

**CITY OF FRANKLIN
COMMON COUNCIL MEETING*
FRANKLIN CITY HALL COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA**
TUESDAY, MAY 19, 2015
AT 6:30 PM**

- A. Call to Order and Roll Call.
- B. Citizen Comment Period.

Mayoral Announcements:

Update on the Recruitment for City of Franklin Information Systems Director.

- C. Approval of Minutes:

- 1. May 5, 2015 Common Council Meeting.
- 2. May 14, 2015 Special Common Council Meeting.

- D. Hearings.

Public hearing regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes. The proposed amendments are to amend the impact fees for parks, playgrounds and other recreational facilities, including updating the anticipated facilities.

- E. Organizational Business.

Mayoral Appointments:

Architectural Board:

- 1. Louis Jost, Jr., 7005 South Lannonstone Court, (Ald. Dist. 6), 3 year term expires 4/30/18).

Civic Celebrations Committee:

- 2. John Bergner, 8501 S. Parkland Dr, (Ald. Dist. 4), 3 year term expires 6/30/18.
- 3. Jeanine Olson, 9044 W. Elm Ct., Unit E (Ald. Dist. 1), 3 year term expires 6/30/18.
- 4. Randy Grass, 9056 W. Elm Ct., Unit F (Ald. Dist. 1), 3 year term expires 6/30/18.
- 5. David J. Miller, 8508 S. Deerwood Ln. (Ald. Dist. 6), 3 years term expires 6/30/18.

Environmental Commission:

- 6. Curtis Bolton, 8035 W. Imperial Dr. (Ald. Dist. 2), 3 year term expires 4/30/18.

Fair Commission:

- 7. Romaine Denk, 9170 W. Highland Park Ave. #451 (Ald. Dist. 1), 3 year term expires 4/30/18.
- 8. Rosemarie Bosch, 11625 W. St. Martins Rd. (Ald. Dist. 6), 3 year term expires 4/30/18.

Finance Committee:

9. Dennis Ciche, 8128 S. 43rd St. (Ald. Dist. 5), 1 year term expires 4/30/16.
10. Robert Campbell, Jr., 5416 W. Behrendt St. (Ald. Dist. 5), 1 year term expires 4/30/16.
11. John Howard, 6658 W. Robinwood Ln. (Ald. Dist. 5), 1 year term expires 4/30/16.

Board of Health:

12. Dr. Henry Wengelewski, 3643 W. Sharon Ln. (Ald. Dist. 5), 2 year term expires 4/30/17.
13. Robert Fedran, 9163 S. 42nd St. (Ald. Dist. 4), 2 year term expires 4/30/17.
14. Patricia Nissen, 8010 W. Coventry Dr. (Ald. Dist. 2), 2 year term expires 4/30/17.

Parks Commission:

15. Philip Nickerson, 12001 W. Scherrei Dr. (Ald. Dist. 6), 3 year term expires 4/30/18.

Personnel Committee:

16. Carol Brunner, 7473 S. Karth Ct. (Ald. Dist. 5), 3 year term expires 4/30/18.
17. Michael Barber, 7931 S. 61st St. (Ald. Dist. 5), 3 years term expires 4/30/18.

Plan Commission:

18. Scott Thinnis, 7937 W. Beacon Hill Dr. (Ald. Dist. 1), 3 year term expires 4/30/18.
19. Patricia Hogan, 8239 W. Drexel Ave. (Ald. Dist. 1), 1 year term expires 4/30/16.

Board of Public Works:

20. Ken Skowronski II, 7960 S. 116th St. (Ald. Dist. 6), 3 year term expires 4/30/18.

Technology Commission:

21. Laura Galusha, 3922 W. Heatheridge Dr. (Ald. Dist. 3), 3 year term expires 4/30/18.

Board of Zoning/Building Appeals:

22. Bob Knackert, 9049 S. 83rd St, (Ald. Dist. 1), 3 year term expires 4/30/18.
23. Donald Adams (Alternate Member), 3211 W. Acre Ave. (Ald. Dist. 4), 3 year term expires 4/30/18.

Board of Water Commissioners:

24. James Schubilske, 7342 South Cambridge Drive, (Ald. Dist 2), 5 year term expires 9/30/19.

Fire and Police Commission:

25. David Lindner, 4007 West Acre Avenue, (Ald. Dist. 5), 5 year term expires 4/30/2020.

Library Board:

26. Thomas Loew, 8513 South Deerwood Lane, (Ald. Dist. 6), 3 year term expires 6/30/18.
27. Michael Karolewitz, 8208 West Coventry Drive, (Ald. Dist. 2), 3 year term expires 6/30/18.

F. Letters and Petitions.

Franklin Public Library Requesting Permission to Block Off the West Side of the Parking Lot and the Entrance to the Parking Lot Off of South Legend Drive and Loomis Road on June 27, 2015 from 12:00 p.m. to 4:00 p.m.

G. Reports and Recommendations:

1. An Ordinance to Amend § 92-9 of the Municipal Code Pertaining to Impact Fees for Parks, Playgrounds, and other Recreational Facilities and Pertaining to Refund of Impact Fees Procedures.
2. A Resolution Conditionally Approving a 3 Lot Certified Survey Map, Being a Part of the Northeast ¼ of the Northwest ¼ of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (MC Home Builders, LLC, Applicant) (7979 South 68th Street).
3. An Ordinance to Amend Section 15-3.0304A.2. of the Unified Development Ordinance to Allow for the Creation of New Lots of Record for Existing One-Family Detached Dwellings and Two-Family Attached Dwellings upon Property in the B-4 South 27th Street Mixed-Use Commercial District.
4. A Resolution Conditionally Approving a Condominium Plat for 8986-8988 South Cordgrass Circle Condominiums at 8986 and 8988 South Cordgrass Circle East, Lot 47, Prairie Grass Preserve Subdivision (Erik R. Beste, Owner/Applicant).
5. Standards, Findings and Decision of the City of Franklin Common Council upon the Application of the City of Franklin for a Special Exception to certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance (Kayla's Playground at Franklin Woods) (Approximately 3723 West Puetz Road).
6. Park Development Projects and Park, Playgrounds, and Lands for Athletic Fields Expenditures.
 - (a) Kayla's Playground Status.
 - (b) Franklin Complete Streets & Connectivity Committee Recommended Trail-Related Project for Consideration of Potential Impact Fee Expenditures.
 - (c) Park Development and Park Impact Fee Expenditure Options.
 - (d) Authorization to Purchase Playground Equipment.
 - (e) An Ordinance to Amend Ordinance 2014-2152, an Ordinance Adopting the 2015 Annual Budgets for the Capital Improvement and Development Funds for the City of Franklin for Fiscal Year 2015, to Amend the Intent of the Capital Improvement Fund Appropriations for Certain Park Development Projects and to Amend the Development Fund Appropriation for Transfers to the Capital Improvement Fund for Park Projects.
 - (f) A Resolution to Design, Permit and Solicit Bids for Restroom at Market Square Park (11230 West Church Street).

7. Request to Allow the Franklin Complete Streets and Connectivity Committee and City Staff to Utilize the Guide to Complete Streets and Connectivity Network Map as a Tool to Further Promote Complete Streets Principles and for the Review of Public and Private Development Projects, with Placement on the City's Website (City of Franklin Complete Streets and Connectivity Committee).
8. An Ordinance Adopting an Ordinance to Repeal and Recreate Chapter 176 of the Municipal Code Pertaining to Nonmetallic Mining Reclamation and to Editorially Note the Provisions of Unified Development Ordinance Section 15-3.0428, Ordinance No. 97-1456 (PDD No. 23) §13.27s.6. and Unified Development Ordinance Section 15-3.0429, Ordinance No. 97-1457 (PDD No. 24) §13.27t.6. to State the Nonmetallic Mining Reclamation Regulatory Authority of Chapter 176 by Reference; A Resolution Approving a City of Franklin Nonmetallic Mining Reclamation Fees Schedule Pursuant to Chapter 176 of the Municipal Code Nonmetallic Mining Reclamation Ordinance Section 27.
9. Planning Department 2014 Annual Report, Review of Permits and Applications, Special Projects and Community Growth Issues (2010 Through 2014 Overview Included).
10. A Resolution Awarding the Contract to First Supply in the amount of \$26,557.25 for the Purchase of Water Main and Service Items and Manhole Frames and Covers.
11. A Resolution to Release an Irrevocable Letter of Credit to Verizon Wireless for Completed Work at 5550 West Airways Avenue.
12. Request to Survey Property Owners for Water Service in the Area of South 46th Street (Between West Hilltop Lane and West Ryan Road) and the Neighborhood South of West Crest Court and West of South 35th Street.
13. A Resolution to Sign a State Municipal Agreement with Wisconsin Department of Transportation for Reconstruction of USH 45 from West St. Martins Road to West College Avenue.
14. Authorization to Amend Staffing Levels for the Department of Public Works by Eliminating a Foreman Position and Adding a Heavy Equipment Operator Position.
15. March 2015 Monthly Financial Report.
16. Authorization for a Professional Services Contract with Simplex Grinnell for Programming and Testing of the ADA Compliant City Hall Fire Alarm System East Wing Project.
17. Subrogation Claim for Reimbursement of Damages Done to a City of Franklin Ambulance on September 20, 2014. (The Common Council may enter closed session pursuant to Wis. Stat. § 19.85(1)(e) and (g), Stats., to consider a subrogation claim for the damage done to the City's ambulance of September 20, 2014. Damage occurred when a third party entered the City's ambulance and scratched the driver's side of the ambulance along a gate's hinges while moving the vehicle at the scene of an injury response call. The City's insurance provider is seeking guidance relative to pursuit of subrogation that could lead to a lawsuit.)

H. Licenses and Permits.
Miscellaneous Licenses.

Common Council Meeting

May 19, 2015

Page 5

- I. Bills.
 - Vouchers and Payroll approval

- J. Adjournment

REMINDERS:

May 19	Common Council Meeting	6:30 p.m.
May 21	Plan Commission	7:00 p.m.
May 25	Memorial Day	City Hall Closed
June 1	Committee of the Whole	6:30 p.m.
June 2	Common Council Meeting	6:30 p.m.
June 4	Plan Commission	7:00 p.m.

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

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

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

BLANK PAGE

C.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
MAY 5, 2015
MINUTES

ROLL CALL

A. The regular meeting of the Common Council was held on May 5, 2015 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm (excused at 10:55 p.m.), Alderwoman Janet Evans, Alderman Doug Schmidt and Alderwoman Susanne Mayer (arrived at 6:37 p.m.). Also present were City Engineer Glen Morrow, Dir. of Administration Mark Lubberda, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.

MAYOR
ANNOUNCEMENTS

- B.1. Mayor Olson presented Mayoral Proclamations to Eagle Scout Nicholas Plewa and Eagle Scout Daniel Plewa.
- B.2. Mayor Olson provided an update of the City of Franklin Emergency Preparedness Plan.
- B.3. Mayor Olson announced that there may be a Special Council Meeting on May 14, 2015 to consider updated information regarding City economic development plans and possible action.
- B.4. Mayor Olson provided an update on the recruitment for Economic Development Director.
- B.5. Mayor Olson provided an update on the recruitment for Information Systems Director.
- B.6. An update on the recruitment for Information Systems Director will be provided at the May 19, 2015 Common Council meeting.

MATT TALBOT
RECOVERY SERVICES,
INC.
(9132 S. 92ND ST.)

G.18. Alderman Schmidt moved to enter closed session at 8:52 p.m., pursuant to Wis. Stat. §19.85(1)(g) to confer with legal counsel for the Common Council and City defense counsel who are rendering advice concerning strategy to be adopted by the body with respect to potential litigation with regard to the Matt Talbot Recovery Services, Inc. development, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

Upon reentering open session at 10:45 p.m., Alderman Dandrea moved to direct staff to set special meetings for the Board of Water Commissioners, the Common Council, and the Plan Commission for the evening of Thursday, May 14, 2015 on this matter. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

Alderman Dandrea then moved to direct staff to work on the particular applications in this matter in the ordinary course of their business. Seconded by Alderman Schmidt. All voted Aye; motion carried.

- CREDIT UNION,
APPLICANT)
- RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A CREDIT UNION USE UPON PROPERTY LOCATED AT 7750 SOUTH LOVERS LANE ROAD, TO EXTEND THE TIME FOR THE OBTAINING OF THE ISSUANCE OF AN OCCUPANCY PERMIT (SUMMIT CREDIT UNION, APPLICANT), as amended by the City Attorney. Seconded by Alderwoman Evans. All voted Aye; motion carried.
- MATC'S PARAMEDIC TRAINING PROGRAM
- G.2. Alderman D. Mayer moved to approve the Affiliation Agreement for Practicum Experience, to allow Franklin Fire Department to serve as a field training sight for Milwaukee Area Technical College Paramedic Training Program. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2015-7084
REIMBURSEMENT FOR THE DESIGN OF A CITY PARK (VICTORY OF THE LAMB CHURCH)
- G.3. Alderwoman S. Mayer moved to adopt Resolution 2015-7084, A RESOLUTION TO REIMBURSE VICTORY OF THE LAMB CHURCH FOR EXPENSES RELATED TO THE DESIGN OF A CITY PARK. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2015-7085
HOLDING TANK AGREEMENT WITH VICTORY OF THE LAMB, INC.
- G.4. Alderwoman Evans moved to adopt Resolution No. 2015-7085, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A HOLDING TANK AGREEMENT WITH VICTORY OF THE LAMB, INC. (11120 W. LOOMIS ROAD) (TAX KEY NO. 889-9989-000). Seconded by Alderman Dandrea. All voted Aye; motion carried.
- ORD. 2015-2171
AMEND PDD 10 OSCAR'S FROZEN CUSTARD, 7041 S. 27TH ST. (JAMES & SUSAN TAYLOR)
- G.5. Alderman Schmidt moved to adopt Ordinance No. 2015-2171, AN ORDINANCE TO AMEND SECTION 15-3.0415 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 10 (RIVERWOOD VILLAGE-BOURAXIS) TO REPEAL THE MONUMENT SIGN HEIGHT LIMIT AND TO PERMIT SOUTH ELEVATION SIGNAGE FOR OSCAR'S FROZEN CUSTARD (7041 SOUTH 27TH STREET)(JAMES TAYLOR AND SUSAN TAYLOR, APPLICANTS). Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.
- ORD. 2015-2172
AMEND CHAPTER 210: SIGNS AND BILLBOARDS
- G.6. Alderwoman Evans moved to adopt Ordinance No. 2015-2172, AN ORDINANCE TO AMEND CHAPTER 210: SIGNS AND BILLBOARDS CREATING SECTION 210-15, SIGN CODE VARIANCE AND APPEAL OF ADMINISTRATIVE DETERMINATIONS, subject to technical corrections. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

ORD. 2015-2173
AMEND SECTION 210-3D
OF THE MUNICIPAL
CODE

G.7. Alderman Schmidt moved to adopt Ordinance No. 2015-2173, AN ORDINANCE TO AMEND SECTION 210-3D OF THE MUNICIPAL CODE TO REPEAL AND RECREATE THE SCHEDULE OF PERMIT FEES RELATED TO SIGNS. Seconded by Alderman Dandrea. All voted Aye; motion carried.

PARK DEVELOPMENT
AND PARK IMPACT FEE
EXPENDITURE OPTIONS

G.8. Alderwoman S. Mayer moved to direct staff to prepare a rough site plan and cost estimate for the restrooms in Market Square near St. Martins Gazebo and return to the Common Council. Seconded by Alderman D. Mayer. Alderwoman S. Mayer withdrew her motion and Alderman D. Mayer withdrew his second.

Alderwoman Evans moved to direct staff to prepare a detailed proposal, cost estimate, and budget modification and quotations to purchase at least two sets of playground equipment and return at the next meeting to address the amended intent for existing appropriations. Seconded by Alderman Dandrea. All voted Aye; motion carried.

STATUS OF KAYLA'S
PLAYGROUND

G.9. City Engineer Morrow presented an update on the status of Kayla's Playground.

FRANKLIN COMPLETE
STREETS AND
CONNECTIVITY
COMMITTEE
RECOMMENDED TRAIL-
RELATED PROJECTS

G.10. The following Franklin Complete Streets and Connectivity Committee recommended trail-related projects were held until the May 19, 2015 Common Council meeting: Christine Rathke Memorial Park trail extension east to the Milwaukee County Oak Leaf Trail (approximately 1,700 feet); Franklin Hike-Bike Path (approximately 8,000 feet); West Puetz Road and S. 35th Street/Franklin Woods (approximately 3,200 feet); and Southbrook Church Trail – West St. Martins Road to West Allwood Drive (approximately 1,500 feet).

UTILIZATION OF THE
COMPLETE STREETS
AND CONNECTIVITY
NETWORK MAP

G.11. Utilization of the Guide to Complete Streets and the Connectivity Network Map as a tool to further promote Complete Streets principles and for the review of public and private development projects, with placement on the City's website (City of Franklin Complete Streets and Connectivity Committee) was held until the May 19, 2015 Common Council meeting.

AMENDMENT TO
AGREEMENT FOR
POTENTIAL BUSINESS
PARK DEV. ENG. AND
PLANNING SERVICES

G.12. Alderwoman Evans moved to authorize certain officials to execute an amendment to the agreement with Ruckert & Mielke, Inc. and Hitchcock Design Group, Inc. for Potential Business Park development engineering and planning services to prepare an updated concept plan for the proposed Franklin Corporate to be funded by Tax Incremental District No. 4. Seconded by Alderman Dandrea. All voted Aye; motion carried.

PRESENTATION OF
DEVELOPMENT AREAS
AT CARW

G.13. Alderman Dandrea moved to authorize the Mayor and Economic Development Commission to present the three development areas at a Commercial Association of Realtors ("CARW") and Biz Times Development Showcase on May 20, 2015 at no cost to the City. Seconded by Alderwoman Evans. On roll call, Alderman Schmidt, Alderwoman Evans, Alderman D. Mayer and Alderman Dandrea voted Aye; Alderwoman S. Mayer voted No. Motion carried.

ORD. 2015-2174
AMEND ORD. 2014-2152
ADOPTING 2015
ANNUAL BUDGETS

G.14. Alderman Schmidt moved to adopt Ordinance No. 2015-2174, AN ORDINANCE TO AMEND ORDINANCE 2014-2152, AN ORDINANCE ADOPTING THE 2015 ANNUAL BUDGETS FOR THE GENERAL FUND, DEBT SERVICE FUND, CAPITAL OUTLAY FUND AND THE SEWER FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2015 TO APPROVE BUDGET AMENDMENTS TO THE 2015 BUDGET FOR DEBT SERVICE ON THE DECEMBER 2014 DEBT OFFERING, POLICE SUPPLIES, WEIGHTS & MEASURE SERVICES AND THE WATER & WASTEWATER BUILDING APPROPRIATION. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ORD. PERTAINING TO
NON-METALLIC
MINING RECLAMATION
and
RES. APPROVING NON-
METALLIC MINING
RECLAMATION FEES
SCHEDULE

G.15. Alderwoman S. Mayer moved to table to May 19, 2015, an Ordinance to repeal and recreate Chapter 176 of the Municipal Code pertaining to Non-Metallic Mining Reclamation and to editorially note the provisions of Unified Development Ordinance Section 15-3.0428, Ordinance No. 97-1456 (PDD No. 23) §13.27S.6. and Unified Development Ordinance Section 15-3.0429, Ordinance No. 97-1457 (PDD No. 24) §13.27T.6. to state the Non-Metallic Mining Reclamation Regulatory Authority of Chapter 176 by reference; and to table to May 19, 2015, a Resolution approving a City of Franklin Non-Metallic Mining Reclamation Fees Schedule pursuant to Chapter 176 of the Municipal Code Non-Metallic Mining Reclamation Ordinance Section 17. Seconded by Alderman Schmidt. All voted Aye; motion carried.

MEMORANDUM OF
AGREEMENT FOR
WEIGHTS AND
MEASURES INSPECTION

G.16. Alderman D. Mayer moved to authorize proper City officials to execute the Memorandum of Agreement for Weights and Measures Inspection with the Wisconsin Department of Agriculture, Trade and Consumer Protection for July 1, 2015 through June 30, 2016 at a cost of \$400 per day for 19 days, subject to review by the City Attorney. Seconded by Alderman Dandrea. All voted Aye; motion carried.

2014 ANNUAL
FINANCIAL REPORT

G.17. Alderman Dandrea moved to accept the 2014 Comprehensive Annual Financial Report of the City of Franklin and the Required Communications Letter from Clifton Larson Allen, LLP. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

MATT TALBOT
RECOVERY SERVICES
(9132 S. 92ND ST.)

G.18. (See Item G.18. on page 1 following Item B.)

LICENSES AND
PERMITS

H.1. Alderman Dandrea moved to approve the following:
Grant 2014-15 Operators' Licenses to Katarina Becker, 8207 W. Imperial Dr.; Paola Fernandez, 2012 S. 68th St., West Allis;; Sarah Kantorski, 4950 Sumac Lane, Greendale; Kelly Kastner, 2176 S. 95th St., West Allis; Mary Jennifer Loeffel, 1842 Alta Vista Ave., Wauwatosa; Crystal Meyer, 3428 S. 88th St., Milwaukee; Jacob Nordstrum, 8118 N. 55th St., Brown Deer; Katelyn Saldutte, 270 E. Highland Ave., Milwaukee; Molly Saskowski, S80W16536 Pellman Ln., Muskego; Dakota Slone, 10650 S. McGraw Dr., Oak Creek; Brianna Sommerfield, 8030 W. Tripoli Ave., Milwaukee; and
Hold 2014-15 Operators' License applications for Jonathan Wiemer, 5345 W. Midland Dr., Milwaukee, for information on case disposition; and Sean Hurab, 2729 N. University Dr., Waukesha, for appearance; and
Grant 2015-16 Operator License to Jenna Calliari, 7133 W. Wind Lake Rd., Wind Lake; Michael Falk, 10440 W. Scharles Ave., Hales Corners; Kyle Haley, 8945 S. 116th St.; Daniel Hodach, 4520 Empire Ln., Waterford; Sarah Kantorski, 4950 Sumac Ln., Greendale; Jacob Koefler, 11507 W. Church St.; Shelly Marquardt, 26011 75th St., Salem; Jacob Nordstrum, 8118 N. 55th St., Brown Deer; Jenna Rozek, 1531 S. 98th St., West Allis; Jessica Rozek, 3222 S. 38th St., Milwaukee; Traci Stoeger, 15437 Mayflower Ct., New Berlin; Keri Udvare, W130 S8574 Durham Dr., Muskego; and
Grant Temporary Class B Beer and Wine license to the Franklin Public Library Foundation, Jennifer Bremer, on 6/20/15 for their Murder Mystery Fundraiser; and
Grant 2015-16 Daycare license for Academy of Preschool Learning, 3501 W. Ryan Rd., Nadeen Balsis, Manager; Ms Rikki's Structured Daycare, 11224 W. Forest Home Ave., Rochelle Boyce, Manager; Pick N Save #6360 - 76th St., 7201 S. 76 St., Gordon Graf, Manager; and
Grant 2015-16 Entertainment & Amusement license for Showtime Cinema, 8910 S. 102nd St., Mark Gramz, Agent. Seconded by Alderwoman Evans. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

- I.1. Alderman D. Mayer moved to approve net general checking account City vouchers in the range of Nos. 156216 through 156367 in the amount of \$883,876.40 dated April 17, 2015 through May 1, 2015. Seconded by Alderwoman Evans. On roll call, all voted Aye. Motion carried.
- Alderman D. Mayer moved to approve net payroll dated May 1, 2015 in the amount of \$351,852.05 and payments of the various payroll deductions in the amount of \$198,674.69 plus any City matching payments where required. Seconded by Alderwoman S. Mayer. On roll call, all voted Aye. Motion carried.
- Alderman Schmidt moved to approve net payroll dated May 15, 2015 estimated at \$366,000.00 and payments of the various payroll deductions estimated at \$220,000.00 plus any City matching payments where required. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.
- Alderwoman Evans moved to approve property tax settlements in the range of Nos. 14856 through Nos. 14857 in the amount of \$217.49 dated April 17, 2015 through April 30, 2015. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.
- Alderman D. Mayer moved to approve net general checking account City vouchers in the range of Nos. 156368 through 156396 in the amount of \$212,652.85 dated May 4, 2015 through May 5, 2015. Seconded by Alderwoman S. Mayer. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderman D. Mayer moved to adjourn the meeting at 11:30 p.m. Seconded by Alderman Dandrea. All voted Aye; motion carried.

CITY OF FRANKLIN
SPECIAL COMMON COUNCIL MEETING
MAY 14, 2015
MINUTES

ROLL CALL

- A. The special meeting of the Common Council was held on May 14, 2015 and called to order at 6:00 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans, Alderman Doug Schmidt and Alderwoman Susanne Mayer. Excused was Alderman D. Mayer. Also present were City Engineer Glen Morrow, Dir. of Administration Mark Luberd, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.

CITIZEN COMMENT

- B. Citizen comment period was opened at 6:02 p.m. and closed at 6:08 p.m.

MATT TALBOT
RECOVERY SERVICES,
INC.
(9132 S. 92ND ST.)

- C. Alderwoman Evans moved to enter closed session at 6:44 p.m., pursuant to Wis. Stat. §19.85(1)(g) to confer with legal counsel for the Common Council and City defense counsel who are rendering advice concerning strategy to be adopted by the body with respect to potential litigation with regard to the Matt Talbot Recovery Services, Inc. development, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

Upon reentering open session at 7:10 p.m., Alderman Dandrea moved, noting the Common Council receipt and review of the factual information it previously requested and now has received, to approve the watermain extension requested by Matt Talbot Recovery Services, Inc. along West St. Martins Road and around a 90-degree bend to South 92nd Street and to the point of the proposed Matt Talbot Recovery Services, Inc. Community Based Residential Facility development, the extension proceeding along or abutting the development property for approximately 810 feet and being Option Number 6 in the Engineering Department report presented at this meeting, subject to the developer's entry into an agreement to pay for the assessment costs of any future extension along the development property, such agreement being as is described in Condition Number 5 of the 5/12/15 draft site plan resolution contained in the Plan Commission meeting agenda packet of even date herewith (noting that the "March 3" date therein upon adoption of this motion shall be "May 14").

Seconded by Alderman Schmidt. On roll call, Alderman Dandrea, Alderwoman Wilhelm, Alderwoman Evans and Alderman Schmidt voted Aye; Alderwoman S. Mayer voted No. Motion carried.

ADJOURNMENT

- D. Alderman Dandrea moved to adjourn the meeting at 7:12 p.m. Seconded by Alderman Schmidt. All voted Aye; motion carried.

APPROVAL 	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/19/2015
PUBLIC HEARING	A Public Hearing Regarding Proposed Amendments to §92-9 of the Municipal Code Pertaining to Impact Fees Upon Land Development Pursuant to §66.0617 of the Wisconsin Statutes to Amend the Impact Fees for Parks, Playgrounds and Other Recreational Facilities, Including Updating the Anticipated Facilities	ITEM NUMBER 

The attached Official Notice to hear public comment regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes to amend the impact fees for parks, playgrounds and other recreational facilities, including updating the anticipated facilities was published in the paper on April 23, 2015. The purpose of these proposed amendments will have the effect, in summary part, of modifying the public facilities for which capital costs may be partially funded by Parks, Playgrounds, and Land for Athletic Fields impact fees; of increasing the maximum allowable amount for Parks, Playgrounds, and Land for Athletic Fields impact fees; of updating the refund of impact fees procedures for consistency with state statutes; and of replacing the phrase "recreational facilities" with "land for athletic fields" consistent with Wisconsin Statute 66.0617.

Attached for explanation purposes on the proposed amendments is a document entitled "Amendment to the 2002 Impact Fee Study, The 2004 Impact Fee Update, & The 2013 Impact Fee Update", dated April 2015, as prepared by Ruckert-Mielke. This document comprises the amendment to and update of the Public Facilities Needs Assessment prepared pursuant to §66.0617(4) of the Wisconsin Statutes. The attached memo provides a high level overview of the changes incorporated in the Public Facilities Needs Assessment for Parks.

COUNCIL ACTION REQUESTED

A separate item has been placed on the May 19, 2015 Common Council Meeting agenda for action pertaining to "An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for Parks, Playgrounds, and Other Recreational Facilities and Pertaining to Refund of Impact Fees Procedures".

CITY OF FRANKLIN

OFFICIAL NOTICE

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, May 19, 2015 at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes. The proposed amendments are to amend the impact fees for parks, playgrounds and other recreational facilities, including updating the anticipated facilities. Copies of a Public Facilities Needs Assessment prepared pursuant to §66.0617(4) of the Wisconsin Statutes and a copy of the proposed ordinance are available for viewing in the office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft form ordinance is subject to revisions following public hearing and the further consideration by the City of Franklin Common Council, including, but not limited to revisions increasing or decreasing the aforementioned fee.

SANDRA L. WESOLOWSKI
CITY CLERK

Dated this 23rd day of April, 2015

MEMORANDUM

Date: May 14, 2015

To: Mayor Olson and Aldermen

From: Mark W. Lubberda 
Director of Administration

RE: Summary of Changes to the Public Facilities Needs Assessment for Parks

Following is a high level summary of the more significant changes incorporated into the above referenced document. This document will be the basis for the presentation prior to the public hearing.

Table 22, which addresses existing City-Owned parklands, was updated to include the following:

- Updated Pleasant View Neighborhood Park to account for the cost of completed items (e.g. parking lot, baseball backstop, walking path, etc.).
- Updated Ernie Lake to reflect the completion of the outdoor fitness equipment.
- Added Pleasant View Trail as an existing facility.

Table 23B, which addresses recommended land acquisitions, was updated to include the Greenseams Program Special Park. This anticipates the potential for various lands (up to 213.2 acres) acquired by the City to be converted by the City to parkland.

Table 24, Planned Facilities and Facility Development Cost Summary, was updated to include the following:

- Updated the cost of eight (8) tennis courts, lighting for the tennis courts, and the pavilion at Southwest Park.
- Adjusted the total development cost for Planned Trails, Bicycle Routes, and Linkages to account for the development of Pleasant View Trail.
- Added a "Note" (on p. 24) under Planned Trails, Bicycle Routes, and Linkages that states the following:

"Planned trails, bicycle routes, and linkages are those shown in the Comprehensive Outdoor Recreation Plan or as otherwise approved and authorized by action of the Common Council, pending inclusion into the CORP. These features may include bridges or boardwalks or other design structures necessary to accommodate geographic demands."

This clearly states the City's intent that these facilities, from a planning-purposes perspective, are not limited to trails shown on the maps of the CORP and that other, additional trails are clearly an intended consideration, as are trail design structures.

- Added the All-Inclusive Park, separately and broadly such that the Common Council may finish its current deliberations without concern as to its applicability for use of impact fees.
- Added a broad "Park Improvements" category, not identified for any specific park, anticipating that certain amenities could be considered by the Common Council for inclusion in a park that had not previously been considered for that park. \$470,000 was incorporated for these potential improvements, such as lighted or unlighted tennis courts, a dog park, splash pads, restrooms, fitness stations, etc. This language is also intended to address the statutory leniency provided for by courts when it was concluded that "A municipality must be allowed flexibility to deal with the contingencies inherent in planning."

The assessment incorporates the items included in the most recent CORP and anticipates some items being worked on for the upcoming CORP amendment. It also addresses items that have recently clearly been in the public record and public discourse as intended items for parks. As such, the above items, including the efforts to identify the need for flexibility in plans, locations, and features, were intended to clearly reflect the statutory note that “allows a municipality to impose impact fees for a general type of facility without committing itself to any particular proposal before charging the fees.” To that end, we believe the items, as listed, achieve the statutory intent that “The needs assessment must simply contain a good-faith and informed estimate of the sort of costs the municipality expects to incur for the kind of facility it plans to provide.”

Table 29A was added because the allowable impact fee under the Public Facilities Needs Assessment could go up; therefore, the table needed to be amended to comply with statutory requirements.

Application of impact fees by type of park will be adjusted in the following manner based on the results of the Public Facilities Needs Assessment:

	<u>Future Development % Allocation</u>	
	Current	Updated
Neighborhood Parks	44%	47%
Mini Parks	41%	43%
Community Parks (Including Special Parks and Southwest Parks)	39%	36%
Connecting Trails	59%	62%

Importantly, the proposed ordinance does not amend or alter the current applied Parks, Playgrounds, and Land for Athletic Fields impact fees, which are as follows: \$2,957 per dwelling unit for single-family or two-family residential development and \$2,040 per dwelling unit for multi-family residential development. The study would allow such fees to rise to \$3,116 and \$2,194 respectively. The ordinance was prepared recommending that current fees would not be adjusted until the complete review of all impact fees was concluded. If the fees remained lower than allowed forever the City would simply be unable to complete all listed projects or would have to contribute additional resources from another source. A city may set the fees at a level below the level that the assessment concludes, but it cannot exceed the level concluded by the assessment.

I am prepared to answer any additional questions that you may have on this topic.

ORDINANCE NO. 2015-_____

AN ORDINANCE TO AMEND §92-9 OF THE MUNICIPAL CODE PERTAINING TO
IMPACT FEES FOR PARKS, PLAYGROUNDS, AND OTHER RECREATIONAL
FACILITIES AND PERTAINING TO REFUND OF IMPACT FEES PROCEDURES

WHEREAS, the Common Council adopted Ordinance No. 95-1341, An Ordinance Establishing Impact Fees Upon Land Development, on April 25, 1995, and the Franklin Impact Fee Task Force Impact Fees Needs Assessment – 1995 Report to the Mayor and Common Council dated March 21, 1995, recommended the periodic review by the City of impact fees established, especially if the factors affecting the volume and impact of growth change significantly; and

WHEREAS, such fees having been enacted and amended, respectively, pursuant to Ordinance No. 2002-1712, An Ordinance To Amend §92-9 of the Municipal Code Pertaining to Impact Fees, such Ordinance having been adopted pursuant to a public facility needs assessment, as contemplated by §66.0617(4), Stats., as entitled “Impact Fee Study” and as prepared by Ruekert/Mielke and dated April 2002; and

WHEREAS, such fees having been enacted and amended, respectively, pursuant to Ordinance No. 2004-1790; Ordinance No. 2014-2128, An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees to Suspend for 2014 Automatic Annual Rate Increases for Each of the Various Impact Fee Rates; and Ordinance No. 2013-2117, An Ordinance To Amend §92-9 of the Municipal Code Pertaining to Impact Fees For Parks, Playgrounds, and Other Recreational Facilities, such Ordinance having been adopted pursuant to a public facility needs assessment, as amended, as contemplated by §66.0617(4), Stats., as entitled “Impact Fee Study,” as prepared by Ruekert/Mielke and dated April 2002, and as amended pursuant to the “Amendment to the 2002 Impact Fee Study & the 2004 Impact Fee Update” dated September 2013, as also prepared by Ruekert/Mielke; and

WHEREAS, the Common Council approved Resolution No. 2015-7051 on January 6, 2015, A Resolution for Adoption of the Comprehensive Outdoor Recreation Plan: 2030 for the City of Franklin, Milwaukee County, Wisconsin, directed staff on January 20, 2015, to prepare further amendments to the Comprehensive Outdoor Recreation Plan, and continues to publicly pursue various park development opportunities; and

WHEREAS, such updated public facility needs assessment and study having been completed by Ruekert/Mielke, entitled “Amendment to the 2002 Impact Fee Study, the 2004 Impact Fee Update, & the 2013 Impact Fee Update,” was reviewed by staff, who recommends approval thereof but maintaining the related current impact fees, which are lower than allowable, pending future update of the other classifications of City of Franklin impact fees; and

WHEREAS, a public hearing was held before the Common Council on May 19, 2015, to receive public input upon the proposed changes to the impact fee ordinance as set forth in the

aforesaid "Amendment to the 2002 Impact Fee Study, the 2004 Impact Fee Update, & the 2013 Impact Fee Update;" and

WHEREAS, notice of the aforesaid public hearing was published as a Class I Notice under Ch. 985, Stats., which notice specified that the amendment to the public facilities needs assessment and draft ordinance was available for public viewing in the office of the City Clerk; said needs assessment and draft ordinance having been so available in such office for at least 20 days prior to the public hearing; and

WHEREAS, adoption of this ordinance based upon the prepared amendment to the Impact Fee Study, which has been received and accepted as incorporated into a revised public facilities needs assessment, will have the effect, in summary part, of modifying the public facilities for which capital costs may be partially funded by Parks, Playgrounds, and Land for Athletic Fields impact fees; of increasing the maximum allowable amount for Parks, Playgrounds, and Land for Athletic Fields impact fees; of updating the refund of impact fees procedures for consistency with state statutes; and of replacing the phrase "recreational facilities" with "land for athletic fields" consistent with Wisconsin Statute 66.0617; and

WHEREAS, adoption of this ordinance does not amend or alter the current applied Parks, Playgrounds, and Land for Athletic Fields impact fees, which are as follows: \$2,957 per dwelling unit for single-family or two-family residential development and \$2,040 per dwelling unit for multi-family residential development; and

WHEREAS, the Common Council having found and determined that the proposed impact fees as adopted or as it considered for adoption by way of amendment to §92-9 of the Municipal Code bear a rational relationship to the need for new, expanded, and improved public facilities required to serve land development; that such fees do not exceed the proportionate share of the capital costs that are required to serve land development as compared to existing uses of land within the City; that the length of the planning and financing periods are reasonable periods of time under all of the circumstances presented upon which to base, calculate, impose, and expend the proposed impact fees; and that the proposed impact fees are based upon actual capital costs or reasonable estimates of the capital costs for new, expanded, or improved public facilities and do not include amounts necessary to address existing deficiencies in public facilities.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §92-9 C. of the Municipal Code of Franklin, Wisconsin be deleted in its entirety and replaced with the following:

"C. Parks, playgrounds, and land for athletic fields. Any developer creating or constructing additional residential dwelling units within the City shall pay a fee to the City to provide for the capital costs necessary to accommodate the parks, playgrounds, and land for athletic fields needs of land development, except as provided in Subsection J below.

(1) The amount of the fee per residential dwelling unit to be constructed or created by the proposed development, subject to adjustment pursuant to Subsection K below, shall be as follows:

(a) For single-family or two-family residential development, the fee, effective January 1, 2015, shall be \$2,957 per dwelling unit.

(b) For multi-family residential development, the fee, effective January 1, 2015, shall be \$2,040 per dwelling unit.

(2) The fee shall be imposed as a condition of approval of any building permit for the subject land development, and the payment thereof shall be made to the City prior to or upon the issuance of such building permit.

(3) Such fees collected by the City shall be placed in a special fund which shall be separate from the general fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of parks, playgrounds and land for athletic fields within the City.

(4) Such fees shall be expended by the City for the aforesaid purpose prior to the deadline whereupon a refund is required in accordance with Subsection N below, or such fee amount paid shall be refunded to the current owner(s) of the property with respect to which such fee was collected, along with any interest that has accumulated, as described in Subsection N below.”

SECTION 2: §92-9 N. of the Municipal Code of Franklin, Wisconsin be created as follows:

“N. Refund of Impact Fees.

(1) Subject to pars. (2), (3), and (4), and with regard to an impact fee that is collected after April 10, 2006, impact fees that are collected by the City before April 11, 2013, but are not used within 10 years to pay the capital costs for which they were imposed, shall be refunded to the current owner(s) of the property with respect to which the impact fees were imposed, along with any interest that has accumulated. Except as may be specified within Subsections C through I above, 10 years, being an appropriate planning and financing period for general governmental capital expenditures, shall be the reasonable time periods within which impact fees must be spent or refunded under this subsection, subject to the extended time period specified in par. (2).

(2) The 10-year time limit for using impact fees that is specified under par. (1) may be extended for 3 years if the City adopts a resolution stating that, due to extenuating circumstances or hardship in meeting the 10-year limit, the City

needs an additional 3 years to use the impact fees that were collected. The resolution shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this paragraph.

(3) An impact fee that was collected before April 11, 2006, must be used for the purpose for which it was imposed not later than the first day of the 120th month beginning after the date on which the fee was collected. Any such fee that is not used by that date shall be refunded to the current owner(s) of the property with respect to which the impact fee was imposed, along with any interest that has accumulated.

(4) With regard to an impact fee that is collected after April 10, 2013, such impact fees shall be used within a reasonable period of time after they are collected to pay the capital costs for which they were imposed, or they shall be refunded to the current owner(s) of the property with respect to which the impact fees were imposed, along with any interest that has accumulated. Except as may be specified within Subsections C through I above, 10 years, being an appropriate planning and financing period for general governmental capital expenditures, shall be the reasonable time periods within which impact fees must be spent or refunded under this paragraph, except that specifying such reasonable time period shall not preclude the City from amending the term of the reasonable period after receipt of any such fee for a period not to exceed 3 years and due to extenuating circumstances or hardship in meeting the reasonable time period, provided the City adopts a resolution that shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this paragraph.”

SECTION 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this 19th day of May, 2015, by Alderman_____.

PASSED AND ADOPTED at a regular meeting of the Common Council of the City of Franklin this 19th day of May, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

**AMENDMENT TO THE 2002
IMPACT FEE STUDY,
THE 2004 IMPACT FEE UPDATE,
& THE 2013 IMPACT FEE UPDATE**

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

APRIL 2015

© 2015 Copyright Ruekert & Mielke, Inc.

RUEKERT/MIELKE
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188-1020

INTRODUCTION

In 2002, the City of Franklin hired Ruekert & Mielke, Inc. to prepare a public facilities needs assessment and impact fee study (2002 Impact Fee Study) for the construction of law enforcement and municipal court facilities and fire protection and emergency medical facilities, as well as library, park and recreation, transportation system and water system facilities. The needs assessment was prepared during February and March of 2002 in accordance with Wisconsin Statutes 66.0617, formerly Wisconsin Statutes 66.55, and was presented to the City on April 16, 2002. The City held a public hearing on the proposed impact fee ordinance on May 7, 2002. On May 7, 2002 the City adopted the impact fee ordinance imposing total impact fees in the amount of \$3,809. A 2004 amendment updated the law enforcement/municipal court, and fire protection and EMS impact fees. Within the 2004 update most of the analyses remained unchanged with the exception of the development projections, land use projections, and a few of the estimated project costs for the police and fire facilities. Since then, a 2013 park impact fee public facility need assessment update was completed.

The purpose of this amendment is to update the original needs assessment to revise the land use, population and development projections and update the park impact fee project lists, costs, and identify any new park projects or improvements that may be required due to new development. These amendments are intended to allow the City to recover the costs related to serving new development within a reasonable amount of time and to reallocate costs based on the revised projections of development in each class. This amendment is supplementary to and intended to be read in conjunction with the 2002 Impact Fee Study, and 2004 amendment. This amendment is to act as an updated public facilities needs assessment for the Park and Recreation Facilities. The methodology on how the needs assessment took place can be seen below.

The April 22, 2015 memorandum (attached hereto) includes all updated park and recreation facilities updates and changes for the public facilities needs assessment. The memorandum text describes all changes and updates that were completed to the park and recreation, which each of the updated tables incorporated and completed for viewing.

METHODOLOGY

The public facilities needs assessment prepared in 2002 included the following, as required by Wisconsin Statutes 66.0617:

1. An inventory of existing public facilities including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it was anticipated that an impact fee would be imposed.

2. An identification of new public facilities or improvements or expansions of existing public facilities that will be required because of new land development. The identification was based upon an explicitly identified level of service and standards.
3. A detailed estimate of the capital costs of providing the new public facilities or improvements or expansion previously mentioned.
4. A computation of the cost per capita of providing the new public facilities required because of new land development, and a recommended schedule of impact fees, including an estimate of the effect of imposing impact fees on the availability of affordable housing within the City.

April 22, 2015

Mr. Mark Luberda
Director of Administration
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

RE: Park Impact Fee Update

Dear Mr. Luberda:

Ruekert & Mielke, Inc. (R/M) has completed the 2015 park impact fee update. This update was performed to make adjustments to project costs, park improvement completions/removals, and changes in development activity. The original park impact fee was implemented in 2002 and an update occurred in 2013. It is important to update all impact fees on a regular basis to ensure revenue projections dependent on development are still accurate.

The original park impact fee public facility need assessment determined the total growth share to be collected through park impact fees to be \$8,512,495.00. In 2002, the first year of park impact fee implementation, a fee was set at \$740.00 per capita or \$2,219.00 per single family home (assuming 3 persons per unit; average) to begin collection of the park impact fee eligible costs. In the 2013 park impact fee public facility need assessment update it was determined the total growth share to be collected through park impact fees to be \$10,750,220.00. In 2013, a fee was set at \$2,816.00 per single family home, assuming 2.9 people per unit (occupancy factor supplied by MMSD (Milwaukee Metro Sewer District)), and \$1,942.00 per multi-family dwelling assuming 2.0 people per unit.

In this 2015 update of the park impact fee analysis, it was determined the new park impact fee eligible costs would be \$13,053,596.00. Thus the City must collect funds to support the updated eligible costs for future projects prior to year end 2030. Based on the updated eligible costs and development projections for the next 15 years, the proposed current park impact fee would be \$3,116.00 per single family home, assuming 2.84 people per unit (occupancy factor supplied by MMSD), and \$2,194.00 per multi-family dwelling assuming 2.0 people per unit. This new park impact fee would allow the City to continue collecting sufficient funds to complete park improvements for years to come. It is important ALL impact fees be updated on a regular basis (every 3-5 years) to ensure the most proper and justifiable impact fee is still in place.

Letter to Mr. Mark Luberda
Director of Administration
City of Franklin
April 22, 2015
Page 2

Attached hereto are park impact fee tables with supporting financial tables and impact fee calculation tables. Tables 5 and 15a through 29a are tables or modifications of tables contained within the original 2002 impact fee study. These tables have since been updated with new information and data as provided by the City of Franklin administration. Table 5 shows updated population numbers and projections for the City of Franklin. These numbers are extremely important in the calculation of impact fees as future development is one of the driving factors in the impact fee calculation. Table 15 has been edited to include Table 15a and 15b. These two tables combined show the existing park facilities and connecting trail facilities. Tables 16 through 18 show an inventory of park facilities and list the currently developed parks within the City.

Tables 19 through 21 represent the beginning of the impact fee calculation. These tables compare existing and future facilities and developed and undeveloped parks and trails. This comparison along with NRPA standards allow for the creation of a design service level standard for all types of parks and trails present. Table 21 uses the newly created design standards and the updated development projections from Table 5 to complete the excess/deficiency analysis for all park and trail types categorized. Tables 22 through 24 show the recommended and completed improvements, as well as land acquisitions for all current city owned parklands and planned city parkland purchases and developments prior to 2030. These costs along with the deficiency analysis for each park type or trail type allow for a final allocation of facilities to be conducted for each facility type. This allocation represents the percentage of deficiency and/or excess for future development within each facility type. These percentages are then used in Table 26, the cost summary, where all proposed improvements scheduled to take place prior to 2030 are shown with their amount of eligible costs through impact fee collections. This impact eligible amount is dependent on allocation percentages in table 25 and the improvements and land acquisitions listed in Tables 22 through 24.

With the total amount of eligible costs and future development projections updated, a new per capita impact fee was created and shown in Table 27. Table 28 shows an updated park and recreation facilities impact fee schedule for single family dwelling units, as well as multi-family dwelling units based on the proposed costs for improvements and land purchases. Table 29a shows the effects on housing affordability the park impact fee would have on the City. This table is created to satisfy statutory requirements as well as to ensure the City maintains a competitive edge in the housing market. Since the maximum allowable impact fee as a result of the public facility needs assessment remains lower than actual impact fees prior to the 2013 amendment the impact on availability of affordable housing should be negligible, if any.

Letter to Mr. Mark Luberda
Director of Administration
City of Franklin
April 22, 2015
Page 3

The revisions necessary for the 2015 park impact fee update were summarized in a document received by R/M entitled *Notes for an Update to Public Facility Need Assessment* dated April 2, 2015 from the City of Franklin and via phone conversation and email correspondence with Mark Luberda and Orrin Sumwalt April 21, 2015. All revisions and changes requested by the City have been incorporated into the attached tables for your review and described below.

The All-Inclusive Park was incorporated into the 2015 park impact fee update. The Cost Summary was placed in Table 24 (Planned Facilities and Facility Development Cost Summary: Planned City Parks) and based off of a document provided by the City of Franklin entitled *Kayla's Playground at Franklin Woods Detailed Budget ESTIMATE* dated April 7, 2015 with a total project cost of \$1,362,154.00. The Cost Summary has since been revised to exclude the \$75,000.00 splash pad and \$200,000.00 of playground equipment due to donations. The remaining total cost of \$1,059,654.00 for the All-Inclusive Park was then allocated into Table 26 (Acquisition and Development Cost Summary: Existing and Planned City Parks). Since the proposed park is assumed to be located in an existing park, there is no acquisition cost. The development cost was then allocated using Community Park Existing Deficiency/Area Needed for Future Development split of 64%/36%. The deficiency share of the All-Inclusive Park is \$868,006.00 (64%), and the growth share is \$494,148.00 (36%).

The park impact fee update now reflects the *City of Franklin CORP update: 2030* by using the forecast population of 41,390 for the year 2030. The occupancy factor used in the impact fee schedule was changed from 2.90, as supplied by MMSD, to 2.84. This change is a better representation of the average occupancy factor for a single family home.

The Special Park was incorporated into the 2015 park impact fee update and is called the Greenseams Program Special Park. The acreage and cost was placed in Table 23B (Recommended Land Acquisitions and Cost Summary: Planned City Parks) and based off of a letter provided by the City of Franklin referencing the acquisition of eleven Greenseams properties from Mayor Stephen R. Olson to Mr. Kevin Shafer dated April 9, 2015. The total cost of \$2,463,259.00 for the Greenseams Special Park was then allocated into Table 26 (Acquisition and Development Cost Summary: Existing and Planned City Parks). The costs of the proposed park are assumed to be all acquisition cost for the transfer of the land. The acquisition cost was then allocated using Community (Special) Park Existing Deficiency/Area Needed for Future Development split of 64%/36%. The deficiency share of the Special Park is \$1,569,663.00 (64%), and the growth share is \$893,596.00 (36%).

Letter to Mr. Mark Luberda
Director of Administration
City of Franklin
April 22, 2015
Page 4

Table 22 (Recommended Improvements and Cost Summary: Existing City-Owned Parklands) was updated to reflect the improvements made in the City Parks based on information provided by the City.

The costs of the improvements were updated in Table 24 (Planned Facilities and Facility Development Cost Summary: Planned City Parks) to reflect the provided values of \$200,000.00 for an lighting for eight tennis courts, and \$435,000.00 for a one-story 2,400 SF enclosed pavilion with indoor restroom facilities. In addition, the Planned Trails, Bicycle Routes, and Linkages were updated to reflect the construction cost of the Pleasant View Trail.

For planning purposes, the cost of a lighted tennis court, unlighted tennis court, dog park, restrooms, fitness stations and splash pads were placed in Table 24 (Planned Facilities and Facility Development Cost Summary: Planned City Parks) under the section called Park Improvements for a total cost of \$470,000.00. The cost of the Park Improvements was then allocated into Table 26 (Acquisition and Development Cost Summary: Existing and Planned City Parks). The development cost was then allocated using Community Park Existing Deficiency/Area Needed for Future Development split of 64%/36%. The deficiency share of the Park Improvements is \$299,498.00 (64%), and the growth share is \$170,502.00 (36%). These features could be added at any City Park as determined is appropriated or such features listed as anticipated for a specific park could be reallocated to any different City Park.

Please feel free to contact our office if you have any questions, comments or concerns.

Very truly yours,

RUEKERT & MIELKE, INC.



Brennen E. Fischer, E.I.T.
Project Engineer
bfischer@ruekert-mielke.com

BEF:tag
Enclosures

cc: William J. Mielke, P.E., R.L.S, Ruekert & Mielke, Inc.
Joseph W. Eberle, P.E., Ruekert & Mielke, Inc.
Jesse A. Wesolowski, Wesolowski, Reidenbach & Sajdak, S.C.
File

Table 5
Existing and Forecast Population and Households Based Upon Forecast Land Use Conditions:
1960 to 2030
City of Franklin, Milwaukee County, Wisconsin

	Resident Population			Resident Households			Persons per Household
	Population	Change	Change	Households	Change	Change	
1960	10,006			2,668			3.75
1970	12,247	2,241	22.4	2,941	273	10.2	4.16
1980	16,871	4,624	37.8	5,550	2,609	88.7	3.04
1990	21,855	4,984	29.5	7,434	1,884	34.0	2.94
2000	29,494	7,639	35.0	10,602	3,168	42.6	2.78
2010	35,451	5,957	20.2	14,356	3,754	35.4	2.47
2030 ⁽¹⁾⁽²⁾	41,390	5,939	16.8	16,727	2,371	16.5	2.47

Notes:

- 1.) 2030 Population provided by City: *City of Franklin CORP Update: 2030*
- 2.) Household projection values provided by City: *City of Franklin CORP Update: 2030*

Table 15a
Park and Recreation Facilities Needs Assessment
Inventory of Existing Park and Recreation Sites

Site Name	Land Area (acres)	Type of Park	Ownership	Undeveloped
Root River Parkway (incl. Anderson Lake)	2166.0	Regional	Milwaukee County	
Whitnall Park	388.0	Regional	Milwaukee County	
Oakwood Park and Golf Course	278.3	Regional	Milwaukee County	
Milwaukee County Sports Complex	132.0	Regional	Milwaukee County	
Crystal Ridge	92.0	Regional	Milwaukee County	
Franklin Park	164.6	Regional	Milwaukee County	
Grobschmidt Park	143.0	Regional	Milwaukee County	
Subtotal Regional Parks	3363.9			
Froemming Park	16.3	Community	Milwaukee County	
Franklin High School	76.9	Community	Franklin Public School District	
Forest Park Middle School Education Center	40.0	Community	Franklin Public School District	
Lion's Legend Park	38.0	Community	City of Franklin	
Subtotal Community Parks	171.2			
St. Martins (Robinwood) Neighborhood Park	19.2	Neighborhood	Milwaukee County	
Southwood Glen Neighborhood Park (County Park Site #59)	8.9	Neighborhood	Milwaukee County	
Pleasant View Elementary School	14.1	Neighborhood	Franklin Public School District	
Ben Franklin Elementary School	12.5	Neighborhood	Franklin Public School District	
Country Dale Elementary School	9.8	Neighborhood	Franklin Public School District	
Southwood Glen Elementary School	8.8	Neighborhood	Franklin Public School District	
Robinwood Elementary School	8.2	Neighborhood	Franklin Public School District	
Christine Rathke (Formerly Quarry View Park)	6.5	Neighborhood	Payne & Dolan	
Pleasant View Neighborhood Park	23.8	Neighborhood	City of Franklin	X
Jack E. Workman Neighborhood Park	12.0	Neighborhood	City of Franklin	
Subtotal Neighborhood Parks	123.7			
Lions Baseball Field (Formerly Ollie Pederson Field)	9.4	Mini-Park	City of Franklin	
Cascade Creek Park	9.0	Mini-Park	City of Franklin	X
Friendship Park	1.6	Mini-Park	City of Franklin	
Glenn Meadows Park	1.0	Mini-Park	City of Franklin	
Subtotal Mini Parks	21.0			
Franklin Little League Complex	25.7	Special Use	Milwaukee County	
Franklin Woods Nature Center	40.0	Special Use	City of Franklin	
Meadowlands Park	15.0	Special Use	City of Franklin	
Ernie Lake Park	14.0	Special Use	City of Franklin	X
Mission Hills Neighborhood Wetlands	14.0	Special Use	City of Franklin	
Market Square	0.5	Special Use	City of Franklin	
Subtotal Special Use Parks	109.2			
Total Park and Recreation Land within the City of Franklin prior to 2002 Impact Fee Study	3,789.0			
Parks & Trail Land acquired after 2002 Impact Fee Study				
Dr. Lynette Memorial Park	0.42	Mini-Park	City of Franklin	
Pleasant View Special Park	8.90	Special Use	City of Franklin	
Cascade Creek Trail	6.3	Trails	City of Franklin	
Victory Creek Park	76.34	Special Use	City of Franklin	
Subtotal of Parks acquired after 2002 Impact Fee Study	92.0			
Total Park and Recreation Land within the City of Franklin Year 2012	3881.0			

Source: "Comprehensive Outdoor Recreation Plan: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

Table 15b
 Park and Recreation Facilities Needs Assessment
 Inventory of Existing Trail System

Site Name	Trail Length (Lineal Feet)	Ownership
Connecting Trail System under City Control	50504.0	City of Franklin

Source: "Comprehensive Outdoor Recreation Plan: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

Table 16
Park and Recreation Facilities Needs Assessment
Inventory of Community, Neighborhood and Mini Parks and Existing Park Facilities

Park	Baseball / Softball Field	Basketball Courts	Bicycle Racks	Concession Stand	Indoor Gymnasium	Passive Nature Areas	Picnic Area	Playfield	Playground/Totlot	Restrooms	Lodge/Pavilion/Shelter	Softball Field	Soccer Fields	Tennis Court	Track	Trails	Volleyball Court	Offstreet Parking	
Community Parks																			
Froemming Park	X		X		X	X	X	X	X	X	X	X		X		X	X	X	X
Franklin High School	X		X	X		X		X				X						X	X
Forest Park Middle School Edu. Center	X	X	X		X			X					X					X	X
Lion's Legend Park	X		X	X		X	X		X	X	X	X		X			X	X	X
Special Use Community Parks																			
Franklin Woods Nature Center						X			X		X								X
Franklin Little League Complex	X			X				X		X		X							X
Neighborhood Parks																			
St. Martin's Neighborhood Park	X	X				X	X	X	X	X	X	X							X
Southwood Glen Neighborhood Park (County Site #59)	X						X	X	X			X					X		X
Pleasant View Elementary School		X	X		X			X	X				X		X				X
Ben Franklin Elementary School		X	X		X	X		X	X				X				X		X
Country Dale Elementary School	X	X	X		X			X	X			X							X
Southwood Glen Elementary Park		X	X		X	X	X	X	X										X
Robinwood Elementary School					X	X	X	X	X				X						X
Christine Rathke (Formerly Quarry View Park)	X					X	X	X	X			X						X	X
Pleasant View Neighborhood Park						X						X							X
Jack E Workman Neighborhood Park	X					X	X		X			X		X			X		X
Mini Parks																			
County Park Site #64						X		X											
Lions Baseball Field (Formerly Ollie Pederson Field)	X			X															X
Cascade Creek Park								X											
Friendship Park	X	X					X	X	X			X							X
Glenn Meadows Park		X						X	X										
Other Special Use Parks																			
Meadowlands Park						X													X
Ernie Lake Park (unofficial name)						X													X
Mission Hills Neighborhood Wetlands						X		X											
Market Square						X	X				X								X
Total																			

Source: "Comprehensive Outdoor Recreation Plan: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.
Note: Does not include park acquisitions after initial Impact Fee Study (2002).

Table 17
 Park and Recreation Facilities Needs Assessment
 National Recreation and Park Association Public Outdoor Recreation Facilities Minimum Standards

Facility Category	Minimum Development Standard (Gross Acres / 1000 Residents)
Regional & Multi-Community	No Standard
Community (in park sites)	2.2
Community (in middle school or high school sites)	0.9
Neighborhood (in park sites)	1.7
Neighborhood (in elementary school sites)	1.6
Mini Parks (in park sites)	1.0
Connecting Trails	No Standard*

Source: "Comprehensive Outdoor Recreation Plan: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

Note: *Standard established by municipal plans.

Table 18
Park and Recreation Facilities Needs Assessment
Inventory of Existing Developed Park and Recreation Facilities in Park Sites

Park Name	Ownership	2010 Total Acreage
Community Parks (Including Special Parks)		
Froemming Park	Milwaukee County	16.3
Lion's Legend Park	City of Franklin	38.0
Mission Hills Neighborhood Wetlands	City of Franklin	14.0
Market Square	City of Franklin	0.5
Franklin Woods Nature Center	City of Franklin	40.0
Meadowlands Park	City of Franklin	15.0
Franklin Little League Complex	City of Franklin	25.7
Total Acreage		149.5
Neighborhood Parks (in Park Sites)		
St. Martins Neighborhood Park	Milwaukee County	19.2
Southwood Glen Neighborhood Park (County Park Site #59)	Milwaukee County	8.9
Christine Rathke (Formerly Quarry View Park)	Payne and Dolan	6.5
Jack E. Workman Neighborhood Park	City of Franklin	12.0
Total Acreage		46.6
Mini Parks (in Park Sites)		
Lions Baseball Field (Formerly Ollie Pederson Field)	City of Franklin	9.4
Friendship Park	City of Franklin	1.6
Glenn Meadows Park	City of Franklin	1.0
Total Acreage		12.0

Source: "Comprehensive Outdoor Recreation Plan: 2030", City of Franklin, Milwaukee County, Wisconsin, Meehan & Company, Inc., April 2015.

Note: Does not include park acquisitions after initial Impact Fee Study (2002).

Table 19
Park and Recreation Facilities Needs Assessment
Summary of Existing and Planned Park and Recreation Facilities

Park Type	Existing Developed Park Sites (Acres)	Existing Undeveloped Parks to be Developed (Acres)	Recommended Park Site Acquisitions (Acres)	Total Recommended 2030 Park Sites (Acres)
Community (including Special Parks, and Southwest Park, and off road planned trails) ⁽¹⁾	149.5	14.0	556.0	719.5
Neighborhood (in Park Sites) ⁽¹⁾	46.6	23.8	50.6	121.0
Mini-Park (in Park Sites) ⁽¹⁾	12.0	9.0	15.4	36.4
Total	208.0	46.8	622.1	876.9

	Existing Trails (Lineal Feet)	Proposed Trails to be constructed by City of Franklin (Lineal Feet)	Recommended Trail Acquisition (Lineal Feet)	Total Recommended 2030 Trail Length (Lineal Feet)
Connecting Trail Total	50,504	43,547	N/A	94,051

1) Recommended 2030 acreage need is based on existing developed active park and recreation facilities, plus additional facilities recommended in the Comprehensive Outdoor Recreation Plan Update of 2030.

Table 20
 Park and Recreation Facilities Needs Assessment
 Design Service Level Standards: 2030

Park Type	Recommended 2030 Acres ⁽¹⁾	Design Standard (Acres per 1,000 Residents) ⁽²⁾	NRPA Standard (Acres per 1,000 Residents) ⁽³⁾
Community (including Special Parks, and Southwest Park) ⁽⁴⁾	719.5	17.4	2.2
Neighborhood (in Park Sites)	121.0	2.9	1.7
Mini-Park (in Park Sites)	36.4	0.9	1.0
Total	876.9	21.2	4.9

	Recommended 2030 (Lineal Feet)	Design Standard (Lineal Feet per 1,000 Residents)	NRPA Standard (Lineal Feet per 1,000 Residents)
Connecting Trail Total	94,051	2,272	N/A

1.) Recommended 2030 acreage need is based on existing developed active park and recreation facilities, plus additional facilities recommended in the Comprehensive Outdoor Recreation Plan.

2.) Service level provided by the recommended acres, assuming a 2030 population of 41,390.

3.) Guidelines for minimum park acres per thousand residents published by the National Recreation and Park Association.

4.) Inclusion of Southwest Park, a regional/multi-community park facility, within the Community Park Type, significantly increases the design standard above the suggested NRPA Standard (12.2 vs. 2.2). However, since the NRPA design standard tables do not have a category for the regional/multi-community park facilities, the comparison is not relevant to the circumstances of the City.

Table 21
 Park and Recreation Facilities Needs Assessment
 Analysis of Existing Park and Recreation Facilities Deficiencies

Park Type	2000 Existing Developed Park Sites (Acres) ⁽¹⁾	2000 Needed Park Sites (Acres) ⁽²⁾	2000 Excess/(Deficiency)
Community (including Special Parks)	149.5	512.7	(363.2)
Neighborhood (in Park Sites)	46.6	86.2	(39.6)
Mini-Park (in Park Sites)	12.0	25.9	(14.0)
Total	208.0	624.9	(416.8)
	2000 Existing Developed Trail (Lineal Feet)	2000 Needed Trail (Lineal Feet)	2000 Excess/(Deficiency)
Connecting Trail	50,504	67,020	(16,516)

- 1.) Existing developed active park and recreation facilities, from Table 18.
- 2.) Based on design standard from Table 20, applied to the 2000 Franklin population.

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Lion's Legend Park	Community	38.0			
Detailed landscape plan					Completed
Asphalt paved off-street parking lot					Completed
2nd one-story pavilion with restrooms & concessions. (4,700 SF)					Completed
20 ft. bandstand with adjoining audience area					Completed
New unlighted tennis court, and expand the three existing tennis courts.					Completed
New softball diamond with backstop and bleachers					Completed
One unlighted soccer field with goals					Completed
Install additional park signage					Completed
Install park benches, picnic tables, grills					Completed
Install additional landscape plant materials					Completed
Sanitary sewer extension (500 linear feet)					Completed
Public water extension (500 linear feet)					Completed
Electric extension (500 linear feet)					Completed
Development of a pre-school area on the northeast side of the park					Completed
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				858,531	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Ice-skating area (about 0.35-acre needed)			0		
Two (2) bicycle racks located in Phase II (for pavilion and bandstand areas)			2,000		
Legal, Engineering and Design (10%) for unfinished items			200		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			3,300		
Total Development Costs (Completed Costs)				858,531	
Total Development Costs (Future + Completed Costs)			861,831		

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Pleasant View Neighborhood Park	Neighborhood	15.0			
Baseball diamond with backstop and lighting					Completed
Two (2) tennis courts					Completed
Asphalt paved off-street parking lot					Completed
Walking / education trail (1,120 feet)					Completed
Installation of 950 lineal feet of collector street					Completed
Sanitary sewer extension (230 linear feet)					Completed
Public water extension (230 linear feet)				Completed	
<i>Costs for items completed after 2002 Impact Fee Study</i>				914,085	
<i>Less Special Assessment Fees</i>				189,500	
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				724,585	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Detailed landscape plan			3,700		
Four (4) basketball goals			23,000		
Playfield			59,700		
Playground/Totlot			41,500		
One (1) tennis court			85,000		
One sand volleyball court			5,000		
Ice-skating area			0		
One-story 2,400 SF enclosed pavilion with restroom facilities			410,000		
Picnic / passive recreation area			24,000		
Install additional landscape plant materials			30,000		
Install park benches, picnic tables, grills			20,000		
Installation of all park signage			25,000		
Outdoor fitness station			5,000		
Electric extension (230 linear feet)			1,000		
Legal, Engineering and Design (10%)			73,290		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,209,285		
Total Development Costs (Completed Costs)				724,585	
Total Development Costs (Future + Completed Costs)			1,933,870		

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status					
Jack E. Workman Neighborhood Park	Neighborhood	12.5								
Detailed landscape plan						Completed				
Two (2) basketball goals						Completed				
One (1) unlighted tennis court						Completed				
One (1) sand volleyball court						Completed				
One (1) softball diamond with backstop and bleachers						Completed				
Playfield						Completed				
Playground/Totlot						Completed				
Passive / picnic area						Completed				
Install additional landscape plant materials						Completed				
Install additional park signage						Completed				
Provide walking / education trail						Completed				
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>									171,025	
<i>Unfinished Items after 2002 Impact Fee Study</i>										
Install park benches, picnic tables, grills			20,000		Added					
Ice-skating area			0							
One (1) tennis court (unlighted)			85,000							
Provide outdoor fitness stations			4,000							
Legal, Engineering and Design (10%) for unfinished items			10,900							
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			179,850							
Total Development Costs (Completed Costs)				171,025						
Total Development Costs (Future + Completed Costs)			350,875							
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status					
St. Martin's Trail	Neighborhood	19.8								
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>								45,892		
<i>Unfinished Items after 2002 Impact Fee Study</i>										
Miscellaneous Improvements								0		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			0							
Total Development Costs (Completed Costs)				45,892						
Total Development Costs (Future + Completed Costs)			45,892							

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Christine Rathke (Formerly Quarry View Park)	Neighborhood	8.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				220,361	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Miscellaneous Improvements			1,202		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,803		
Total Development Costs (Completed Costs)				220,361	
Total Development Costs (Future + Completed Costs)			222,164		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Cascade Creek Park	Mini-Park	9.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				30,825	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Ice-skating area without fencing			0		
Provide paved, 8-space off-street parking			18,000		
Install all park signage			2,500		
Provide walking / education trail			32,700		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			79,800		
Total Development Costs (Completed Costs)				30,825	
Total Development Costs (Future + Completed Costs)			110,625		

Table 22
Park and Recreation Facilities Needs Assessment
Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Friendship Park	Mini-Park	1.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				107,607	Completed
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Detailed Landscape Plan			3,700		
Install landscape and plant materials adjacent to abutting residential properties			7,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			16,050		
Total Development Costs (Completed Costs)				107,607	
Total Development Costs (Future + Completed Costs)			123,657		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Glen Meadows Park	Mini-Park	1.0			
<i>Detailed Landscape Plan</i>					
Install landscape and plant materials adjacent to abutting residential properties			3,700		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			16,050		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			16,050		
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Franklin Woods Nature Center	Special	40.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				223,036	Completed
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Sanitary sewer extension (370 linear feet)			15,600		
Public water extension (370 linear feet)			16,300		
Provide lighting for the off-street parking			25,000		
One-story, 4,000 SF enclosed park pavilion with restroom facilities			388,000		
Install all park signage			2,000		
Electric line extension (370 linear feet)			1,600		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			672,750		
Total Development Costs (Completed Costs)				223,036	
Total Development Costs (Future + Completed Costs)			895,786		

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Meadowlands Park	Special	15.0			
Provide permanently anchored park benches			5,000	278	Partially Completed
Install all park signage			2,000		
Expand internal walkway / education trail			18,000		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			37,500		
Total Development Costs (Completed Costs)				278	
Total Development Costs (Future + Completed Costs)			37,778		
Ernie Lake Park					
Ernie Lake Park	Special	15.0			
Provide permanently anchored park benches					Completed
Provide walking / education trail					Completed
Provide Outdoor Fitness Stations					Completed
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>			0	35,522	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Install all park signage			2,500		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			3,750		
Total Development Costs (Completed Costs)				35,522	
Total Development Costs (Future + Completed Costs)			39,272		
Mission Hills Neighborhood Wetlands					
Mission Hills Neighborhood Wetlands	Special	15.0			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>			0	8,113	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provide permanently anchored park benches			3,000		
Install all park signage			2,500		
Potentially provide a walkway / education trail			22,550		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			42,075		
Total Development Costs (Completed Costs)				8,113	
Total Development Costs (Future + Completed Costs)			50,188		

Table 22
 Park and Recreation Facilities Needs Assessment
 Recommended Improvements and Cost Summary: Existing City-Owned Parklands

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Oak Leaf Trail System	Trail	N/A			
Trail Improvements				1,259	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			0		
Total Development Costs (Completed Costs)				1,259	
Total Development Costs (Future + Completed Costs)			1,259		
Parkland and Facility Needs					
Pleasant View Trail	Trail	N/A			
Trail Improvements					Added
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>				215,197	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provision of Permanently Anchored Park Benches			3,000		Added
Installation of All Park/Trail Signage			15,000		Added
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			18,000		
Total Development Costs (Completed Costs)				215,197	
Total Development Costs (Future + Completed Costs)			233,197		
Parkland and Facility Needs					
Victory Creek Special Park	Special	84.6			
<i>Subtotal Costs for items completed after 2002 Impact Fee Study</i>			0	0	
<i>Unfinished Items after 2002 Impact Fee Study</i>					
Provision of permanently anchored park benches			3,000		Added
Provision of a walkway/education trail			45,100		Added
Installation of all park/trail signage (including interpretive signage)			15,000		Added
Subtotal of Capital Costs			63,100		
Legal Engineering and Design (10%)			6,310		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			104,115		
Total Development Costs (Completed Costs)				0	
Total Development Costs (Future + Completed Costs)			104,115		
Total - All Improvements to Existing City Parks		5,026,559			

Table 23A
 Park and Recreation Facilities Needs Assessment
 Completed Land Acquisitions and Cost Summary from 2002 to 2014: City Parks

Planned Land Acquisition	Total Park Site Acreage	Acquisition Cost/Acre (\$/acre)	Actual Costs	Status since 2002 Impact Fee Study
Community Parks/Trail Facilities				
Cascade Creek Trail	6.3	238	1,500	Completed
Subtotal Community Parks & Trail Facilities	6.3		1,500	
Mini-Parks				
Dr. Lynette Memorial Park	0.4	204,757	85,998	Completed
Subtotal Mini Parks	0.4		85,998	
Special Parks				
Pleasant View Special Park	8.9	4964	44179	Completed & Reallocated to Victory Creek
Victory Creek Park	76.34	0	0	Completed
Subtotal Special Parks	85.2		44,179	
Total	92.0		131,677	

Note: Land for Victory Creek Park was donated to City of Franklin from MMSD.

Table 23B
Park and Recreation Facilities Needs Assessment
Recommended Land Acquisitions and Cost Summary: Planned City Parks

Planned Land Acquisition	Total Park Site Acreage	Acquisition Cost/Acre (\$/acre)	Estimated Costs	Status since 2002 Impact Fee Study
Regional & Multi-Community Parks				
Southwest Park	200.0	15,056	3,011,200	Added
Subtotal Regional Parks	200.0		3,011,200	
Community Parks/Facilities				
Planned Trails, Bicycle Routes & Linkages	15	15,056	225,840	Added
Community Recreation Center Park	6.3	15,056	94,853	
Subtotal Community Parks & Facilities	21.3		320,693	
Neighborhood Parks				
Forest Hill Neighborhood Park	11.0	0	0	
Hillcrest Neighborhood Park	19.8	15,056	298,109	
St. Martins Neighborhood Park	0	0	0	Removed
Woodview Neighborhood Park	19.8	15,056	298,109	
Subtotal Neighborhood Parks	50.6		596,218	
Mini-Parks				
Mini-Park #1	3.0	15,056	45,168	
Mini-Park #2	3.0	15,056	45,168	
Mini-Park #3	3.0	15,056	45,168	
Mini-Park #4	3.0	15,056	45,168	
Mini-Park #5	3.0	15,056	45,168	
Mini-Park #6	0.0	15,056	0	Removed
Subtotal Mini Parks	15.0		225,840	
Special Parks				
Fitzsimmons Special Park	0	0	0	Removed
Hunting Park Special Park	0	0	0	Removed
Mahr Woods Special Park	30	15,056	451,680	Added
Greenseams Program Special Park	213.2	11,554	2,463,259	Added
Subtotal Special Parks	243.2		2,914,939	
Total	530.1		7,068,889	

Note: Acquisition Cost of \$15,056/acre basis is formulated from Single Source Inc. report used in the pricing determination for the Ryan Creek Interceptor Project within the City of Franklin.

Acquisition Cost of \$11,554/ acre basis if formulated from a letter dated April 9,2015 from Mayor Stephen R. Olson to Mr. Kevin Shafer regarding the intention to accept transfer of eleven Greenseams properties.

Table 24
 Park and Recreation Facilities Needs Assessment
 Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Forest Hills Neighborhood Park	Neighborhood	12.0		
Preparation boundary survey			3,000	
Detailed site development plan and landscape plan			3,700	
Softball diamond			46,000	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts (unlighted)			255,000	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, etc.) and other recreation area			24,000	
Installation of landscape plant materials outside playfield area			30,000	
Installation of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of an internal walkway/trail system			33,825	
Sanity sewer lateral extension into the park (500 linear feet)			21,000	
Public water supply extension into the park (500 linear feet)			22,000	
Electric line extension into the park (500 linear feet)			2,125	
<i>Subtotal of Capital Costs</i>			947,650	
Legal, Engineering and Design (10%)			94,765	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,563,623	

Table 24
 Park and Recreation Facilities Needs Assessment
 Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Hillcrest Neighborhood Park	Neighborhood	19.8		
Preparation of a boundary survey			3,000	
Detailed site development plan & landscape plan			3,700	
Six (6) basketball goals			34,500	
One (1) baseball diamond			51,500	
Two (2) softball diamonds			92,000	
Playfield with grading, landscaping, walkways, drives, etc.			59,700	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts (unlighted)			255,000	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, ect.) and other recreation area			24,000	
Installation of landscape plant materials outside of playfields			30,000	
Provision of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of walking/education trail			38,350	
Provision of outdoor fitness stations			5,000	
Sanitary sewer lateral extension into the park (600 linear feet)			25,200	
Public water supply extension into the park (600 linear feet)			26,400	
Electric line extension into the park (600 linear feet)			2,550	
Subtotal of Capital Costs			1,157,900	
Legal, Engineering and Design (10%)			115,790	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,910,535	

Table 24
Park and Recreation Facilities Needs Assessment
Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Woodview Neighborhood Park	Neighborhood	19.8		
Preparation of a boundary survey			3,000	
Detailed site development plan & landscape plan			3,700	
Six (6) basketball goals			34,500	
One (1) baseball diamond			51,500	
Two (2) softball diamonds			92,000	
Playfield with grading, landscaping, walkways, drives, etc.			59,700	
Playground to include a pre-school and school age play area			41,500	
Three (3) tennis courts			255,000	
Ice-skating area			0	
One-story 2,400 SF pavilion with indoor restrooms			232,800	
Passive (picnicking, ect.) and other recreationa area			24,000	
Installation of landscape plant materials outside of playfields			30,000	
Provision of park benches, picnic tables, grills, etc.			26,000	
Provision of paved, lighted off-street parking			181,700	
Installation of all park signage			25,000	
Provision of walking/education trail			24,800	
Provision of outdoor fitness stations			5,000	
Sanity sewer lateral extension into the park (500 linear feet)			21,000	
Public water supply extension into the park (500 linear feet)			22,000	
Electric line extension into the park (500 linear feet)			2,100	
Subtotal of Capital Costs			1,135,300	
Legal, Engineering and Design (10%)			113,530	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			1,873,245	

Table 24
 Park and Recreation Facilities Needs Assessment
 Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Mini-Park Sites ⁽¹⁾	Mini-Parks	22.1		
Boundary Survey			3,000	
Detailed Landscape Plan			3,700	
Playfield/ice-skating area			59,700	
Playground/totlot			41,500	
Open air pavilion/gazebo			16,000	
Install landscape plant materials			10,000	
Install park benches, picnic tables, grills			5,500	
Provide lighted off-street parking			28,000	
Install all park signage			8,000	
Walking/education trails			9,000	
Outdoor fitness stations			3,000	
Subtotal Costs			187,400	
Legal, Engineering and Design (10%)			18,740	
Total Development Costs per Mini Park (Future Costs w/ inflation from 2002 to 2015)			309,210	
Actual Cost Mini Park #1 (Dr. Lynette Fox Memorial Park)			51,218	
Actual Cost Mini Park #4 (Ken Windl Park)			242,391	
Total Cost of Actual Mini Parks Completed and Five Proposed Parks			1,839,659	

Note: 1.) These facilities are to be added to all planned mini-park sites.

Table 24
 Park and Recreation Facilities Needs Assessment
 Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Southwest Park	Regional/Community	200.0		
Preparation of a boundary Survey			3,000	Added
Preparation of a detailed site development plan			3,700	Added
Six (6) basketball goals			34,500	Added
Two (2) baseball diamonds			103,000	Added
Lighting for two (2) baseball fields			75,000	Added
Two (2) softball diamonds			92,000	Added
Play Field			59,700	Added
Soccer Complex (about 8 acres for four fields)			200,000	Added
Lighting for Soccer Complex			75,000	Added
Skateboard Park			20,000	Added
1/4 Mile BMX Racetrack (with obstacles)			16,000	Added
Playground			41,500	Added
Eight (8) tennis courts			680,000	Added
Lighting for eight (8) tennis courts			200,000	Added
Ice-skating area			0	Added
One-story 2,400 SF pavilion with indoor restrooms			435,000	Added
Passive (picnicking, etc.) and other recreation area			25,000	Added
Installation of landscape plant materials			30,000	Added
Provision of park benches, picnic tables, grills			26,000	Added
Provision of a 200-space off-street parking lot			616,000	Added
Installation of all park signage			25,000	Added
Provision of a multi-use walking/snowmobile/educational trail			238,100	Added
Provision of outdoor fitness stations			10,000	Added
Sanity sewer lateral extension into the park (700 +/- linear feet)			29,400	Added
Public water supply extension into the park (700 +/- linear feet)			30,800	Added
Electric line extension into the park (700 +/- linear feet)			3,000	Added
Subtotal Capital Costs			3,071,700	
Legal, Engineering and Design (10%)			307,170	
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			5,068,305	

Table 24
Park and Recreation Facilities Needs Assessment
Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Planned Trails, Bicycle Routes, and Linkages	Community	15.03	1,282,797	Added
Minimum 43,547 Lineal Feet of 10 foot wide paved trail				
Legal, Engineering and Design (10%)				
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			2,116,615	

Note: 2.) Planned trails, bicycle routes, and linkages are those shown in the Comprehensive Outdoor Recreation Plan or as otherwise approved and authorized by action of the Common Council, pending inclusion into the CORP. These features may include bridges or boardwalks or other design structures necessary to accommodate geographic demands.

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Mahr Woods Special Park	Special	30.0		
Preparation of a boundary survey of the property				
Development of a detailed site plan and landscape plan				
Installation of all park signage (including interpretive signage)				
Provision of paved 8-space off-street parking				
Provision of a walking/education trail				
Addition of park benches and picnic tables				
Provision of outdoor fitness stations				
Subtotal of Capital Costs				
Legal Engineering and Design (10%)				
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)			184,965	

Table 24
 Park and Recreation Facilities Needs Assessment
 Planned Facilities and Facility Development Cost Summary: Planned City Parks

Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
All-Inclusive Park	All-Inclusive	N/A		
Water Main			67,693	Added
Sanitary Sewer			23,100	Added
Drive and Parking			36,780	Added
Walkways, Entrance, Pads			57,845	Added
Patio			88,950	Added
Erosion and Sediment Control			4,830	Added
Landscaping			3,500	Added
Additional Engineering			35,233	Added
Restrooms			201,067	Added
Electric			6,800	Added
Playground Equipment (Does not include \$200,000 of donated Equipment)			43,373	Added
Playground Area			241,356	Added
Remove and Relocate Existing Equipment			2,000	Added
Design Detail			114,700	Added
Utility Charges			2,669	Added
Construction Related Expenses			2,170	Added
Sign			2,000	Added
Pave Trail			19,256	Added
Fitness Stations			10,000	Added
Subtotal of Capital Costs			963,322	
Legal, Engineering and Design (10%)			96,332	
Total Development Costs			1,059,654	
Parkland and Facility Needs	Park Type	Total Acreage	Development Cost	Status
Park Improvements	Community	N/A		
Tennis Court (Unlighted)				Added
Tennis Court (Lighted)				Added
Dog Park				Added
Restrooms				Added
Fitness Stations				Added
Splash Pads				Added
Total Development Costs			470,000	
Total Cost In Year 2015 Dollars - All Improvements to Planned City Parks			16,086,601	

Table 25
Park and Recreation Facilities Needs Assessment

Allocation of Additional Neighborhood and Mini Park Acreage to Existing Deficiencies and Future Development

	Neighborhood Parks		Mini Parks		Community Parks (including Special Parks and Southwest Park)		Connecting Trails	
	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (Acres)	Percent of Total	Planned Acquisition / Development (lineal feet of trails)	Percent of Total
Existing Deficiency	39.6	53	14.0	37	363.2	64	16515.6	38
Area Needed for Future Development	34.8	47	10.4	43	206.8	36	27031.4	62
Total Planned Acquisitions / Development	74.4	100	24.4	100	570.0	100	43547.0	100

Table 26
Park and Recreation Facilities Needs Assessment
Acquisition and Development Cost Summary: Existing and Planned City Parks

Park Site	Acquisition Cost			Development Cost			Total Cost		
	Total Cost	Deficiency Share	Growth Share	Total Cost	Deficiency Share	Growth Share	Total Cost	Deficiency Share	Growth Share
Community Parks									
Community Recreation Center ⁽¹⁾	\$94,853	\$60,443	\$34,410	\$1,063,130	\$0	\$1,063,130	\$1,157,983	\$60,443	\$1,097,540
Lion's Legend Park	\$0	\$0	\$0	\$861,831	\$549,185	\$312,646	\$861,831	\$549,185	\$312,646
Southwest Park	\$3,011,200	\$1,918,828	\$1,092,372	\$5,068,305	\$3,229,678	\$1,838,627	\$8,079,505	\$5,148,505	\$2,931,000
Park Improvements	\$0	\$0	\$0	\$470,000	\$299,498	\$170,502	\$470,000	\$299,498	\$170,502
Connecting Trail Facilities									
Cascade Creek Trail	\$1,500	\$569	\$931	\$1,259	\$477	\$782	\$2,759	\$1,046	\$1,713
Planned Trails, Bicycle Routes & Linkages	\$225,840	\$85,652	\$140,188	\$2,116,615	\$802,744	\$1,313,871	\$2,342,455	\$888,396	\$1,454,059
St. Martin's Trail	\$0	\$0	\$0	\$45,892	\$17,405	\$28,487	\$45,892	\$17,405	\$28,487
Pleasant View Trail	\$0	\$0	\$0	\$233,197	\$88,442	\$144,755	\$233,197	\$88,442	\$144,755
Neighborhood Parks									
Christine Rathke (Formerly Quarry View Park)	\$0	\$0	\$0	\$222,164	\$118,318	\$103,846	\$222,164	\$118,318	\$103,846
Jack E. Workman Neighborhood Park	\$0	\$0	\$0	\$350,875	\$186,865	\$164,010	\$350,875	\$186,865	\$164,010
Forest Hill Neighborhood Park	\$0	\$0	\$0	\$1,563,623	\$832,736	\$730,886	\$1,563,623	\$832,736	\$730,886
Hillcrest Neighborhood Park	\$298,109	\$158,763	\$139,345	\$1,910,535	\$1,017,491	\$893,044	\$2,208,644	\$1,176,254	\$1,032,390
Woodview Neighborhood Park	\$298,109	\$158,763	\$139,345	\$1,873,245	\$997,631	\$875,614	\$2,171,354	\$1,156,395	\$1,014,959
Pleasant View Neighborhood Park	\$0	\$0	\$0	\$1,933,870	\$1,029,918	\$903,952	\$1,933,870	\$1,029,918	\$903,952
Mini Parks									
Ken Windl Park	\$0	\$0	\$0	\$242,391	\$138,548	\$103,843	\$242,391	\$138,548	\$103,843
Friendship Park	\$0	\$0	\$0	\$123,637	\$70,681	\$52,976	\$123,637	\$70,681	\$52,976
Dr. Lynette Memorial Park	\$85,998	\$49,155	\$36,843	\$51,218	\$29,276	\$21,942	\$137,216	\$78,431	\$58,785
Cascade Creek Park	\$0	\$0	\$0	\$110,625	\$63,232	\$47,393	\$110,625	\$63,232	\$47,393
Glen Meadows Park	\$0	\$0	\$0	\$16,050	\$9,174	\$6,876	\$16,050	\$9,174	\$6,876
Mini-Park #1	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #2	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #3	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #4	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Mini-Park #5	\$45,168	\$25,818	\$19,350	\$309,210	\$176,741	\$132,469	\$354,378	\$202,558	\$151,820
Special Parks									
Meadowlands Park	\$0	\$0	\$0	\$37,778	\$24,073	\$13,705	\$37,778	\$24,073	\$13,705
Franklin Woods Nature Center	\$0	\$0	\$0	\$895,786	\$570,822	\$324,964	\$895,786	\$570,822	\$324,964
Pleasant View Special Park	\$44,179	\$28,152	\$16,027	\$0	\$0	\$0	\$44,179	\$28,152	\$16,027
Mission Hills Neighborhood Wetlands	\$0	\$0	\$0	\$50,188	\$31,981	\$18,207	\$50,188	\$31,981	\$18,207
Ernie Lake Park	\$0	\$0	\$0	\$39,272	\$25,025	\$14,247	\$39,272	\$25,025	\$14,247
Victory Creek Park	\$0	\$0	\$0	\$104,115	\$66,345	\$37,770	\$104,115	\$66,345	\$37,770
Fitzsimmons Road Woods Special Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hunting Park Special Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mahr Woods Special Park	\$451,680	\$287,824	\$163,856	\$184,965	\$117,865	\$67,100	\$636,645	\$405,689	\$230,956
Greenseams Program Special Park	\$2,463,259	\$1,569,663	\$893,596	\$0	\$0	\$0	\$2,463,259	\$1,569,663	\$893,596
All-Inclusive Park									
All-Inclusive Park	\$0	\$0	\$0	\$1,059,654	\$675,244	\$384,410	\$1,059,654	\$675,244	\$384,410
Total	\$7,200,566	\$4,446,901	\$2,753,663	\$22,176,290	\$11,876,339	\$10,299,930	\$29,376,856	\$16,323,260	\$13,053,596

Notes: (1). Community Recreation Center Development Cost is total amount of fees collected by City of Franklin prior to state law changed in year 2006.

Table 27
 Park and Recreation Facilities Needs Assessment
 Capital Costs of Park and Recreation Facilities per Capita to Serve Future Residential
 Development: 2030

Allocation of Facility Costs	
Future Residential Development Share of Park Acquisition and Development Cost	\$13,053,596
Projected Population Increase through 2030	11,896
Cost of Acquisition and Development of City-Owned Park Facilities per Capita	\$1,097

Table 28
 Park and Recreation Facilities Needs Assessment
 Recommended Park and Recreation Facilities Impact Fee Schedule

Type of Residential Dwelling Unit	Fee / Unit
Single-Family or Two-Family Dwelling Unit ⁽¹⁾	\$3,116
Multi-Family Dwelling Unit ⁽²⁾	\$2,194

- 1.) Assumes 2.84 persons per unit, average. Occupancy Factor supplied from MMSD.
 2.) Assumes 2 person per unit, average.

Table 29A
 Park and Recreation Facilities Needs Assessment
 Effect of Recommended Impact Fees on Housing Affordability

	Housing Prices and Income Requirements			
	\$150,000 Home		\$250,000 Home	
	Without Impact Fee	With Impact Fee	Without Impact Fee	With Impact Fee
Home Price	\$150,000	\$153,116	\$250,000	\$253,116
Down Payment	15,000	15,312	25,000	25,312
Amount Financed ⁽¹⁾	\$135,000	\$137,805	\$225,000	\$227,805
Annual housing Cost				
Principal and Interest Payment	\$8,288	\$8,460	\$13,813	\$13,985
Taxes ⁽²⁾	4,301	4,391	7,168	7,258
Insurance	200	200	400	400
Annual Housing Cost	\$12,789	\$13,051	\$21,381	\$21,643
Income Required ⁽³⁾	\$45,675	\$46,611	\$76,361	\$77,296
Additional Income Required		\$936		\$935
Additional Income as Percent of Total		2.0%		1.2%

1) Assumes 4.5 percent annual interest rate, 30 year fixed rate mortgage.

2) Assumes a tax rate of \$26.44 per thousand of value, based on the 2014 tax rate for the City.

3) Based upon standard conventional mortgage underwriting guidelines.

BLANK PAGE

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/19/2015
ORGANIZATIONAL BUSINESS	Boards and Commissions Appointments	ITEM NUMBER <i>E.1.</i>

The Mayor has made the following appointments for Council confirmation:

Architectural Board:

Louis Jost, Jr., 7005 South Lannonstone Court, (Ald. Dist. 6), 3 year term expires 4/30/18).

Civic Celebrations Committee:

John Bergner, 8501 S. Parkland Dr, (Ald. Dist. 4), 3 year term expires 6/30/18.
Jeanine Olson, 9044 W. Elm Ct., Unit E (Ald. Dist. 1), 3 year term expires 6/30/18.
Randy Grass, 9056 W. Elm Ct., Unit F (Ald. Dist. 1), 3 year term expires 6/30/18.
David J. Miller, 8508 S. Deerwood Ln. (Ald. Dist. 6), 3 years term expires 6/30/18.

Environmental Commission:

Curtis Bolton, 8035 W. Imperial Dr. (Ald. Dist. 2), 3 year term expires 4/30/18.

Fair Commission:

Romaine Denk, 9170 W. Highland Park Ave. #451 (Ald. Dist. 1), 3 year term expires 4/30/18.
Rosemarie Bosch, 11625 W. St. Martins Rd. (Ald. Dist. 6), 3 year term expires 4/30/18.

Finance Committee:

Dennis Ciche, 8128 S. 43rd St. (Ald. Dist. 5), 1 year term expires 4/30/16.
Robert Campbell, Jr., 5416 W. Behrendt St. (Ald. Dist. 5), 1 year term expires 4/30/16.
John Howard, 6658 W. Robinwood Ln. (Ald. Dist. 5), 1 year term expires 4/30/16.

Board of Health:

Dr. Henry Wengelewski, 3643 W. Sharon Ln. (Ald. Dist. 5), 2 year term expires 4/30/17.
Robert Fedran, 9163 S. 42nd St. (Ald. Dist. 4), 2 year term expires 4/30/17.
Patricia Nissen, 8010 W. Coventry Dr. (Ald. Dist. 2), 2 year term expires 4/30/17.

Parks Commission:

Philip Nickerson, 12001 W. Scherrei Dr. (Ald. Dist. 6), 3 year term expires 4/30/18.

Personnel Committee:

Carol Brunner, 7473 S. Karth Ct. (Ald. Dist. 5), 3 year term expires 4/30/18.
Michael Barber, 7931 S. 61st St. (Ald. Dist. 5), 3 years term expires 4/30/18.

Plan Commission:

Scott Thinnes, 7937 W. Beacon Hill Dr. (Ald. Dist. 1), 3 year term expires 4/30/18.
Patricia Hogan, 8239 W. Drexel Ave. (Ald. Dist. 1), 1 year term expires 4/30/16.

Board of Public Works:

Ken Skowronski II, 7960 S. 116th St. (Ald. Dist. 6), 3 year term expires 4/30/18.

Technology Commission:

Laura Galusha, 3922 W. Heatheridge Dr. (Ald. Dist. 3), 3 year term expires 4/30/18.

Board of Zoning/Building Appeals:

Bob Knackert, 9049 S. 83rd St, (Ald. Dist. 1), 3 year term expires 4/30/18.
Donald Adams (Alternate Member), 3211 W. Acre Ave. (Ald. Dist. 4), 3 year term expires 4/30/18.

Board of Water Commissioners:

James Schubilske, 7342 South Cambridge Drive, (Ald. Dist 2), 5 year term expires 9/30/19.

Fire and Police Commission:

David Lindner, 4007 West Acre Avenue, (Ald. Dist. 5), 5 year term expires 4/30/2020.

Library Board:

Thomas Loew, 8513 South Deerwood Lane, (Ald. Dist. 6), 3 year term expires 6/30/18.
Michael Karolewitz, 8208 West Coventry Drive, (Ald. Dist. 2), 3 year term expires 6/30/18.



F.

9151 West Loomis Road
Franklin, Wisconsin 53132
414.425.8214 FAX: 414.425.9498
www.FranklinPublicLibrary.org

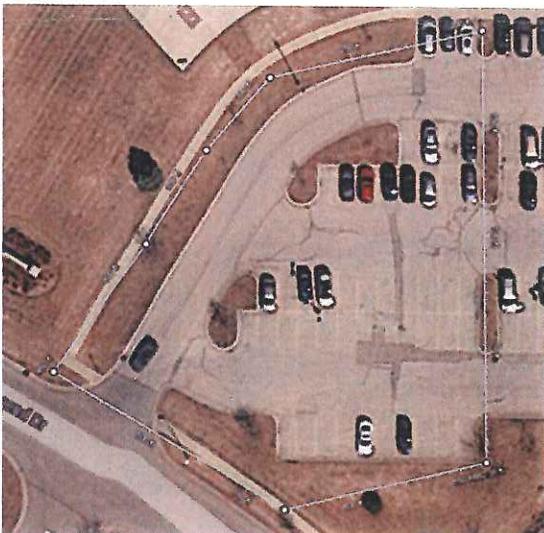
From:
Jen Bremer, Programming & Outreach Coordinator
Franklin Public Library
9151 W Loomis Rd
Franklin, WI 53132

April 2, 2015

To:
Sandra L. Wesolowski, City Clerk
City Clerk's Office
9229 W. Loomis Road
Franklin, WI 53132

Dear Sandra Wesolowski,

On June 27, 2015 from 12pm to 4pm the Franklin Public Library will host a program called Community Heroes Day. We are requesting permission to block off the West Side of the parking lot and the entrance to the parking lot off of S. Legend Drive and Loomis Road for the Wisconsin National Guard, Franklin Police Department, and Franklin Fire Department vehicles and personnel that will be in attendance. We would be leaving the remaining parking lot space open to the public to ensure access to handicapped parking, the front entrance of the library, and the book drop. I have included an image depicting the area of the parking lot we are requesting to close off for reference. Thank you for your time.



Sincerely,

Jen Bremer

BLANK PAGE

<p>APPROVAL</p> <p><i>Shw</i> </p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>05/19/2015</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for Parks, Playgrounds, and Other Recreational Facilities and Pertaining to Refund of Impact Fees Procedures</p>	<p>ITEM NUMBER</p> <p><i>G.1.</i></p>

A Public Hearing took place at the May 19, 2015 Common Council Meeting to gain public input regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees upon land development pursuant to §66.0617 of the Wisconsin Statutes to amend the impact fees for parks, playgrounds and other recreational facilities, including updating the anticipated facilities.

The purpose of these proposed amendments will have the effect, in summary part, of modifying the public facilities for which capital costs may be partially funded by Parks, Playgrounds, and Land for Athletic Fields impact fees; of increasing the maximum allowable amount for Parks, Playgrounds, and Land for Athletic Fields impact fees; of updating the refund of impact fees procedures for consistency with state statutes; and of replacing the phrase "recreational facilities" with "land for athletic fields" consistent with Wisconsin Statute 66.0617.

The documentation provided within the Public Hearing item on this agenda provides additional, useful, supporting documentation for this Ordinance, including the update to the Public Facilities Needs Assessment.

COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 2015-____, "An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for Parks, Playgrounds, and Other Recreational Facilities and Pertaining to Refund of Impact Fees Procedures".

ORDINANCE NO. 2015-_____

AN ORDINANCE TO AMEND §92-9 OF THE MUNICIPAL CODE PERTAINING TO
IMPACT FEES FOR PARKS, PLAYGROUNDS, AND OTHER RECREATIONAL
FACILITIES AND PERTAINING TO REFUND OF IMPACT FEES PROCEDURES

WHEREAS, the Common Council adopted Ordinance No. 95-1341, An Ordinance Establishing Impact Fees Upon Land Development, on April 25, 1995, and the Franklin Impact Fee Task Force Impact Fees Needs Assessment – 1995 Report to the Mayor and Common Council dated March 21, 1995, recommended the periodic review by the City of impact fees established, especially if the factors affecting the volume and impact of growth change significantly; and

WHEREAS, such fees having been enacted and amended, respectively, pursuant to Ordinance No. 2002-1712, An Ordinance To Amend §92-9 of the Municipal Code Pertaining to Impact Fees, such Ordinance having been adopted pursuant to a public facility needs assessment, as contemplated by §66.0617(4), Stats., as entitled “Impact Fee Study” and as prepared by Ruekert/Mielke and dated April 2002; and

WHEREAS, such fees having been enacted and amended, respectively, pursuant to Ordinance No. 2004-1790; Ordinance No. 2014-2128, An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees to Suspend for 2014 Automatic Annual Rate Increases for Each of the Various Impact Fee Rates; and Ordinance No. 2013-2117, An Ordinance To Amend §92-9 of the Municipal Code Pertaining to Impact Fees For Parks, Playgrounds, and Other Recreational Facilities, such Ordinance having been adopted pursuant to a public facility needs assessment, as amended, as contemplated by §66.0617(4), Stats., as entitled “Impact Fee Study,” as prepared by Ruekert/Mielke and dated April 2002, and as amended pursuant to the “Amendment to the 2002 Impact Fee Study & the 2004 Impact Fee Update” dated September 2013, as also prepared by Ruekert/Mielke; and

WHEREAS, the Common Council approved Resolution No. 2015-7051 on January 6, 2015, A Resolution for Adoption of the Comprehensive Outdoor Recreation Plan: 2030 for the City of Franklin, Milwaukee County, Wisconsin, directed staff on January 20, 2015, to prepare further amendments to the Comprehensive Outdoor Recreation Plan, and continues to publicly pursue various park development opportunities; and

WHEREAS, such updated public facility needs assessment and study having been completed by Ruekert/Mielke, entitled “Amendment to the 2002 Impact Fee Study, the 2004 Impact Fee Update, & the 2013 Impact Fee Update,” was reviewed by staff, who recommends approval thereof but maintaining the related current impact fees, which are lower than allowable, pending future update of the other classifications of City of Franklin impact fees; and

WHEREAS, a public hearing was held before the Common Council on May 19, 2015, to receive public input upon the proposed changes to the impact fee ordinance as set forth in the

aforesaid "Amendment to the 2002 Impact Fee Study, the 2004 Impact Fee Update, & the 2013 Impact Fee Update;" and

WHEREAS, notice of the aforesaid public hearing was published as a Class I Notice under Ch. 985, Stats., which notice specified that the amendment to the public facilities needs assessment and draft ordinance was available for public viewing in the office of the City Clerk; said needs assessment and draft ordinance having been so available in such office for at least 20 days prior to the public hearing; and

WHEREAS, adoption of this ordinance based upon the prepared amendment to the Impact Fee Study, which has been received and accepted as incorporated into a revised public facilities needs assessment, will have the effect, in summary part, of modifying the public facilities for which capital costs may be partially funded by Parks, Playgrounds, and Land for Athletic Fields impact fees; of increasing the maximum allowable amount for Parks, Playgrounds, and Land for Athletic Fields impact fees; of updating the refund of impact fees procedures for consistency with state statutes; and of replacing the phrase "recreational facilities" with "land for athletic fields" consistent with Wisconsin Statute 66.0617; and

WHEREAS, adoption of this ordinance does not amend or alter the current applied Parks, Playgrounds, and Land for Athletic Fields impact fees, which are as follows: \$2,957 per dwelling unit for single-family or two-family residential development and \$2,040 per dwelling unit for multi-family residential development; and

WHEREAS, the Common Council having found and determined that the proposed impact fees as adopted or as it considered for adoption by way of amendment to §92-9 of the Municipal Code bear a rational relationship to the need for new, expanded, and improved public facilities required to serve land development; that such fees do not exceed the proportionate share of the capital costs that are required to serve land development as compared to existing uses of land within the City; that the length of the planning and financing periods are reasonable periods of time under all of the circumstances presented upon which to base, calculate, impose, and expend the proposed impact fees; and that the proposed impact fees are based upon actual capital costs or reasonable estimates of the capital costs for new, expanded, or improved public facilities and do not include amounts necessary to address existing deficiencies in public facilities.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: §92-9 C. of the Municipal Code of Franklin, Wisconsin be deleted in its entirety and replaced with the following:

"C. Parks, playgrounds, and land for athletic fields. Any developer creating or constructing additional residential dwelling units within the City shall pay a fee to the City to provide for the capital costs necessary to accommodate the parks, playgrounds, and land for athletic fields needs of land development, except as provided in Subsection J below.

(1) The amount of the fee per residential dwelling unit to be constructed or created by the proposed development, subject to adjustment pursuant to Subsection K below, shall be as follows:

(a) For single-family or two-family residential development, the fee, effective January 1, 2015, shall be \$2,957 per dwelling unit.

(b) For multi-family residential development, the fee, effective January 1, 2015, shall be \$2,040 per dwelling unit.

(2) The fee shall be imposed as a condition of approval of any building permit for the subject land development, and the payment thereof shall be made to the City prior to or upon the issuance of such building permit.

(3) Such fees collected by the City shall be placed in a special fund which shall be separate from the general fund of the City, and the special fund and all interest earned thereon shall be used exclusively for the capital costs of parks, playgrounds and land for athletic fields within the City.

(4) Such fees shall be expended by the City for the aforesaid purpose prior to the deadline whereupon a refund is required in accordance with Subsection N below, or such fee amount paid shall be refunded to the current owner(s) of the property with respect to which such fee was collected, along with any interest that has accumulated, as described in Subsection N below.”

SECTION 2: §92-9 N. of the Municipal Code of Franklin, Wisconsin be created as follows:

“N. Refund of Impact Fees.

(1) Subject to pars. (2), (3), and (4), and with regard to an impact fee that is collected after April 10, 2006, impact fees that are collected by the City before April 11, 2013, but are not used within 10 years to pay the capital costs for which they were imposed, shall be refunded to the current owner(s) of the property with respect to which the impact fees were imposed, along with any interest that has accumulated. Except as may be specified within Subsections C through I above, 10 years, being an appropriate planning and financing period for general governmental capital expenditures, shall be the reasonable time periods within which impact fees must be spent or refunded under this subsection, subject to the extended time period specified in par. (2).

(2) The 10-year time limit for using impact fees that is specified under par. (1) may be extended for 3 years if the City adopts a resolution stating that, due to extenuating circumstances or hardship in meeting the 10-year limit, the City

needs an additional 3 years to use the impact fees that were collected. The resolution shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this paragraph.

(3) An impact fee that was collected before April 11, 2006, must be used for the purpose for which it was imposed not later than the first day of the 120th month beginning after the date on which the fee was collected. Any such fee that is not used by that date shall be refunded to the current owner(s) of the property with respect to which the impact fee was imposed, along with any interest that has accumulated.

(4) With regard to an impact fee that is collected after April 10, 2013, such impact fees shall be used within a reasonable period of time after they are collected to pay the capital costs for which they were imposed, or they shall be refunded to the current owner(s) of the property with respect to which the impact fees were imposed, along with any interest that has accumulated. Except as may be specified within Subsections C through I above, 10 years, being an appropriate planning and financing period for general governmental capital expenditures, shall be the reasonable time periods within which impact fees must be spent or refunded under this paragraph, except that specifying such reasonable time period shall not preclude the City from amending the term of the reasonable period after receipt of any such fee for a period not to exceed 3 years and due to extenuating circumstances or hardship in meeting the reasonable time period, provided the City adopts a resolution that shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this paragraph.”

SECTION 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this 19th day of May, 2015, by Alderman _____.

PASSED AND ADOPTED at a regular meeting of the Common Council of the City of Franklin this 19th day of May, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">05/19/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (MC HOME BUILDERS, LLC, APPLICANT) (7979 SOUTH 68TH STREET)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.2.</i></p>

At their meeting on May 7, 2015, the Plan Commission recommended approval of a resolution conditionally approving a 3 Lot Certified Survey Map, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (MC Home Builders, LLC, applicant) (7979 South 68th Street).

COUNCIL ACTION REQUESTED

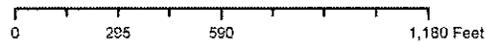
A motion to adopt Resolution No. 2015-_____, conditionally approving a 3 Lot Certified Survey Map, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (MC Home Builders, LLC, applicant) (7979 South 68th Street).



7979 South 68th Street



Planning Department
(414) 425-4024



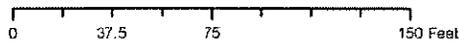
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



7979 South 68th Street



Planning Department
(414) 425-4024



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



STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(MC HOME BUILDERS, LLC, APPLICANT)
(7979 SOUTH 68TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 7979 South 68th Street, bearing Tax Key No. 804-9991-000, MC Home Builders, LLC, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by MC Home Builders, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or

MC HOME BUILDERS, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 2

designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. MC Home Builders, LLC, successors and assigns, and any developer of the MC Home Builders, LLC 3 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon MC Home Builders, LLC and the 3 lot certified survey map project for the property located at 7979 South 68th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The existing buildings shall be razed prior to the recording of the Certified Survey Map with the Milwaukee County Register of Deeds or that the applicant shall provide a letter of credit or post a bond to the City of Franklin in the amount of \$25,000 or such lesser amount as may be provided by a bona fide demolition contractor estimate to be reasonably approved by the Building Inspector or designee, prior to the recording of the Certified Survey Map, to assure the removal of the existing structures and compliance with accessory structure building setbacks and Section 15-2.0206 of the Unified Development Ordinance, which does not permit accessory structures upon any zoning lot until an occupancy permit has been issued for a principal structure.
7. The applicant shall provide Southeastern Wisconsin Regional Planning Commission aeriels and environmental corridor or land use mapping to further verify that woodlands and wetlands do not exist on the property per Section 15-4.0102B.2. and 15-4.0102G.2. of the Unified Development Ordinance, for review and approval by the Department of City Development prior to the recording of the Certified Survey Map with the Milwaukee County Register of Deeds.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, Louise E. Ludwig (L/E) and Susan L. Schlueter et al., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

MC HOME BUILDERS, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 3

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, Louise E. Ludwig (L/E) and Susan L. Schlueter et al., with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

CERTIFIED SURVEY MAP NO.

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

- — Denotes 1" x 24" iron pipe set.
- Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone (NAD-27), with the East line of the NW 1/4 of Sec. 15, T5N, R21E having an assumed bearing of N 0°16'59" W.
- ▨ — Denotes existing structure. All existing structures on this site are to be razed.
- Land is served by Sanitary Sewer and Water.

North



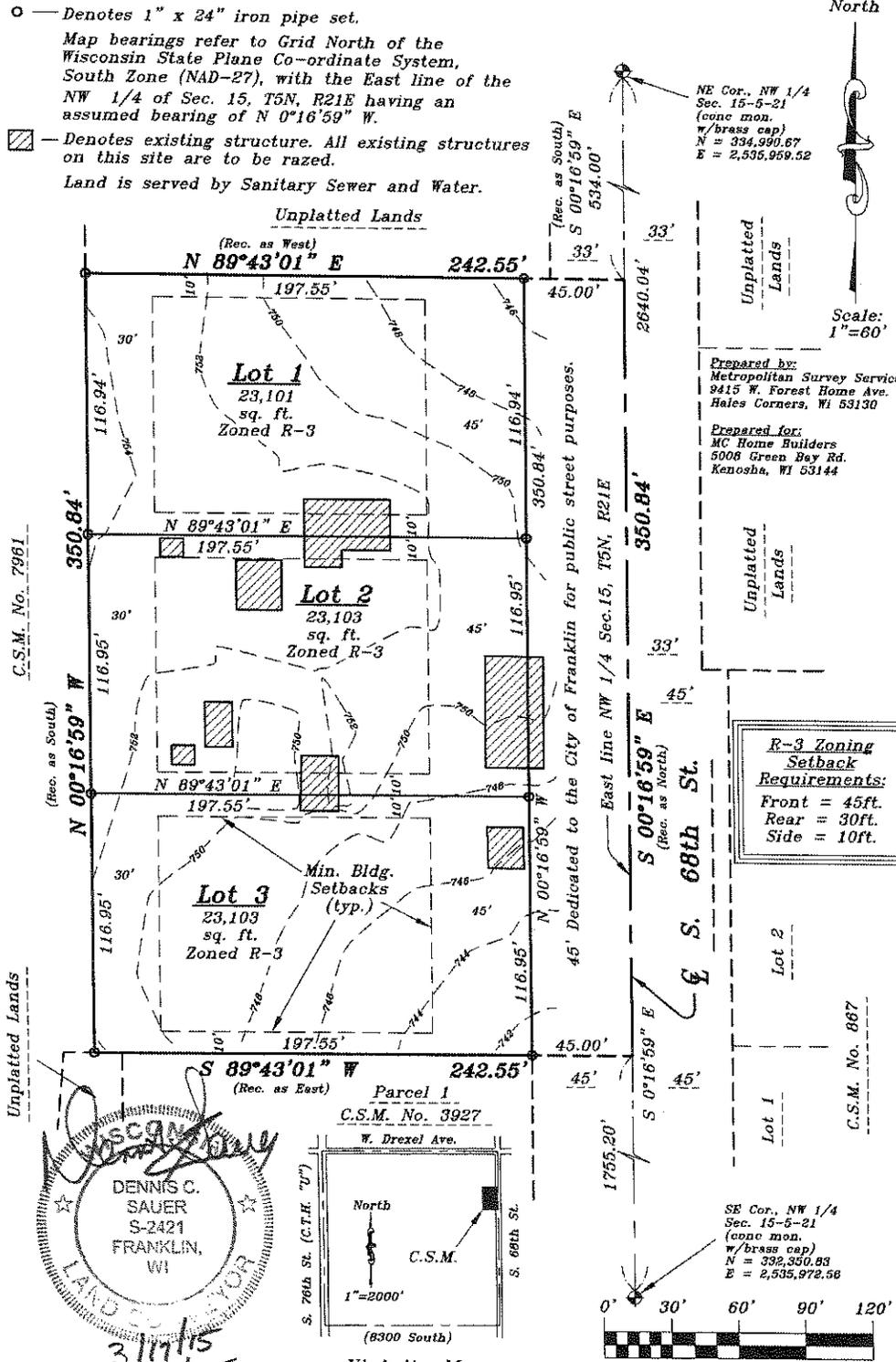
Scale: 1"=60'

NE Cor., NW 1/4 Sec. 15-5-21 (conc mon. w/brass cap)
 N = 334,990.67
 E = 2,535,959.52

Prepared by:
 Metropolitan Survey Service
 9415 W. Forest Home Ave.
 Hales Corners, WI 53130

Prepared for:
 MC Home Builders
 5008 Green Bay Rd.
 Kenosha, WI 53144

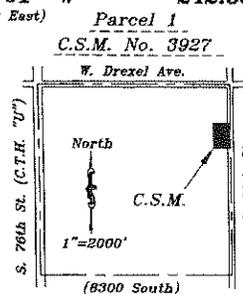
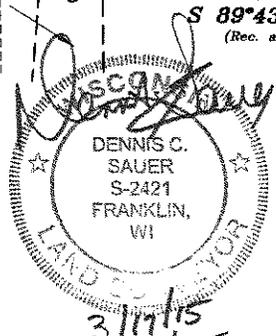
R-3 Zoning Setback Requirements:
 Front = 45ft.
 Rear = 30ft.
 Side = 10ft.



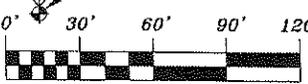
C.S.M. No. 7961

Unplatted Lands

C.S.M. No. 867



SE Cor., NW 1/4 Sec. 15-5-21 (conc mon. w/brass cap)
 N = 332,350.83
 E = 2,535,972.58



Graphic Scale Scale: 1"=60'

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Northwest 1/4 of
Section 15, Township 5 North, Range 21 East, in the City of
Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, registered land surveyor, do hereby certify:

That I have surveyed, a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; bounded and described as follows: Commencing at the Northeast corner of the said Northwest 1/4; thence S 00°16'59" E along the East line of said Northwest 1/4, 534.00 to the point of beginning of the lands to be described; thence continuing S 00°16'59" E along said East line, 350.84 feet to a point; thence S 89°43'01" W, 242.55 feet to a point; thence N 00°16'59" W 350.84 feet to a point; thence N 89°43'01" E 242.55 feet to the point of beginning. Excepting the East 45.00 feet dedicated for public street purposes.
Said lands containing 69,307 square feet (1.59 acres)

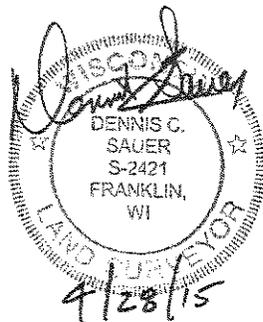
That I have made such survey, land division and map by the direction of, MC Home Builders, LLC., owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code in surveying, dividing and mapping the same.

MARCH 17, 2015
Date

Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421



PREPARED FOR:
MC Home Builders
5008 Green Bay Road
Kenosha, WI 53144

PREPARED BY: Dennis C. Sauer
Metropolitan Survey Service
9415 West Forest Home Avenue
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

As owner, MC Home Builders, LLC, do hereby certify that I have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.

James J. Duerrwaechter,
Managing Member

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20_____, James J. Duerrwaechter, Managing Member, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

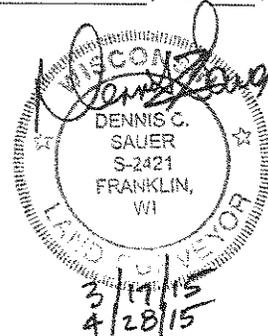
Community State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map and does hereby consent to the above certification of owner.

IN WITNESS WHEREOF, the said Community State Bank, has caused these presents to be signed by _____, (title) _____, at _____, Wisconsin, this _____ day of _____, 20_____.

Community State Bank:

Signed
Print Name and Title: _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS



CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE CONTINUED

PERSONALLY came before me this _____ day of _____, 20____, _____, (Title) _____, of Community State Bank, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Signature

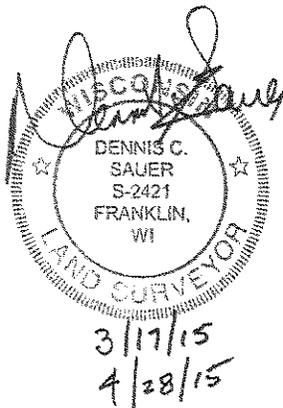
Print Name: _____
Notary Public State of Wisconsin
My Commission Expires: _____

COMMON COUNCIL APPROVAL

APPROVED and Dedication accepted by the Common Council of the City of Franklin, Resolution No. _____, on this _____ day of _____, 20_____.

Stephen Olson, Mayor
City of Franklin

Sandra L. Wesolowski, Clerk
City of Franklin



THIS INSTRUMENT WAS DRAFTED BY:
Dennis C Sauer, P.L.S. S-2421



REPORT TO THE PLAN COMMISSION

Meeting of May 7, 2015

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Address, Applicant, Owners (property), Current Zoning, 2025 Future Land Use, Use of Surrounding Properties, and Applicant Action Requested.

Project Description and Analysis:

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.

On April 13, 2015, the applicant filed a Certified Survey Map (CSM) Application with the Department of City Development, requesting to divide a 1.59-acre property into three separate lots.

Each proposed lot has an area of approximately 23,101 square feet. The existing 1.59-acre property contains several structures that are proposed to be razed. Several of these buildings do not meet building setbacks and three structures straddle the proposed property lines. In addition, if the CSM were recorded prior to razing the buildings, accessory structures would be located on lots without principal buildings, which is in violation of Section 15-2.0206 of the UDO.

Therefore, staff recommends that the existing buildings be razed prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds or that the applicant shall provide a letter of credit or post a bond to the City of Franklin in the amount of \$25,000 or such lesser amount as may be provided by a bona fide demolition contractor estimate to be reasonably approved by the Building Inspector or designee, prior to the recording of the Certified Survey Map, to assure the removal of the existing structures and compliance with accessory structure building setbacks and Section 15-2.0206 of the Unified Development Ordinance, which does not permit accessory structures upon any zoning lot until an occupancy permit has been issued for a principal structure.

The proposed lots meet the minimum development standards of the R-3 District, including but not limited to, exceeding the 20,000 square foot minimum lot area and the 100-foot minimum lot width requirements. It can be noted that the adjacent lots zoned R-3 range in size from approximately 20,000 square feet to approximately 43,100 square feet.

Utilities and Infrastructure

Public sewer and water service is located adjacent to this property within the right-of-way of South 68th Street. Connection to these services will be required for any new development.

Natural Resource Protection Plan

The applicant has provided a letter, dated April 18, 2015, from Wetland & Waterway Consulting, LLC stating that the site does not contain any protected natural resources including, steep slopes, woodlands, lakes, ponds, streams, shore buffers, floodplains, and wetlands. *Staff recommends that the applicant provide Southeastern Wisconsin Regional Planning Commission aeriels and environmental corridor or land use mapping to further verify that woodlands and wetlands do not exist on the property per Section 15-4.0102B.2. and 15-4.0102G.2. of the Unified Development Ordinance, for review and approval by the Department of City Development prior to the recording of the Certified Survey Map with the Milwaukee County Register of Deeds.*

Staff Recommendation:

City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Skw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">5/19/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">ORDINANCE TO AMEND SECTION 15-3.0304A.2. OF THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW FOR THE CREATION OF NEW LOTS OF RECORD FOR EXISTING ONE-FAMILY DETACHED DWELLINGS AND TWO-FAMILY ATTACHED DWELLINGS UPON PROPERTY IN THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. 3.</i></p>

At their meeting on May 7, 2015, the Plan Commission recommended approval of an ordinance to amend Section 15-3.0304A.2. of the Unified Development Ordinance to allow for the creation of new lots of record for existing One-family detached dwellings and Two-family attached dwellings upon property in the B-4 South 27th Street Mixed-Use Commercial District.

COUNCIL ACTION

A motion to adopt Ordinance No. 2015-_____ to amend Section 15-3.0304A.2. of the Unified Development Ordinance to allow for the creation of new lots of record for existing One-family detached dwellings and Two-family attached dwellings upon property in the B-4 South 27th Street Mixed-Use Commercial District.

ORDINANCE NO. 2015-_____

AN ORDINANCE TO AMEND SECTION 15-3.0304A.2. OF THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW FOR THE CREATION OF NEW LOTS OF RECORD FOR EXISTING ONE-FAMILY DETACHED DWELLINGS AND TWO-FAMILY ATTACHED DWELLINGS UPON PROPERTY IN THE B-4 SOUTH 27TH STREET MIXED-USE COMMERCIAL DISTRICT

WHEREAS, Section 15-3.0304A.2. of the Unified Development Ordinance requires that no new lots of record for One-family detached dwellings and Two-family attached dwellings be created after the effective date of the ordinance (June 17, 2005); and

WHEREAS, Adam C. Murphy and Tanya M. Murphy having applied for a text amendment to Section 15-3.0304A.2. of the Unified Development Ordinance so as to allow for the creation of new lots of record for existing One-family detached dwellings and Two-family attached dwellings upon property located in the B-4 South 27th Street Mixed-Use Commercial District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for the creation of new lots of record for existing One-family detached dwellings and Two-family attached dwellings upon property located in the B-4 South 27th Street Mixed-Use Commercial District, and having held a public hearing on the proposal on the 7th day of May, 2015 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: Section 15-3.0304A.2. of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin is hereby amended to read as follows: "Require that no new lots of record for the development of new One-family detached dwellings or Two-family attached dwellings be created after the effective date of this ordinance."

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in

ORDINANCE NO. 2015-_____

Page 2

full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Unified Development Ordinance Text Amendment Application:

Date: April 28, 2015

From: Adam and Tanya Murphy
9843 / 9847 / 9851 S. 27th St
Tax Key: 902-9970-001

Re: Section 15-3.0304A.2 Amendment (Updated April 28, 2015)

Proposed Amendment:

Section 15-3.0304A.2 pertains to the B4 zoning area of the S. 27th St. Corridor and reads:

“Require that no new lots of record for One-family detached dwellings and Two-family attached dwellings be created after the effective date of this ordinance”

The request is to amend it as follows:

“Require that no new lots of record for the development of new One-family detached dwellings or Two-family attached dwellings be created after the effective date of this ordinance.”

Intent:

The goal is to subdivide a property that currently contains both commercial and residential buildings. The property meets all other subdivision requirements for the B4 zone. However, based on the letter-of-the-law interpretation of the 2005-1842 amended UDO, dividing the business from the residence would create a new lot of record for a One-family dwelling. The plan since the original purchase of the property in 2006, has been to own the business property and building separate from the residential property and building.

Impact:

Based on a cursory review of the B4 Zone, by both the property owner and the City Planner, this property, at approximately 5.2 acres, is the only apparent property that is currently affected by this restriction. Given that a minimum lot size of two acres is required for division, there do not appear to be any other properties, of at least four acres, which contain a residence.

Comprehensive Master Plan:

The CMP maintains mixed use for the B4 zone, including both commercial and single family residences. This request, in no way deviates from the CMP.

Rationale:

First, and foremost, in discussions with the City Planners, we all agree and understand that the plan for the South 27th Corridor does not include single or two-family new residential construction. The ideal use is for commercial and retail use and that was the primary intent behind Section 15-3.0304A.2. New home construction is undesirable.

Since the introduction of the ordinance, arguably the only other property that would have been affected by this is the farm property that now holds the Wheaton Franciscan campus on South 27th St. and Oakwood, but they purchased the entire property. However, it would have restricted the original owners of the farm land from dividing off a section of the land, if they had wanted to maintain the farm house. Clearly, that was not the intent of the ordinance.

The problem with the current limitation of the ordinance is that it restricts us from owning our business property and building, which hosts our software company, Big Bang LLC, separately from our residence. We do not believe that this was the intent of the ordinance, and hence, request the amendment to clarify the ordinance. The residence in question is the 132 year old brick school house that pre-dates the City of Franklin itself. It has been used as a residence for over 40 years. All the other structures on the property were built long before the current ordinance existed, so there is an easy argument for grandfathering this parcel and perhaps that could be done through an appeal. However, we feel that amending the ordinance so that it accurately reflects the intent of the law is a more appropriate action.

I also believe that we all hold home ownership as a most basic right of a citizen. This strict enforcement of the ordinance eliminates our ability to own our home separately from our business, which based on conversations with the City Planners, I do not believe was the intention at all.

Finally, in conversations with our attorneys, we feel that we could easily argue that this places an undue burden on both our business and our residence. Due to the current mixed use nature of the entire property, we are limited to a single short-term commercial loan on the whole property, rather than a more modest long-term residential loan for the residence and a smaller short-term commercial loan for the business. This places an extreme burden on both entities to support the other.

Additionally, as it stands, selling Big Bang LLC - a multi-million dollar software company, may require selling our home. Similarly, selling our home, would require selling the business property and building. These two entities are completely separate from each other, and no buyer would be likely to, or should be forced to, accept the undue burden of purchasing both the business and residence.

Thank you,

Adam C Murphy

DRAFT

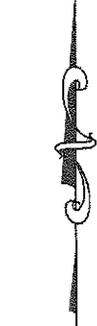
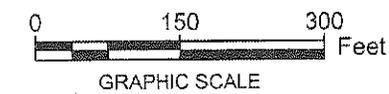
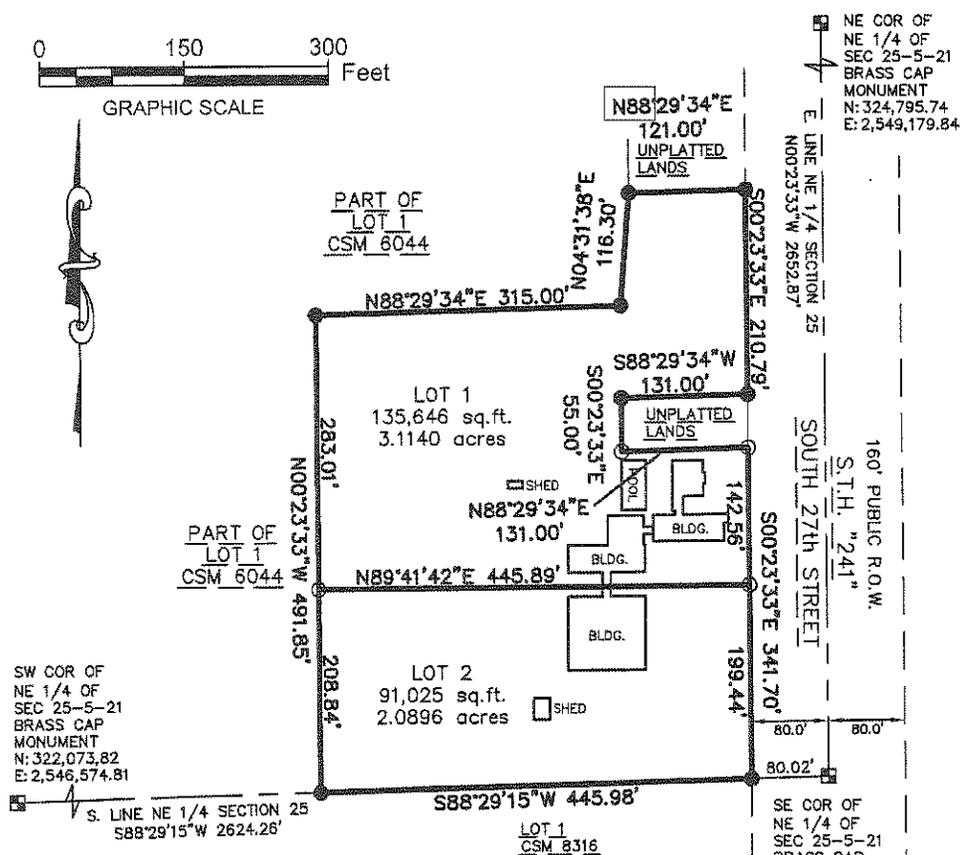
CERTIFIED SURVEY MAP NO. _____

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

OWNER:
ACJM 1883 LLC
9851 S. 27th STREET
FRANKLIN, WI., 53132

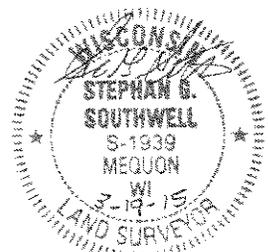
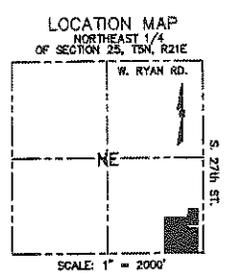
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 25, T 5 N, R 21 E, WHICH BEARS N00°23'33"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



SW COR OF
NE 1/4 OF
SEC 25-5-21
BRASS CAP
MONUMENT
N: 322,073.82
E: 2,546,574.81

NE COR OF
NE 1/4 OF
SEC 25-5-21
BRASS CAP
MONUMENT
N: 324,795.74
E: 2,549,179.84

SE COR OF
NE 1/4 OF
SEC 25-5-21
BRASS CAP
MONUMENT
N: 322,143.08
E: 2,549,198.01



R.A. Smith National, Inc.

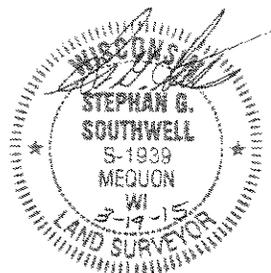
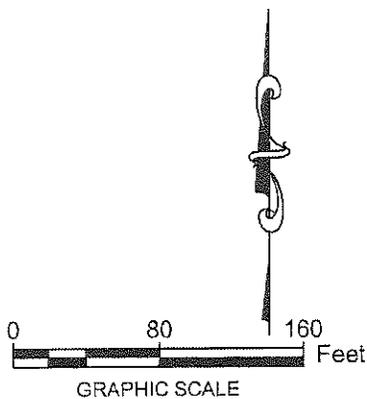
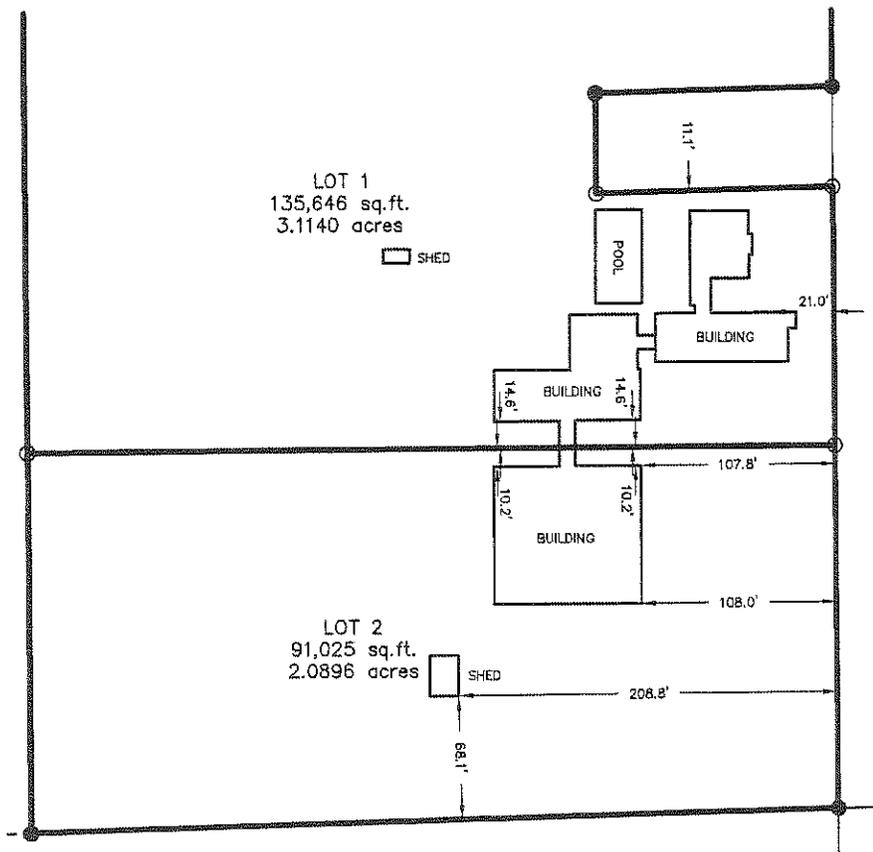
*Beyond Surveying
and Engineering*

18745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

S:\514\04\0\dwg
CS1011.dwg\SHBET1

CERTIFIED SURVEY MAP NO. _____

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



R.A. Smith National, Inc.

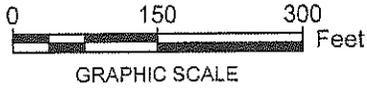
*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

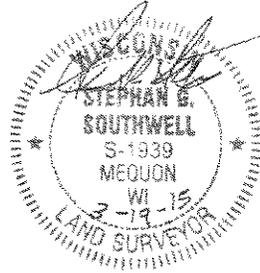
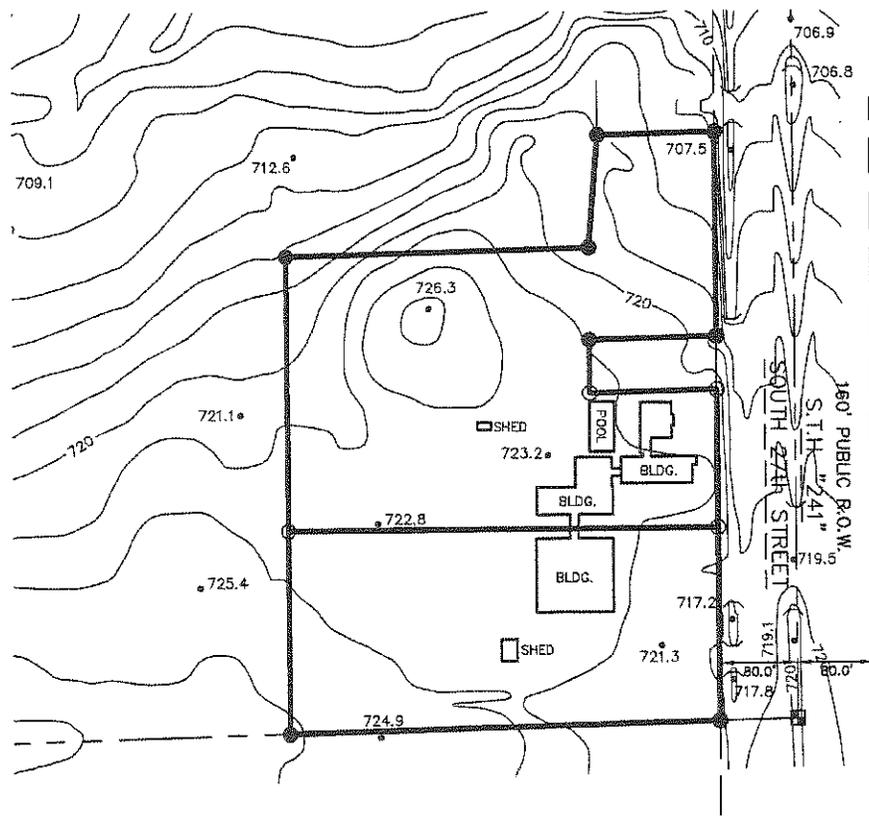
S:\51440402\mg
CS101L.dwg/S\FBET2

CERTIFIED SURVEY MAP NO. _____

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



2' CONTOURS PER TOPOGRAPHIC MAP OF THE NE 1/4 SECTION 25-5-21 PREPARE FOR MILWAUKEE COUNTY BY AERO-METRIC ENGINEERING, INC. NGVD 1929 DATUM



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

S:\S14404\dwg.
CS101L.dwg/SHEET 3

CERTIFIED SURVEY MAP NO. _____

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, Stephan G. Southwell, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Southeast corner of said Northeast 1/4 Section; thence South 88°29'15" West along the South line of said 1/4 Section 80.02 feet to the point of beginning of lands to be described; thence continuing South 88°29'15" West along said South line 445.98 feet to an Easterly corner of Parcel 1 in Certified Survey Map No. 6044; thence North 00°23'33" West along the Easterly line of said Parcel 491.85 feet to a point; thence North 88°29'34" East along said Easterly line 315.00 feet to a point; thence North 04°31'38" East 116.30 feet to an Easterly corner of said Parcel; thence North 89°29'34" East along said Easterly line 121.00 feet to a point in the West line of South 27th Street; thence South 00°23'33" East along said West line 210.79 feet to an Easterly corner of said Parcel 1; thence South 88°29'34" West along the Easterly line of said Parcel 131.00 feet to an Easterly corner of said Parcel 1; thence South 00°23'33" East 55.00 feet to a point; thence North 88°29'34" East 131.00 feet to a point in the West line of South 27th Street; thence South 00°23'33" East along said West line 341.70 feet to the point of beginning.

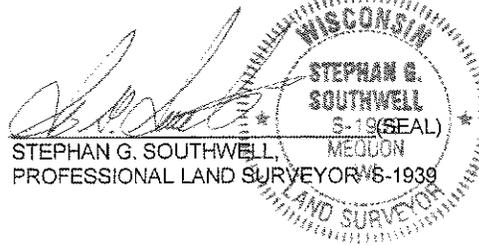
Said parcel contains 226,671 square feet or 5.2036 acres.

THAT I have made such survey, land division and map by the direction of ACSM 1883 LLC, owner.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance Division Section 15 in surveying, dividing and mapping said lands.

3-19-15
DATE



CERTIFIED SURVEY MAP NO.

A Part of Parcel 1 of Certified Survey Map No. 6044 and Lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

ACTM 1883 LLC a limited liability company organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Franklin Municipal Code.

ACTM 1883 LLC does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Franklin

WITNESS the hand and seal of ACTM 1883 LLC, has caused these presents to be signed by Adam C Murphy, its member/owner, this 2nd day of April, 2015.

[Handwritten signature]

STATE OF WISCONSIN }
:SS
Milwaukee COUNTY }

PERSONALLY came before me this 2nd day of April, 2015, the above named Adam MURPHY, to me known to be the person who executed the foregoing instrument, and to me known to be such member of said corporation and acknowledged that he executed the foregoing instrument as such officer by its authority.

[Notary Seal: Notary Public, State of Wisconsin, My commission expires 12-15-15]

CITY OF FRANKLIN COMMON COUNCIL

APPROVED by the Common Council of the City of Franklin by Resolution No. signed on this day of 2015.

[Notary Seal: STEPHAN G. SOUTHWELL, S-1939, MECUON, WI, 3-19-15, LAND SURVEYOR]

STEVE OLSEN, MAYOR

SANDRA L. WESOLOWSKI, CITY CLERK



REPORT TO THE PLAN COMMISSION

Meeting of May 7, 2015

Unified Development Ordinance Text Amendment

RECOMMENDATION: City Development Staff recommends approval of the proposed Unified Development Ordinance Text Amendment.

Table with 2 columns: Label (Project Name, Project Address, Applicant, Owners, Current Zoning, 2025 Future Land Use, Use of Surrounding Properties, Applicant Action Requested) and Value (ACJM 1883 LLC UDO Text Amendment & Certified Survey Map, 9843, 9847 and 9851 South 27th Street, Adam and Tanya Murphy, ACJM 1883 LLC, B-4 South 27th Street Mixed Use Commercial District, Mixed Use and Areas of Natural Resource Features, Nature's Nook to the north and west, single-family residential to the north, Wheaton Franciscan Healthcare to the south and City of Oak Creek to the east, Approval of the Unified Development Ordinance Text Amendment)

Introduction:

On April 6, 2015, the applicant filed a Unified Development Ordinance (UDO) Text Amendment and Certified Survey Map (CSM) Application with the Department of City Development requesting approval to divide the existing property located at 9843, 9847 and 9851 South 27th Street into two separate lots.

The applicant has recently requested, however, that the Certified Survey Map be placed on the May 21st Plan Commission agenda. The applicant is preparing easement and natural resource information that was not available in time for this meeting.

If desired, the Plan Commission may act upon the Unified Development Ordinance Text Amendment Application prior to review of the Certified Survey Map.

Project Description and Analysis:

The subject property currently contains multiple buildings that include single-family and commercial uses. The applicant wishes to have the commercial building, which is utilized for the property owner's business, and the existing single-family home on separate parcels. Section 15-3.0304A.2. of the UDO requires "that no new lots of record for One-family detached dwellings and Two-family attached dwellings be created after the effective date of this ordinance." Therefore, the applicant is not able to create a new lot for the existing single-family home without amending the B-4 District.

As such, the applicant is requesting to add the underlined text to Section 15-3.0304A.2., “Require that no new lots of record for the development of new One-family detached dwellings or Two-family attached dwellings be created after the effective date of this ordinance.” The B-4 District does permit one-family detached dwellings per Table 15-3.0602 of the UDO.

If approved, the City may then also approve the proposed CSM. Lot 1 of the proposed CSM has an area of approximately 3.11 acres and contains the single-family use. Lot 2 has an area of approximately 2.09 acres and contains the commercial use. Lot 1 also contains a building that is currently being used as a single-family home while the other building is being renovated. The property owner will be moving into the other building once renovations are complete, leaving the other building vacant. The property owner has indicated that the future use of this building is unknown at this time.

Comprehensive Master Plan Amendment:

- *Consistent with, as defined by Wisconsin State Statute, means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”*

The subject property is currently designated as Mixed Use and Areas of Natural Resource Features on the City’s 2025 Future Land Use Map. The applicant is not proposing to change that designation and further states that the proposed UDO Text Amendment does not deviate from the Comprehensive Master Plan.

In that regard, staff can note that the future land use for this area is based upon the *South 27th Street Corridor Plan*, which plan has been incorporated by reference into the Comprehensive Master Plan. That plan designates the subject area as Mixed Use Commercial District and further states that this district should:

- Require that future land division be limited, such that no new lots are created that are smaller than two acres in size.
- Allow such uses as follows...residential uses...

It can also be noted that the Mixed Use Commercial district standards from the *South 27th Street Corridor Plan* have been incorporated into the B-4 South 27th Street Mixed Use Commercial zoning district, including the two acre limit for new land divisions. The B-4 zoning district also requires that no new lots of record for one- or two-family dwellings be created after the effective date of the ordinance recreating the B-4 district in 2005.

Staff concludes that although a land division of the subject property could potentially make further development and/or redevelopment of this area more difficult in the future, the existing property could be divided into a 3.1 acre parcel and a 2.1 acre parcel as proposed and still meet the lot size requirement noted above. Furthermore, a cursory review of other properties along 27th Street indicates that the situation giving rise to the proposed UDO Text Amendment would be rare and unlikely to occur on other properties.

Staff believes that while the proposed request does not further the goals, objectives and policies contained within the Comprehensive Master Plan, neither does it contradict those goals,

objectives or policies. Therefore, staff believes the proposed request is generally consistent with the Plan.

Staff Recommendation:

City Development Staff recommends approval of the proposed Unified Development Ordinance Text Amendment.

BLANK PAGE

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Stew</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">05/19/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR 8986-8988 SOUTH CORDGRASS CIRCLE CONDOMINIUMS AT 8986 AND 8988 SOUTH CORDGRASS CIRCLE EAST, LOT 47, PRAIRIE GRASS PRESERVE SUBDIVISION (ERIK R. BESTE, OWNER/APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>3.4</i></p>

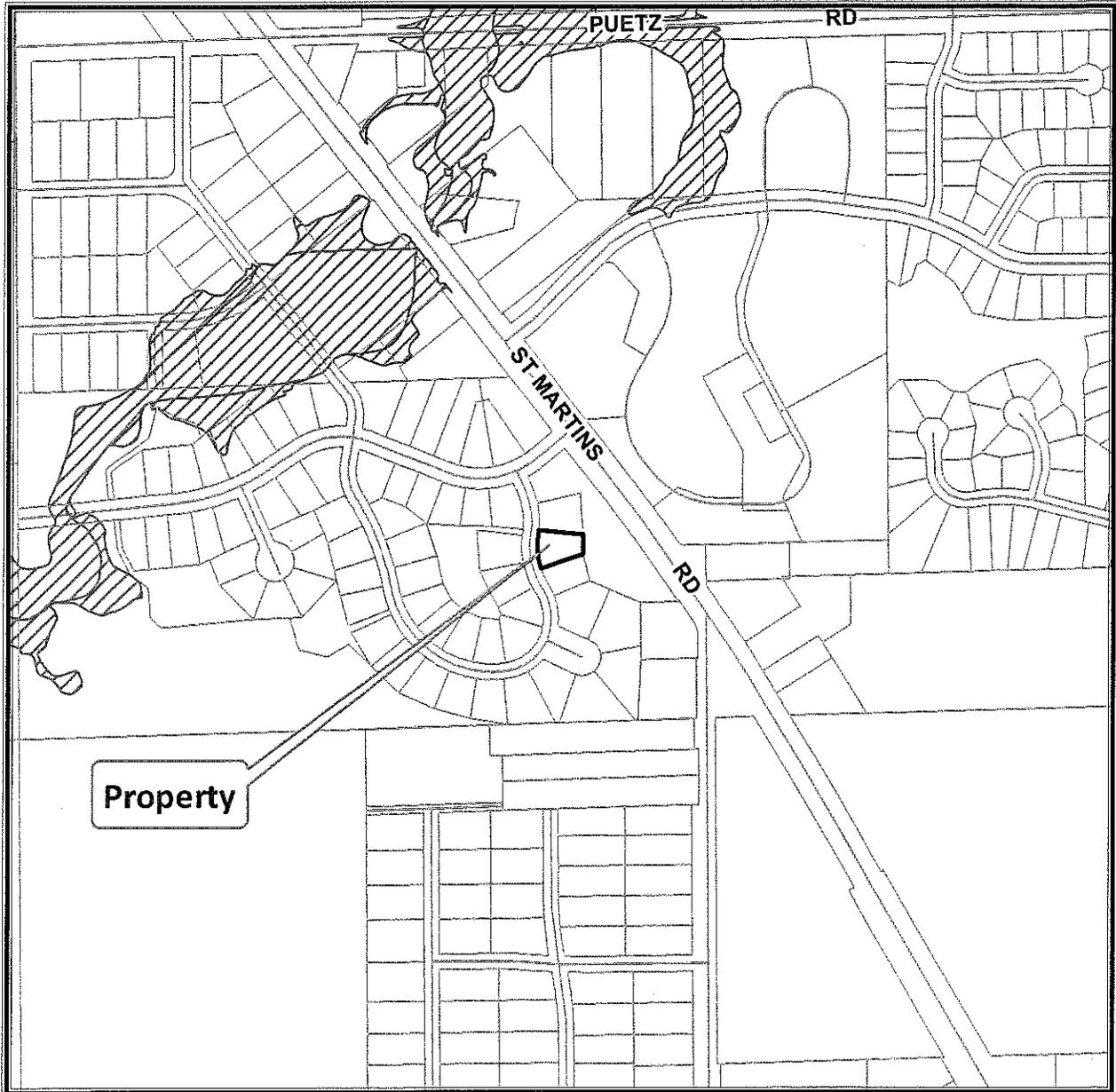
At its May 7, 2015, meeting, the Plan Commission recommended a resolution conditionally approving a condominium plat for 8986-8988 South Cordgrass Circle Condominiums at 8986 and 8988 South Cordgrass Circle East, Lot 47, Prairie Grass Preserve Subdivision (Erik R. Beste, Owner/Applicant).

COUNCIL ACTION REQUESTED

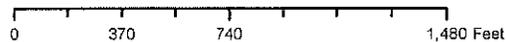
A motion to approve Resolution 2015-_____, conditionally approving a condominium plat for 8986-8988 South Cordgrass Circle Condominiums at 8986 and 8988 South Cordgrass Circle East, Lot 47, Prairie Grass Preserve Subdivision (Erik Beste R., Owner/Applicant).



8986-8988 S. Cordgrass Circle East
TKN 847-0086-001



Planning Department
(414) 425-4024



2013 Aerial Photo

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

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A
CONDOMINIUM PLAT FOR 8986-8988 SOUTH CORDGRASS CIRCLE
CONDOMINIUMS AT 8986 AND 8988 SOUTH CORDGRASS
CIRCLE EAST, LOT 47, PRAIRIE GRASS PRESERVE SUBDIVISION
(ERIK R. BESTE, OWNER/APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a condominium plat for 8986-8988 South Cordgrass Circle Condominiums, such plat being upon property more particularly described as Lot 47, in Prairie Grass Preserve, being a subdivision in part of the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, of the property located at 8986-8988 South Cordgrass Circle East, bearing tax key no. 847-0086-001, Erik R. Beste, owner/applicant; said Condominium Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the Department of City Development and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on May 7, 2015, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed condominium plat is appropriate for approval pursuant to law upon certain conditions and is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin, and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Condominium Plat for 8986-8988 South Cordgrass Circle Condominiums, as submitted by Erik R. Beste, owner, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, and that all minor technical deficiencies within the Condominium Plat be rectified, all prior to the recording of the Condominium Plat.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
ERIK R. BESTE, OWNER (8986-8988 SOUTH CORDGRASS CIRCLE
CONDOMINIUMS) RESOLUTION NO. 2015-_____

Page 2

and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

3. Erik R. Beste, owner/applicant, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the 8986-8988 South Cordgrass Circle Condominiums development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
4. The approval granted hereunder is conditional upon Erik R. Beste, owner/applicant, and the 8986-8988 South Cordgrass Circle Condominiums development for the property located at 8986 and 8988 South Cordgrass Circle East: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
5. The 8986-8988 South Cordgrass Circle Condominiums development project shall be developed in substantial compliance with the terms and provisions of this Resolution.

BE IT FURTHER RESOLVED, that the Condominium Plat for 8986-8988 South Cordgrass Circle Condominiums be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a condominium plat, the City Clerk is hereby directed to obtain the recording of the Condominium Plat for 8986-8988 South Cordgrass Circle Condominiums with the Office of the Register of Deeds for Milwaukee County.

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
ERIK R. BESTE, OWNER (8986-8988 SOUTH CORDGRASS CIRCLE
CONDOMINIUMS)

RESOLUTION NO. 2015-_____

Page 3

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of
Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Franklin

APR 25 2015

To whom may concern,

City Development

I want to change my property from one tax key to a two tax key property. It would be better for the community to have each as an owner occupied condo. The value is a lot more as two condos vs one building. Once I have converted this property I will list both condos for sale. Thank you!

Sincerely yours,

A handwritten signature in black ink, appearing to read "Erik Beste", with a long horizontal line extending to the right.

Erik Beste

8988 S. Cordgrass Cir E

Franklin WI 53132



8986-88 South Cordgrass Circle Condominium

Lot 47, in PRAIRIE GRASS PRESERVE, being a subdivision in part of the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 4, North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Outlet 7
Prairie Grass Preserve
Suburban/Single Family
Zone 4
Zoning P-S

Declarant:
Eric R. Beale
8986 South Cordgrass Circle East
Franklin, Wisconsin 53132

Prepared by:
Metropolitan Survey Service, Inc.
8415 West Forest Home Ave., Suite 202
Hales Corners, WI 53130

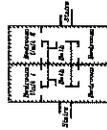
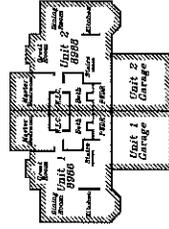
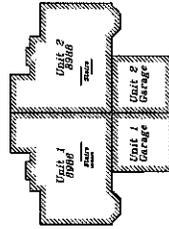
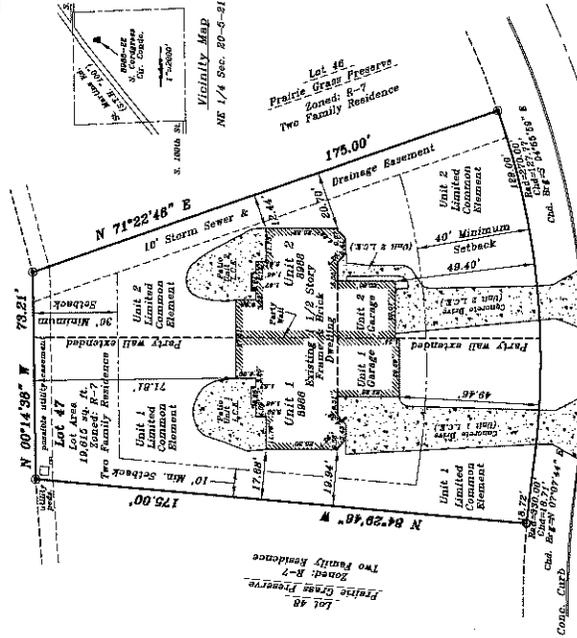
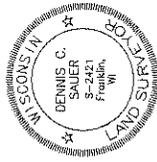
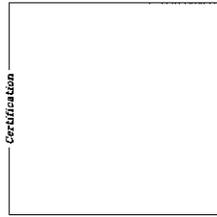
Addresses:
Unit 1 - 8986 South Cordgrass Circle East, Franklin, WI 53132
Unit 2 - 8988 South Cordgrass Circle East, Franklin, WI 53132

Note:
L.C.E. = Limited Common Element

I, Dennis C. Sauer, a Professional Land Surveyor, do hereby certify that I have surveyed the above described property of this condominium plat, and that this survey is an accurate representation of the exterior boundaries and area of the property. This plat is a correct representation of 8986-88 South Cordgrass Circle Condominium, and the identification and location of each unit and the common elements can be determined from this plat.

September 29, 2012
Date
Dennis C. Sauer, P.L.S. 2421

Revised this 22nd day of April, 2015



Foundation Lay-out

First Floor Lay-out

Second Floor Lay-out

Note:
The location of subsurface utilities, such as gas mains, electric lines, sewer and water laterals, etc., could not be determined and shown on this plat. It is the responsibility of the owner of the unit to determine the location of such utilities. The Common Element and the responsibility of repair and restoration shall be shared by the owners of both units. If any utility serves a single unit but is shared by the owners of both units, the responsibility for repair and restoration shall be shared by both owners. The owner of the unit that the utility serves shall be responsible for all repairs and restoration.

South Cordgrass Circle East
(66' E.O.P.)

Metropolitan Survey Service, Inc.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS

8415 West Forest Home Avenue, Suite 202
Hales Corners, WI 53130
PH: (414) 525-5150 FAX: (414) 529-8787
email address: survey@metropolitansurvey.com

© — Denotes Iron Pipe Found
O — Denotes Iron Pipe Set

K:\Cadd\Bea\Franklin\8986-88 South Cordgrass Circle Condominium.dwg

Job No. 103703

Sheet 1 of 1

 **CITY OF FRANKLIN** 

REPORT TO THE PLAN COMMISSION

Meeting of May 7, 2015

Condominium Plat

RECOMMENDATION: City Development Staff recommends approval of the Condominium Plat for Erik Beste at 8986-8988 South Cordgrass Circle East, subject to the conditions in the attached draft resolution.

Project Name:	8986-88 South Cordgrass Cir. Condominiums
Project Address:	8986-8988 South Cordgrass Circle East
Applicant:	Erik Beste
Owner:	Erik Beste
Zoning:	R-7 Two-Family Residence District
Use of Surrounding Properties:	Existing condominiums to the north and south, an outlet containing a stormwater pond to the east and a single-family home to the west.
2025 Comprehensive Plan:	Residential – Multi-Family
Applicant Action Requested:	Recommendation of approval to the Common Council for the proposed Condominium Plat Application upon property located at 8986-8988 South Cordgrass Circle East.

INTRODUCTION AND ANALYSIS:

On April 3, 2015, Erik Beste, filed a Condominium Plat Application with the Department of City Development for property located at 8986-8988 South Cordgrass Circle East. The applicant is proposing to divide the existing duplex on the property into two condominium units, which requires a Condominium Plat to be reviewed and approved by the Plan Commission and Common Council pursuant to the Unified Development Ordinance.

The subject lot is Lot 47 of the Prairie Grass Preserve Subdivision, which is approximately 19,615 square feet. Lot 47, and the adjacent lots are zoned R-7 Two-Family Residence District. The proposed Condominium Plat is consistent with the 2025 Comprehensive Master Plan, as the future land use designation for the property is Residential – Multi-Family.

According to the Milwaukee County Automated Mapping and land Information System (MCAMLIS), seventeen (17) out of twenty-nine (29) lots in the portion of the Prairie Grass Preserve Subdivision zoned R-7 Two-Family Residence District have already been converted to condominiums. This includes Lot 48 to the north, which is part of the Prairie Grass Preserve Condominiums and Lot 46 to the South, which is the 9014-16 S. Cordgrass Circle Condominiums.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the Condominium Plat for Erik Beste at 8986-8988 South Cordgrass Circle East, subject to the conditions in the attached draft resolution.

BLANK PAGE