APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 01/08/19
REPORTS & RECOMMENDATIONS	STANDARDS, FINDINGS AND DECISION OF THE CITY OF FRANKLIN COMMON COUNCIL UPON THE APPLICATION OF SCOTT COLE, OWNER OF INNOVATIVE HEALTH & FITNESS, LLC APPLICANT, FOR A SPECIAL EXCEPTION TO CERTAIN NATURAL RESOURCE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE	ITEM NUMBER G. 11.

At their meeting on December 12, 2018, the Environmental Commission recommended approval of the subject Special Exception to certain natural resource provisions of the Unified Development Ordinance with conditions as presented at their meeting.

At the regular meeting of the Plan Commission on December 20, 2018, following a properly noticed public hearing, the following action was approved: move to recommend approval of the Innovative Health & Fitness Building, LLC Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission, and Common Council consideration of the Environmental Commission recommendations.

PROJECT MATERIALS WERE NOT AVAILABLE AT THE TIME OF THE COUNCIL PACKET PREPARATION, BUT WILL BE PROVIDED PRIOR TO THE COUNCIL MEETING.

COUNCIL ACTION REQUESTED

Adopt the standards, findings and decision of the City of Franklin Common Council upon the application of Scott Cole, owner of Innovative Health & Fitness, LLC, for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.

Department of City Development: JED

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE January 8, 2019
REPORTS AND RECOMMENDATIONS	RESOLUTION TO ADOPT "HOUSING DIVERSITY IN FRANKLIN WISCONSIN- DECEMBER 2018" REPORT	ITEM NUMBER G.12.

BACKGROUND

On January 23, 2018, the Common Council adopted Resolution 2018-7345- A Resolution to Develop Franklin Housing Plan. This resolution was prompted by the Franklin Board of Water Commissioners who were in the process to ensure a stable and affordable supply of water for the Franklin Water Utility customers. Furthermore, Wisconsin Act 243 requires Franklin to prepare a Housing Affordability Report. As a result, the enclosed Draft Housing Diversity Report was prepared with the aid of Bruce Kaniewski, AICP- BK Planning Strategies.

ANALYSIS

The report discusses how historic and current policies have impacted affordable housing in Franklin. Specifically, the report consists of: a historical review of housing and housing-related factors in the City; a brief review of the Housing chapter of the City's Comprehensive Master Plan; an explanation of housing affordability; the current housing situation within the City; identification of many of the impediments to affordable housing; and recommendations to assist with the provision of affordable housing.

If adopted, this report will provide a guide to the Housing Element of the "City of Franklin 2025 comprehensive Master Plan."

Both the Board of Water Commissioners and the Plan Commission have reviewed this draft report. Both are recommending to the Common Council that the report be adopted by the City of Franklin.

The Common Council is encouraged to review the document and provide any input for finalization and adoption.

OPTIONS

A. Adopt the attached report with/without suggested changes. Or
B. Refer back to Staff with further direction.

FISCAL NOTE

Not applicable.

COUNCIL ACTION REQUESTED

(Option A) Adopt resolution 2019-_____, a resolution to adopt "Housing Diversity in Franklin Wisconsin- December 2018" report, subject to formatting and graphic changes.

Engineering Department

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2019 - _____

RESOLUTION TO ADOPT
"HOUSING DIVERSITY IN FRANKLIN WISCONSIN- DECEMBER 2018" REPORT

WHEREAS, the Common Council adopted Resolution 2018-7345- A Resolution to Develop Franklin Housing Plan; and

WHEREAS, Wisconsin Act 243 requires Franklin to prepare a Housing Affordability Report; and

WHEREAS, A Housing Diversity Report was prepared with the aid of Bruce Kaniewski, AICP- BK Planning Strategies to assist in the partial fulfillment of Resolution 2018-7345 and Wisconsin Act 243; and

WHEREAS, the report discusses how historic and current policies have impacted affordable housing in Franklin. Specifically, the report consists of: a historical review of housing and housing related factors in the City; a brief review of the Housing chapter of the City's Comprehensive Master Plan; an explanation of housing affordability; the current housing situation within the City; identification of many of the impediments to affordable housing; and recommendations to assist with the provision of affordable housing; and

WHEREAS, this report will provide a guide to the Housing Element of the "City of Franklin 2025 comprehensive Master Plan."

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the City of Franklin adopt the "Housing Diversity in Franklin Wisconsin- December 2018."

Introduced at a regular meeting of the Common Council of the City of Franklin the _____ day of _____, 2019, by Alderman _____.

PASSED AND ADOPTED by the Common Council of the City of Franklin on the _____ day of _____, 2019.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin

Housing Diversity in Franklin, Wisconsin

December, 2018

Bruce Kaniewski, AICP
BK Planning Strategies

"Housing Diversity in Franklin, Wisconsin" report details not only the diversity of housing that exists within the City of Franklin, but identifies the ample amount of relatively affordable housing available in the City.

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Executive Summary

The "Housing Diversity in Franklin, Wisconsin" report details not only the diversity of housing that exists within the City of Franklin, but identifies the ample amount of relatively affordable housing available in the City. It is noted that of the 8,533 single-family homes in the City, 988 homes (or about 12 percent), are assessed at less than $200,000, that 160 housing units are located within two mobile homes parks, and that 2,639 apartment units are available in the City. It is also interesting to note that the highest rate of affordable housing occurs with the City's condominium developments (2,024 units or about 76 percent of the total condominium units are valued at less than $200,000).

While the City of Franklin is in almost all respects a model example of a suburban community, with a suburb's typical land uses, densities, and cost of urban services, the City is also atypical in that it still retains a significant amount of relatively older (more affordable) housing in its unincorporated village of St. Martins area and its scattered farm and rural housing.

The "Housing Diversity in Franklin, Wisconsin" report consists of: a historical review of housing and housing related factors in the City; a brief review of the Housing chapter of the City's Comprehensive Master Plan; an explanation of housing affordability; the current housing situation within the City; identification of many of the impediments to affordable housing; and recommendations to assist with the provision of affordable housing. An overview of the entire "Housing Diversity in Franklin, Wisconsin" report is also provided in the Conclusion section at the end of the report.

The "Housing Diversity in Franklin, Wisconsin" report was adopted by the City of Franklin Board of Water Commissioners on December 18, 2018. This report was also recommended for approval by the City of Franklin Plan Commission on December 20, 2018 and was adopted by the City of Franklin Common Council on January 8, 2019 as a guide to the Housing Element of the "City of Franklin 2025 Comprehensive Master Plan".

Joel Dietl, Planning Manager
City of Franklin Department of City Development
December 2, 2018

Housing Diversity in Franklin, Wisconsin

In comparison to many of the other suburbs which surround the City of Milwaukee, Franklin is a relatively young city, incorporated in 1956. It sits in the outer ring of suburbs from the City of Milwaukee and abuts the Milwaukee/Racine County border. As such, it remained primarily rural dotted with one half acre to one-acre lot single family subdivisions served by on-site septic systems and well water.

Housing developed steadily, until the 1990's which saw a large increase in housing permits; the largest to date in the City's history. The City of Milwaukee was, for the most part developed pre-WWII in response to housing needed for the workforce of large manufacturing companies. The majority of Franklin's housing has developed well after WWII. During this time home sizes and values increased quickly with home buyers seeking more land and distance from their neighbors.

Franklin continues to attract home buyers and development because of its urban amenities in a more rural atmosphere. This "best of both worlds" puts Franklin in a unique position in comparison to some its neighboring suburban villages/cities.

The Hawthorne Neighborhood is indicative of the range of single-family housing values within the City of Franklin. Located on the north side of West Rawson Avenue, on the east side of South 92nd Street across from the 8th Fairway of Whitnall Park Golf Course, this is an older neighborhood of 43 homes on one acre lots. Yet, according to 2018 city assessment data, the neighborhood contains one of the 988 homes in the city valued below $200,000 and one of the 15 homes in the city valued above $1,000,000.

The extreme range of between $170,800 and $1,014,500 home values is typical of all sections of the city comprising quality homes for the general workforce within Franklin and the greater region combined with larger homes that attract entrepreneurs to locate their business near their homes in Milwaukee County. While expensive homes on large lots in Franklin are most notable in the public eye, only 361 homes out of a total of 8,533 single family detached homes are valued over $500,000, with three of those homes in the Hawthorne Neighborhood. Reflective of the city as a whole, the neighborhood has 39 homes valued between $200,000 and $500,000.

There are numerous styles of housing types in the city, starting with 160 units within two adjacent mobile home parks, 2,639 apartment units within a range of rents, 2,662 condominium units ranging in assessed value from $85,500 to $744,200 with three out of every four condominiums under $200,000, and numerous locations of 307 duplex residential structures totaling 614 residential units, mostly of side-by-side design with the owners living on one side and renting the other side. As well, housing is available for the developmentally disabled, Alzheimer patients and the like within Community Based Residential Facilities.

This report will analyze current housing stock, provide a history of community development and local policy that shaped the mixture of housing stock, address impediments to providing reasonably priced new housing, and provide recommendations of future housing policy. This report is not meant to be a comprehensive master planning document, as could be provided by the South Eastern Wisconsin Regional Planning Commission. It is meant to be a pragmatic approach to explain the current and future housing status in the City of Franklin. Information contained within this report could also be used as a basis for Franklin to prepare a Comprehensive Housing Report in order to comply with State of Wisconsin law before January 1, 2020 and could potentially be combined with an update to the City's Comprehensive Master Plan of 2009.

For purposes of this report, the 2018 city assessment of residential properties has been used as the major data set to evaluate the level of housing affordability. The city assessor's office recently completed a city-wide reassessment of properties, effective January 1, 2018, so the data is considered reliable and up-to-date. The across the board increases in assessment value from the previous valuation was 5.2%; for residential the increase was 6.1%.

ABOUT FRANKLIN

Franklin has steadily grown from a predominately rural farming community dotted with blue collar neighborhoods of 10,006 people in 1960 (U.S. Census) to an estimated 2018 population of 35,779 (Wisconsin Department of Administration). The City, covering 34.6 square miles in the far southwestern corner of Milwaukee County, became an incorporated city on August 15, 1956 transitioning its local government from the Town of Franklin. Within Milwaukee County the city abuts Villages of Hales Corners and Greendale, and the City of Greenfield to the north, the City of Oak Creek to the east, and the City of Milwaukee to the northeast. (See attached Map 1 of the location of Franklin within Milwaukee County).

Even from its rural beginnings, Franklin has been attractive to regional land uses because of the availability of large tracts of land at low cost. Beyond housing, Franklin has been receptive of the land use needs of the area by accommodating landmarks and significant sites important to the entire Milwaukee area. Please see attached Map 2 for Landmarks and Significant Sites covering a large portion of the city.

Throughout the city, reminders of its rural history are visible by the many farm houses and other older homes along the state and county highways and main local roads which crisscross the city. For example, there are 257 homes in the city defined as "Old Style" by the city assessor that are typically former farm houses. Within the old style category, five are assessed at a value of less than $100,000 and 165 are valued between $100,000 and $200,000.

From farm houses to recent subdivisions of single family and condominium homes, Franklin continues to grow residentially with remaining large tracts of land attractive to residential developers. Therefore, and not surprisingly, housing and income data for Franklin skews to the upper levels, as exhibited within Table 1.

Since in 2020 another decennial U.S. Census will be taken, the most reliable and recent snapshot of the population of Franklin is the 2012-2016 American Community Survey, a five-year estimate prepared by the U.S. Census Bureau from annual sample surveys of the population. Data pertinent to housing and income of residents, comparing Franklin to the total of all municipalities in Milwaukee County and the City of Milwaukee is presented in the following table.

Table 1. Housing and Income Statistics Compared
City of Franklin/City of Milwaukee/Milwaukee County

	City of Franklin	City of Milwaukee	Milwaukee County
Owner Occupied Housing Rate	77.3%	41.7%	49.4%
Median Value of Owner-Occupied Housing Units	$224,800	$115,500	$150,000
Median Monthly Owner Costs; with a Mortgage	$1,793	$1,308	$1,439
Median Monthly Owner Costs; without a mortgage	$745	$546	$606
Median Gross Rent	$982	$798	$821
Median Household Income (in 2016 dollars)	$73,590	$36,801	$45,263
Per Capita Income in past 12 Months (in 2016 dollars)	$36,659	$20,630	$25,881

Source: American Community Survey, 2012-2016

Sanitary Sewer and Housing

Before 1970 any type of occupied home, business or industry in Franklin was served by a private on-site sewerage disposal system (known as a septic system). Having only septic available for residential sewerage sanitation meant no multi-family development and new single family subdivisions arising from the farm fields in the 1950's and 1960's were all divided with lot sizes exceeding one-half acre, which was the minimum lot size required for a septic system at that time.

However, because of predominant expansive clay soils combined with high water tables in some sectors of the city, septic systems began to fail. At the urging of subdivision residents, during the late 1960's city officials began negotiating with the forerunner of the Milwaukee Metropolitan Sewerage District (MMSD) to extend interceptor sewers to provide sanitary sewer service initially to the east central portion of the city. The interceptor and local sewer lines were installed in 1969 and in 1970 homeowners began connecting to sanitary sewer.

Thus, the modern era of development in Franklin began. Soon smaller lot single family subdivisions were constructed across the northern tiers along with the 271-unit Mission Hills apartment complex within the northwest section of the city.

Today, nearly all the septic system era subdivisions are served by public sanitary sewer (except the aforementioned Hawthorne Neighborhood). A benefit of the pre-sewer subdivisions is they remain solid neighborhoods with homes available at a reasonable cost to home buyers. For example, at the exact center of the city (South 76th Street and Puetz Road) the Security Acres neighborhood has 156 homes valued at less than $200,000 out of a total of 226 homes in the neighborhood. Typical ranch style homes in pre-sewer subdivisions on one-half acre lots accommodated blue collar growing baby boomer households, with the principal wage earner having employment in Milwaukee, West Allis, West Milwaukee or Oak Creek. No doubt the blue-collar subdivisions arose along the city's eastern border as a market response to wage earners having jobs at the nearby AC Spark Plug/Delco plant in Oak Creek. Just as in the early life of the City of Franklin, these homes continue to play an important role as work force housing in the first quarter of the new millennium.

Another aspect of sanitary sewer is that until five years ago, there was no available sanitary sewer in the southern sections of the city due to topography and lack of a major sewer interceptor. The result was the far southeast, south and southwest areas of the city remain rural, basically south of Ryan Road. MMSD has now extended the Ryan Creek Interceptor Sewer to the south and southwest, and the city is working toward extending sewer to the far southeast area of the city. Please see attached Map 3 showing sanitary interceptor sewers and local service sewer mains currently in the city. Map 3 shows the west central and south portions are void of any sanitary sewer, but there are projects underway to utilize the Ryan Creek Interceptor Sewer (the thick dotted line south side of the city) to extend sewer for housing development.

The main line sewer extensions present an opportunity to the city to work with developers to provide a good mix of reasonably priced housing, although a large portion of the aforementioned areas are protected floodplains, wetlands and environmental corridors (with the Root River corridor owned by Milwaukee County). Additionally, within the far southwest corner, Waste Management of Wisconsin, Inc. and Restoration Services, Inc. own approximately a combined 755 acres as part of the Milwaukee Metro Landfill.

Comprehensive Master Plan and Housing

In 2009 the city adopted "2025 Comprehensive Master Plan," conforming to Section 66.1001 of State Statutes, known as the Comprehensive Master Planning Law. The law requires nine specific elements be included in the plan, one of which must be an element addressing housing needs.

The housing element (Chapter 6) identified the following goals and objectives for housing in the city.

1. Encourage high quality residential development in the City. Strive towards high quality residential development, in appropriate underdeveloped and undeveloped areas, that does not increase the local tax burden. [from public input]

2. Ensure compatibility with adjacent land uses.

   Encourage infill residential development in appropriate areas that are currently adjacent to residential uses. [from public input]

   Require new residential development to be compatible with surrounding land uses and densities whenever possible and appropriate. [from public input]

   Maintaining housing in a good condition shall be a priority in existing neighborhoods. [from consultant]

   Code Enforcement shall be a priority to sustain a high level of home maintenance and to preserve the existing housing stock. [from public, staff, Committee input]

3. Provide adequate location and choice of housing and a variety of housing types for varying age and income groups for different size households. [from 1992 Comprehensive Master Plan]

   Ensure an adequate choice in size, cost, and location of housing units to assure equal housing opportunities. [from 1992 Comprehensive Master Plan]

   Allow for a variety of residential types and densities within the requirements for high quality development and compatibility with adjacent uses, wherever possible and appropriate. [from public input]

   Manage the development of multi-family housing to prevent a future surplus of this housing type. [from public input]

   Manage the development of senior housing to prevent a future surplus of this housing type. [from public input]"

Consistent with the Comprehensive Master Planning Law, the city approach to the comprehensive master plan preparation process included many opportunities for public participation, including presentations of draft plan objectives with public response sessions focusing upon specific sections of the city.

Based on the objectives voiced during public comment, it was decided to continue with the existing direction of land use in the City; low density development, protection of open spaces, adherence to the goals and objectives stated above, with remnants of the outgrowth of the tax revolt meeting of 1992.

However, then and now, to provide appropriate and fair housing for a wide sector of the population, city staff and officials have welcomed new construction of senior housing and condominiums. Although no empirical study or survey has been undertaken, general evidence suggests the infusion of senior housing and new condominiums creates continuing turnover of single family detached homes as Franklin empty nesters move to senior housing or self-maintenance free condominiums, opening their former homes to young families.

Recently, the city approved 103 senior apartments and a 36-memory care unit complex for Senior Perspectives as part of the Ballpark Commons development, and a 56 unit side-by-side condominium development, called the Glen at Park Circle, located along South 76th Street south of Ryan Road, made possible by the new Ryan Creek Interceptor Sewer.

School Districts, Property Taxes and Housing

Three quality public school districts have their jurisdictional boundaries within Franklin. The area of Franklin Public Schools covers 83%. As shown on attached Map 4, the Oak Creek-Franklin School District extends along Franklin's eastern shared boundary with the City of Oak Creek covering 14% of the city, and in the far northwest part of the city the Whitnall School District covers 3%. A variety of housing types and costs exist within each school district attendance area (please see attached Map 4).

The difference between the school districts in the eyes of the general public extends back to January of 1992, to what many call the "Tax Revolt Common Council Meeting." A combination of factors along with a property value reassessment lead to substantially larger property tax bills mailed to property owners in December of 1991, especially to owners within the Franklin schools attendance area. With growing public discontent, the first Franklin Common Council meeting was moved to a large meeting room at Franklin High School. Some estimated at least 1,000 in attendance. The public comment period early on the agenda extended past three hours.

So how does this event 26 years ago affect housing in Franklin? The result of the tax revolt meeting was many citizens and elected officials identified that most non-residential tax supporting properties were located within the Oak Creek-Franklin and Whitnall school district areas, while the Franklin Public Schools attendance area was receiving the great majority of new housing starts with new children to educate without the benefit of a substantial non-residential tax base. As a result, the city initiated the use of impact fees on new housing starts, identified areas for larger lots within the 1992 Comprehensive Master Plan, and created a new residential zoning district for larger lots/homes. Among other impact fee charges, a $2,000 per new single-family home impact fee was adopted for school capital improvements. Several years' later State of Wisconsin legislation outlawed the collection of impact fees for school improvements.

Impact fees were created in the city to offset the costs of providing additional capital improvements for the rapid residential growth, therefore lowering the cost impact of the growth upon the existing residential property owners, especially upon the reasonably priced homes in the city. This was especially true during the rapid growth of the 1990's. From 1990 to 1999 there were building permits issued for 3,579 dwelling units, or 25% of the current housing stock. During those years, building permits were issued for 2,275 single-family units, 80 two-family units, 553 condominium units (from 1992 to 1999), 501 apartment units (from 1992 to 1999) and another 170 condominium or apartment units in 1990 and 1992.

AFFORDABILITY OF FRANKLIN HOUSING

Residential assessment data shows there is a wide range of values with quality homes and locations within the affordable range. Likewise, there is a mix of rental properties available at a variety of rent levels.

What is Housing Affordability?

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing for which the occupants pay no more than 30% of their income for housing costs, including utilities, based on 80% of median income for the subject county. For 2018, HUD has determined that the Milwaukee County median income is $54,125 ($43,300 at 80%). In 2017, the figure was $50,690 ($40,550 at 80%).

Since 30% of $43,300 is $12,990, according to the HUD definition any housing that costs $12,990 or less per year is affordable (or $1,083 per month). Most certainly, there are affordable rental properties in Franklin with monthly rents below $1,000 assuming $100 in monthly utility costs.

On the other hand, the Wisconsin Housing and Economic Development Authority (WHEDA) specializes in providing mortgages to first time homeowners. WHEDA sets a limit of 33% of household income to spend on housing which includes principal, interest, taxes and insurance (PITI). Researching for this report, most private lending agencies also follow the 33% rule. Applying the 33% rule to 80% of Milwaukee County median household income results in a maximum annual housing expenditure of $14,289, or $1,190 per month.

What does the 33% rule mean to homeownership in Franklin? The following table provides scenarios of mortgages from $100,000 to $200,000, assuming a 4.5% interest rate, for a mortgage calculator available on the WHEDA website. In Franklin, since property taxes vary by school district, an average of a total tax bill of $2,000 per $100,000 home value has been applied, and assuming a flat homeowner insurance cost of $600 per year ($50 per month). For simplification of presentation, the calculation does not assume a down payment.

Table 2. Home Ownership Costs with $100,000, $150,000 or $200,000 Mortgages

Mortgage Amount	Principal and Interest per Month	Property Taxes per Month	Homeowners Insurance per Month	Total Monthly Housing Cost
$100,000	$506.69	$166.67	$50.00	$723.36
$150,000	$760.03	$250.00	$50.00	$1,060.03
$200,000	$1,013.37	$333.33	$50.00	$1,396.70

Source: WHEDA and BK Planning Strategies

The data of Table 2 shows that a mortgage on a $150,000 home is about at the affordable level for the 80% of 2018 median household income level in Milwaukee County.

Beyond the guidelines provided by HUD and WHEDA, research for this report yielded information from several real estate professionals that regularly market homes in Franklin. They consider affordably priced single family homes and condominiums to be at a maximum of $200,000, based on their experience of working with new and move-up home buyers the past two years. In addition, the real estate professionals consider homes under $200,000 to be appropriate for the typical work force family that has become, within the past several years, the dominant price range sector of home buyers. Simply, there is large cohort of home buyers seeking homes below $200,000.

Therefore, for the purposes of this report, owner occupied homes (single family detached and condominium units) are considered to be reasonably priced at a value of below $200,000. Rentals are considered to be reasonably priced at a monthly rent of less than $1,000.

Single Family Detached Homes

There were 8,533 single family detached homes in the city as of January 1, 2018. Of those, 988, or 11.6% of the total, are valued below $200,000. Table 3 presents the distribution of single-family homes across the range of values within each of the eight specific sections of the city. Please see attached Map 5 for a depiction of the city sections.

Consistent with the previously presented 2016 Median Occupied-Home Value of $224,800, over half (52.3%) of the home values are within the range of $200,000 to $300,000. In addition, half (49.6%) of single-family homes are defined by the city assessor as ranch style homes, and those ranch style homes are the most reasonably priced homes in Franklin. Ranch homes in Franklin are predominantly in older subdivisions, many of which were the subdivisions originally on septic systems and then retrofitted with public sanitary sewer when it became available. The assessed value data shows that other home styles are generally more expensive, such as the 2,679 colonial style homes shown within the assessment data.

Table 3. Range of Values of Single-Family Homes Pursuant to 2018 Assessed Values

Number of Homes In $100,000's Per Section of City

In $100,000	North-east	North Central	North West	East Central	Central	West Central	South-east	South	Totals of Value Ranges
Below 1	0	0	5	5	0	0	0	0	10
1 to 2	207	22	220	211	186	54	32	46	978
2 to 3	566	603	1,100	1,340	612	108	42	88	4,459
3 to 4	525	268	190	644	451	42	67	25	2,212
4 to 5	124	33	49	130	104	29	36	8	513
5 to 6	13	40	36	26	43	7	13	4	182
6 to 7	2	16	28	1	24	3	2	1	77
7 to 8	1	17	14	0	10	0	1	4	47
8 to 9	2	11	10	0	2	0	0	2	27
9 to $1M	0	8	4	0	1	0	0	1	13
Above $1M	1	2	9	1	1	0	0	1	15
Total in Section	1,441	1,020	1,665	2,358	1,434	243	193	179	8,533

Source: City of Franklin 2018 Reassessment and BK Planning Strategies

The above data includes 67 homes that exist on property considered as business sites. All of those homes are assessed at higher values, mostly in the $300,000 to $400,000 range, reflecting the business value of the land rather than the value of the home on the land.

The West Central, Southeast and South sections of the city remain predominantly rural as shown by their small total number of single-family homes. On the other hand, now with available sanitary sewer, approved and proposed residential developments are occurring, especially in the south section of the city.

Condominium Units

Condominium units are owner-occupied attached dwellings of various designs. Table 4 provides the distribution of condominium values in the city across the eight sections of the city. The highest rate of affordability of any housing type in Franklin lies with condominiums. Three out of every four of the total of 2,662 condominiums in the city are valued at less than $200,000 (2,024 units, 76.0%). A total of 1,162 (43.7%) condominium units are valued below $150,000, and 228 (8.6%) are valued below $100,000. Overall, condominium living in Franklin is available to households of all income levels. The table also shows there are reasonably valued condominium units across all sections of the city, except for the Southeast and South sections recently serviced by sanitary sewer.

Table 4. Range of Values of Condominium Residential Units Pursuant to 2018 Assessed Values

Number of Condominiums In $100,000's Per Section of City

In $100,000	North-east	North Central	North West	East Central	Central	West Central	South-east	South	Totals of Value Ranges
Below 1	69	0	104	24	31	0	0	0	228
1 to 1.5	495	0	98	121	212	8	0	0	934
1.5 to 2	146	70	142	239	218	47	0	0	862
2 to 3	23	95	57	77	49	105	0	0	406
3 to 4	0	46	9	69	25	37	0	0	186
4 to 5	0	0	0	22	14	1	0	0	37
5 to 6	0	0	0	0	6	0	0	0	6
6 to 7	0	0	0	0	2	0	0	0	2
7 to 8	0	0	0	0	1	0	0	0	1
Total in Section	733	211	410	552	558	198	0	0	2,662

Source: City of Franklin 2018 Reassessment and BK Planning Strategies

Of course, reasonably priced condominium units are only available to home purchasers if placed on the market for sale. Table 5 shows 15 condominium units on the market as of September 28, 2018 under the listing price of $200,000. Homes placed on the market for sale typically drops as the year progresses. Therefore, having 15 condominiums listed at the beginning of the fall season is a quality number.

Table 5. Listing of Condominiums for Sale under $200,000
As of September 28, 2018

Address	List Price
10237 W. Whitnall Edge Drive #102	$85,000
2955 W. Drexel Avenue #405	$108,000
3935 W. College Avenue	$116,900
3985 W. College Avenue	$120,000
4037 W. College Avenue	$124,900
7045 S. Riverwood Boulevard	$139,900
2987 W. Drexel Avenue	$144,900
7045 S. Riverwood Boulevard	$145,000
2955 W. Drexel Avenue #413	$169,900
10152 W. Whitnall Edge Drive	$172,000
7883 S. Scepter Drive #5	$179,900
9279 W. Elm Court	$179,900
9128 W. Elm Court	$180,000
7949 S. Scepter Drive #5	$192,000
8186 S. Forest Hill Circle B	$199,900

Source: Milwaukee Area Multiple Listing Service and Steve Wiedenfeld of Shorewest Realty

Two-Family and Other Housing Types with Multiple Units

2018 city assessment data identifies 147 buildings designed as side-by-side duplexes, for a total of 394 dwelling units. Another 60 residential buildings are occupied by two dwellings, and four buildings are occupied by three dwellings. Therefore, there are a total of 626 dwellings in the city within two-family or three-family buildings. It is assumed this style of housing typically is owner occupied by one unit in the building and the other unit, or units, are occupied by renters.

The assessed values of these buildings are mostly between $200,000 and $400,000, not reasonably priced for ownership. However, an on-line check of current two-family units available for rent in Franklin shows rents in the range of moderate (low $1,000's per month) to high ($1,500 per month). Buildings in this category of housing typically provide two or three bedrooms, an attached garage and use of patio and yard. Duplex units in Franklin serve a community need providing solid housing for families in transition, such as recent divorcees, a single adult head of household, or a family that cannot qualify for a mortgage.

Apartment Complexes

There were 2,639 dwelling units considered apartments in Franklin as of January 1, 2018, with 846 of those units dedicated to various styles of senior citizen living. Within Table 6 the major apartment complexes are shown with an index of affordability. A "Good" index means that monthly rents for one- and two-bedroom units are in the range between $750 and $1,000. There are 780 units indicated within Table 6 with a "good" index. A "Moderate" index means one-bedroom unit rents between $900 and $1,000, while two-bedroom units are above $1,000 per month. A "High" index means the rents far exceed the affordable range, extending to around $1,500 per month.

Table 6 includes apartments designed and rented for senior citizen living. All the identified senior apartments have either income limits and/or federal tax incentives to the complex owner to reduce rents.

Recently, the Milwaukee Business Journal published a ranking of average monthly rents of apartments within Milwaukee area zip codes. The source of the information is from Adobo, a Madison based apartment search firm. The Franklin zip code of 53132 was 20th highest at $991. The highest ranked zip codes were 53217, the north shore suburbs at $1,997, the Milwaukee zip codes of 53203 ($1,886) and 53205 ($1,567) and Brookfield zip code of 53005 ($1,502). The Greendale zip code of 53219 was ranked 11th ($1,237). At 20th, Franklin was ranked ahead of Milwaukee/Greenfield zip code of 53228 ($981) and the Bay View zip code of 53207 ($971).

Table 6. Affordability of Apartment Complexes in Franklin

Affordability Index	Name of Complex	General Location	Number of Units
Moderate	Bell Tower Place	S. 51st St. north of Drexel Ave.	40
Good	*Brenwood Park Senior Apartments	Forest Hill Ave. and Loomis Rd.	158
Good	*Clare Meadows Senior Apartments	S. 51st St. north of Drexel Ave.	135
Moderate	Fairway Meadows	S. 76th St. and Drexel Ave.	50
Moderate	*Forest Hill Highlands	S. 88th St. and Forest Hill Ave.	311
High	Forest View Apartment Homes	S. 60th St. and Ryan Rd.	42
Good	Franklin Park Apartments	College Ave. west of S. 35th St.	128
Good	Kathleen Court Apartments	S. 68th St. and Drexel Ave.	72
Moderate	Manchester Oaks	Parkedge Cir. and Hwy. 100	256
Moderate	Mission Hills Apartments	Drexel Ave. and Hwy. 100	271
High	Parkwood Lake Apartments	S. 68th St. and Loomis Rd.	88
High	Parkwood Village Townhomes	College Ave. west of S. 35th St.	116
Good	Park Water Apartments	S. 35th St. south of College Ave.	64
Good	Ryan Green Apartments	S. 41st St. and Ryan Rd.	111
Moderate	*Sacred Heart At Monastery Lake	Rawson Ave. and Hwy. 100	130
Good	*The Woods at Cedar Village	College Ave. east of S. 35th St.	112
Moderate	Whitnall Pointe	Cortez Cir. and Hwy. 100	450

*Senior Apartments

Source: City of Franklin Assessors Office and BK Planning Strategies

Community Based Residential Facilities

When the federal government required municipalities to accept Community Based Residential Facilities during the late 1980's, Franklin immediately changed its zoning laws to accept the facilities either as a permitted use or with special use approval consistent with the law. CBRF's house and provide 24/7 care to an array of citizens with special care needs, such as senior citizens with disabilities, Alzheimer patients and developmentally disabled persons.

Franklin now has 16 CBRF's of various sizes licensed by the Wisconsin Department of Health Services (please see Appendix A). The capacity of the licensed facilities range from five to 51, with the smaller five, six and eight capacity facilities all located within single family subdivisions. Many of the facilities are federally supported financially, but all of the facilities require substantial monthly fees ranging from $3,000 to $8,000.

Diversity of Recent Owner-Occupied Home Sales

This report presents the diversity of housing existing in Franklin from affordable rental properties, to owner-occupied housing attractive to first time home buyers and working families, to homes at the higher end of the cost spectrum. However, are homes available for purchase within all price ranges? The answer is yes.

The Sunday edition of the Milwaukee Journal Sentinel publishes recent sales of single-family homes, two-family homes and condominiums per community. Within the 10 editions between September 16, 2018 and November 18, 2018, there were listed 48 single-family sales, with 6 sales under $200,000, or 12.5% of the total single family sales. Earlier this report indicates 11.6% of single family homes have a 2018 assessed value below $200,000.

There were 27 condominium sales under $200,000, or 74% of the total of condominium sales. Condominiums with 2018 assessed values under $200,000 are 76% of the total amount of condominiums in Franklin.

While the ten week reporting period is a random snap-shot in time, it proves over time home sales in Franklin are reflective of the diversity of house values and costs. There were no two-family home sales reported during the 10 week period. Please see Appendix B for a detailed listing of the home sales.

IMPEDIMENTS TO NEW HOUSING AFFORDABILITY

The number of quality, reasonably priced housing in Franklin presented in the previous section of this report has a caveat. The caveat is housing costs at the affordable end of the scale are mostly older homes, especially under the listing of single-family homes. The main reason for this occurrence is the high cost to develop new residential developments. These high costs are an impediment to creating new affordable housing. Some of these costs lie outside the domain of city government, but others may be controlled by the city.

Without going into extensive detail, below is a listing of identified potential impediments to new housing affordability.

- Rising housing costs. Due to the robust national and local economy the past few years, housing costs have been typically rising 10% per year. According to realtors, single family and condominium homes in the $200,000 range have been very much in demand; however, the law of supply and demand has caused prices to increase.

- Cost of raw land. Every property owner has the right in this country to receive fair market value for their land. In many cases if the land has been part of a farming operation, the farmer considers land as his or her retirement fund. A recent search of Zillow of large tracks of land for sale in Franklin yielded a per acre asking price of $25,794 per acre for 12.6 acres, $45,000 per acre for 15.5 acres, $37,038 per acre for 48.2 acres and $80,426 per acre for 51.6 acres. For comparison purposes, the typical cost of raw land in Franklin during the early 1990's was $10,000 per acre; occasionally a developer would pay a premium of up to $15,000 per acre for prime location land.

- Lack of good quality developable land. Large pieces of raw land without impediments, such as environmental features of floodplains, wetlands, woodlands and environmental corridors that must be protected, were developed many years ago. However, opening the south sections of the city for development with new sanitary sewer will somewhat ease this situation; although most of the large parcels within the south side of Franklin are encumbered by environmental features. Franklin is thought to have tough environmental laws placed on development by the development community but coupling local support for environmental protection with strong federal and state regulations, environmental controls in Franklin are the standard, not the exception.

- Impacts Fees. Resulting from the tax revolt meeting of 1992, the city adopted a required impact fee to be applied to each newly constructed residence. The first adopted impact fee was $3,265 per single family home. Soon thereafter the impact fees were adjusted downward to comply with new state law regulating municipal impact fees. Today, the impact fees required by the city for each new single-family home or each unit on a two-family dwelling are $8,291, and $6,455 on each new multi-family unit. Many could argue that the original intent of Franklin institution of impact fees in 1992 has been achieved, which was to provide support to the cost of capital improvements to provide for new development. Certainly, impact fees have helped reduce city property tax levies, which assist in the affordability of existing housing in Franklin.

- Developer's desire to make money. Basically, building larger homes provides a larger profit margin for developers and/or builders, fueled by the fact there are willing buyers at this time in the Milwaukee area in the position to afford larger homes. Most often, single family developers place deed restrictions on each lot requiring larger home sizes than the minimum required by the city. Very simply, the margin to developers and builders to construct a larger, more expensive home is greater.

- Cost of Public Improvements. The City of Franklin Engineering Department provided an analysis from a single-family developer comparing public improvement costs of a 54 lot subdivision in Franklin to a 43 lot subdivision in DeForest, WI, north of Madison. Public improvements include the total cost of construction to create lots, including grading, erosion control and installing storm water management facilities, extending public sanitary sewer and water mains to the lots in addition to extending other utilities, and installing the streets, curb and gutter and sidewalks. The developer submitted "rule of thumb" was that public improvements should be $709 per linear feet of roadway, whereas in Franklin the cost was $985 per linear foot, and in DeForest the cost was $603 per linear foot. This large cost differential is not unique to Franklin; it is common across southeast Wisconsin. The leading cause of the situation is the simple rule of supply and demand—a tremendous amount of redevelopment and new development throughout all communities within the Milwaukee region along with many highway projects is placing a large amount of stress on qualified contractors and material suppliers. There are simply not enough contractors and suppliers to support the construction.

- Zoning Requirements. Franklin has eight single family zoning districts available for use throughout the city. Please see Appendix C for a list of the current residential zoning districts. The minimum required lots sizes within the eight districts range from 11,000 square feet in the R-6, Suburban Single-Family Residence District to 87,120 square feet in the Countryside/Estate Single Family Residence District. The R-6 district historically has been the prominent single-family zoning district for smaller lots while the R-3 district is the principal zoning district for the traditional 3-bedroom ranches on on-half lots in subdivisions originally constructed with on-site septic systems. In addition, the VR, Village Residence District, allowing a minimum lot size of 7,200 square feet is specific to the Village of St. Martens neighborhood (a small historic community within the Northwest section of the city). Both single family and multi-family is allowed within the R-1E Countryside/Estates district with a minimum lot size of 217,800 square feet. Lastly, the R-7, Two-Family Residence District (18,000 square foot minimum lot size), the R-8 Multi-Family Residence District and the RC-1 Conservation Residence District round out the available residential zoning districts. The R-8 district allows single family and two-family development at 6,000 square foot lot sizes and a net multi-family density of eight units per acre. Several of the aforementioned districts have options to allow smaller lot sizes via the special use process (also known as a conditional use). Each residential district has requirements of minimum lot width and minimum living area square footages.

RECOMMENDATIONS TO ASSIST WITH HOUSING AFFORDABILITY

The list of identified impediments creates challenges to city officials, but also provides an opportunity to continue developing a city of diversified housing styles and values. There are certainly factors out of the control of the city that greatly impacts construction of affordable, work force style housing. However, the following recommendations should be considered by the city.

- Review all development construction standards. The city should consider review of all development construction standards to determine if any standards can be reduced to reduce cost to the developer. An example is required street width. It is possible that a reduction of one-foot width could be a major cost reduction. However, any change of development construction standards must be coupled with public safety aspects, such as whether emergency vehicles can navigate through cars parked along a narrow street width. Another consideration could be narrowing the minimum required width of public right-of-ways in residential areas, and then requiring developers to place utilities in easements alongside the right-of-ways.

- Comprehensive Master Plan. Chapter 5 of the 2025 Comprehensive Master Plan provides a 2025 Future Land Use Map. The map identifies the planned land use for all parcels in the city allowing for the full range of land uses from residential to industrial and including environmentally sensitive lands. However, the planned land use only shows two residential land use categories; Residential and Residential—Multi-Family. Especially in the newly accessible south sections, the Comprehensive Master Plan should be amended to more clearly define where the variety of lot sizes and housing types allowed by the residential zoning districts should be located, instead of general categories. With general categories, as referenced earlier, developers will always want to build within the larger home zoning districts, and misinformed citizens will always desire the same.

- Zoning Standards. While a review of the residential district zoning standards for this report found the standards to be relatively compatible with the type of zoning district, such as minimum required lot width comparable to minimum lot size, as well as comparable required minimum living area square footage, the city should consider a review of all residential zoning district standards to provide incentives for developers to provide new reasonably priced housing. Perhaps the city could create overlay zones of where there would be reasonable maximum living area size as identified at specific locations by amendment to the Comprehensive Master Plan (see previous bullet point).

- More Zoning Standards. Several of the zoning districts allow smaller lot sizes through the special use hearing process (also known as a conditional use). Instead of requiring developers to go through the time-consuming process of obtaining a special use, the city should consider allowing smaller lot sizes as a permitted use with specified criteria.

- Multi-family Dwelling Unit Density. Currently and historically the maximum dwelling unit density (both apartments and condominiums) is eight dwelling units per acre. While the eight dwelling units per acre is a very low density, especially compared to densities of 50+ units per acre within mixed-use developments in neighboring communities of Oak Creek and Greenfield, it is a policy that has been greatly debated through the years but nonetheless has remained unchanged. The city should consider increasing the maximum multi-family density standard, but at a reasonable level to conform to long-standing community values of "garden style" development, protecting environmental features and open space.

- Impact Fees. The cost of impact fees placed upon each new residential unit is definitely an impeding factor toward providing housing affordability across all types of housing, from single family detached to senior housing. The city should consider preparing criteria of when impact fees can be reduced or eliminated when a residence meets a specifically stated objective toward increasing housing affordability, that will further other city objectives. For example, currently the city is pursuing increasing the non-residential tax base via the creation of more industrial/business park development. Providing workforce housing opportunities will greatly assist attraction of quality industrial businesses to the city. In addition, the city should consider including work force housing as an objective with its Economic Development Policies.

- Public Education. City officials must continually seek ways and opportunities to educate the citizens of Franklin regarding the benefits of a well-balanced housing supply, such as knowledge about city history and the need for work force housing. The city must be commended for posting Federal Fair Housing requirements at key locations throughout City Hall, and for publishing the fair housing requirements in the city newsletter. However, more can always be accomplished in this area.

- Annual Analysis of Housing Data. The city must monitor its housing stock status by annually updating data included in this report.

CONCLUSION

There are definitely pockets of affordable housing in the City of Franklin. The number of affordable homes; however, is not as great as exists in the first-tier suburbs of Milwaukee, but that is to be expected. Franklin's history of development is very different from the City of Milwaukee and other surrounding suburbs.

Based on 2018 assessed value data and other support information, there are a total of 14,636 dwellings in the city as of January 1, 2018. The total includes 8,533 single family homes, 2,639 apartment units, 2,662 condominium units, 626 two-family units, 160 mobile homes and 16 buildings housing residents in a Community Based Residential Facility setting. Of the total of 14,636 dwelling units, pursuant to criteria identified in this report, there are 3,952 dwelling units accessible to young and working-class families. Those units include 988 single-family homes, 780 apartment units, 2,024 condominium units and 160 mobile home units. Although as a second-tier suburb, the extreme depth and diversity of housing stock cannot compare to Milwaukee or first tier suburbs, Franklin's development history from an agrarian township to an energetic community approaching 40,000 people allows for a diversity of housing prices and styles available of all sectors of the population.

The challenge for any growing municipality that is part of a dynamic metropolitan area is to balance the needs of all citizens. Public comment at various hearings for development issues consistently supports low density, open space, and preservation of the city's natural resources. How can the City of Franklin effectively reach those goals and still provide reasonable work force housing? City officials must continually remain diligent in recognizing opportunities to provide a wide range of housing options for current and future citizens of Franklin, along with continually seeking opportunities to adjust city policies to that end, beyond the recommendations presented above.

Prepared by Bruce S. Kaniewski, AICP

Maps

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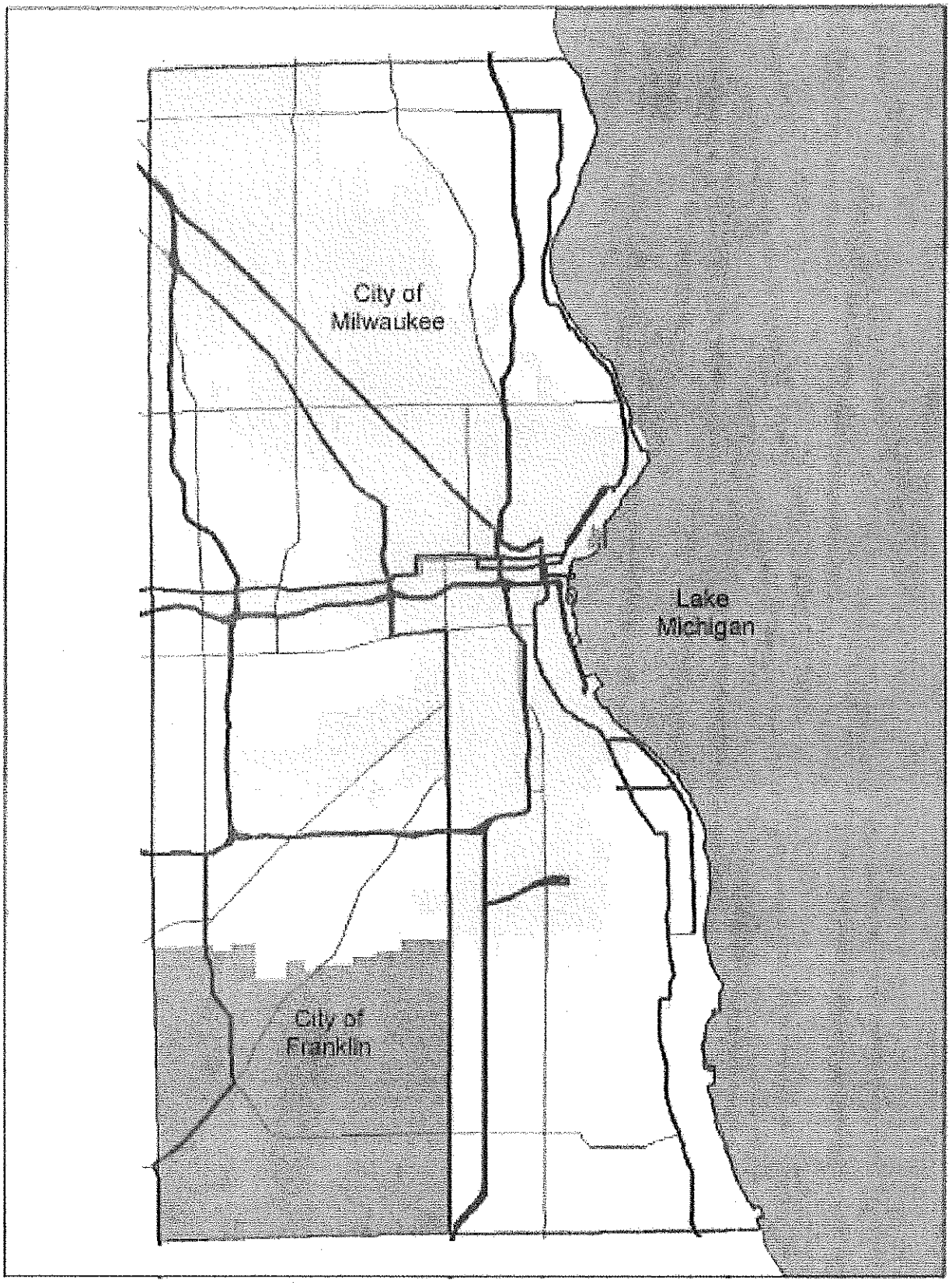
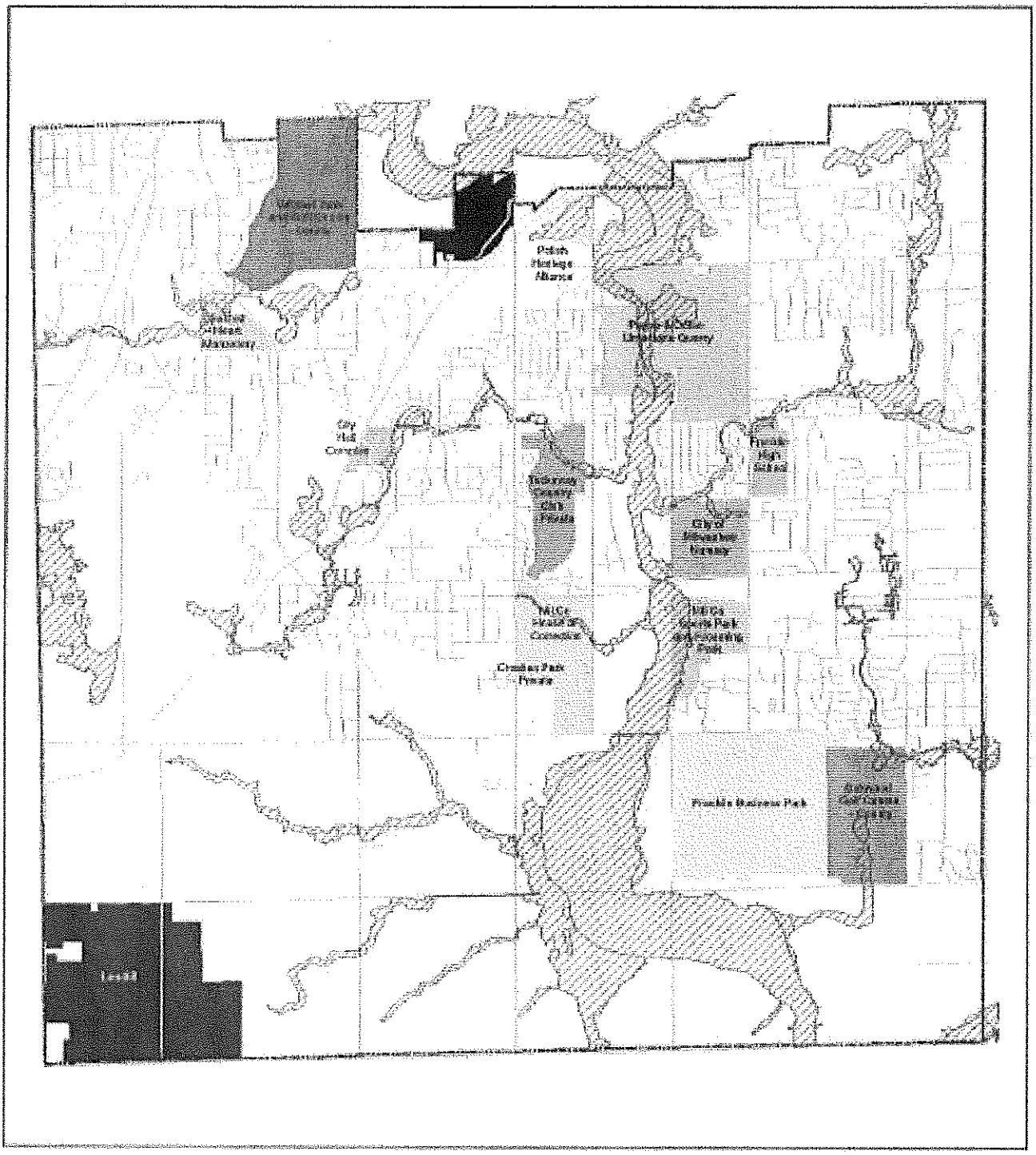
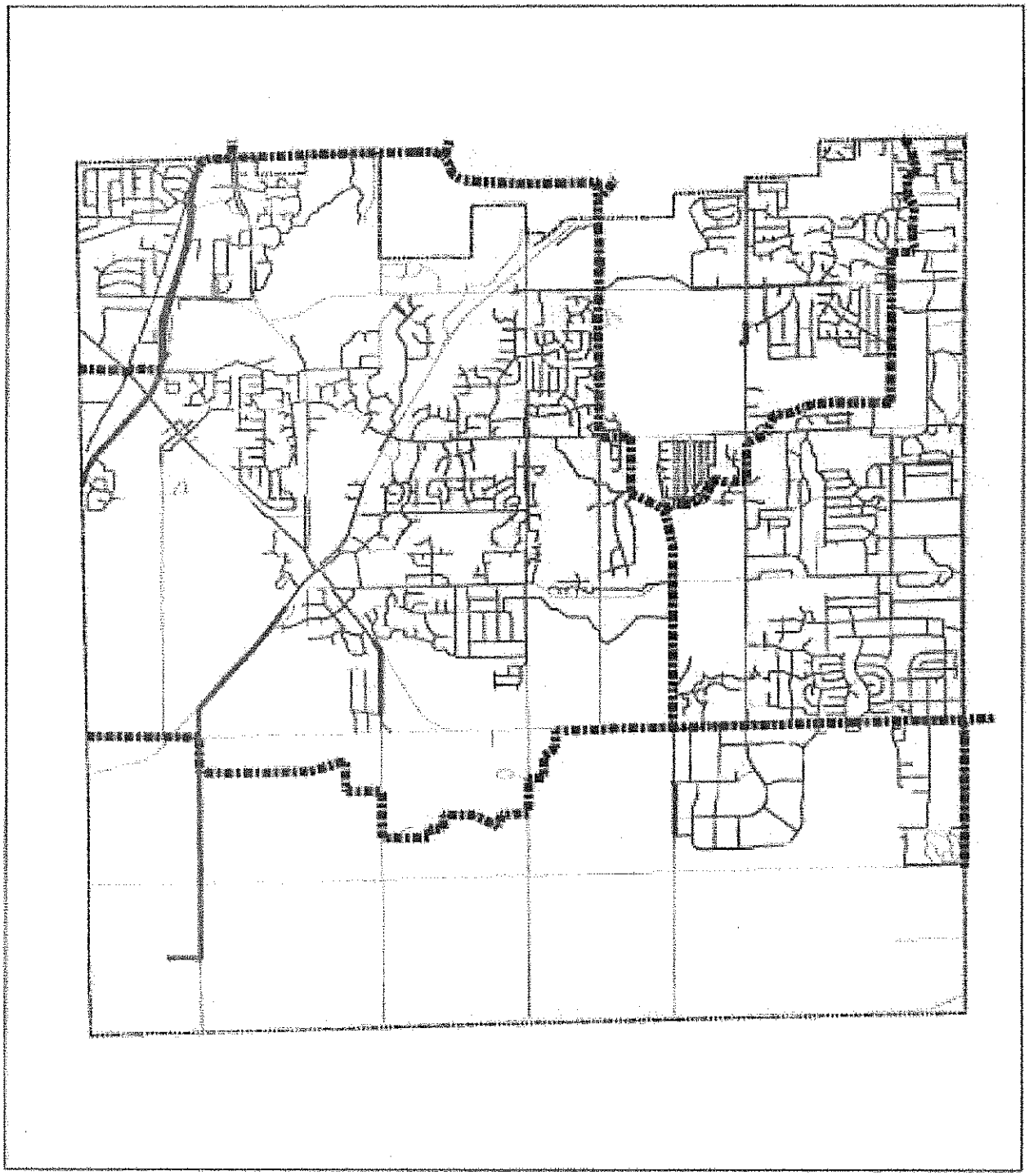
Map 1. Franklin Proximity in Milwaukee County



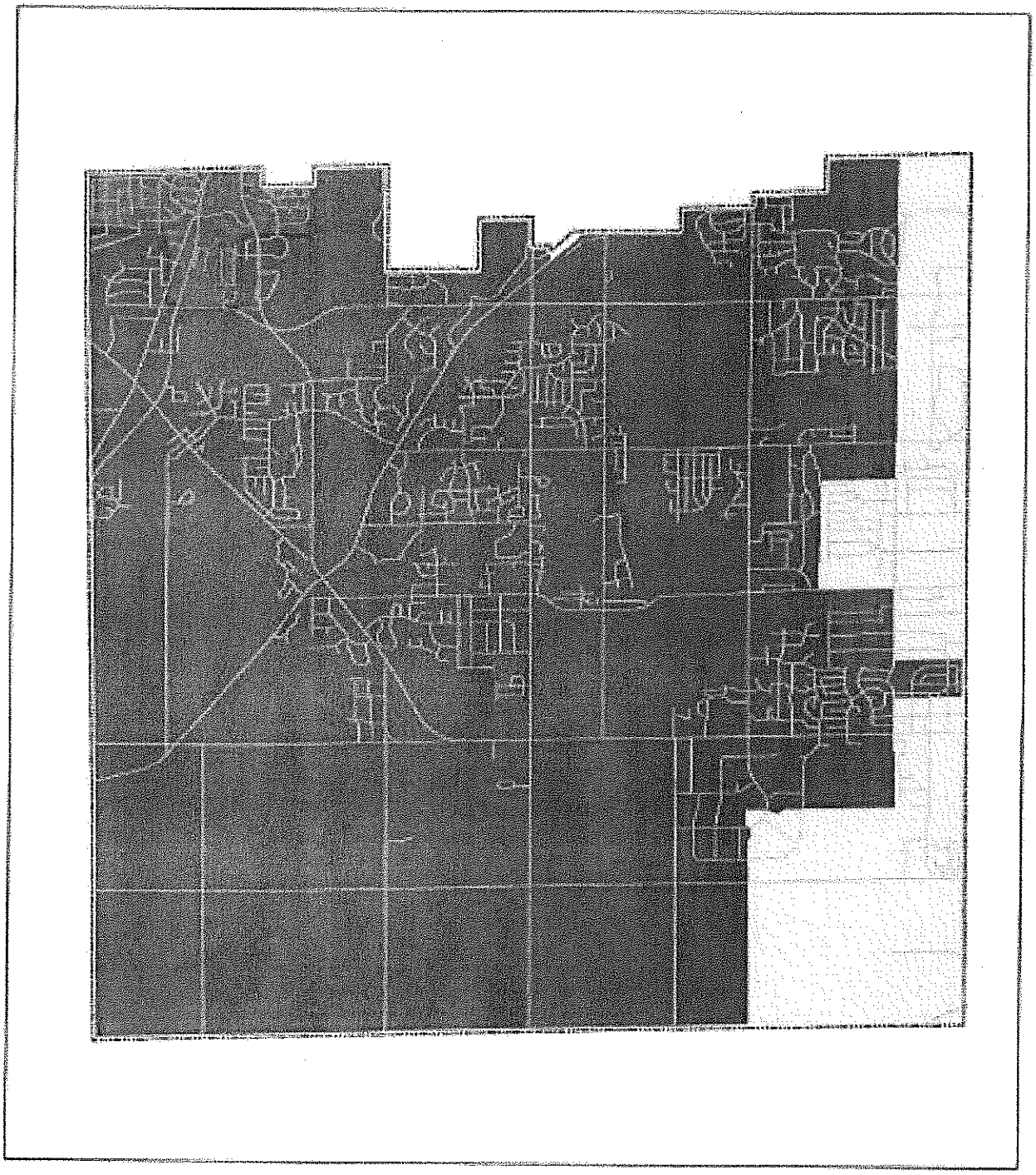
Map 2. Franklin Landmarks and Significant Sites



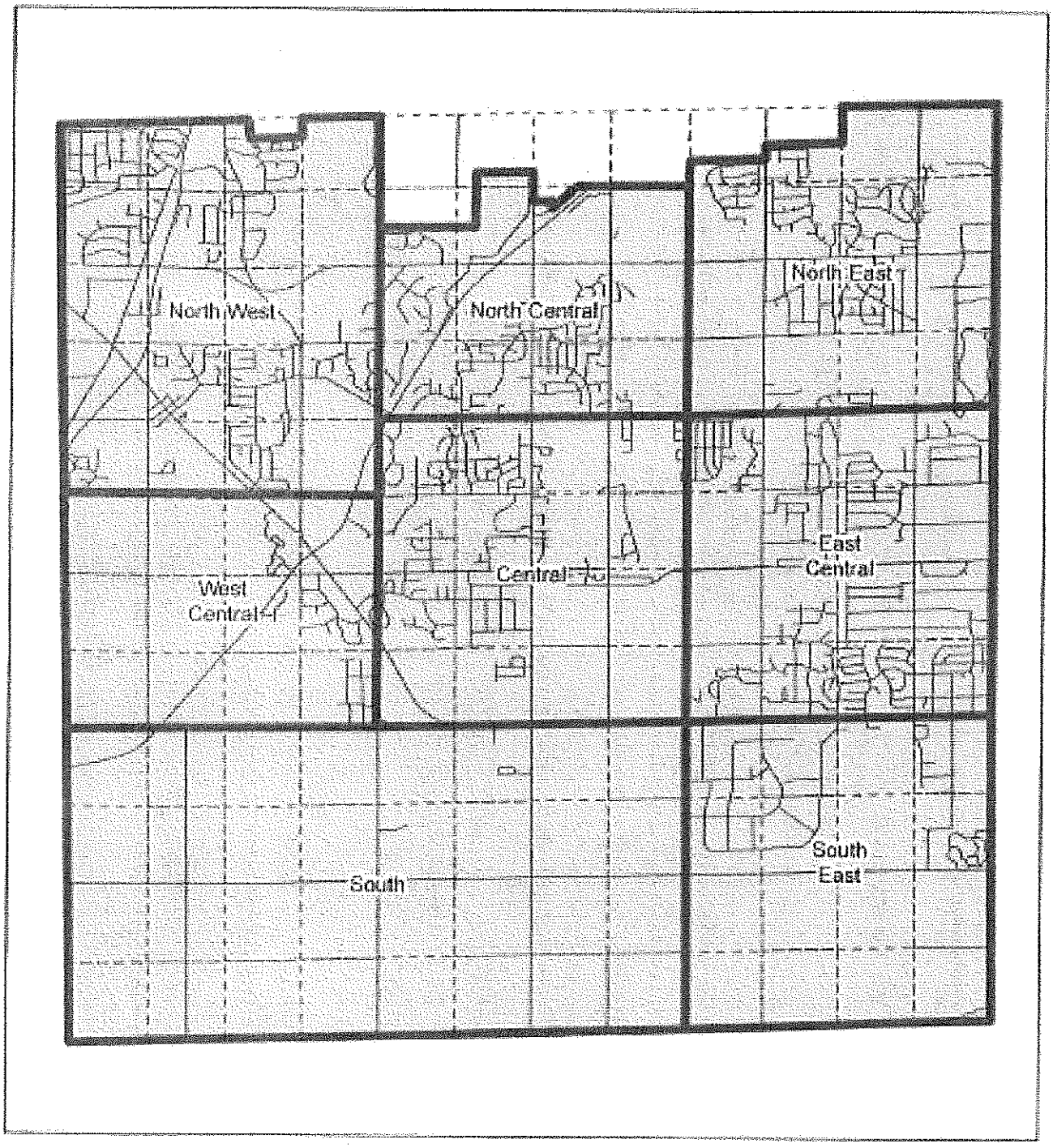
Map 3. Franklin Sewer Service Area 2018



Map 4 Franklin School Districts



Map 5. Franklin Housing Sections



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Appendices

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Appendix A - Community Based Residential Facilities

State of Wisconsin Licensed **Facilities in Franklin**

Name of Facility	Address	Licensed Capacity
Autumn Leaves of Franklin	9201 W. Drexel Avenue	51
Brenwood Park Assisted Living	9535 W. Loomis Road	50
Brotoloc Franklin	9460 S. 46th Street	6
Clifden Court East	6751 S. 68th Street	24
Clifden Court West	6771 S. 68th Street	33
Elizabeth Residence North	9329 S. 48th Street	33
Elizabeth Residence South	9355 S. 48th Street	31
Foxcroft Crossing	7220 Foxcroft Court	8
Franklin House	9132 S. 92nd Street	8
Hidden Terrace	3405 W. Sycamore Street	8
Lake Pointe Manor	8781 Travis Court	8
Next Step in Residential Services	8028 W. Coventry Drive	5
Pine Haven	6795 S. 51st Street	12
REM Wisconsin II Inc. College	3177 W. College Avenue	6
Robinwood Manor	10520 W. Robinwood Lane	8
Sky Residential Franklin	8104 S. 35th Street	6

Source: State of Wisconsin and BK Planning Strategies, LLC

Appendix B - Listing of Home Sales

From September 16 to November 18, 2018
As Reported in Milwaukee Journal Sentinel

Condominium Homes

Sale Price	Address	Publication Date
$83,000	10237 W. Whitnall Edge Dr.	Nov. 4
$104,000	4065 W. College Ave.	Oct. 7
$106,000	2955 W. Drexel Ave.	Nov. 4
$124,900	4037 W. College Ave.	Nov. 18
$134,000	6955 S. Riverwood Blvd.	Sept. 23
$137,600	6995 S. Riverwood Blvd.	Sept. 23
$139,900	6795 S. Riverwood Blvd.	Sept. 30
$140,000	2987 W. Drexel Ave.	Oct. 14
$145,000	9436 W. Loomis Rd.	Sept. 16
$149,900	7045 S. Riverwood Blvd.	Nov. 18
$150,000	10330 W. Parkwood Dr.	Sept. 23
$150,900	8219 S. Legend Dr.	Oct. 28
$152,000	6955 S. Riverwood Blvd.	Nov. 18
$165,000	3053 W. Drexel Ave.	Oct. 7
$168,500	10152 W. Whitnall Edge Dr.	Nov. 4
$177,000	9128 W. Elm Ct.	Nov. 18
$178,000	9135 W. Elm Ct.	Sept.30
$180,100	8142 S. Forest Hills Cir.	Sept. 30
$182,000	9227 S. 51st St.	Sept. 16
$196,000	7949 S. Scepter Dr.	Oct. 28
$200,000	9056 W. Elm Ct.	Nov. 18
$228,000	9169 W. Elm Ct.	Sept. 30
$268,900	7711 W. Maple Ridge Ct.	Nov. 11

Single Family Homes

Sale Price	Address	Publication Date
$106,000	11223 W. Church St.	Sept. 30
$162,000	11011 S. 92nd St.	Sept. 23
$170,000	3031 W. Forest Hill Ave.	Oct. 21
$174,900	9170 S. 96th St.	Sept. 30
$180,000	2824 W. Franklin Terr.	Nov. 18
$194,000	9341 S. 33rd St.	Nov. 18
$200,000	8860 S 84th St.	Sept. 30
$200,000	3917 W. Mary Ann Dr.	Nov. 4
$221,500	9472 S. 96th St.	Nov. 18
$225,000	8010 W. Forest Hill Ave.	Sept. 23
$225,000	9138 S. 29th St.	Sept. 23
$230,000	3932 W. Mary Ann Dr.	Sept. 16
$235,000	9319 S. 35th St.	Sept. 23
$236,500	11921 W. Scherrei Dr.	Oct. 7
$238,750	7121 S. Beachwood Ct.	Nov. 18
$243,500	11521 W. Bel Mar Dr.	Nov. 4
$260,000	4049 W. Sharon Dr.	Sept. 16
$260,000	7606 W. Norwood Ln.	Sept. 30
$261,000	7765 S. 66th St.	Nov. 18
$267,000	8754 S. Castle Ct.	Oct. 7
$270,000	11126 W. Ryan Rd.	Sept. 16
$272,500	7758 S. 83rd St.	Oct. 21
$279,000	7181 W. Scherrei Dr.	Oct. 28
$282,000	8009 S. Mission Dr.	Nov. 11
$285,000	7355 S. 39th Ct.	Nov. 4
$289,000	6624 S. 122nd St.	Nov. 18
$295,000	8725 S. 89th St.	Oct. 7
$325,000	4140 W. Lakeview Dr.	Sept. 23
$330,000	8080 S. 85th St.	Sept. 23
$322,000	6432 S. 123rd St.	Oct. 21
$339,000	4007 W. Cypress Ln.	Sept. 30
$341,000	4212 W. Fieldview Ct.	Nov. 11
$348,000	7990 S. Lakeview Dr.	Oct. 7
$350,000	8023 W. Bruss Ln.	Oct. 14
$355,000	3320 W. Yorkshire Cir.	Nov. 11
$359,000	8112 S. Country Club Cir.	Oct. 21
$364,900	4924 W. Vanderheyden Dr.	Oct. 7
$366,400	8120 S. 68th St.	Oct. 14
$368,900	8488 S. Deerwood Ln.	Nov. 4
$369,900	4213 W. Madison Ave.	Sept. 23
$380,000	8545 W. Woodfield Ct.	Sept. 16
$381,000	4035 W. Anthony Dr.	Sept. 23
$421,500	4966 W. Woodland Dr.	Sept. 30
$447,000	5364 W. Harvard Dr.	Sept. 16
$470,000	10066 S. 31st St.	Nov. 11
$495,000	7111 W. Woodbury Dr.	Oct. 14
$523,000	5255 W. Princeton Dr.	Oct. 7
$1.05 M	9965 W. Woelfel Rd.	Sept. 30

Appendix C City of Franklin Residential Zoning Districts

R-1 Countryside/Estate Single Family Residential District
Minimum Lot Size: 87,120 square feet
Special Use Lot Size Options: 40,000, 25,000 and 20,000 square feet

R-1E Countryside/Estate Single Family Multiple Residential Upon on Single Lot Estate District
Minimum Lot Size: 217,800 square feet

R-2 Estate Single Family Residence District
Minimum Lot Size: 40,000 square feet
Special Use Lot Size Options: 25,000, 20,000 and 16,000 square feet

R-3 Suburban/Estate Single Family Residence District
Minimum Lot Size: 20,000 square feet
Special Use Lot Size Options: 16,000 and 13,000 square feet

R-3E Suburban/Estate Single Family Residence District
Minimum Lot Size: 25,000 square feet
Special Use Lot Size Options: 20,000 and 16,000 square feet

R-4 Suburban Single Family Residence District
Minimum Lot Size: 16,000 square feet
Special Use Lot Size Options: 13,000 and 10,000 square feet

R-5 Suburban Single Family Residence District
Minimum Lot Size: 13,000 square feet
Special Use Lot Size Options: 12,000 and 10,000 square feet

R-6 Suburban Single Family Residence District
Minimum Lot Size: 11,000 square feet
Special Use Lot Size Options: 10,000 square feet

VR Village Residential
Minimum Lot Size: 7,200 square feet

R-7 Two-Family Residence District
Minimum Lot Size: 18,000 square feet
Special Use Lot Size Options: 15,000 square feet

R-8 Multi-Family Residential District
Maximum 8.0 Dwelling Units per Acre
Special Use Options for Single Family and Two-Family: 6,000 square feet

RC-1 Conservation Residence District
Minimum Lot Size for Single Family: 10,000 square feet
Special Use Option for Two-Family: 15,000 square feet
Special Use Option for Multi-Family: 43,560 square feet

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE Jan 8, 2019
REPORTS & RECOMMENDATIONS	November, 2018 Monthly Financial Report	ITEM NUMBER G,13.

Background

The November, 2018 Financial Report is attached.

The Finance Committee has not reviewed the report.

Highlights of the report are contained in the transmittal memo. Please note the additional information related to Park Impact Fees and holder periods included in the report.

The Finance Director will be on hand to answer any questions.

COUNCIL ACTION REQUESTED

Motion to Receive and place on file

Date: Dec 28, 2018

To: Mayor Olson, Common Council and Finance Committee Members

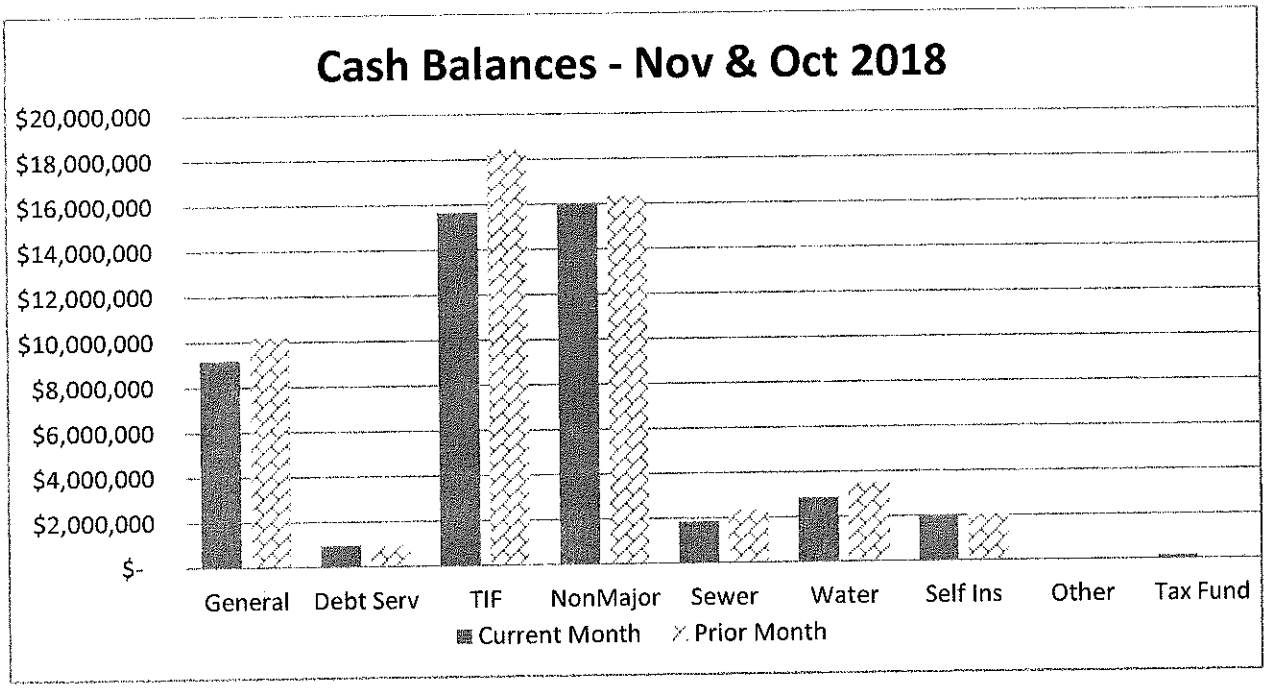
From: Paul Rotzenberg, Director of Finance & Treasurer

Subject: November, 2018 Financial Report

The Nov, 2018 financial reports for the General Fund, Debt Service Fund, TID Summary and TID Funds, Solid Waste Fund, Capital Outlay Fund, Equipment Replacement Fund, Street Improvement Fund, Capital Improvement Fund, Development Fund, Utility Development, Self Insurance Fund, and Post Employment Retirement Insurance Funds are attached.

The budget allocation is completed using an average of the last five years actual spending against the Amended Budget. Budget Amendments approved thru the November 20, 2018 Common Council meeting have been included. Caution is advised in that spending patterns may have changed. Comments on specific and trending results are provided below to aid in understanding or explaining current year financial results.

Your review of these statements is an integral part of the City's internal controls on financial performance. The statements tell the story of the City of Franklin's financial performance. If parts of the story presented herein do not make sense given what you have directed or approved, then you should take appropriate steps to understand the reasons for the differences.



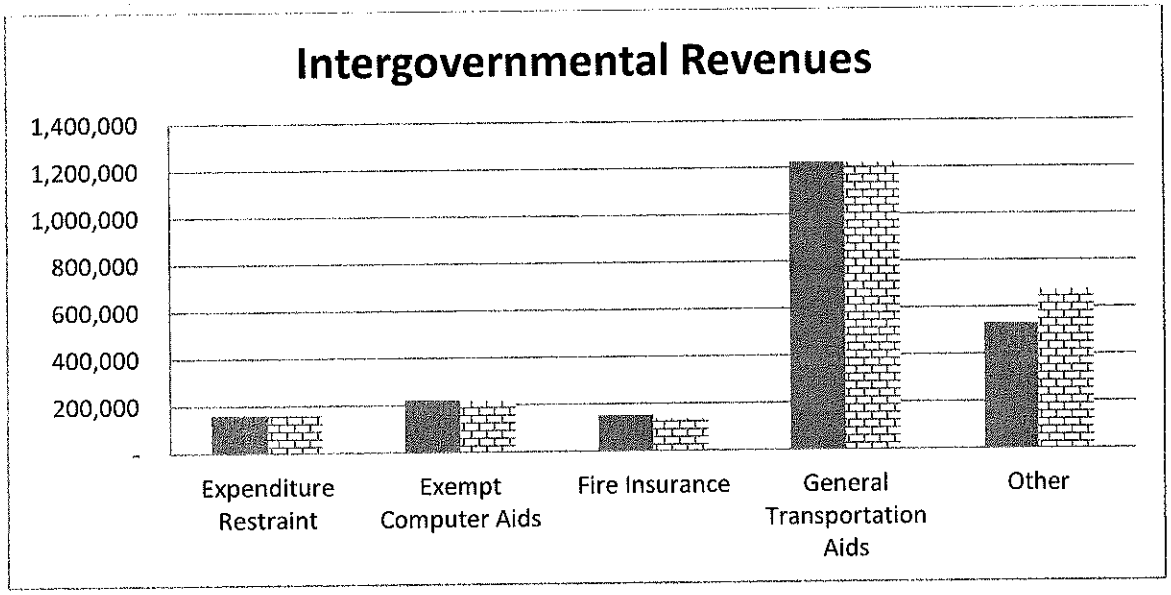
Cash & Investments Summary – is provided to aid in understanding the resources available to meet current activities. Cash & investments balances are maintained with safety and liquidity as primary objectives as stated in the City's Investment policy. Investment returns are secondary in the investment decisions, while return potential is not ignored. Recently changes in short term

interest rates has aided short term investment returns, while generating losses on the multi year fixed income securities the City holds. Those are un-realized losses. So long as the City holds to maturity, those losses will not be realized.

Cash & Investments in the General Governmental Funds decreased $4.1 million to $41.7 million since last month. TIF balances declined $2.7 million related to capital projects activity in Ballpark Commons. Utility cash balances decreased related to payments to our Wholesale Water supplier and MMSD for treatment costs. Staff is investigating why the Tax fund cash balances are so high.

GENERAL FUND captures the major operating activities of the City. Revenues of $24.5 million are $135,000 more than budget.

A $126,797 shortfall in Intergovernmental Revenues represents the $150,000 COPS Grant that was not received, though budgeted. The other forms of Intergovernmental revenues are essentially on budget.



Within Licenses & Permits, planning fees are greater than budget with more developments to review. Engineering fees on new subdivisions has generated $106,000 in un-budgeted revenues. Building permit revenues are in line with a planned increased level compared to prior year. Ambulance revenues are very close to budget (+6%), generating the budgeted increase. Other revenues include Insurance dividends and rental income for cell towers. These revenues have exceeded budget levels.

Landfill Siting revenues are recorded one month behind the calendar and are running short of budget. See below:

	Budget	Actual
General Fund	189,000	68,686
Capital Outlay	147,000	147,000
Equipment Replacement	200,000	200,000
Street Improvement	133,000	124,500
Capital Improvement	276,000	199,254
Total	954,000	739,440

It is expected that 2018 will generate very close to the expected fees.

November's General Fund expenditures of $22.2 million are $920,000 less than budget. Expenditure items of note are:

- Public Safety costs of $15.56 million are $373,600 (2.3%) less than budget. Additional Public Safety Personnel appropriations will be needed by year's end.
    - Total Police personnel costs are $182,000 under budget. Earlier versions of the budget had understated the available budget. The issue was resolved in November, re-aligning Police personnel services.
    - Total Fire personnel costs are $65,000 (1.2%) over budget. Fire overtime costs (now $341,000 against $190,500 annual budget) reached the annual budget by the end of June.
- Public Works expenditures of $2.8 million are $216,000 (7.1%) underspent. Most of the underspending is the result of a vacant Engineering position.
- Culture and Recreation is $72,000 (44%) overspent related to efforts in the parks. Personnel appropriations in Highway will fund this overage.
- Most of the Gen Fund underspending is a result of budgeting a $1.2 million contingency that was not expected to be spent.

A $2.2 million surplus is $1,055,000 greater than budget. The surplus is a result of not needing the $1.2 million contingency.

DEBT SERVICE – Debt payments were made timely as required.

TIF Districts – see the summary schedule of all TID activity.

TID 3 – the remaining debt balance was retired March 1. The Dept of Transportation has not yet billed the S 27th Street project costs, approximating $1.3 million incurred in 2016. The Developer incentives are awaiting completion of the new apartment units.

TID4 – In June the Council authorized a $1.2 million engineering contract for infrastructure in a proposed business park. Less than $350,000 has been spent to date.

TID5 – The Developer's Agreement was signed in late February 2018. The TID sold a $23.4 million debt issue on May 1. $10 million of that issue is still in cash. The Developer has

been making monthly draw requests on the project. Just over $12.8 million has been expended to date.

SOLID WASTE FUND – Activity is occurring as budgeted. Waste Management raised the placement fee for materials placed in the landfill. Since the City does not pay the fee for materials originating from the City, the revenue coming back to this fund are exceeding budget. The 2017 CPI index was larger than expected which raised the contracted hauler's fees more than expected. It is possible that a budget amendment maybe needed by years end.

CAPITAL OUTLAY FUND – revenues are in line with budget. The Police have ordered three Ford Explorers, one Taurus, one F-150 and a Chevy Tahoe and nine squad tablets. The City Hall phone system replacement ($55,000) was placed in service in July.

EQUIPMENT REPLACEMENT FUND – The excess revenues came from equipment sales.

Both of the Highway replacement vehicles (Tandem axle dump truck and flat-bed truck) have been ordered.

STREET IMPROVEMENT FUND – Revenues are in line with budget.

The 2018 program is complete at this time and was $88,000 less than budget. .

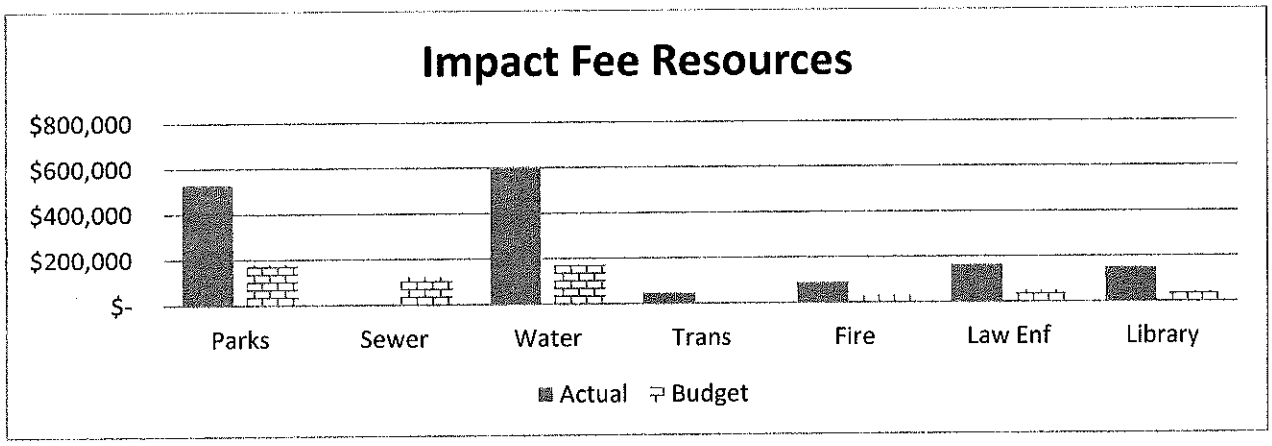
CAPITAL IMPROVEMENT FUND – $1.6 million of Debt resources to fund the 2018 programs were received in December 2017. The Debt sale proceeds and the 2016 $1.2 million transfer from the General Fund continue to be in the opening fund balance.

Three Public Safety projects are in process, the Squad Car, radio system dispatch console and Drug Vault ventilation system.

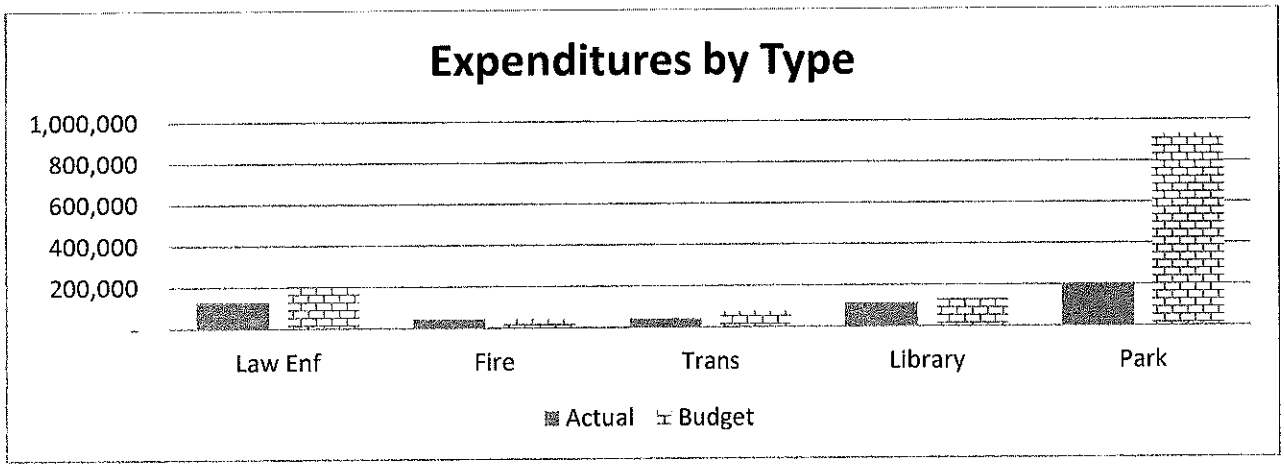
The Highway Salt storage barn is complete, and several other projects are in various states of progress.

Within Culture, the River Park trail/bridge project is complete.

DEVELOPMENT FUND – Impact fee collections are stronger than budget. A S 27th Street apartment complex project is currently driving impact fee revenues over budget.



. Despite the strong collection of impact fees, transfers to the Debt Service Fund have been minimal as receipts are not sufficient to pay the 2018 debt service for these programs. Those transfers were re-examined in August and additional transfers for 2018 Debt Service were made in September.



Use of Park Impact fees continues to be an issue, as park projects are happening slower than anticipated. The City is holding $3.7 million in Park Impact fees at Nov 30, 2018, and has earlier extended the expenditure period by three years. Park fees last collected in Q3 of 2006 have now been spent. Should all the 2019 Park projects get completed, then Park Impact fees collected thru 2007 will have been spent. Park projects need to increase to stay ahead of the 13 year holding period.

The Fund also has $1.1 million in water impact fees for future water projects.

UTILITY DEVELOPMENT FUND – The S 27th St apartment project is driving the activity in this fund.

No expenditure projects have been approved for 2018.

SELF INSURANCE FUND – Revenues are very close to budget. A 2017 Stop Loss premium refund has pushed revenues greater than budget.

Medical claims expenditures are just 2.1% greater than budget at November 30. Dental bills are 13.6% greater than budget, mostly related to active employees.

Net results of ($164,665) are better than budget (even after removing the $440,000 contingency). 2018 has turned out to be more favorable than expected.

RETIREE HEALTH FUND – Insurance results are much worse than 2017, with claim costs 168% of the prior year. The fund has a $91,721 insurance loss even factoring in the Implicit Rate Subsidy of $171,958 for the older participants. With the small group size (25 participants),

claims can be rather unpredictable. [An implicit rate subsidy reflects the expected impact of insuring older persons with expected higher claims experience].

Year to Date investment results reflect a $39,138 profit, approximately a (0.7%) annualized return. The fund is invested in passive index investments and is mirroring a blended equity/fixed income market. October/November saw the Equity markets erase all the gains for the year, and rising interest rates have tugged at Fixed Income returns. The rather short duration position of the portfolio mitigates much of the rising interest rate impact. Still the portfolio is 66% invested in equities, arguably an overweight position.

Caution is advised, as equity market returns can be volatile.

City of Franklin
Cash & Investments Summary
November 30, 2018

	Cash	American Deposit Management	Institutional Capital Management	Local Government Invest Pool	Fidelity Investments	Total	Prior Month Total
General Fund	$ (193,441)	$ 3,700,881	$ 2,946,658	$ 2,734,680	$ -	$ 9,188,779	$ 10,200,349
Debt Service Funds	32,563	398,505	517,482	-	-	948,550	945,945
TIF Districts	305,817	13,656,469	1,687,426	-	-	15,649,713	18,418,622
Nonmajor Governmental Funds	657,794	6,679,966	8,627,285	-	-	15,965,045	16,334,135
Total Governmental Funds	**802,734**	**24,435,822**	**13,778,851**	**2,734,680**	**-**	**41,752,087**	45,899,051
Sewer Fund	194,003	922,625	734,414	-	-	1,851,042	2,349,919
Water Utility	14,520	2,435,365	402,955	-	-	2,852,839	3,528,361
Self Insurance Fund	23,688	153,637	1,858,745	-	-	2,036,070	2,062,187
Other Designated Funds	10,971	-	-	-	-	10,971	8,975
Total Other Funds	**243,183**	**3,511,627**	**2,996,114**	**-**	**-**	**6,750,923**	7,949,442
Total Pooled Cash & Investments	**1,045,916**	**27,947,448**	**16,774,965**	**2,734,680**	**-**	**48,503,010**	53,848,493
Retiree Health Fund	(1,641)	-	-	-	5,654,561	5,652,921	5,573,388
Property Tax Fund	93,378	40,210	-	-	-	133,588	118,737
Total Trust Funds	**91,738**	**40,210**	**-**	**-**	**5,654,561**	**5,786,508**	5,692,125
Grand Total Cash & Investments	**1,137,654**	**27,987,658**	**16,774,965**	**2,734,680**	**5,654,561**	**54,289,518**	59,540,618
Average Rate of Return		2.14%	1.54%	2.27%			
Maturities:							
Demand	1,137,654	27,987,658	14,713	2,734,680	119,119	31,993,824	34,352,532
Fixed Income & Equities	-	-	-	-	4,126,783	4,126,783	4,057,700
2018 - Q4	-	-	1,014,630	-	-	1,014,630	4,015,098
2019 - Q1	-	-	998,395	-	-	998,395	1,147,731
2019 - Q3	-	-	988,081	-	-	988,081	986,960
2019 - Q4	-	-	1,969,536	-	150,236	2,119,772	1,966,840
2020	-	-	5,414,395	-	172,797	5,587,193	5,575,414
2021	-	-	3,898,841	-	173,145	4,071,986	4,058,024
2022	-	-	2,476,374	-	167,144	2,643,518	2,632,914
2023	-	-	-	-	169,050	169,050	169,505
2024	-	-	-	-	193,764	193,764	193,925
2025	-	-	-	-	193,331	193,331	194,063
2026	-	-	-	-	189,192	189,192	189,914
	1,137,654	**27,987,658**	**16,774,965**	**2,734,680**	**5,654,561**	**54,289,518**	59,540,618

City of Franklin
2018 Financial Report
General Fund Summary
For the Eleven months ended November 30, 2018

Revenue	2018 Original Budget	2018 Amended Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual	Var to Budget Surplus (Deficiency)
Property Taxes	$ 16,918,049	$ 16,918,049	$ 16,913,577	$ 16,899,503	$ (14,074)
Other Taxes	725,100	725,100	555,654	580,053	24,399
Intergovernmental Revenue	2,432,926	2,432,926	2,415,686	2,288,893	(126,793)
Licenses & Permits	1,040,990	1,040,990	964,774	1,043,181	78,407
Law and Ordinance Violations	500,000	500,000	462,595	441,356	(21,239)
Public Charges for Services	1,805,350	1,805,350	1,604,544	1,670,838	66,294
Intergovernmental Charges	196,500	196,500	126,642	160,050	33,408
Investment Income	205,000	205,000	187,917	187,884	(33)
Miscellanous Revenue	120,350	120,350	117,394	228,561	111,167
Transfer from Other Funds	1,050,000	1,050,000	979,220	962,500	(16,720)
Total Revenue	$ 24,994,265	$ 24,994,265	$ 24,328,003	$ 24,462,819	$ 134,816
				100.55%	

Expenditures	2018 Original Budget	2018 Amended Budget		2018 Year-to-Date Budget	2018 Year-to-Date Actual		Var to Budget Surplus (Deficiency)
General Government	$ 3,107,447	$ 3,153,162	A	$ 2,963,621	$ 2,769,884	E	$ 193,737
Public Safety	17,296,241	17,348,342	A	15,938,892	15,565,293	E	373,599
Public Works	3,437,593	3,456,493	A	3,015,586	2,799,746	E	215,840
Health and Human Services	710,345	710,345		661,084	625,224		35,860
Other Culture and Recreation	173,914	201,874	A	163,024	235,459	E	(72,435)
Conservation and Development	595,345	630,045	A	572,868	503,441	E	69,427
Contingency and Unclassified	1,487,500	1,425,500	A	82,855	2,327		80,528
Anticipated underexpenditures	(413,320)	(413,320)		-	-		-
Transfers to Other Funds	24,000	24,000		24,000	-		24,000
Encumbrances	-	-		-	(235,431)		-
Total Expenditures	$ 26,419,065	$ 26,536,441		$ 23,421,930	$ 22,265,943		$ 920,556
					95.06%		
Excess of revenue over (under) expenditures	(1,424,800)	(1,542,176)		$ 906,073	2,196,876		$ 1,055,372
Fund balance, beginning of year	6,587,511	6,587,511			6,587,511		
Fund balance, end of period	$ 5,162,711	$ 5,045,335			$ 8,784,387		

A Represents an amendment to Adopted Budget
E Represents an ecumbrance for current year from prior year

City of Franklin
Debt Service Funds
Balance Sheet
November 30, 2018 and 2017

	2018 Special Assessment	2018 Debt Service	2018 Total	2017 Special Assessment	2017 Debt Service	2017 Total
Assets						
Cash and investments	$ 680,618	$ 267,933	$ 948,551	$ 651,898	$ -	$ 651,898
Special assessment receivable	83,018	-	83,018	115,600	-	115,600
Total Assets	$ 763,636	$ 267,933	$ 1,031,569	$ 767,498	$ -	$ 767,498
Liabilities and Fund Balance						
Unearned & unavailable revenue	$ 83,018	$ -	$ 83,018	$ 115,600	$ -	$ 115,600
Unassigned fund balance	680,618	267,933	948,551	651,898	-	651,898
Total Liabilities and Fund Balance	$ 763,636	$ 267,933	$ 1,031,569	$ 767,498	$ -	$ 767,498

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Special Assessment	2018 Debt Service	2018 Year-to-Date Actual	2018 Amended Budget	2017 Special Assessment	2017 Debt Service	2017 Year-to-Date Actual
Revenue							
Property Taxes	$ -	$ 1,300,000	$ 1,300,000	$ 1,300,000	$ -	$ 1,300,000	$ 1,300,000
Special Assessments	51,449	-	51,449	-	80,641	-	80,641
Investment Income	5,218	3,506	8,724		4,840	735	5,575
Total Revenue	56,667	1,303,506	1,360,173	1,300,000	85,481	1,300,735	1,386,216
Expenditures:							
Debt Service:							
Principal	-	1,330,000	1,330,000	1,330,000	-	1,355,000	1,355,000
Interest	-	148,898	148,898	481,613	-	144,613	144,613
Total expenditures	-	1,478,898	1,478,898	1,811,613	-	1,499,613	1,499,613
Transfers in	-	392,254	392,254	328,644	-	114,370	114,370
Transfers out	(60,000)	-	(60,000)	-	(373)	-	(373)
Net change in fund balances	(3,333)	216,862	213,529	(182,969)	85,108	(84,508)	600
Fund balance, beginning of year	683,951	51,071	735,022	735,022	566,790	84,508	651,298
Fund balance, end of period	$ 680,618	$ 267,933	$ 948,551	$ 552,053	$ 651,898	$ -	$ 651,898

City of Franklin
Consolidating TID Funds
Balance Sheet
November 30, 2018

	TID 3	TID 4	TID 5	Total
Assets				
Cash & investments	$ 1,971,514	$ 3,326,489	$ 10,351,710	$ 15,649,713
Total Assets	$ 1,971,514	$ 3,326,489	$ 10,351,710	$ 15,649,713
Liabilities and Fund Balance				
Accounts payable	$ 76	$ 80,109	$ -	$ 80,185
Accrued liabilities	1,323,600	-	-	1,323,600
Due to Other Funds	-	-	29,695	29,695
Interfund advance from Development Fund	-	-	75,000	75,000
Total Liabilities	1,323,676	80,109	104,695	1,508,480
Assigned fund balance	647,838	3,246,380	10,247,015	14,141,233
Total Liabilities and Fund Balance	$ 1,971,514	$ 3,326,489	$ 10,351,710	$ 15,649,713

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018

	TID 3	TID 4	TID 5	Total
Revenue				
General property tax levy	$ 1,381,191	$ 1,059,413	$ 30,500	$ 2,471,104
Payment in Lieu of Taxes	-	132,871	-	132,871
State exempt computer aid	464,931	16,195		481,126
Investment income	28,910	42,997	177,717	249,624
Bond proceeds	-	-	23,386,959	23,386,959
Total revenue	1,875,032	1,251,476	23,595,176	26,721,684
Expenditures				
Debt service principal	985,000	-	-	985,000
Debt service interest & fees	15,010	-	337,663	352,673
Administrative expenses	31,916	7,304	45,535	84,755
Professional Services	-	214,455	64,299	278,754
Interfund interest	148			148
Capital outlays	1,354,303	1,201,850	10,063,198	12,619,351
Development incentive & obligation paymer	109,000		2,765,870	2,874,870
Encumbrances	(1,353,306)	(1,012,514)	(27,279)	(2,393,099)
Total expenditures	1,142,071	411,095	13,249,286	14,802,452
Revenue over (under) expenditures	732,961	840,381	10,345,890	11,919,232
Fund balance, beginning of year	(85,123)	2,405,999	(98,875)	2,222,001
Fund balance, end of period	$ 647,838	$ 3,246,380	$ 10,247,015	$ 14,141,233

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City of Franklin
Tax Increment Financing District #3
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash & investments	$ 1,971,514	$ 1,945,368
Total Assets	$ 1,971,514	$ 1,948,418
Liabilities and Fund Balance		
Accounts payable	$ 76	$ 599
Accrued liabilities	1,323,600	-
Interfund advance from Development Fund	-	550,000
Total Liabilities	1,323,676	550,599
Assigned fund balance	647,838	1,397,819
Total Liabilities and Fund Balance	$ 1,971,514	$ 1,948,418

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Annual Budget	2018 Amended Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual	2017 Year-to-Date Actual
Revenue					
General property tax levy	$ 1,384,100	$ 1,384,100	$ 1,384,100	$ 1,381,191	$ 1,253,575
State exempt computer aid	584,400	584,400	584,400	464,931	458,196
Investment income	5,000	5,000	4,568	28,910	20,874
Bond proceeds	5,100,000	5,100,000	4,675,000	-	-
Transfer from other funds	-	-	-	-	113,516
Total revenue	7,073,500	7,073,500	6,648,068	1,875,032	1,846,161
Expenditures					
Transfer to other funds	-	-	-	-	-
Debt service principal	985,000	985,000	985,000	985,000	1,675,000
Debt service interest & fees	182,575	182,575	175,292	15,010	54,902
Administrative expenses	12,870	38,370	33,507	31,916	15,437
Interfund interest	1,634	1,634	1,269	148	14,398
Capital outlays	-	1,353,313	1,114,339	1,354,303	1,383,323
Development incentive & obligation payments	5,000,000	5,000,000	4,583,333	109,000	
Encumbrances	-	-	-	(1,353,306)	(1,353,313)
Total expenditures	6,182,079	7,560,892	6,892,740	1,142,071	1,789,747
Revenue over (under) expenditures	891,421	(487,392)	$ (244,672)	732,961	56,414
Fund balance, beginning of year	(85,123)	(85,123)		(85,123)	1,341,405
Fund balance, end of period	$ 806,298	$ (572,515)		$ 647,838	$ 1,397,819

City of Franklin
Tax Increment Financing District #4
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash & investments	$ 3,326,489	$ 2,407,320
Taxes receivable	-	-
Total Assets	$ 3,326,489	$ 2,407,320
Liabilities and Fund Balance		
Accounts payable	$ 80,109	$ 472
Unearned revenue	-	-
Total Liabilities	80,109	472
Assigned fund balance	3,246,380	2,406,848
Total Liabilities and Fund Balance	$ 3,326,489	$ 2,407,320

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Annual Budget	2018 Amended Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual	2017 Year-to-Date Actual
Revenue					
General property tax levy	$ 1,061,600	$ 1,061,600	$ 1,061,600	$ 1,059,413	$ 1,013,892
Payment in Lieu of Taxes	90,000	90,000	90,000	132,871	148,173
State exempt computer aid	14,700	14,700	14,700	16,195	15,960
Investment income	15,000	15,000	13,750	42,997	17,464
Bond proceeds	10,000,000	10,000,000	9,166,667	-	-
Total revenue	11,181,300	11,181,300	10,346,717	1,251,476	1,195,489
Expenditures					
Debt service interest & fees	125,350	125,350	114,904	-	-
Administrative expenses	10,650	10,650	9,763	7,304	8,800
Professional services	104,500	155,693	95,792	214,455	74,500
Capital outlay	12,000,000	12,000,000	11,000,000	1,201,850	-
Development incentive/grant	980,000	980,000	898,333	-	-
Encumbrances	-	-	-	(1,012,514)	(52,377)
Total expenditures	13,220,500	13,271,693	12,118,792	411,095	30,923
Revenue over (under) expenditures	(2,039,200)	(2,090,393)	$ (1,772,075)	840,381	1,164,566
Fund balance, beginning of year	2,405,999	2,405,999		2,405,999	1,242,282
Fund balance, end of period	$ 366,799	$ 315,606		$ 3,246,380	$ 2,406,848

City of Franklin
Tax Increment Financing District #5
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash & investments	$ 10,351,710	$ (5,882)
Taxes receivable	-	-
Total Assets	$ 10,351,710	$ (5,882)
Liabilities and Fund Balance		
Accounts payable	$ -	$ 8,878
Due to other funds	29,695	74,695
Advances from other funds	75,000	-
Unearned revenue	-	-
Total Liabilities	104,695	83,573
Fund balance	10,247,015	(89,455)
Total Liabilities and Fund Balance	$ 10,351,710	$ (5,882)

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Annual Budget	2018 Amended Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual	2017 Year-to-Date Actual
Revenue					
General property tax levy	$ 30,100	$ 30,100	$ 27,592	$ 30,500	$ -
State exempt computer aid	300	300	275	-	-
Investment income	-	-	-	177,717	-
Bond proceeds	18,600,000	18,600,000	17,050,000	23,386,959	-
Transfer from other funds	-	-	-	-	-
Total revenue	18,630,400	18,630,400	17,077,867	23,595,176	-
Expenditures					
Debt service interest & fees	534,163	534,163	256,071	337,663	-
Administrative expenses	22,050	22,050	20,212	45,535	21,850
Professional services	50,000	78,741	72,180	64,299	47,149
Capital outlay	9,342,875	9,342,875	8,564,302	10,063,198	-
Land improvements	3,010,000	3,010,000	2,759,167	-	-
Development incentive/grant	-	-	-	2,765,870	
Contingency	5,160,507	5,160,507	4,730,465	-	-
Encumbrances	-	-	-	(27,279)	(31,390)
Total expenditures	18,119,595	18,148,336	16,402,397	13,249,286	37,609
Revenue over (under) expenditures	510,805	482,064	$ 675,470	10,345,890	(37,609)
Fund balance, beginning of year	(98,875)	(98,875)		(98,875)	(51,846)
Fund balance, end of period	$ 411,930	$ 383,189		$ 10,247,015	$ (89,455)

City of Franklin
Solid Waste Collection Fund
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash and investments	$ 691,002	$ 646,564
Accrued Receivables	80	90
Total Assets	$ 691,082	$ 646,654
Liabilities and Fund Balance		
Accounts payable	$ 152,204	$ 145,080
Accrued salaries & wages	430	-
Restricted fund balance	538,448	501,574
Total Liabilities and Fund Balance	$ 691,082	$ 646,654

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

Revenue	2018 Adopted Budget	2018 YTD Budget	2018 Year-to-Date Actual	2017 Year-to-Date Actual
Grants	$ 68,800	68,800	$ 68,984	$ 68,838
User Fees	1,211,000	1,210,893	1,211,485	1,210,219
Landfill Operations-tippage	350,000	302,144	303,552	291,433
Investment Income	7,500	7,057	14,348	7,832
Sale of Recyclables	-	-	1,442	36
Total Revenue	1,637,300	1,588,894	1,599,811	1,578,358
Expenditures:				
Personal Services	14,783	13,670	13,391	13,703
Refuse Collection	679,500	611,446	635,571	619,748
Recycling Collection	362,800	326,476	353,065	338,596
Leaf & Brush Pickups	60,000	55,000	60,000	54,259
Tippage Fees	455,300	417,358	391,293	379,137
Miscellaneous	3,500	3,208	1,720	2,224
Printing	1,800	1,650	-	-
Total expenditures	1,577,683	1,428,808	1,455,040	1,407,667
Revenue over (under) expenditures	59,617	160,086	144,771	170,691
Fund balance, beginning of year	393,677		393,677	330,883
Fund balance, end of period	$ 453,294		$ 538,448	$ 501,574

City of Franklin
Capital Outlay Fund
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash and investments	$ 504,918	$ 390,757
Total Assets	$ 504,918	$ 390,757
Liabilities and Fund Balance		
Accounts payable	$ 5,763	$ 22,248
Encumbrance	85,977	68,335
Assigned fund balance	413,178	300,174
Total Liabilities and Fund Balance	$ 504,918	$ 390,757

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

Revenue	2018 Original Budget	2018 Amended Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual *	2017 Year-to-Date Actual
Property Taxes	$ 450,500	$ 450,500	$ 450,500	$ 450,500	$ 444,300
Grants	-	-	-	2,021	7,046
Landfill Siting	147,000	147,000	146,070	147,000	153,000
Investment Income	6,000	6,000	5,500	7,016	4,328
Miscellanous Revenue	39,000	60,700	34,182	22,070	54,075
Transfers from Other Funds	-	134,138	134,138	101,000	33,138
Total Revenue	642,500	798,338	770,390	729,607	695,887
Expenditures:					
General Government	132,762	241,247	203,289	98,016	138,499
Public Safety	431,508	589,841	534,468	495,763	497,537
Public Works	55,062	81,752	72,680	54,376	42,410
Health and Human Services	6,582	6,582	6,034	3,563	-
Culture and Recreation	4,000	13,250	9,769	10,208	13,931
Conservation and Development	1,682	1,682	1,542	1,018	1,618
Contingency	50,000	27,750	25,437	6,525	13,690
Transfers to Other Funds	-	8,000	-	-	26,950
Total expenditures	681,596	970,104	853,219	669,469	734,635
Revenue over (under) expenditures	(39,096)	(171,766)	(82,829)	60,138	(38,748)
Fund balance, beginning of year	353,040	353,040		353,040	338,922
Fund balance, end of period	$ 313,944	$ 181,274		$ 413,178	$ 300,174

* Amount shown is actual expenditures plus encumbrance

City of Franklin
Equipment Replacement Fund
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash and investments	$ 2,730,038	$ 2,346,907
Total Assets	$ 2,730,038	$ 2,346,907
Liabilities and Fund Balance		
Accounts payable	$ -	$ 24,942
Encumbrance	134,468	-
Assigned fund balance	2,595,570	2,321,965
Total Liabilities and Fund Balance	$ 2,730,038	$ 2,346,907

Comparative Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Original Budget	2018 Amended Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual *	2017 Year-to-Date Actual
Revenue:					
Property Taxes	$ 350,000	$ 350,000	$350,000	$ 350,000	$ 348,300
Landfill	200,000	200,000	198,233	200,000	209,693
Investment Income	29,000	29,000	26,583	20,041	19,997
Transfers from Other Funds	-	8,000	-	-	-
Property Sales	7,500	7,500	6,016	59,104	28,201
Total revenue	586,500	594,500	580,832	629,145	606,191
Expenditures:					
Public Safety	44,754	96,754	81,673	94,965	237,358
Public Works	251,000	251,000	239,560	250,425	417,871
Total expenditures	295,754	347,754	321,233	345,390	655,229
Revenue over (under) expenditures	290,746	246,746	259,599	283,755	(49,038)
Fund balance, beginning of year	2,311,815	2,311,815		2,311,815	2,371,003
Fund balance, end of period	$ 2,602,561	$ 2,558,561		$ 2,595,570	$ 2,321,965

* Amount shown is actual expenditures plus emcumbrance

City of Franklin
Street Improvement Fund
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash and investments	$ 391,482	$ 293,641
Total Assets	$ 391,482	$ 293,641
Liabilities and Fund Balance		
Accounts payable	$ 1,866	$ 742
Assigned fund balance	389,616	292,899
Total Liabilities and Fund Balance	$ 391,482	$ 293,641

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Original Budget	2018 Year-to-Date Totals	2017 Year-to-Date Totals
Revenue:			
Property Taxes	$ 714,700	$ 714,700	$ 704,900
Landfill Siting	133,000	124,500	139,600
Investment Income	2,500	9,462	6,283
Local Road Improvement Aids	75,000	86,748	-
Refunds and Reimbursements	-	-	-
Total revenue	925,200	935,410	850,783
Expenditures:			
Street Reconstruction Program - Current Year	920,000	832,060	815,212
Revenue over (under) expenditures	5,200	103,350	35,571
Fund balance, beginning of year	286,266	286,266	257,328
Fund balance, end of period	$ 291,466	$ 389,616	$ 292,899

City of Franklin
Capital Improvement Fund
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash and investments	$ 3,355,123	$ 2,129,086
Accrued receivables	847	847
Total Assets	$ 3,355,970	$ 2,129,933
Liabilities and Fund Balance		
Accounts payable	$ 19,026	$ 11,184
Escrow Balances Due	78,915	90,000
Fund Balance - Encumbrance	217,654	623,526
Assigned fund balance	3,040,375	1,405,223
Total Liabilities and Fund Balance	$ 3,355,970	$ 2,129,933

Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Original Budget	2018 Amended Budget	2018 Year-to-Date Totals	2017 Year-to-Date Totals
Revenue:				
Block Grants	$ -	$ -	$ -	$ -
Other Grants	-	638,000	-	-
Landfill Siting	276,000	276,000	199,254	169,132
Transfers from Other Funds	15,529,251	15,529,251	-	-
Transfers from Impact Fees	1,552,928	1,552,928	202,039	-
Transfers from Connection Fees	1,000,000	1,000,000	-	-
Bond Proceeds	5,600,000	5,600,000	-	-
Donations	150,000	150,000	11,085	-
Refunds & Reimbursements	-	-	-	97,480
Investment Income	5,000	5,000	36,628	23,019
Total revenue	24,113,179	24,751,179	449,006	289,631
Expenditures:				
General Government	1,925,000	1,925,000	51,775	39,123
Public Safety	291,250	429,946	112,069	148,506
Public Works	14,928,746	16,117,070	581,764	1,242,101
Culture and Recreation	1,443,445	1,443,445	354,432	55,350
Sewer & Water	4,869,500	4,869,500	-	-
Contingency	2,296,376	2,279,076	3,084	3,084
Bond/Note Issuance Cost	98,000	98,000	-	-
Transfers to Other Funds	-	101,000	101,000	113,516
Total expenditures	25,852,317	27,263,037	1,204,124	1,601,680
Revenue over (under) expenditures	(1,739,138)	(2,511,858)	(755,118)	(1,312,049)
Fund balance, beginning of year	3,795,493	3,795,493	3,795,493	2,717,272
Fund balance, end of period	$ 2,056,355	$ 1,283,635	$ 3,040,375	$ 1,405,223

City of Franklin
Development Fund
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash and investments	$ 5,327,787	$ 3,946,931
Due From TID 3	-	275,000
Total Assets	$ 5,327,787	$ 4,221,931
Liabilities and Fund Balance		
Accounts payable	$ -	$ -
Payable to Developers- Oversizing	139,884	79,732
Non-Spendable Fund Balance - Advances	-	275,000
Encumberance	16,641	3,321
Assigned fund balance	5,171,262	3,863,878
Total Fund Balance	5,171,262	4,138,878
Total Liabilities and Fund Balance	$ 5,327,787	$ 4,221,931

Comparative Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

	2018 Original Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual	2017 Year-to-Date Actual
Revenue:				
Impact Fee: Parks	$ 192,000	$ 182,972	$ 530,589	$ 57,078
Southwest Sewer Service Area	122,440	122,440	4,689	-
Administration	4,125	3,921	12,815	2,530
Water	185,000	171,564	595,900	115,696
Transportation	8,400	7,712	46,222	18,954
Fire Protection	32,250	30,110	89,254	16,614
Law Enforcement	55,930	52,199	163,613	30,497
Library	43,950	41,817	151,148	16,614
Total Impact Fees	644,095	612,735	1,594,230	257,983
Investment Income	43,750	40,104	41,477	32,117
Interfund Interest Income	817	749	74	7,199
Total revenue	688,662	653,588	1,635,781	297,299
Expenditures:				
Other Professional Services	10,000	13,321	16,641	3,321
Transfer to Debt Service:				
Law Enforcement	205,000	205,000	130,220	34,654
Fire	43,100	43,100	45,226	43,006
Transportation	73,250	73,250	43,541	11,024
Library	133,100	133,100	113,267	25,313
Total Transfers to Debt Service	454,450	454,450	332,254	113,997
Transfer to Capital Improvement Fund:				
Park	1,572,350	928,855	202,038	-
Total Transfers to Capital Improveme	1,572,350	928,855	202,038	-
Sewer Fees	500,000	-	-	-
Water Fees	500,000	250,000	80,085	99,665
Total expenditures	3,036,800	1,646,626	631,018	216,983
Revenue over (under) expenditures	(2,348,138)	(993,038)	1,004,763	80,316
Fund balance, beginning of year	4,166,499		4,166,499	4,058,562
Fund balance, end of period	$ 1,818,361		$ 5,171,262	$ 4,138,878

City of Franklin

Development Fund

Summary of Impact Fee Activity
For the nine months ended September 30, 2018

Cash Acct									27.1100.1111
Revenue Acct		4292	4293	4294	4295	4296	4297	4299	-27.2000.2117
Expenditure Acct									
	Parks Recreation	**SW Sewer**	**Admin Fee** *	**Water**	**Transportation**	**Fire Protection**	**Law Enforcement**	**Library**	**Net Cash Balance**
Beginning Bal, 01/01/18	3,383,608.07	34,142.03	70,277.92	647,927.30	11,418.13	2,219.39	8,140.51	8,766.02	4,166,499.37
1st Quarter									
Impact Fees	30,303.00	0.00	495.00	29,481.00	820.00	4,229.00	7,854.00	8,629.00	81,811.00
Expenditures				[2]	[1]			[1]	0.00
subtotal	3,413,911.07	34,142.03	70,772.92	677,408.30	12,238.13	6,448.39	15,994.51	17,395.02	4,248,310.37
Transfers									0.00
Investment Income	(6,321.07)	(63.50)	(131.16)	(1,232.44)	(22.00)	(8.06)	(22.44)	(24.33)	(7,825.00)
Ending balance 3/31/2018	**3,407,590.00**	**34,078.53**	**70,641.76**	**676,175.86**	**12,216.13**	**6,440.33**	**15,972.07**	**17,370.69**	**4,240,485.37**
2nd Quarter									
Impact Fees	169,044.00	0.00	4,290.00	183,218.00	10,976.10	26,667.82	48,867.12	46,572.00	489,635.04
Expenditures									0.00
subtotal	3,576,634.00	34,078.53	74,931.76	859,393.86	23,192.23	33,108.15	64,839.19	63,942.69	4,730,120.41
Transfers					(12,216.13)	(6,440.33)	(15,972.07)	(17,370.69)	(51,999.22)
Investment Income	7,436.63	70.86	155.80	1,786.88	48.22	68.84	134.82	132.95	9,835.00
Ending balance 6/30/2018	**3,584,070.63**	**34,149.39**	**75,087.56**	**861,180.74**	**11,024.32**	**26,736.66**	**49,001.94**	**46,704.95**	**4,687,956.19**
3rd Quarter									
Impact Fees	303,858.00	4,689.00	7,260.00	311,350.00	22,935.00	49,367.00	90,420.00	83,454.00	873,333.00
Expenditures	0.00	0.00	0.00	0.00 [3]	0.00 [1]	0.00 [1]	0.00 [1]	0.00 [1]	0.00
subtotal	3,887,928.63	38,838.39	82,347.56	1,172,530.74	33,959.32	76,103.66	139,421.94	130,158.95	5,561,289.19
Transfers	(16,015.22)				(31,324.62)	(38,785.63)	(114,248.10)	(95,896.26)	(296,269.83)
Investment Income	11,268.18	112.56	238.67	3,398.29	98.42	220.57	404.08	377.23	16,118.00
Ending balance 9/30/2018	**3,883,181.59**	**38,950.95**	**82,586.23**	**1,175,929.03**	**2,733.12**	**37,538.60**	**25,577.92**	**34,639.92**	**5,281,137.36**
4th Quarter									
Impact Fees	27,384.00		770.00	71,851.00	11,491.00	8,990.00	16,472.00	12,493.00	149,451.00
Expenditures	0.00			(80,085.00) [2]		[1]			(80,085.00)
subtotal	3,910,565.59	38,950.95	83,356.23	1,167,695.03	14,224.12	46,528.60	42,049.92	47,132.92	5,350,503.36
Transfer	(186,023.00)								(186,023.00)
Investment Income	17,119.36	170.52	364.91	5,111.84	62.27	203.69	184.08	206.33	23,423.00
Ending balance 11/30/2018	**3,741,661.95**	**39,121.47**	**83,721.14**	**1,172,806.87**	**14,286.39**	**46,732.29**	**42,234.00**	**47,339.25**	**5,187,903.36**
Number of Months	**243.24**	**26.72**	**172.32**	**59.78**	**3.33**	**11.65**	**5.73**	**10.96**	
2018 Impact Fees	530,589.00	4,689.00	12,815.00	595,900.00	46,222.10	89,253.82	163,613.12	151,148.00	1,594,230.04
2017 Impact Fees	66,591.00	0.00	2,695.00	122,539.00	19,218.00	17,970.00	33,017.00	19,383.00	281,413.00
2016 Impact Fees	209,983.00	0.00	4,950.00	206,237.00	8,570.00	30,198.00	56,096.00	57,725.00	573,759.00
2015 Impact Fees	137,670.00	2,928.00	3,630.00	133,352.00	20,533.00	27,116.00	50,222.00	38,526.00	413,977.00
2014 Impact Fees	184,592.00	17,568.00	5,830.00	235,415.00	51,436.00	48,134.00	88,431.00	51,821.00	683,227.00
2013 Impact Fees	317,206.00	11,712.00	6,160.00	427,429.00	31,829.00	45,110.00	82,280.00	66,179.00	987,905.00
			Scheduled		73,635.62	42,974.50	205,021.90	134,103.83	
			Unpaid Balance @ 12/31/2017		840,799.74	304,500.00	1,821,400.00	1,039,029.73	

* Funded by an Administrative Fee not an impact fee

[1] Debt service payments

[2] Oversizing payments made

59,799.00 Oversizing payments due in future periods

City of Franklin
Summary of Park Impact Fee Availability
March 31, 2018

	Spent By	Current Impact Fees			
		Impact Fee	Interest	Expenditures	Total
2018					
	2018	530,589.00	29,503.10	202,038.22	358,053.88
2017					
	2017	66,591.00	33,123.42	661.26	99,053.16
2016					
	Total	209,983.00	28,120.12	212,221.99	25,881.13
2015					
	Total	137,670.00	55,558.15	607,299.51	(414,071.36)
2014					
	Total	184,592.00	133,563.95	626,182.10	(308,026.15)
2013					
	Total	317,206.00	84,950.58	124,912.10	277,244.48
2012					
	Total	263,398.00	102,473.34	-	365,871.34
2011					
	Total	163,106.00	44,506.30	-	207,612.30
2010					
	Total	145,479.00	66,273.18	46.87	211,705.31
2009					
	Total	80,215.00	86,651.98	5,459.02	161,407.96
2008					
	Total	133,074.00	95,987.90	10,913.04	218,148.86
2007					
	Total	220,706.00	172,806.38	823,897.23	(430,384.85)
2006					
	1st Qtr	216,825.00	26,798.63	-	243,623.63
	2nd Qtr	189,847.00	32,334.72	-	222,181.72
	3rd Qtr	112,461.00	47,200.50	-	159,661.50
	4th Qtr	127,774.00	38,616.60	392,618.08	(226,227.48)
	Total	646,907.00	144,950.45	392,618.08	399,239.37
2005					
	Total	1,006,696.00	63,382.62	471,251.40	598,827.22
2004					
	Total	1,028,255.00	17,433.14	28,523.46	1,017,164.68
2003					
	Total	668,917.00	6,283.52	-	675,200.52
2002					
	Total	275,620.00	3,114.10	-	278,734.10
Balance		6,079,004.00	1,168,682.23	3,506,024.28	3,741,661.95
	Spent	3,498,621.00			

City of Franklin
Monthly Park Impact Fees Collected
27.0000.4291
11/30/2018

	Collected Year & Month												
Month	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
Jan	99,863	25,497	34,866	6,250	-	-	20,842	7,598	5,632	2,816	-	-	9,765
Feb	71,079	8,499	14,880	11,465	3,281	83,871	10,851	3,799	5,632	5,914	12,002	6,342	3,423
Mar	45,883	22,664	8,928	3,125	3,281	10,335	14,468	18,995	8,448	3,098	9,045	6,342	17,115
Apr	68,384	14,165	5,952	3,125	76,578	10,335	10,851	83,610	43,696	8,871	6,030	6,342	3,423
May	57,584	11,332	11,904	6,250	3,281	-	7,234	18,995	5,632	54,874	119,591	9,513	77,676
Jun	63,879	45,328	2,976	6,250	16,405	10,335	36,170	22,794	21,168	14,785	9,045	3,171	87,945
Jul	44,986	22,396	20,832	15,625	13,124	13,780	94,259	26,593	16,896	2,957	6,030	9,513	145,083
Aug	37,786	14,165	8,928	12,500	9,843	6,890	21,702	43,066	14,080	11,828	9,045	6,342	81,099
Sep	29,689	16,998	5,952	3,125	9,843	-	3,617	30,400	19,712	11,828	18,090	9,513	77,676
Oct	32,388	22,664	11,904	9,375	-	3,445	18,085	40,528	26,800	14,785	3,015	-	13,692
Nov	35,992	11,332	2,976	-	3,281	17,225	21,702	15,196	8,448	5,914	12,060	-	13,692
Dec	59,394	5,666	2,976	3,125	6,562	6,890	3,617	5,632	8,448	-	6,030	9,513	
Total	646,907	220,706	133,074	80,215	145,479	163,106	263,398	317,206	184,592	137,670	209,983	66,591	530,589

Regular Holding Period is 10 years from date collected.

Per Resolution 2016-7177 - Holding period extended to 13 years for fees collected after April 10, 2006. this extended holding period ends Dec 31, 2022.

2019 Budget - Projects

Project	Cost	Impact Fees
Pleasant View Pavilion	500,000	235,000
Pleasant View Park Dev	20,000	9,400
Neighborhood Park Land Acq	298,109	140,111
Total	818,109	384,511

L:\41803 VOL1 Finance\impact Fees\[Monthly Impact Fees Collected-2004 forward.xlsx]Collections Summary

City of Franklin
Utility Development Fund
Balance Sheet
November 30, 2018 and 2017

Assets	2018	2017
Cash and investments - Water	$ 642,747	$ 542,208
Cash and investments - Sewer	908,974	715,481
Special Assessment - Water Current	140,867	212,416
Special Assessment - Water Deferred	314,587	332,962
Special Assessment - Sewer Current	241,026	297,705
Special Assessment - Sewer Deferred	70,898	76,728
Reserve for Uncollectible	(16,776)	(40,982)
Total Assets	$ 2,302,323	$ 2,136,518
Liabilities and Fund Balance		
Accounts payable	$ -	$ -
Unearned Revenue	750,602	878,829
Total Fund Balance	1,551,721	1,257,689
Total Liabilities and Fund Balance	$ 2,302,323	$ 2,136,518

Comparative Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

Revenue:	2018 Original Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual	2017 Year-to-Date Actual
Special Assessments				
Water	$ 81,600	$ 22,258	$ 23,695	$ 468
Sewer	82,000	22,791	5,830	-
Connection Fees				
Water	-	-	-	2,281
Sewer	18,000	17,396	85,620	17,280
Total Assessments & Connection Fees	181,600	62,445	115,145	20,029
Special Assessment Interest	34,000	968	213	17
Investment Income	-	-	22,985	13,453
Total revenue	215,600	63,413	138,343	33,499
Transfer to Capital Improvement Fund:				
Water	500,000	-	-	-
Sewer	500,000	-	-	-
Total Transfers to Capital Improven	1,000,000	-	-	-
Revenue over (under) expenditures	(784,400)	63,413	138,343	33,499
Fund balance, beginning of year			1,413,378	1,224,190
Fund balance, end of period			$ 1,551,721	$ 1,257,689

City of Franklin
Self Insurance Fund - Actives
Balance Sheet
November 30, 2018 and 2017

	2018	2017
Assets		
Cash and investments	$ 2,123,870	$ 2,106,539
Accounts receivable	600	588
Interfund advance receivable	-	275,000
Prepaid expenses	-	1,500
Total Assets	$ 2,124,470	$ 2,383,627
Liabilities and Net Assets		
Accounts payable	$ 112,239	$ 13,986
Claims payable	290,700	270,500
Unrestricted net assets	1,721,531	2,099,141
Total Liabilities and Fund Balance	$ 2,124,470	$ 2,383,627

City of Franklin Self Insurance Fund - Actives
Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

Revenue	2018 Budget	2018 Year-to-Date Budget	2018 Year-to-Date Actual	2017 Year-to-Date Actual
Medical Premiums-City	$ 2,585,500	2,336,071	$ 2,258,778	$ 2,223,235
Medical Premiums-Employee	428,900	385,852	419,195	387,332
Other - Invest Income, Rebates	18,300	16,775	188,685	53,265
Medical Revenue	3,032,700	2,738,698	2,866,658	2,663,832
Dental Premiums-City	118,300	101,042	99,350	99,006
Dental Premiums-Retirees	6,000	6,000	3,600	3,492
Dental Premiums-Employee	57,000	53,217	50,997	50,420
Dental Revenue	181,300	160,259	153,947	152,918
Total Revenue	3,214,000	2,898,957	3,020,605	2,816,750
Expenditures:				
Active Employees-Medical				
Medical claims - Current Year	2,376,800	2,063,232	1,774,532	1,923,160
Medical claims - Prior Year	-	-	228,644	268,270
Prescription drug claims	-	-	309,657	255,281
Refunds-Stop Loss Coverage	-	-	(55,621)	(4,349)
Total Claims-Actives	2,376,800	2,063,232	2,257,212	2,442,362
Medical Claim Fees	145,000	139,403	135,414	172,055
Memberships	-	-	3,075	3,180
Miscellaneous Wellness	77,000	74,005	75,370	84,345
Section 125 administration Fee	4,500	3,883	4,108	3,375
Stop Loss Premiums	664,000	631,288	521,468	573,568
ACA Fees	25,000	21,884	1,348	1,309
Total Medical Costs-Actives	3,292,300	2,933,695	2,997,995	3,280,194
Active Employees-Dental				
Dental Claims	165,300	147,476	169,084	159,841
Dental Claim Fees	12,000	11,430	13,031	17,568
Total Dental Costs-Actives	177,300	158,906	182,115	177,409
Retirees-Dental				
Dental Claims	6,000	5,559	4,956	5,809
Dental Claim Fees	200	191	204	272
Total Dental Costs-Retirees	6,200	5,750	5,160	6,081
Total Dental Costs	183,500	164,656	187,275	183,490
Claims contingency	528,000	440,000	-	-
Total Expenditures	4,003,800	3,538,351	3,185,270	3,463,684
Revenue over (under) expenditures	(789,800)	$ (639,394)	(164,665)	(646,934)
Net assets, beginning of year	1,886,196		1,886,196	2,746,075
Net assets, end of period	$ 1,096,396		$ 1,721,531	$ 2,099,141

City of Franklin
City of Franklin Post Employment Benefits Trust
Balance Sheet
November 30, 2018 and 2017

Assets	**2018**	**2017**
Cash and investments	$ -	$ 37,032
Investments held in trust - Fixed Inc	2,006,303	2,442,986
Investments held in trust - Equities	3,648,258	3,164,515
Accounts receivable	6,290	5,981
Due from Water Utility	-	150
Total Assets	$ 5,660,851	$ 5,650,664
Liabilities and Net Assets		
Accounts payable	$ 6,930	$ 353
Claims payable	131,100	45,000
Due to City	1,641	-
Net assets held in trust for post emp	5,521,180	5,605,311
Total Liabilities and Fund Balance	$ 5,660,851	$ 5,650,664

City of Franklin Post Employment Benefits Trust
Statement of Revenue, Expenses and Fund Balance
For the Eleven months ended November 30, 2018 and 2017

Revenue	**2018 Year-to-Date Actual**	**2017 Year-to-Date Actual**
ARC Medical Charges - City	$ 235,383	$ 192,680
Medical Charges - Retirees	128,294	91,223
Implicit Rate Subsidy	171,958	88,219
Medical Revenue	535,635	372,122
Expenditures:		
Retirees-Medical		
Medical claims - Current Year	300,412	167,291
Medical claims - Prior Year	111,043	19,245
Prescription drug claims	118,363	93,931
Refunds-Stop Loss Coverage	(1,916)	-
Total Claims-Retirees	527,902	280,467
Medical Claim Fees	17,709	18,852
Stop Loss Premiums	81,255	72,372
Miscellaneous Expense	330	300
ACA Fees	160	131
Total Medical Costs-Retirees	627,356	372,122
Revenue over (under) expenditures	(91,721)	-
Annual Required Contribution-Net	-	76,517
Other - Investment Income, etc.	39,138	642,958
Total Revenues	39,138	719,475
Net Revenues (Expenditures)	(52,583)	719,475
Net assets, beginning of year	5,573,763	4,885,836
Net assets, end of period	$ 5,521,180	$ 5,605,311

APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE January 8, 2019
REPORTS AND RECOMMENDATIONS	City Attorney Request for Potential Conflict of Interest Informed Consent Waiver with Regard to the Performance of Legal Services for the Department of Public Works Building/Facility Intergovernmental Cooperation Agreement Between the City of Franklin and the Village of Hales Corners Subject Matter	ITEM NUMBER G.14.

Annexed hereto is a copy of an informed consent request letter from the City Attorney, which is self-explanatory.

COUNCIL ACTION REQUESTED

A motion to authorize the Mayor to execute the informed consent letter in the form and content as annexed hereto;

or

Such motion as the Common Council may deem appropriate;

or

No action.

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
EDUARDO M. BORDA

JANE C. KASSIS,
LEGAL SECRETARY

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

January 2, 2019

Franklin Common Council
9229 West Loomis Road
Franklin, Wisconsin 53132

Hales Corners Village Board
5635 South New Berlin Road
Hales Corners, Wisconsin 53130

re: Franklin Department of Public Works
building/facility temporary use intergovernmental
cooperation agreement between the Village
and the City

Dear Mayor, Village President, Village Board Members and Common Council Members:

After the preparation and negotiation of the above agreement between the City Engineer and the Village Engineer, together with the assistance of respective staffs, I received and was asked to review the agreement draft. I noted that as the City Attorney and the Village Attorney for the respective parties, I am under an obvious conflict of interest. I am aware of the Wisconsin Supreme Court Rules of Professional Conduct for Attorneys, Wis. Stat. § 19.59. Codes of ethics for local government officials, employees and candidates, as well as the State of Wisconsin Ethics Commission (formerly, the Government Accountability Board Ethics Division) Guidelines and Opinions as they pertain to conflicts of interest. My simple thought is that under the circumstances and the subject matter task at hand, that efficiency provides that I request your informed consent to provide legal services as a single counsel for and upon review of the subject agreement. The subject agreement is relatively proforma, with the terms of import having been negotiated by staff and with the ultimate decision thereupon to be made by you, as the decision-makers. I do not foresee any conflict of interest arising during or within any legal service I may provide for the agreement review. This request is in lieu of the parties obtaining separate special legal counsel retainers for the task services. If the request is granted, the anticipated brief amount of time legal services billing will be split equally between the parties.

I understand this request will likely appear on the same meeting agenda as the subject agreement item, and so suggest that in the event of a motion to approve the agreement, that such motion be "subject to the review and any technical or minor changes by the [Village] [City] Attorney.

Pursuant to the Rules of Professional Conduct for Attorneys, if you are in agreement with my aforesaid conclusion of being able to provide legal services without any impact by my conflict of interest, please evidence your consent by signature below.

Cordially,

Jesse A. Wesolowski
Jesse A. Wesolowski

Acknowledgment and consent given this ___ day of January, 2019.

City of Franklin

By: _____
Name: _____
Title: _____

Acknowledgment and consent given this ___ day of January, 2019.

Village of Hales Corners

By: _____
Name: _____
Title: _____

APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 1/8/19
REPORTS & RECOMMENDATIONS	AN ORDINANCE TO AMEND SECTION 15-3.0434 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 29 (WELLNESS CENTER – MARK CARSTENSEN INC.) FOR CONSTRUCTION OF AN APPROXIMATELY 25,500 SQUARE FOOT FIELD HOUSE BUILDING, TO ALLOW ADDITIONAL USES AS PERMITTED USES WITHIN THE EXISTING WELLNESS CENTER, INCLUDING BUT NOT LIMITED TO SEASONAL OUTDOOR TRAINING, PHYSICAL THERAPY, SPORTS LEAGUE AND INDIVIDUAL PLAY, ETC. AND TO ALLOW BUILDING SETBACKS OF 15 FEET AND 30 FEET TO THE NORTH AND EAST PROPERTY LINES, RESPECTIVELY, TO ACCOMMODATE CONSTRUCTION OF A FIELD HOUSE BUILDING (8800 SOUTH 102ND STREET) (SCOTT COLE, OWNER OF INNOVATIVE HEALTH AND FITNESS BUILDING, LLC, APPLICANT)	ITEM NUMBER G.15.

At their October 16, 2018 meeting, the Common Council moved to "table at the call of the Planning Manager" the subject Planned Development District (PDD) Major Amendment in part because the applicant had requested that the matter be postponed until such time as a Natural Resource Special Exception could be prepared and provided to the Common Council. A copy of that Council Action Sheet is attached.

That application has now been submitted, reviewed by both the Environmental Commission and the Plan Commission, and is on the Council's January 8, 2019 agenda as a separate item.

Therefore, the subject PDD Amendment is once again before the Council for its review and consideration. The Plan Commission recommendations remain the same, with the exception that the Natural Resource Special Exception has now been completed.

PROJECT MATERIALS WERE NOT AVAILABLE AT THE TIME OF THE COUNCIL PACKET PREPARATION, BUT WILL BE PROVIDED PRIOR TO THE COUNCIL MEETING.

COUNCIL ACTION REQUESTED

A motion to approve Ordinance No. 2018-_____, an ordinance to amend Section 15-3.0434 of the Unified Development Ordinance Planned Development District No. 29 (Wellness Center – Mark Carstensen Inc.) for construction of an approximately 25,500 square foot field house building, to allow additional uses as permitted uses within the existing Wellness Center, including but not limited to seasonal outdoor training, physical therapy, sport league and individual play, etc. and to allow building setbacks of 15 feet and 30 feet to the north and east property lines, respectively, to accommodate construction of a field house building (8800 South 102nd Street) (Scott Cole, Owner of Innovative Health & Fitness Building, LLC, applicant).

Department of City Development: JED

APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 10/16/18
REPORTS & RECOMMENDATIONS	**AN ORDINANCE TO AMEND SECTION 15-3.0434 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 29 (WELLNESS CENTER – MARK CARSTENSEN INC.) FOR CONSTRUCTION OF AN APPROXIMATELY 25,500 SQUARE FOOT FIELD HOUSE BUILDING, TO ALLOW ADDITIONAL USES AS PERMITTED USES WITHIN THE EXISTING WELLNESS CENTER, INCLUDING BUT NOT LIMITED TO SEASONAL OUTDOOR TRAINING, PHYSICAL THERAPY, SPORTS LEAGUE AND INDIVIDUAL PLAY, ETC. AND TO ALLOW BUILDING SETBACKS OF 15 FEET AND 30 FEET TO THE NORTH AND EAST PROPERTY LINES, RESPECTIVELY, TO ACCOMMODATE CONSTRUCTION OF A FIELD HOUSE BUILDING (8800 SOUTH 102ND STREET) (SCOTT COLE, OWNER OF INNOVATIVE HEALTH AND FITNESS BUILDING, LLC, APPLICANT)**	ITEM NUMBER G.4.

At their meeting on October 4, 2018, the Plan Commission recommended approval, with conditions and restrictions, of an ordinance to amend Section 15-3.0434 of the Unified Development Ordinance Planned Development District (PDD) No. 29 (Wellness Center) to revise the District to:

- Allow additional uses as Permitted Uses;
- Revise certain District Setback Standards; and
- To allow construction of an approximately 25,500 square foot field house building.

The Plan Commission recommended approval of the project subject to the following changes, which have been included in the draft Ordinance:

- Revise condition #2 to state, "The applicant shall obtain approval of a Natural Resource Special Exception for the proposed field house, for City of Franklin review and approval, prior to issuance of a Building Permit".
- Revise condition #12 to include at the beginning of the first sentence, "Subject to approval by the City of Franklin Fire Chief", and to replace "pervious paver" with "gravel".

The Plan Commission ***did not*** recommend approval of the following:

- Addition of Laser services and cosmetics, Physician services, and Wine and beer service, as Permitted Uses.

COUNCIL ACTION REQUESTED

A motion to approve Ordinance No. 2018-_____, an ordinance to amend Section 15-3.0434 of the Unified Development Ordinance Planned Development District No. 29 (Wellness Center – Mark Carstensen Inc.) for construction of an approximately 25,500 square foot field house building, to allow additional uses as permitted uses within the existing Wellness Center, including but not limited to seasonal outdoor training, physical therapy, sport league and individual play, etc. and to allow building setbacks of 15 feet and 30 feet to the north and east property lines, respectively, to accommodate construction of a field house building (8800 South 102nd Street) (Scott Cole, Owner of Innovative Health & Fitness Building, LLC, applicant).

Department of City Development: JED

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 1/8/19
LICENSES AND PERMITS	MISCELLANEOUS LICENSES	ITEM NUMBER H.1.

See attached listing from meeting of January 8, 2019.

COUNCIL ACTION REQUESTED

City of Franklin
9229 W. Loomis Road
Franklin, WI 53132-9728
414-425-7500

License Committee
Agenda*
Aldermen's Room
January 8, 2019 – 6:00 pm

1.	**Call to Order & Roll Call**	**Time:**		
2.	**Applicant Interviews & Decisions**			
License Applications Reviewed		**Recommendations**		
Type/ Time	**Applicant Information**	**Approve**	**Hold**	**Deny**
Class A Liquor & Beer Request for Change in Premise Description 6:00 pm	**Mega Marts, LLC** DBA Pick N Save #6431 7780 S Lovers Lane Rd Jennifer Weed, Agent			
Operator 6:05 pm	**Anna M Matecki** 2222 E Vollmer Ave Milwaukee, WI 53207 Swiss Street Pub & Grill			
Operator	**Carsen J Abraham** 8528 S 68th St Franklin, WI 53132 Walgreens #15020			
Operator	**Allison M Anderson** 3400 S 54th St Milwaukee, WI 53219 Mulligan's Irish Pub & Grill			
Operator	**Derek J Olszewski** 4949 S 72nd St Greenfield, WI 53220 The Landmark			
3.	**Adjournment**			
		Time		

*Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per State ex rel. Badke v. Greendale Village Board, even though the Common Council will not take formal action at this meeting.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw RA		1/8/19
Bills	**Vouchers and Payroll Approval**	**ITEM NUMBER** **I. 1**

Attached are vouchers dated December 14, 2018 through January 3, 2019 Nos. 171394 through Nos. 171889 in the amount of $3,003,786.70. Included in this listing are EFT's Nos. 3914 through Nos. 3924, Library vouchers totaling $ 6,891.40, Property Tax Refunds totaling $ 74,882.57, and Water Utility vouchers totaling $ 19,794.20 and Ballpark Commons payment to Knight Barry in the amount of $ 1,575,452.29. Voided checks in the amount of $ (3,967.04) are separately listed.

Early release disbursements dated December 14, 2018 through January 2, 2019 in the amount of $ 2,352,598,94 is provided on a separate listing and is also included in the complete disbursement listing. These payments have been released as authorized under Resolution 2013-6920.

The net payroll dated December 21, 2018 is $ 385,862.85 previously estimated at $ 383,000.00. Payroll deductions dated December 21, 2018 are $ 390,948.86 previously estimated at $ 403,000.00.

The net payroll dated January 4, 2019 is $ 393,732.02 previously estimated at $ 389,000.00. Payroll deductions dated January 4, 2019 are $ 206,820.23 previously estimated at $ 213,000.00.

The estimated payroll for January 18, 2019 is $ 425,000.00 with estimated deductions and matching payments of $ 426,000.00.

***Property Tax refunds are being issued from the City bank account with Property Tax funding City periodically.*

Attached is a list of property tax refunds Nos. 17891 through Nos. 17894 dated December 14, 2018 through January 3, 2018 in the amount of $ 50,580,536.22. $ 50,525,000.00 of this represents the transfer of collections to investment accounts, $ 522.38 are refunds and $55,013.84 is reimbursement of tax refunds. These payments have been released as authorized under Resolution 2013-6920. Voided checks in the amount of $ (1,371.00) are separately listed.

COUNCIL ACTION REQUESTED

Motion approving the following:

- City vouchers with an ending date of January 3, 2019 in the amount of $ 3,003,786.70 and
- Payroll dated December 21, 2018 in the amount of $ 385,862.85 and payments of the various payroll deductions in the amount of $ 390,948.96 plus City matching payments and
- Payroll dated January 4, 2019 in the amount of $ 393,732.02 and payments of the various payroll deductions in the amount of $ 206,820.23 plus City matching payments and
- Estimated payroll dated January 18, 2019 in the amount of $ 425,000.00 and payments of the various payroll deductions in the amount of $ 426,000.00, plus City matching payments and
- Property Tax refunds and investments with an ending date of January 3, 2018 in the amount of $ 50,580,536.22.

ROLL CALL VOTE NEEDED

Finance Dept – KM