




**Legend**

-  Area A Boundary
-  FEMA 1% Annual Chance Flood Hazard
-  WDNR Wisconsin Wetland Inventory



0 200 400



Feet

1 in = 200 ft

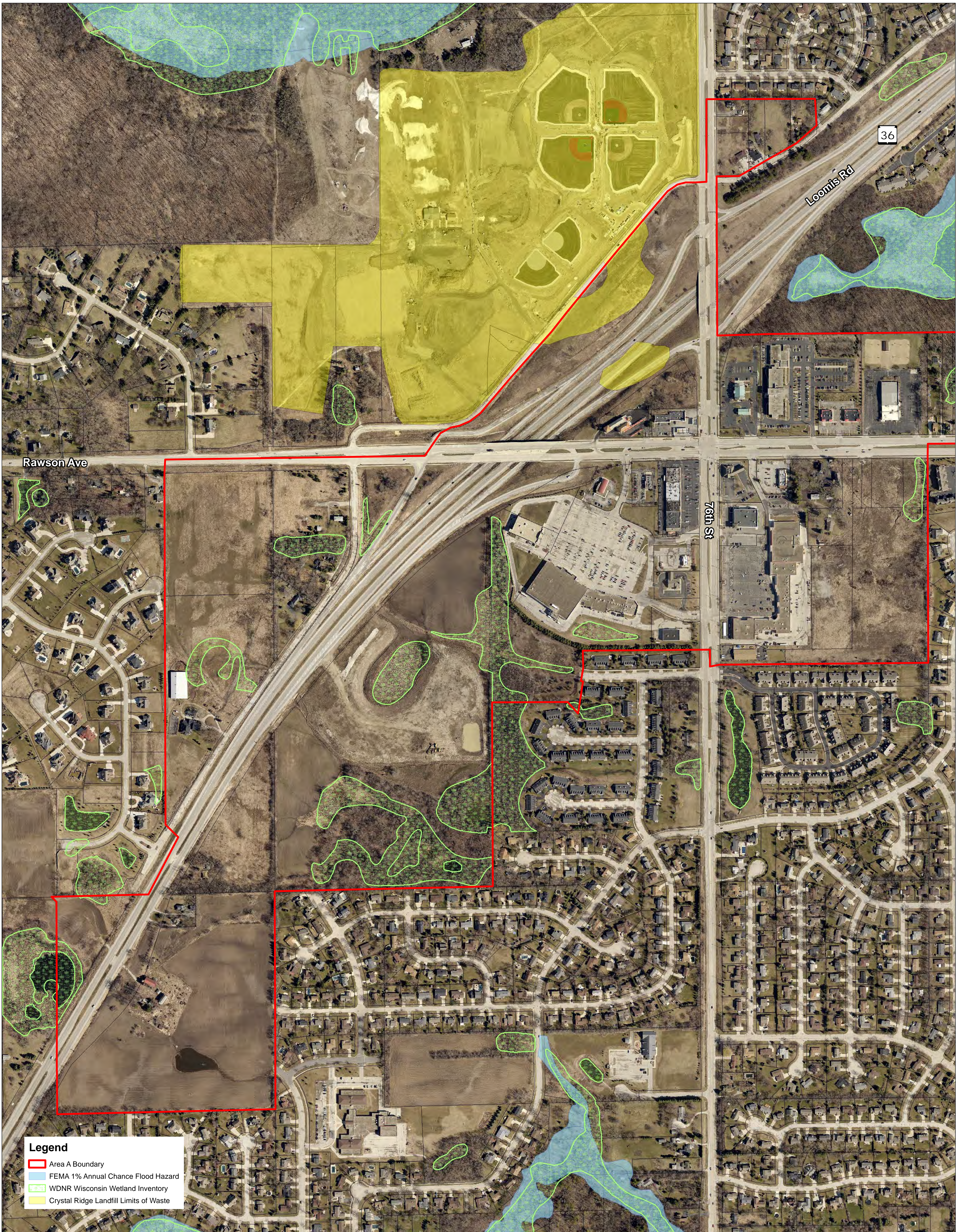
# AREA A - EAST

## ENVIRONMENTAL FEATURES MAP

CITY OF FRANKLIN  
MILWAUKEE COUNTY, WISCONSIN







**Legend**

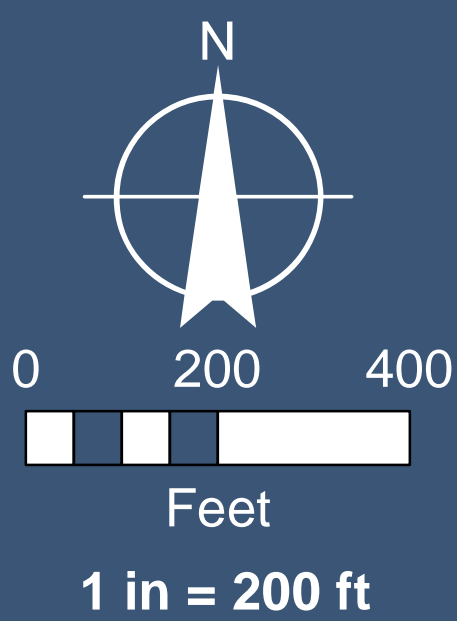
- Area A Boundary
- FEMA 1% Annual Chance Flood Hazard
- WDNR Wisconsin Wetland Inventory
- Crystal Ridge Landfill Limits of Waste

0 200 400  
Feet  
1 in = 200 ft

**AREA A - WEST**  
**ENVIRONMENTAL FEATURES MAP**  
CITY OF FRANKLIN  
MILWAUKEE COUNTY, WISCONSIN







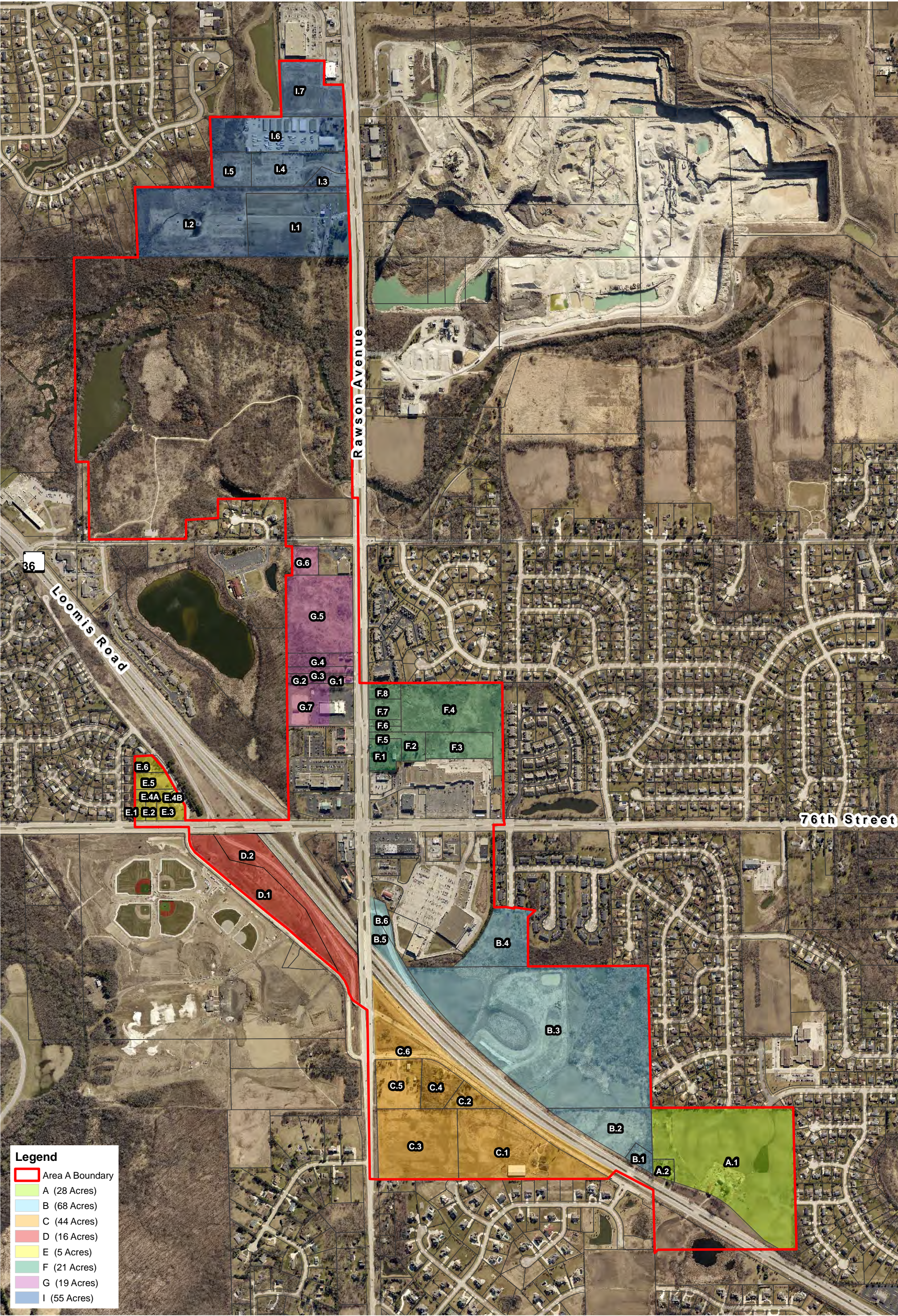
# AREA A - WEST

## EXISTING TRANSPORTATION LANDS MAP

CITY OF FRANKLIN  
MILWAUKEE COUNTY, WISCONSIN

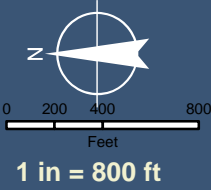






**Legend**

- Area A Boundary
- A (28 Acres)
- B (68 Acres)
- C (44 Acres)
- D (16 Acres)
- E (5 Acres)
- F (21 Acres)
- G (19 Acres)
- I (55 Acres)



**AREA A**  
Developable Areas Map  
CITY OF FRANKLIN  
MILWAUKEE COUNTY, WISCONSIN



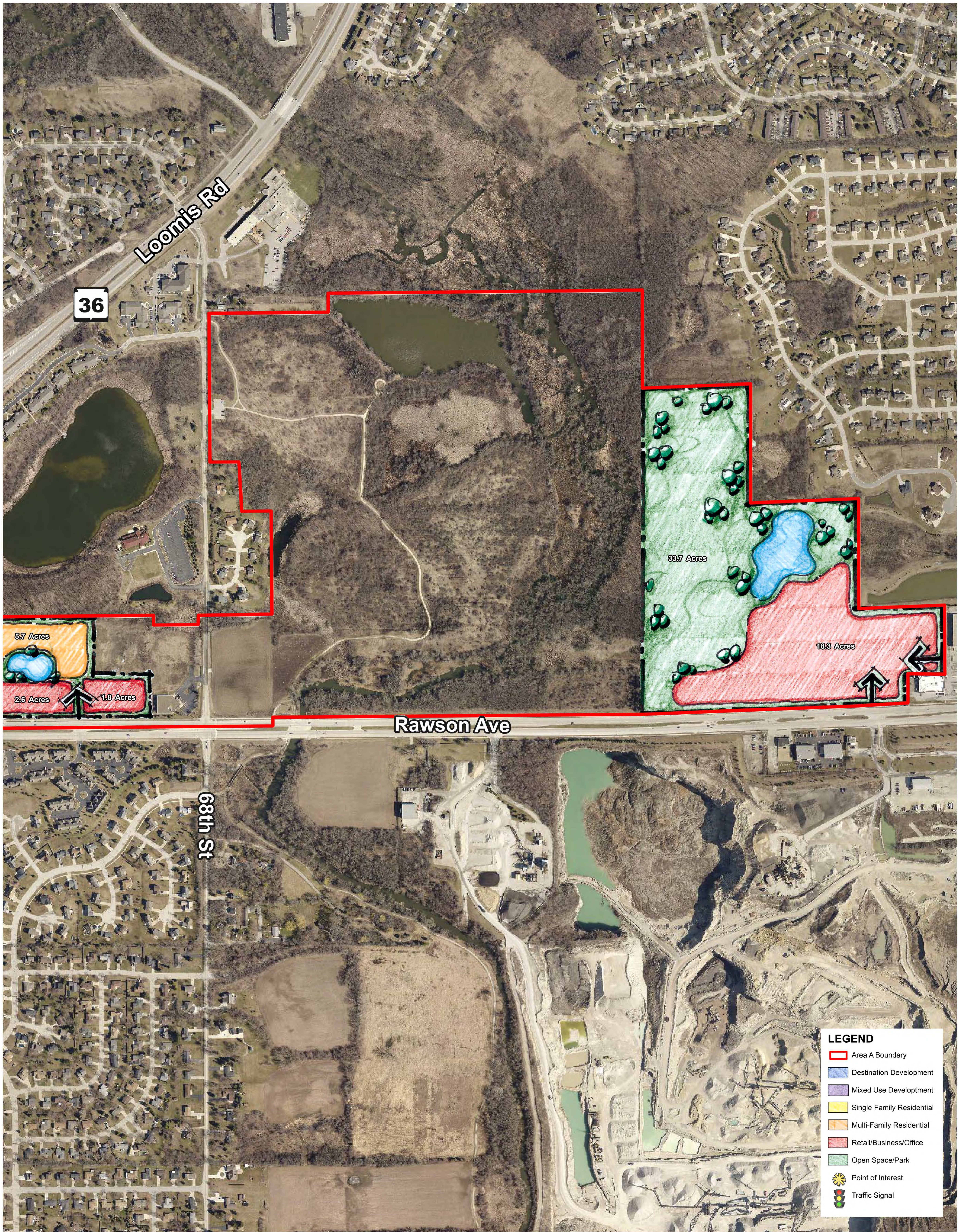


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**GRaEF**

**Area A**  
Alternate A





**LEGEND**

- Area A Boundary
- Destination Development
- Mixed Use Development
- Single Family Residential
- Multi-Family Residential
- Retail/Business/Office
- Open Space/Park
- Point of Interest
- Traffic Signal

N

0 200 400

Feet

1 in = 200 ft

# AREA A - EAST

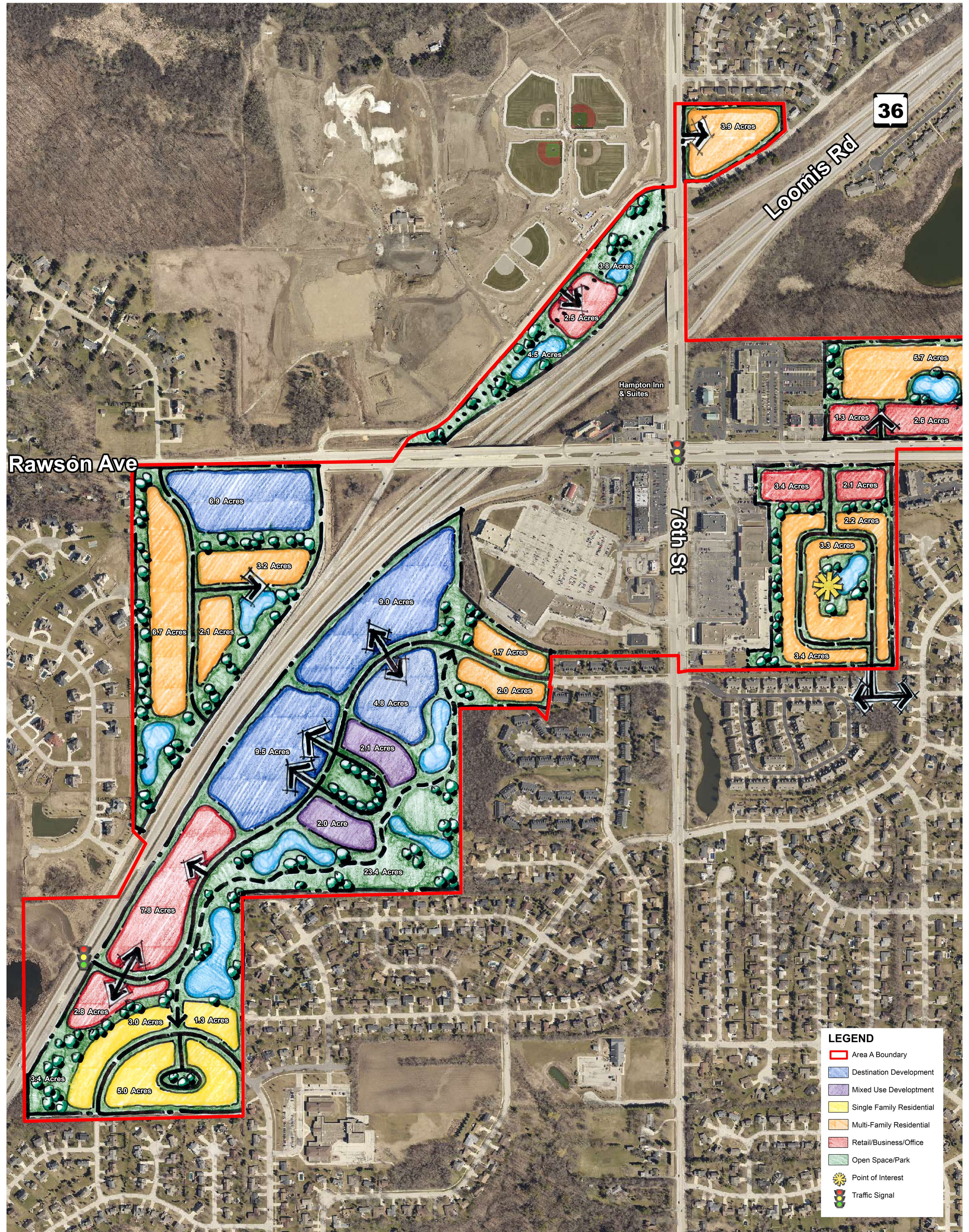
## SCHEMATIC MASTER PLAN

CITY OF FRANKLIN

MILWAUKEE COUNTY, WISCONSIN









CITY OF FRANKLIN - AREA A - ALTERNATIVE A

DEVELOPABLE LAND ASSESSMENT

Existing Land Information					Proposed Development									
GRAEF ID	Acres	Total Assessed Value	Assessed Value Per Acre	Developable Land	Roadways \$0	Open Space \$0	Retail \$825,000	Single Family \$614,000	Multi-Family \$600,000	Large User \$825,000	Mixed Use \$825,000	Industrial \$517,000	Total	Increase in Value
Area A					0	0	10.6	9.3	3.7	18.5	4.1	0	46.2	\$34,819,000
Total	29.16	\$501,200	\$17,186	29.16 acres	\$0	\$0	\$8,745,000	\$5,710,200	\$2,220,000	\$15,262,500	\$3,382,500	\$0	\$35,320,200	
Area B					0	0	0	0	0	0	0	0	0	-\$690,000
Total	68.86	\$690,000	\$10,020	53.71 acres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Area C					0	0	0	0	12	6.9	0	0	18.9	\$11,590,500
Total	44.54	\$1,302,000	\$29,232	41.31 acres	\$0	\$0	\$0	\$0	\$7,200,000	\$5,692,500	\$0	\$0	\$12,892,500	
Area D					0	0	2.5	0	0	0	0	0	2.5	\$2,062,500
Total	16.65	\$0	\$0	16.65 acres	\$0	\$0	\$2,062,500	\$0	\$0	\$0	\$0	\$0	\$2,062,500	
Area E					0	0	0	0	3.9	0	0	0	3.9	\$1,438,600
Total	5.01	\$901,400	\$179,900	5.01 acres	\$0	\$0	\$0	\$0	\$2,340,000	\$0	\$0	\$0	\$2,340,000	
				0.00										
Area F					0	0	5.5	0	8.9	0	0	0	14.4	\$7,898,100
Total	21.42	\$1,979,400	\$92,406	20.15 acres	\$0	\$0	\$4,537,500	\$0	\$5,340,000	\$0	\$0	\$0	\$9,877,500	
Area G					0	0	5.7	0	5.7	0	0	0	11.4	\$6,344,600
Total	19.63	\$1,777,900	\$90,548	15.28 acres	\$0	\$0	\$4,702,500	\$0	\$3,420,000	\$0	\$0	\$0	\$8,122,500	
Area I					0	0	18.3	0	0	0	0	0	18.3	\$10,221,100
Total	85.74	\$4,876,400	\$56,874	36.38 acres	\$0	\$0	\$15,097,500	\$0	\$0	\$0	\$0	\$0	\$15,097,500	
					0	0	43	9	34	25	4	0	116	\$73,684,400
Total Ar	291.02	\$12,028,300	\$41,331	217.66 acres	\$0	\$0	\$35,145,000	\$5,710,200	\$20,520,000	\$20,955,000	\$3,382,500	\$0	\$85,712,700	



CITY OF FRANKLIN - AREA A - ALTERNATE A

Proposed Infrastructure Improvements																
GRAEF ID	Total Acres	Developed Acres	Lots	Earthwork (Acre) \$18,900	Water Transmission System (L.F.) \$150	Water Distribution System (L.F.) \$125	Water Valves (Each) \$2,300	Hydrants (Each) \$4,500	Water Services (Lot) \$2,750	Sanitary Sewer (L.F.) \$200	Sanitary Services (Lot) \$2,400	Paving & Storm Sewer (L.F. Road) \$500	Stormwater Management @50% Impervious (Acre) \$25,000	Traffic Signals and Lane Improvements (Intersection) \$750,000	Lighting - 100' spacing (L.F Road) \$75	Power Distribution (Acre) \$5,000
Area A				16.00	0	1,700	4	4	25	1,570	25	2420	8.00	1	2420	16.00
Total	29.16	16.00	25	\$302,400	\$0	\$212,500	\$9,200	\$18,000	\$68,750	\$314,000	\$60,000	\$1,210,000	\$200,000	\$750,000	\$181,500	\$80,000
Area B				39.40	0	6,500	14	19	15	4,360	15	6630	19.70	1	6630	39.40
Total	68.86	39.40	15	\$744,660	\$0	\$812,500	\$32,200	\$85,500	\$41,250	\$872,000	\$36,000	\$3,315,000	\$492,500	\$750,000	\$497,250	\$197,000
Area C				18.90	0	2,290	5	7	10	2,430	10	2240	9.45	2	2240	18.90
Total	44.54	18.90	10	\$357,210	\$0	\$286,250	\$11,500	\$31,500	\$27,500	\$486,000	\$24,000	\$1,120,000	\$236,250	\$1,500,000	\$168,000	\$94,500
Area D				10.80	0	3,500	7	10	3	5,670	3	2750	5.40	2	2750	10.80
Total	16.65	10.80	3	\$204,120	\$0	\$437,500	\$16,100	\$45,000	\$8,250	\$1,134,000	\$7,200	\$1,375,000	\$135,000	\$1,500,000	\$206,250	\$54,000
Area E				0.00	0	0	0	0	0	0	0	0	0.00	0	0	0.00
Total	5.01	3.90	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area F				14.40	0	5,770	12	17	5	3,760	5	2670	7.20	0.5	2670	14.40
Total	21.42	14.40	5	\$272,160	\$0	\$721,250	\$27,600	\$76,500	\$13,750	\$752,000	\$12,000	\$1,335,000	\$180,000	\$375,000	\$200,250	\$72,000
Area G				0.00	0	0	0	0	0	0	0	0	0.00	0	0	0.00
Total	19.63	9.60	5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Area I				0.00	0	0	0	0	0	0	0	0	0.00	0	0	0.00
Total	85.74	18.30	5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Area G	291.01	131.30	69	\$1,880,550	\$0	\$2,470,000	\$96,600	\$256,500	\$159,500	\$3,558,000	\$139,200	\$8,355,000	\$1,243,750	\$4,875,000	\$1,253,250	\$497,500



CITY OF FRANKLIN - AREA A - ALTERNATE A

Proposed Infrastructure Improvements														
GRAEF ID	Natural Gas (Lot) \$2,600	Telephone, Data, CATV (Lot) \$3,000	Methane Pipe Relocation (L.F.) \$400	Green Infrastructure - Purple Pipe (Acre) \$5,000	Pedestrian/ Bicycle Path (L.F.) \$40	Street Trees - 50' spacing (L.F. Road) \$20	Decorative Streetscape (L.F. Road) \$275	Signage (Each) \$20,000	Public Park/ Open Space (Acre) \$2,000	Town Square (Each) \$1,000,000	Ramp Fill and Compaction (S.Y.) \$200	Contaminated or Unsuitable Soil Removal (C.Y.) \$50	Total	Notes
Area A	25	25	0	0.00	0	2,420	0	1	5.00	0	0	0		
Total	\$65,000	\$75,000	\$0	\$0	\$0	\$48,400	\$0	\$20,000	\$10,000	\$0	\$0	\$0	\$3,624,750	Full infrastructure improvements
Area B	15	15	0	0.00	0	6,630	3,000	1	30.00	1	0	12,600		
Total	\$39,000	\$45,000	\$0	\$0	\$0	\$132,600	\$825,000	\$20,000	\$60,000	\$1,000,000	\$0	\$630,000	\$10,627,460	Full infrastructure improvements
Area C	10	10	0	0.00	0	2,240	0	1	5.00	0	0	0		
Total	\$26,000	\$30,000	\$0	\$0	\$0	\$44,800	\$0	\$20,000	\$10,000	\$0	\$0	\$0	\$4,473,510	Full infrastructure improvements
Area D	3	3	1500	0.00	0	2,750	0	1	5.00	0	0	50,000		
Total	\$7,800	\$9,000	\$600,000	\$0	\$0	\$55,000	\$0	\$20,000	\$10,000	\$0	\$0	\$2,500,000	\$8,324,220	Full infrastructure improvements
Area E	0	0	0	0.00	0	0	0	0	0.00	0	0	0		
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 No improvements
Area F	5	5	0	0.00	0	2,670	0	1	3.00	0	0	0		
Total	\$13,000	\$15,000	\$0	\$0	\$0	\$53,400	\$0	\$20,000	\$6,000	\$0	\$0	\$0	\$4,144,910	Full infrastructure improvements
Area G	0	0	0	0.00	0	0	0	0	0.00	0	0	0		
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 No improvements
Area I	0	0	0	0.00	0	0	0	0	0.00	0	0	0		
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0 No improvements
Total Area G	\$150,800	\$174,000	\$600,000	\$0	\$0	\$334,200	\$825,000	\$100,000	\$96,000	\$1,000,000	\$0	\$3,130,000	\$31,194,850	



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**GRaEF**

**Area A**  
Alternate B