ROADS PLANNED FOR REMOVAL OR RELOCATION WITHIN THE PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX) BALLPARK COMMONS DEVELOPMENT AREA, TO WIT: CRYSTAL RIDGE ROAD BETWEEN SOUTH 76TH STREET AND WEST RAWSON AVENUE; OLD LOOMIS ROAD BETWEEN WEST RAWSON AVENUE AND A POINT THAT IS APPROXIMATELY 119 FEET NORTHEAST OF WEST WARWICK WAY; AND OLD LOOMIS ROAD BETWEEN A POINT THAT IS APPROXIMATELY 119 FEET NORTHEAST OF WEST WARWICK WAY TO A POINT THAT IS APPROXIMATELY 160 OR MORE FEET SOUTHWEST OF WEST WARWICK WAY; AND AUTHORIZING THE PURCHASE BY THE CITY OF FRANKLIN OF THE VACATED LAND COMPRISING OLD LOOMIS ROAD BETWEEN A POINT THAT IS APPROXIMATELY 119 FEET NORTHEAST OF WEST WARWICK WAY TO A POINT THAT IS APPROXIMATELY 160 OR MORE FEET SOUTHWEST OF WEST WARWICK WAY FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND DIRECTING THE DEDICATION THEREOF BY THE CITY OF FRANKLIN FOR PUBLIC RIGHT OF WAY PURPOSES

WHEREAS, in furtherance of Ordinance No. 2016-2212, An Ordinance to Amend Section 15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex) to Revise the District and to Expand the District to Encompass Certain Adjacent Area Lands to Create the "Ballpark Commons" Sports Anchored Mixed-Use Development, as amended by Ordinance No. 2018-2312, and upon the request of Milwaukee County, the Common Council has considered the discontinuance vacation of Milwaukee County roads planned for removal or relocation within the Planned Development District No. 37 (The Rock Sports Complex) Ballpark Commons Development area, to wit: Crystal Ridge Road between South 76th Street and West Rawson Avenue; Old Loomis Road between West Rawson Avenue and a point that is approximately 119 feet northeast of West Warwick Way; and Old Loomis Road between a point that is approximately 119 feet northeast of West Warwick Way to a point that is approximately 160 or more feet southwest of West Warwick Way; and having determined such road discontinuance vacations to be reasonable and necessary for the furtherance of the Ballpark Commons Sports Anchored Mixed-Use Development and the public interest; and

WHEREAS, each of the aforementioned road segments is legally described and depicted upon Exhibit A annexed hereto and incorporated herein; Crystal Ridge Road between South 76th Street and West Rawson Avenue being denominated Parcel 1; Old Loomis Road between West Rawson Avenue and a point that is approximately 119 feet northeast of West Warwick Way being denominated Parcel 2; and Old Loomis Road between a point that is approximately 119 feet northeast of West Warwick Way to a point

that is approximately 160 or more feet southwest of West Warwick Way being denominated Parcel 3; and

WHEREAS, the Common Council also having considered the public acquisition of the lands comprising Old Loomis Road between a point that is approximately 119 feet northeast of West Warwick Way to a point that is approximately 160 or more feet southwest of West Warwick Way upon discontinuance vacation thereof from the Wisconsin Department of Transportation for City public right of way purposes and having found such action to be reasonable and necessary for the furtherance of the Ballpark Commons Sports Anchored Mixed-Use Development and for area public transportation purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the City of Franklin hereby consents to the Milwaukee County road discontinuance vacation of Crystal Ridge Road between South 76th Street and West Rawson Avenue; Old Loomis Road between West Rawson Avenue and a point that is approximately 119 feet northeast of West Warwick Way; and Old Loomis Road between a point that is approximately 119 feet northeast of West Warwick Way to a point that is approximately 160 or more feet southwest of West Warwick Way.

BE IT FURTHER RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the City of Franklin hereby agrees to purchase the property comprising the vacated Old Loomis Road between a point that is approximately 119 feet northeast of West Warwick Way to a point that is approximately 160 or more feet southwest of West Warwick Way, Parcel 3 upon Exhibit A annexed hereto, from the Wisconsin Department of Transportation for the sum total of one dollar in exchange for free and clear title to the property, and that such property shall continue to be used for City public street transportation purposes and City right of way and shall be named "Old Loomis Road", the City Engineer hereby being directed to proceed with all actions necessary for such property to be included for such purpose on the Official Map of the City of Franklin.

BE IT FURTHER RESOLVED, that the Mayor, City Clerk and Director of Finance and Treasurer be and the same are hereby authorized to execute and deliver all reasonable and necessary documents to accomplish the foregoing Resolveds, subject to the conveyance by Milwaukee County to the developer of Ballpark Commons of the property that allows development of Ballpark Commons to occur on land currently owned by Milwaukee County (Tax Key Nos.: 744-8985-002, 744-8985-001, 744-8980-001, 744-8989-000, and 744-8988-000) and the execution of a development agreement between the developer of Ballpark Commons and the City of Franklin.

BE IT FINALLY RESOLVED, that any provisions, conditions or requirements to the contrary or in addition to the foregoing Resolveds as may be set forth in Resolution No. 2017-7260 be and the same are hereby repealed and rescinded.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

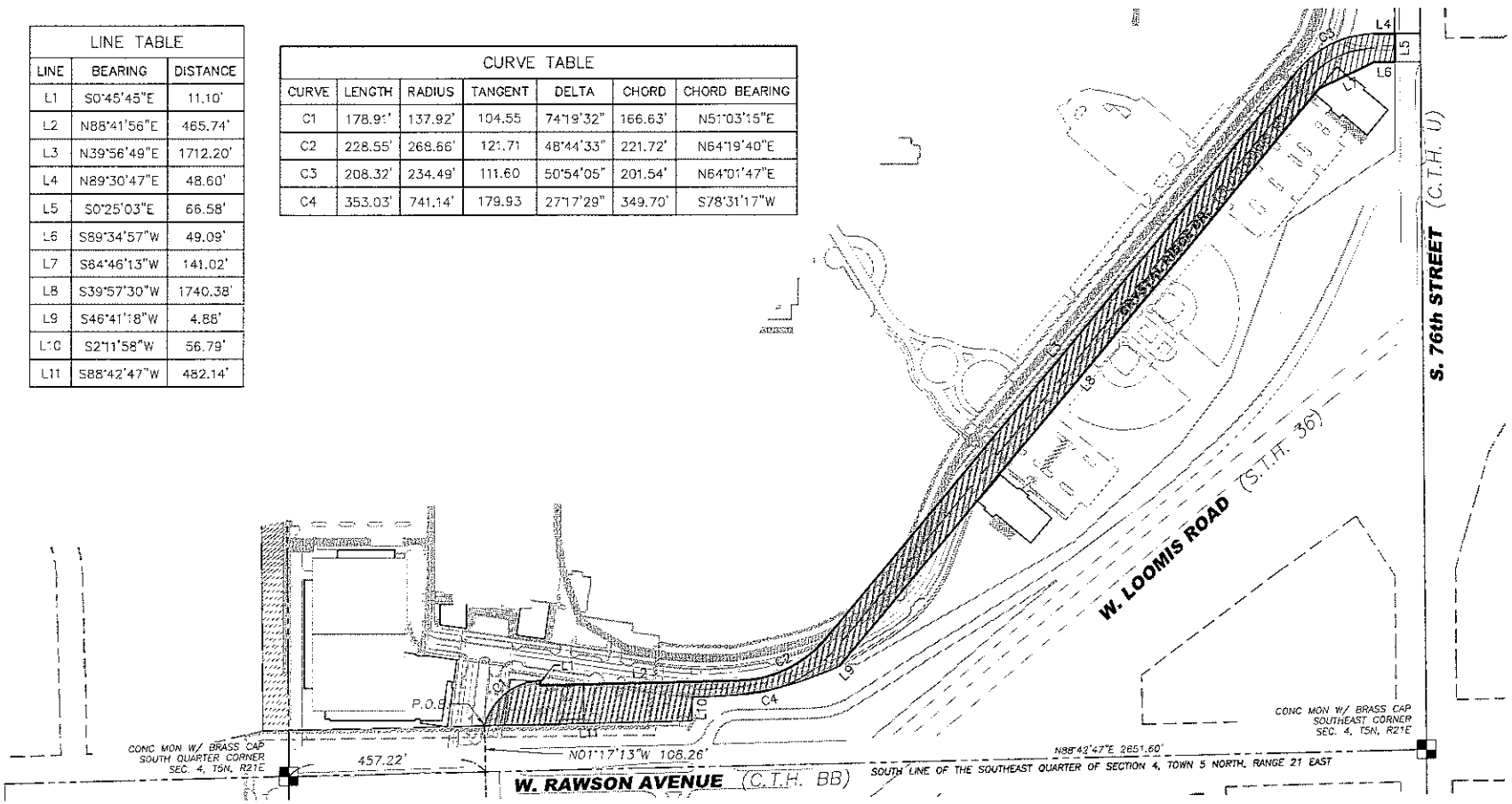
_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

EXHIBIT A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0°45'45"E	11.10'
L2	N88°41'56"E	465.74'
L3	N39°56'49"E	1712.20'
L4	N89°30'47"E	48.60'
L5	S0°25'03"E	66.58'
L6	S89°34'57"W	49.09'
L7	S64°46'13"W	141.02'
L8	S39°57'30"W	1740.38'
L9	S46°41'18"W	4.88'
L10	S2°11'58"W	56.79'
L11	S88°42'47"W	482.14'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	178.91'	137.92'	104.55	74°19'32"	166.63'	N51°03'15"E
C2	228.55'	268.66'	121.71	48°44'33"	221.72'	N64°19'40"E
C3	208.32'	234.49'	111.60	50°54'05"	201.54'	N64°01'47"E
C4	353.03'	741.14'	179.93	27°17'29"	349.70'	S78°31'17"W



PART OF THE SOUTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 88°42'47" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 4, 457.22 FEET; THENCE NORTH 01°17'13" WEST, 108.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST RAWSON AVENUE, ALSO KNOWN AS COUNTY TRUNK HIGHWAY BB TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT 137.92 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, TO WHICH BEGINNING OF CURVE A RADIAL BEARS NORTH 51°03'15" EAST; THENCE NORTHEASTERLY 178.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°19'32"; THENCE SOUTH 00°45'45" EAST, 11.10 FEET; THENCE NORTH 88°41'56" EAST, 465.74 FEET TO THE BEGINNING OF A 268.66 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 228.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°44'33"; THENCE NORTH 39°56'49" EAST, 1712.20 FEET TO THE BEGINNING OF A 234.49 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 208.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°54'05"; THENCE NORTH 89°30'47" WEST, 48.60 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 76TH STREET, ALSO KNOWN AS COUNTY TRUNK HIGHWAY U; THENCE SOUTH 00°25'03" EAST ALONG SAID WEST RIGHT OF WAY LINE, 66.58 FEET; THENCE SOUTH 89°34'57" WEST, 49.09 FEET; THENCE SOUTH 64°46'13" WEST, 141.02 FEET; THENCE SOUTH 39°57'30" WEST, 1740.38 FEET TO THE BEGINNING OF A NON-TANGENT 741.14 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, TO WHICH BEGINNING OF CURVE A RADIAL BEARS SOUTH 78°31'17" WEST; THENCE SOUTHWESTERLY 353.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°17'29"; THENCE SOUTH 02°11'58" WEST, 56.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID WEST RAWSON AVENUE; THENCE SOUTH 88°42'47" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 482.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 185150 SQUARE FEET (4.2505 ACRES).

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N27 W23931 NANCY'S COURT, SUITE 2
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PROJECT:
84TH SOUTH

PROJECT LOCATION:
FRANKLIN, WISCONSIN
MILWAUKEE COUNTY

north
0 62.5 125 250
SCALE: 1"=250'

Design/Drawn:
Approved:

SHEET TITLE:
DOT PARCEL 1

SHEET NUMBER:
S-1

JSD PROJECT NO: 14-6548

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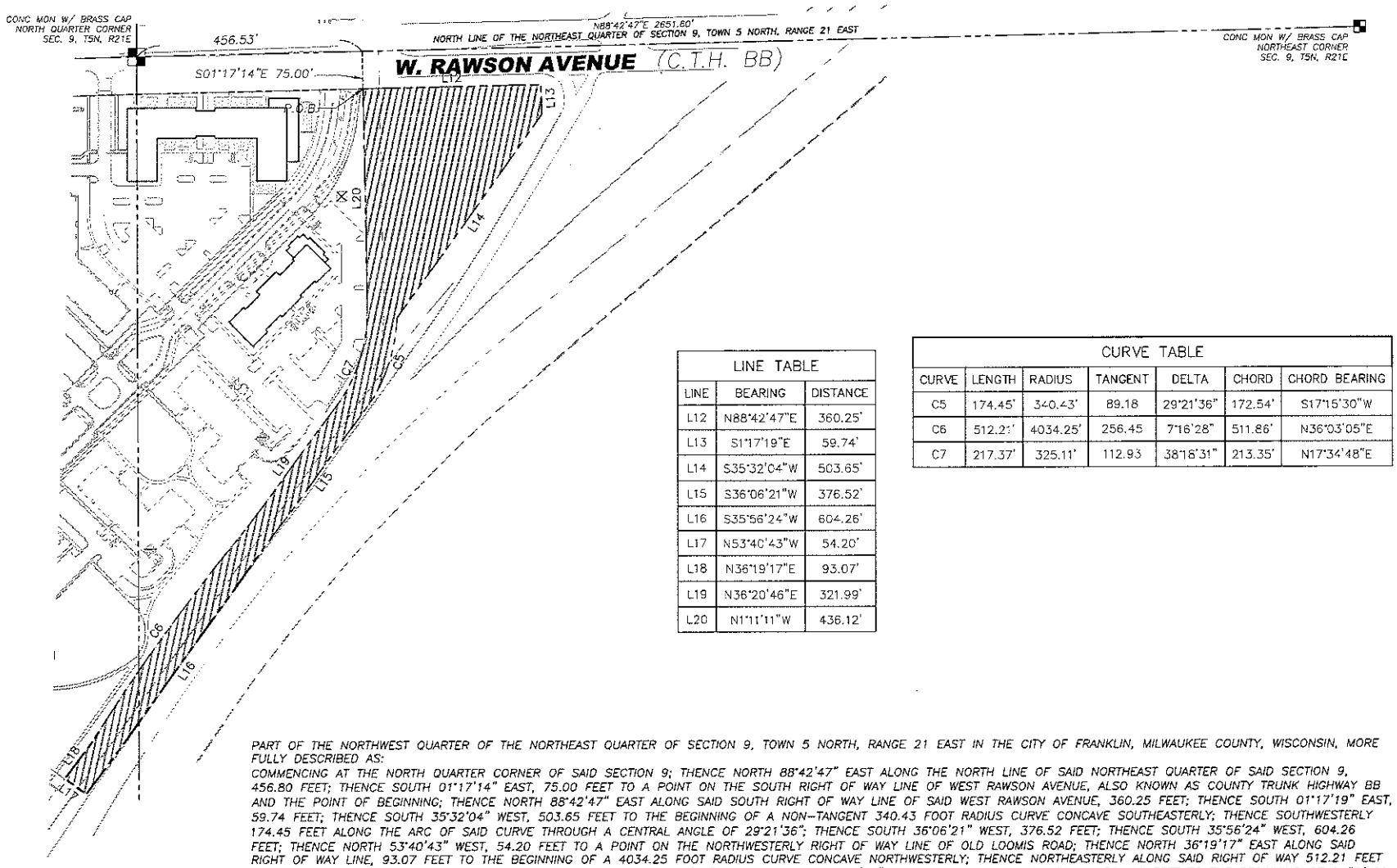
PARCEL 1



LINE TABLE		
LINE	BEARING	DISTANCE
L12	N88°42'47"E	360.25'
L13	S1°17'19"E	59.74'
L14	S35°32'04"W	503.65'
L15	S36°06'21"W	376.52'
L16	S35°56'24"W	604.26'
L17	N53°40'43"W	54.20'
L18	N36°19'17"E	93.07'
L19	N36°20'46"E	321.99'
L20	N1°11'11"W	436.12'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C5	174.45'	340.43'	89.18	29°21'36"	172.54'	S17°15'30"W
C6	512.21'	4034.25'	256.45	7°16'28"	511.86'	N36°03'05"E
C7	217.37'	325.11'	112.93	38°18'31"	213.35'	N17°34'48"E

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 88°42'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 9, 456.80 FEET; THENCE SOUTH 01°17'14" EAST, 75.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST RAWSON AVENUE, ALSO KNOWN AS COUNTY TRUNK HIGHWAY BB AND THE POINT OF BEGINNING; THENCE NORTH 88°42'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID WEST RAWSON AVENUE, 360.25 FEET; THENCE SOUTH 01°17'19" EAST, 59.74 FEET; THENCE SOUTH 35°32'04" WEST, 503.65 FEET TO THE BEGINNING OF A NON-TANGENT 340.43 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY 174.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°21'36"; THENCE SOUTH 36°06'21" WEST, 376.52 FEET; THENCE SOUTH 35°56'24" WEST, 604.26 FEET; THENCE NORTH 53°40'43" WEST, 54.20 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD LOOMIS ROAD; THENCE NORTH 36°19'17" EAST ALONG SAID RIGHT OF WAY LINE, 93.07 FEET TO THE BEGINNING OF A 4034.25 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 512.21 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°16'28"; THENCE NORTH 36°20'46" EAST ALONG SAID RIGHT OF WAY, 321.99 FEET TO THE BEGINNING OF A 325.11 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 217.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°18'31"; THENCE NORTH 01°11'11" WEST ALONG SAID RIGHT OF WAY, 436.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 169,655 SQUARE FEET (3.8947 ACRES).

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MILWAUKEE REGIONAL OFFICE
N20 W23631 NANCY'S COURT, SUITE 3
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PROJECT:
84TH SOUTH

PROJECT LOCATION:
FRANKLIN, WISCONSIN
MILWAUKEE COUNTY

north
0 50 100 200
SCALE: 1"=200'

Design/Drawn:
Approved:

SHEET TITLE:
DOT PARCEL 2

SHEET NUMBER:
S-2

JSD PROJECT NO: 140646

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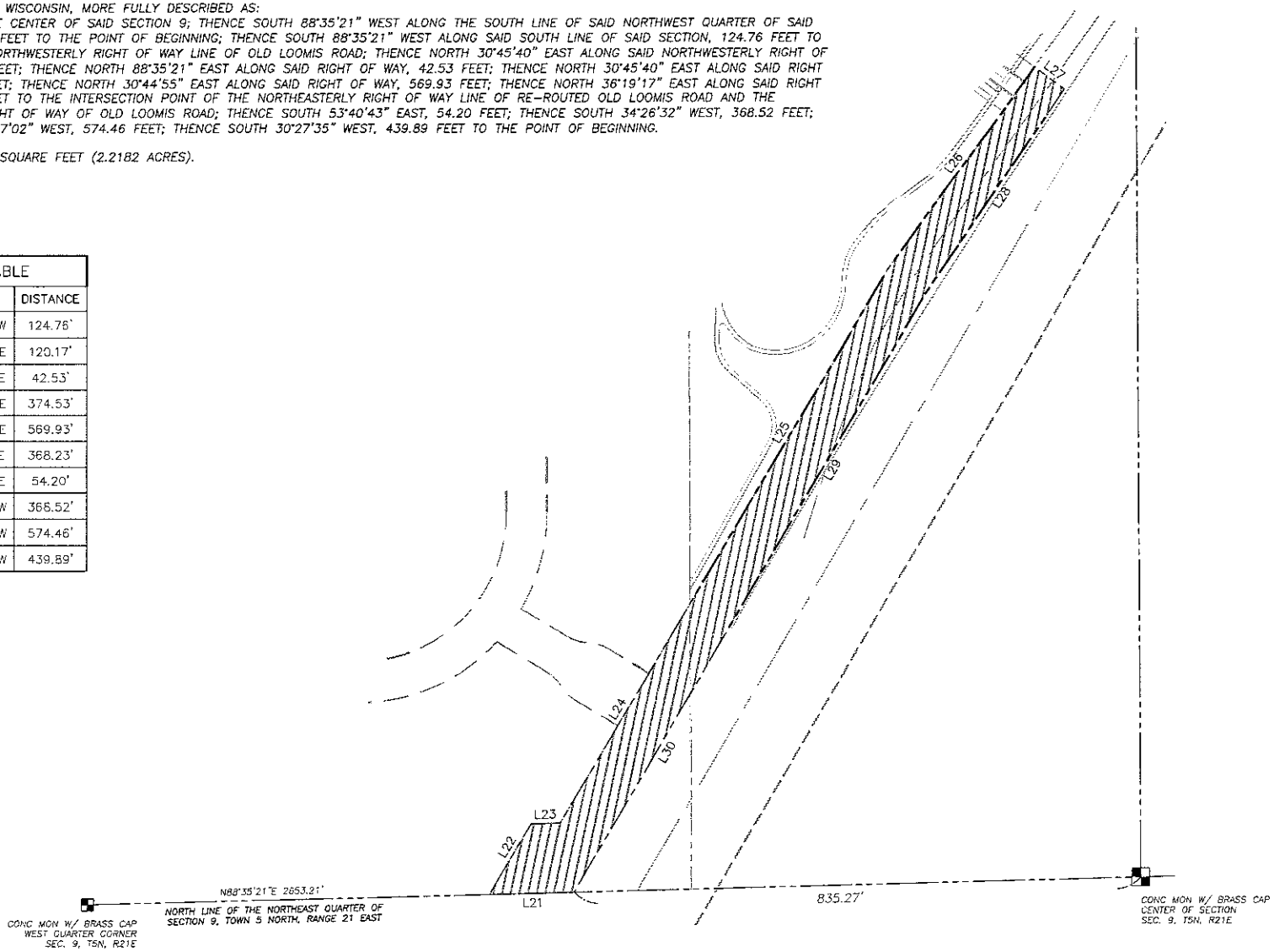
PARCEL 2

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS:
COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE SOUTH 88°35'21" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 9, 835.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°35'21" WEST ALONG SAID SOUTH LINE OF SAID SECTION, 124.76 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD LOOMIS ROAD; THENCE NORTH 30°45'40" EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 120.17 FEET; THENCE NORTH 88°35'21" EAST ALONG SAID RIGHT OF WAY, 42.53 FEET; THENCE NORTH 30°45'40" EAST ALONG SAID RIGHT OF WAY, 374.53 FEET; THENCE NORTH 30°44'55" EAST ALONG SAID RIGHT OF WAY, 569.93 FEET; THENCE NORTH 36°19'17" EAST ALONG SAID RIGHT OF WAY, 368.23 FEET TO THE INTERSECTION POINT OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RE-ROUTED OLD LOOMIS ROAD AND THE NORTHWESTERLY RIGHT OF WAY OF OLD LOOMIS ROAD; THENCE SOUTH 53°40'43" EAST, 54.20 FEET; THENCE SOUTH 34°26'32" WEST, 368.52 FEET; THENCE SOUTH 30°37'02" WEST, 574.46 FEET; THENCE SOUTH 30°27'35" WEST, 439.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,626 SQUARE FEET (2.2182 ACRES).

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S88°35'21"W	124.76'
L22	N30°45'40"E	120.17'
L23	N88°35'21"E	42.53'
L24	N30°45'40"E	374.53'
L25	N30°44'55"E	569.93'
L26	N36°19'17"E	368.23'
L27	S53°40'43"E	54.20'
L28	S34°26'32"W	368.52'
L29	S30°37'02"W	574.46'
L30	S30°27'35"W	439.89'



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N22 W23931 NANCY'S COURT, SUITE 3
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:

CLIENT ADDRESS:

PROJECT:
84TH SOUTH

PROJECT LOCATION:
FRANKLIN, WISCONSIN
MILWAUKEE COUNTY

north
0 67.5 75 150
SCALE: 1"=150'

Design/Drawn:
Approved:

SHEET TITLE:
DOT PARCEL 3

SHEET NUMBER:
S-3

JSD PROJECT NO: 14-5548

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PARCEL 3

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