

<b>APPROVAL</b>  <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b>  <b>05/01/18</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>RECOMMENDATION FROM THE PARKS COMMISSION FOR THE COMMON COUNCIL TO MOVE FORWARD WITH THE NECESSARY STEPS RELATED TO BUDGETED BUT PENDING PARK LAND ACQUISITION, WHICH WILL ALLOW A TIMELY AND APPROPRIATE USE OF IMPACT FEES TO ADDRESS EXISTING LAND PURCHASE DEFICIENCIES IDENTIFIED IN THE COMPREHENSIVE OUTDOOR RECREATION PLAN, AND AS PREVIOUSLY REQUESTED BY THE PARKS COMMISSION</b>	<i>G.12.</i>
<p>At the regular meeting of the Parks Commission on April 9, 2018, the following action was approved: move to recommend to the Common Council at its next meeting, to place on the agenda for action, to move forward with the necessary steps related to budgeted but pending park land acquisition, which will allow a timely and appropriate use of Impact Fees to address existing land purchase deficiencies identified in the Comprehensive Outdoor Recreation Plan, and as previously requested by the Parks Commission.</p> <p style="text-align: center;"><b>COUNCIL ACTION REQUESTED</b></p> <p>A motion to take action on the above item as the Common Council deems appropriate.</p>		

## Development Fund

## City of Franklin

Summary of Impact Fee Activity  
For the nine months ended September 30, 2017

Cash Acct										27,1100,1111
Revenue Acct		4292	4293	4294	4295	4296	4297			-27,2000,2117
Expenditure Acct										

City of Franklin  
Capital Improvement Fund  
Budget 2018

		Adopted			
Project/Name	Activity	Total	Funding Source	Amount	Net City Funds
Landfill Siting Revenue		276,000			\$ 276,000
Investment Income		5,000			5,000
<b>Total Revenue</b>		<b>281,000</b>			<b>281,000</b>

**Expenditures**

**Approved Projects**

<b>Highway</b>					
Drexel & S 51st St intersection reconstruction	DPW	750,000			750,000
S 68th Street Reconstruction	DPW	25,746			25,746
Industrial Park Lift Station removal and replace with gravity flow sanitary sewers & planning	Sewer	100,000	Sewer Fund	100,000	-
Rawson Homes - Water main & services relay -	Water	1,000,000	Water Fund	1,000,000	-
City Hall Remodeling		1,775,000			1,775,000

<b>TID 5 - Ball Park Commons</b>					
Streets	DPW	3,550,000	TID 5	887,500	2,662,500 *
Storm Water	DPW	943,000	TID 5	943,000	-
Parking lot pavement	DPW	3,000,000	TID 5	3,000,000	-
Gas Main movement	DPW	3,650,000	TID 5	3,650,000	-
Moving soils	DPW	2,450,000	TID 5	2,450,000	-
Recreational Trails	Parks	170,000	TID 5	170,000	-
Water Main Extensions	Water	1,513,500	TID 5	378,375	1,135,125 *
Sanitary Sewer extensions	Sewer	1,256,000	TID 5	314,000	942,000 *
Privacy berms	DPW	560,000		560,000	-
Contingency -	DPW	2,046,376	TID 5	2,076,376	(30,000)

<b>PARK DEVELOPMENT</b>					
Pleasant View Neighborhood Park - pavillion	Park	410,000	Park Impact Fees	192,700	217,300
Trail Projects:					
River Park Bridge & Trail	Park	425,000	Park Impact Fees	263,500	161,500
Ernie Lake Special Park boardwalk	Park	50,000	Park Impact Fees	31,000	19,000
Southwest Park land acquisition			Park Impact Fees		-
Greenseams Program Special Park land acquisition	Park		Park Impact Fees	886,773	(886,773)
Historic Barn	Muni Bldg	150,000	Donations	150,000	-
<b>Public Safety</b>					
Indoor Shooting range at Police Dept	Police	191,250			191,250
Parking lot repavement	Police				

<b>Total Approved Projects</b>	24,015,872	17,053,224	6,962,648
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**Projects Pending Approval**

Water Projects	Utility	500,000	Water Connection Fees	500,000	-
Sewer Projects	Utility	500,000	Sewer Connection Fees	500,000	-
<b>PARK DEVELOPMENT</b>					
'Neighborhood Park' land acquisition	Park	298,109	Park Impact Fees	140,111	157,998
Mini Park # 3	Park	90,336	Park Impact Fees	38,844	51,492
Mini Park # 4	Park		Park Impact Fees		-
Mini Park # 5	Park		Park Impact Fees		-
<b>Public Safety</b>					
Station specific alerting system	Fire	100,000			100,000
<b>Contingency</b>		250,000			250,000

<b>Total Projects Pending Approval</b>	1,738,445	1,178,955	559,490
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<b>Total Projects</b>	<b>25,754,317</b>	<b>18,232,179</b>	<b>7,522,138</b>
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Net Revenue (Expenditures)			(7,241,138)
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Loan Proceeds			5,600,000
Transaction fees			(98,000)

Net Rev (Expenditures)			(1,739,138)
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Projected Beginning Fund Balance			1,808,522
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Projected Ending Fund Balance			69,384
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\* - Item subject to Special Assessment - future revenues credited to Debt Service Fund to reduce future Debt Service Levy requirements

TID 5	14,429,251
Park Impact	1,552,928
Donations	150,000
Water Fund	1,000,000
Sanitary Sewer Fund	100,000
Sewer & Water Conne	1,000,000
total	18,232,179

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**City of Franklin**  
**Monthly Park Impact Fees Collected**  
**3/31/2018**

Month	Collected Year & Month												
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Jan	99,863	25,497	34,866	6,250	-	-	20,842	7,598	5,632	2,816	-	-	9,765
Feb	71,079	8,499	14,880	11,465	3,281	83,871	10,851	3,799	5,632	5,914	12,002	6,342	3,423
Mar	45,883	22,664	8,928	3,125	3,281	10,335	14,468	18,995	8,448	3,098	9,045	6,342	17,115
Apr	68,384	14,165	5,952	3,125	76,578	10,335	10,851	83,610	43,696	8,871	6,030	6,342	
May	57,584	11,332	11,904	6,250	3,281	-	7,234	18,995	5,632	54,874	119,591	9,513	
Jun	63,879	45,328	2,976	6,250	16,405	10,335	36,170	22,794	21,168	14,785	9,045	3,171	
Jul	44,986	22,396	20,832	15,625	13,124	13,780	94,259	26,593	16,896	2,957	6,030	9,513	
Aug	37,786	14,165	8,928	12,500	9,843	6,890	21,702	43,066	14,080	11,828	9,045	6,342	
Sep	29,689	16,998	5,952	3,125	9,843	-	3,617	30,400	19,712	11,828	18,090	9,513	
Oct	32,388	22,664	11,904	9,375	-	3,445	18,085	40,528	26,800	14,785	3,015	-	
Nov	35,992	11,332	2,976	-	3,281	17,225	21,702	15,196	8,448	5,914	12,060	-	
Dec	59,394	5,666	2,976	3,125	6,562	6,890	3,617	5,632	8,448	-	6,030	9,513	
Total	646,907	220,706	133,074	80,215	145,479	163,106	263,398	317,206	184,592	137,670	209,983	66,591	30,303

Regular Holding Period is 10 years from date collected.

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

**2018 Budget - Projects**

<u>Project</u>	<u>Impact Fees</u>
Pleasant View Park	192,700
River Park Bridge	263,500
Ernie Lake board	31,000
Purchase Land:	
Neighborhood	140,111
2 Mini parks	38,844
	<b>666,155</b>

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4/25/2018

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## 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."



Memorandum  
May 14, 2015  
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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	39%	36%
(Including Special Parks and Southwest Parks)		
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.



**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

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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.

Amendment to Park Impact Fees  
April 22, 2015  
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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 Luberd  
Director of Administration  
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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  
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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%).

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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](mailto: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 <sup>(1)(2)</sup>	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	
<b>Subtotal Regional Parks</b>	<b>3363.9</b>			
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	
<b>Subtotal Community Parks</b>	<b>171.2</b>			
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	
<b>Subtotal Neighborhood Parks</b>	<b>123.7</b>			
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	
<b>Subtotal Mini Parks</b>	<b>21.0</b>			
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	
<b>Subtotal Special Use Parks</b>	<b>109.2</b>			
<b>Total Park and Recreation Land within the City of Franklin prior to 2002 Impact Fee Study</b>	<b>3,789.0</b>			
<b>Parks &amp; Trail Land acquired after 2002 Impact Fee Study</b>				
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	
<b>Subtotal of Parks acquired after 2002 Impact Fee Study</b>	<b>92.0</b>			
<b>Total Park and Recreation Land within the City of Franklin Year 2012</b>	<b>3881.0</b>			

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
<b>Community Parks</b>																		
Froemming Park	X		X			X	X	X	X	X	X	X		X		X	X	X
Franklin High School	X		X	X	X	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
<b>Special Use Community Parks</b>																		
Franklin Woods Nature Center						X			X		X					X		X
Franklin Little League Complex	X			X				X		X		X						X
<b>Neighborhood Parks</b>																		
St. Martin's Neighborhood Park	X	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
Jack E Workman Neighborhood Park	X					X	X		X			X		X		X	X	X
<b>Mini Parks</b>																		
County Park Site #64						X		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									
<b>Other Special Use Parks</b>																		
Meadowlands Park						X										X		
Ernie Lake Park (unofficial name)						X		X								X		
Mission Hills Neighborhood Wetlands						X												
Market Square						X	X				X							X
<b>Total</b>																		

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
<b>Community Parks (Including Special Parks)</b>		
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
<b>Total Acreage</b>		<b>149.5</b>
<b>Neighborhood Parks (in Park Sites)</b>		
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
<b>Total Acreage</b>		<b>46.6</b>
<b>Mini Parks (in Park Sites)</b>		
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
<b>Total Acreage</b>		<b>12.0</b>

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) <sup>(1)</sup>	149.5	14.0	556.0	719.5
Neighborhood (in Park Sites) <sup>(1)</sup>	46.6	23.8	50.6	121.0
Mini-Park (in Park Sites) <sup>(1)</sup>	12.0	9.0	15.4	36.4
<b>Total</b>	<b>208.0</b>	<b>46.8</b>	<b>622.1</b>	<b>876.9</b>

	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)
<b>Connecting Trail Total</b>	<b>50,504</b>	<b>43,547</b>	<b>N/A</b>	<b>94,051</b>

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 <sup>(1)</sup>	Design Standard (Acres per 1,000 Residents) <sup>(2)</sup>	NRPA Standard (Acres per 1,000 Residents) <sup>(3)</sup>
Community (including Special Parks, and Southwest Park) <sup>(4)</sup>	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) <sup>(1)</sup>	2000 Needed Park Sites (Acres) <sup>(2)</sup>	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		
<b>Total Development Costs (Future Costs w/ inflation from 2002 to 2015)</b>			3,300		
<b>Total Development Costs (Completed Costs)</b>				858,531	
<b>Total Development Costs (Future + Completed Costs)</b>			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			Completed
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 linear 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			5,000		
Outdoor fitness station			1,000		
Electric extension (230 linear feet)			73,290		
Legal, Engineering and Design (10%)			1,209,285		
Total Development Costs (Future Costs w/ inflation from 2002 to 2015)				724,585	
Total Development Costs (Completed Costs)					
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		
Ice-skating area			0		
One (1) tennis court (unlighted)			85,000		Added
Provide outdoor fitness stations			4,000		
Legal, Engineering and Design (10%) for unfinished items			10,900		
<i>Total Development Costs (Future Costs w/ inflation from 2002 to 2015)</i>			179,850		
<i>Total Development Costs (Completed Costs)</i>				171,025	
<i>Total Development Costs (Future + Completed Costs)</i>			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		
<i>Total Development Costs (Future Costs w/ inflation from 2002 to 2015)</i>			0		
<i>Total Development Costs (Completed Costs)</i>				45,892	
<i>Total Development Costs (Future + Completed Costs)</i>			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 Rafike (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			2,300		
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		
Glen Meadows Park	Mini-Park	1.0			
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)				0	
Total Development Costs (Future + Completed Costs)			16,050		
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, 4,006 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)			572,750		
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		
Emile Lake Park	Special	15.0			
Provide permanently anchored park benches					Completed
Provide walking / education trail					Completed
Provide Outdoor Fitness Stations					Completed
Subtotal Costs for items completed after 2002 Impact Fee Study			0	35,522	
Unfinished Items after 2002 Impact Fee Study					
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	Special	15.0			
Subtotal Costs for items completed after 2002 Impact Fee Study			0	8,113	
Unfinished Items after 2002 Impact Fee Study					
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	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Pleasant View Trail	Trail	N/A			
Trail Improvements					Added
Subtotal Costs for items completed after 2002 Impact Fee Study				215,197	
Unfinished Items after 2002 Impact Fee Study					
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	Park Type	Total Acreage	Development Cost	Actual Costs	Status
Victory Creek Special Park	Special	84.6			
Subtotal Costs for items completed after 2002 Impact Fee Study			0	0	
Unfinished Items after 2002 Impact Fee Study					
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	44,179	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
<b>Regional &amp; Multi-Community Parks</b>				
Southwest Park	200.0	15,056	3,011,200	Added
<b>Subtotal Regional Parks</b>	200.0		3,011,200	
<b>Community Parks/Facilities</b>				
Planned Trails, Bicycle Routes & Linkages	15	15,056	225,840	Added
Community Recreation Center Park	6.3	15,056	94,853	
<b>Subtotal Community Parks &amp; Facilities</b>	21.3		320,693	
<b>Neighborhood Parks</b>				
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	
<b>Subtotal Neighborhood Parks</b>	50.6		596,218	
<b>Mini-Parks</b>				
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
<b>Subtotal Mini Parks</b>	15.0		225,840	
<b>Special Parks</b>				
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
<b>Subtotal Special Parks</b>	243.2		2,914,939	
<b>Total</b>	<b>530.1</b>		<b>7,068,889</b>	

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	
Sanitary 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)			1,042,415	

**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, eat.) and other recreational 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 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			24,800	
Provision of outdoor fitness stations			5,000	
Sanitary 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 <sup>(1)</sup>	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		
Minimum 43,547 Linear Feet of 10 foot wide paved trail			1,282,797	Added
Legal, Engineering and Design (10%)			128,280	
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			3,000	Added
Development of a detailed site plan and landscape plan			3,700	Added
Installation of all park signage (including interpretive signage)			15,000	Added
Provision of paved 8-space off-street parking			28,000	Added
Provision of a walking/education trail			56,400	Added
Addition of park benches and picnic tables			4,000	Added
Provision of outdoor fitness stations			2,000	Added
Subtotal of Capital Costs			112,100	
Legal Engineering and Design (10%)			11,210	
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			6,809	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	
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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 (linear feet of trails)	Percent of Total
Existing Deficiency	39.6	53	14.0	57	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
<b>Community Parks</b>									
Community Recreation Center <sup>(1)</sup>	\$94,253	\$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	\$5,017,200	\$1,918,828	\$1,092,372	\$5,068,303	\$3,229,678	\$1,838,627	\$8,079,505	\$5,148,505	\$2,931,000
Park Improvements	\$0	\$0	\$0	\$470,000	\$298,498	\$170,502	\$470,000	\$298,498	\$170,502
<b>Connecting Trail Facilities</b>									
Cascade Creek Trail	\$1,500	\$569	\$931	\$1,259	\$477	\$782	\$1,759	\$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	\$232,197	\$88,442	\$144,755	\$232,197	\$88,442	\$144,755
<b>Neighborhood Parks</b>									
Christine Rielke (Formerly Quarry View Park)	\$0	\$0	\$0	\$221,164	\$118,318	\$103,846	\$221,164	\$118,318	\$103,846
Jack E. Workman Neighborhood Park	\$0	\$0	\$0	\$350,875	\$185,865	\$164,010	\$350,875	\$185,865	\$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	\$2,171,254	\$1,156,395	\$1,014,859
Pleasant View Neighborhood Park	\$0	\$0	\$0	\$1,933,870	\$1,029,918	\$903,952	\$1,933,870	\$1,029,918	\$903,952
<b>Mini Parks</b>									
Ken Windl Park	\$0	\$0	\$0	\$242,391	\$138,548	\$103,843	\$242,391	\$138,548	\$103,843
Friendship Park	\$0	\$0	\$0	\$123,657	\$70,681	\$52,976	\$123,657	\$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	\$63,252	\$47,373	\$110,625	\$63,252	\$47,373
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
<b>Special Parks</b>									
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	\$636,643	\$405,689	\$230,954
Groesbeek Program Special Park	\$2,463,259	\$1,569,663	\$893,596	\$0	\$0	\$0	\$2,463,259	\$1,569,663	\$893,596
<b>All-Inclusive Park</b>									
All-Inclusive Park	\$0	\$0	\$0	\$1,059,654	\$675,244	\$384,410	\$1,059,654	\$675,244	\$384,410
<b>Total</b>	<b>\$7,200,366</b>	<b>\$4,446,901</b>	<b>\$2,751,665</b>	<b>\$22,176,290</b>	<b>\$11,876,359</b>	<b>\$10,299,930</b>	<b>\$29,376,856</b>	<b>\$16,323,260</b>	<b>\$13,053,596</b>

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 <sup>(1)</sup>	\$3,116
Multi-Family Dwelling Unit <sup>(2)</sup>	\$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 <sup>(1)</sup>	\$135,000	\$137,805	\$225,000	\$227,805
Annual housing Cost				
Principal and Interest Payment	\$8,288	\$8,460	\$13,813	\$13,985
Taxes <sup>(2)</sup>	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 <sup>(3)</sup>	\$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.

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/01/18
REPORTS & RECOMMENDATIONS	REQUEST TO VACATE APPROXIMATELY 0.1664 ACRE OF RIGHT-OF-WAY WHICH EXTENDS SOUTH OF WEST RYAN ROAD TO WEST LOOMIS ROAD BETWEEN PROPERTIES LOCATED AT 11607 WEST RYAN ROAD AND 11533 WEST RYAN ROAD BEARING TAX KEY NOS. 891-9989-004 AND 892-9997-000, RESPECTIVELY	ITEM NUMBER <i>6.13.</i>

At its April 2, 2018 meeting, the Common Council approved a motion to refer the right-of-way vacation which extends south of West Ryan Road to West Loomis Road between properties located at 11607 West Ryan Road and 11533 West Ryan Road bearing Tax Key Nos. 891-9989-004 and 892-9997-000, respectively, to the April 19, 2018 meeting of the Plan Commission for a recommendation.

The Plan Commission, at their April 19<sup>th</sup> meeting, approved a motion to recommend to the Common Council to undertake street vacation proceedings upon the petition of Mills Hotel Wyoming, LLC to vacate approximately 0.1664 acre of right-of-way which extends along South 116<sup>th</sup> Street, directly south of 116<sup>th</sup> Street, south of West Ryan Road and west of Loomis Road, adjacent to property located at 11607 West Ryan Road bearing Tax Key No. 891-9989-004 and 11533 West Ryan Road bearing Tax Key No. 892-9997-000.

Attached is a draft resolution, which upon introduction would commence proceedings to consider the vacation of right-of-way.

#### COUNCIL ACTION REQUESTED

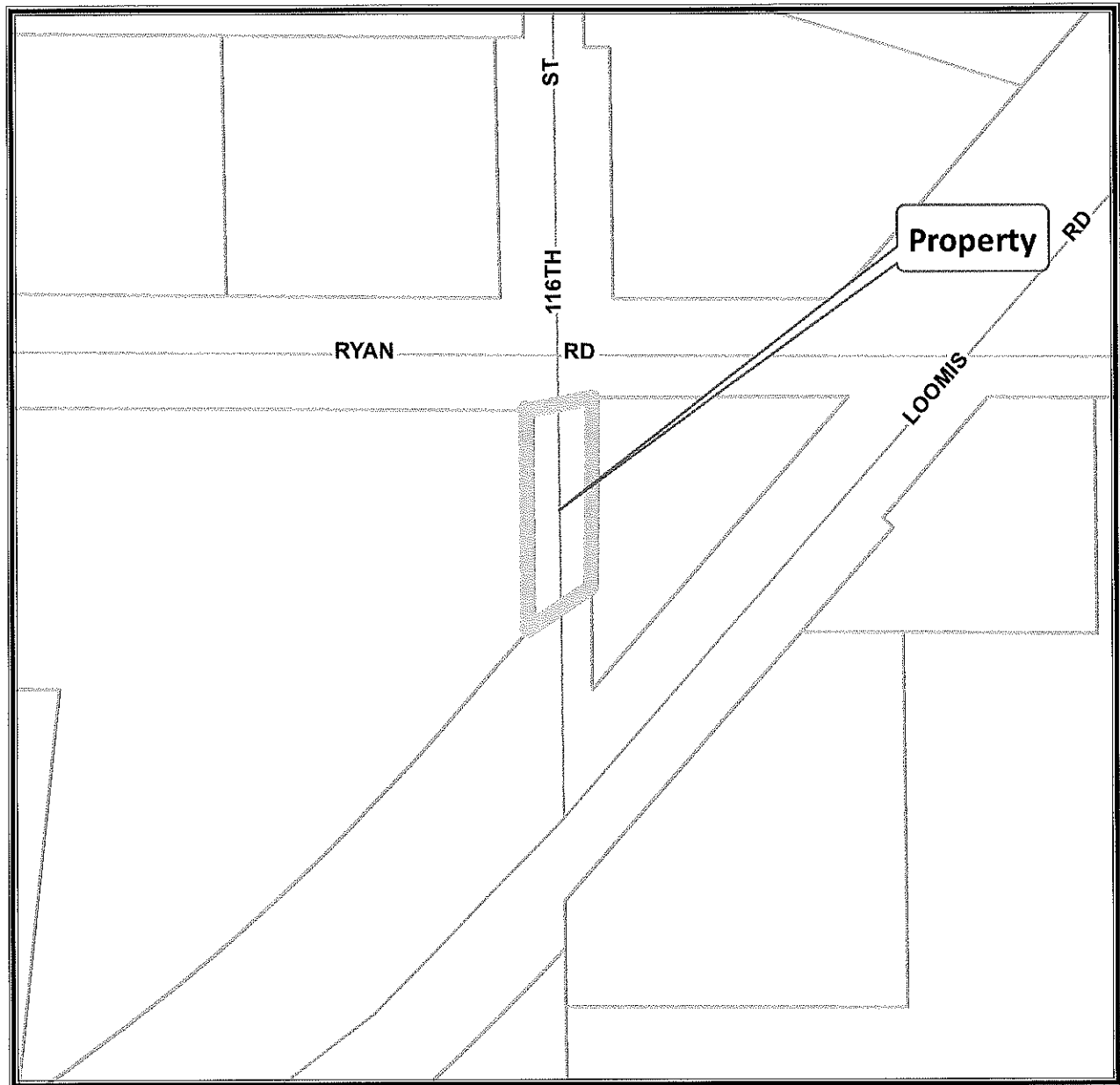
Entertain the introduction of a resolution to vacate approximately 0.1664 acre of right-of-way which extends along South 116<sup>th</sup> Street, directly south of 116<sup>th</sup> Street, south of West Ryan Road and west of Loomis Road, adjacent to property located at 11607 West Ryan Road bearing Tax Key No. 891-9989-004 and 11533 West Ryan Road bearing Tax Key No. 892-9997-000.

And

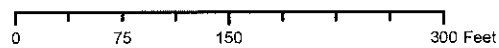
A motion to set the public hearing upon the proposed vacation of right-of-way for [not less than 40 days from May 1, 2018] June 19, 2018.



116th & Ryan Road  
ROW: Right of Way Vacation



Planning Department  
(414) 425-4024

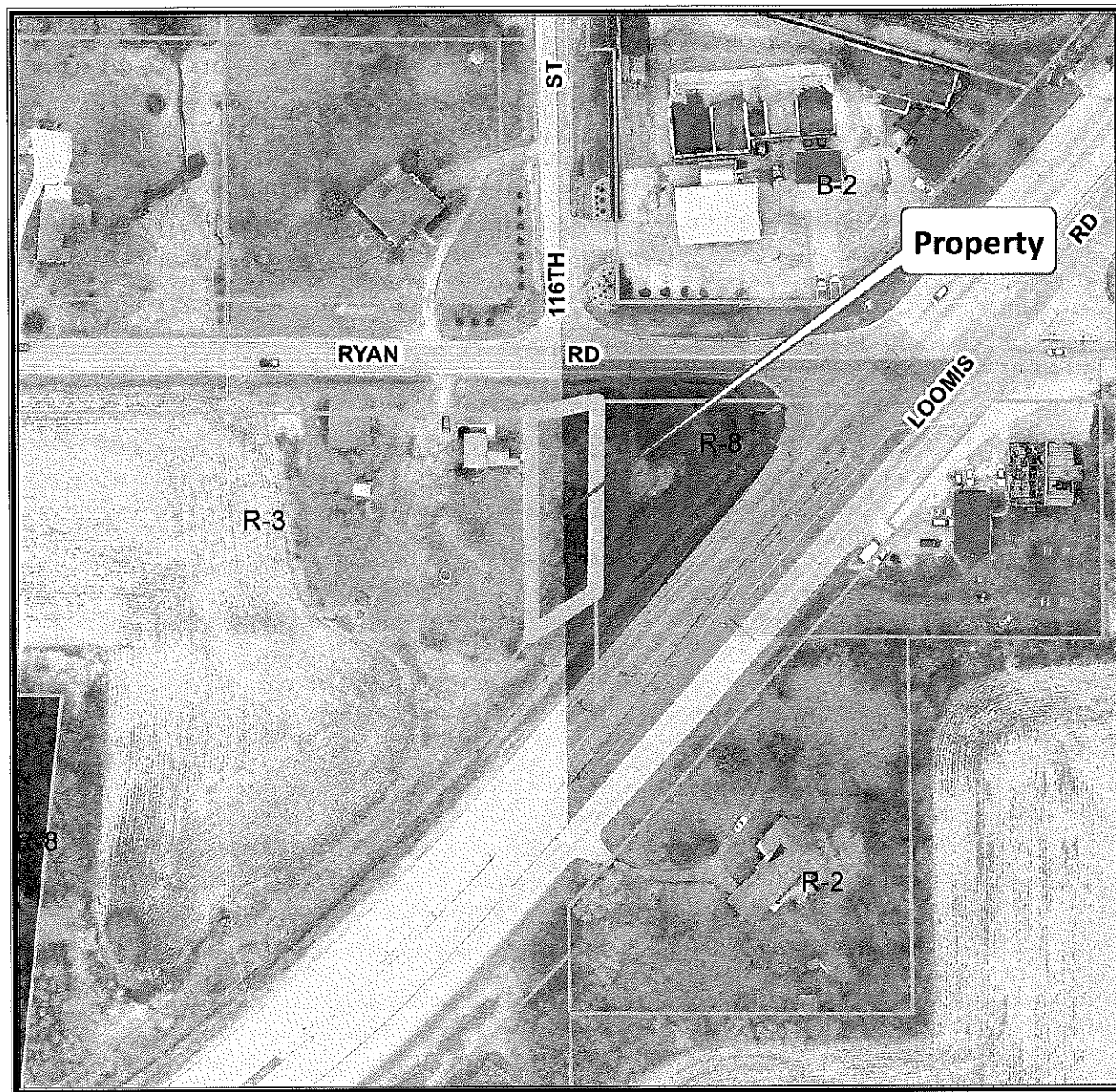


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*





# 116th & Ryan Road ROW: Right of Way Vacation



Planning Department  
(414) 425-4024

0 75 150 300 Feet

*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.*



2017 Aerial Photo

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION**

Meeting of April 19, 2018

**Right-of-Way Vacation**


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**RECOMMENDATION:** Department of City Development staff recommends approval of the Right-of-Way Vacation.

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<b>Project Name:</b>	Mills Hotel Wyoming right-of-way vacation request
<b>Project Address:</b>	City ROW
<b>Applicant:</b>	Mills Hotel Wyoming LLC
<b>Agent:</b>	Dan Szczap, Bear Development, LLC
<b>Property Owner:</b>	Mills Hotel Wyoming LLC
<b>Current Zoning:</b>	R-3 Suburban/Estate Single-Family Residence District and R-8 Multiple-Family Residence District
<b>2025 Comprehensive Plan</b>	Transportation
<b>Use of Surrounding Properties:</b>	S. 116 <sup>th</sup> Street right-of-way, single-family residential and commercial to the north, single-family and agricultural land to the south and west and vacant WisDOT owned land to the east
<b>Applicant Action Requested:</b>	Approval of the requested ROW Vacation Application

---

**Project Description**

On March 8, 2018, the applicant, Mills Hotel Wyoming, LLC, submitted a Right-of-Way Vacation Application requesting to vacate approximately 0.1664 acre (7,248 square feet) of City of Franklin right-of-way which extends south from West Ryan Road to West Loomis Road between properties located at 11607 West Ryan Road and 11533 West Ryan Road bearing Tax Key Nos. 891-9989-004 and 892-9997-000, respectively.

The right-of-way is a 50-foot wide unimproved section of S. 116<sup>th</sup> Street, which would allow South 116<sup>th</sup> Street to extend south of West Ryan Road and connect to West Loomis Road, opposed to ending at West Ryan Road as it currently does today.

The applicant owns the property to the west of the existing right-of-way (11607 W. Ryan Road) and the Wisconsin Department of Transportation owns the abutting property to the east (11533 W. Ryan Road). The applicant is requesting that the full extent of the right-of-way be combined with their property to the west.

The attached application and materials further details the request and illustrates the location of the subject right-of-way.



**Process/Next Steps**

At the April 2, 2018 meeting, the Common Council approved a motion “to refer the right-of-way vacation which extends south of West Ryan Road to West Loomis Road between properties located at 11607 West Ryan Road and 11533 West Ryan Road bearing Tax Key Nos. 891-9989-004 and 892-9997-000, respectively, to the April 19, 2018 meeting of the Plan Commission for a recommendation.”

Following Plan Commission recommendation, the Common Council will commence proceedings by introducing the draft resolution and setting a public hearing date. The Common Council will then hold the public hearing and ultimately approve or deny the request.

**Staff Recommendation**

Department of City Development staff recommends approval of the Right-of-Way Vacation.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[DRAFT 4-11-18]

RESOLUTION NO. 2018-\_\_\_\_\_

A RESOLUTION TO VACATE APPROXIMATELY 0.1664 ACRE  
OF RIGHT-OF-WAY WHICH EXTENDS ALONG SOUTH 116TH STREET,  
DIRECTLY SOUTH OF 116TH STREET, SOUTH OF WEST RYAN ROAD AND WEST  
OF LOOMIS ROAD, ADJACENT TO PROPERTY LOCATED AT 11607 WEST RYAN  
ROAD BEARING TAX KEY NO. 891-9989-004 AND 11533 WEST RYAN ROAD  
BEARING TAX KEY NO. 892-9997-000

---

WHEREAS, the Common Council of the City of Franklin finds that the public interest requires that approximately 0.1664 acre of right-of-way which extends along South 116th Street, directly south of 116th Street, south of West Ryan Road and west of Loomis Road, adjacent to property located at 11607 West Ryan Road bearing Tax Key No. 891-9989-004 (Mills Hotel Wyoming, LLC, owner) and 11533 West Ryan Road bearing Tax Key No. 892-9997-000 (Wisconsin Department of Transportation, owner) be discontinued, pursuant to Wis. Stat. § 66.1003(4); and

WHEREAS, such portion of the approximately 0.1664 of right-of-way which extends along South 116th Street, directly south of 116th Street, south of West Ryan Road and west of Loomis Road, adjacent to property located at 11607 West Ryan Road bearing Tax Key No. 891-9989-004 (Mills Hotel Wyoming, LLC, owner) and 11533 West Ryan Road bearing Tax Key No. 892-9997-000 (Wisconsin Department of Transportation, owner) is more particularly described upon Exhibit A and C annexed hereto and the map annexed hereto as Exhibit B; and

WHEREAS, notice of pendency of proceedings to vacate the subject property was submitted to the Office of the Register of Deeds for Milwaukee County on \_\_\_\_\_, 2018, by way of a copy of this Resolution as introduced, for recording as may be required pursuant to Wis. Stat. § 840.11; and

WHEREAS, this Resolution was first introduced before the Common Council of the City of Franklin at its regular meeting on May 1, 2018; and

WHEREAS, the Common Council scheduled a Public Hearing upon this Resolution pursuant to Wis. Stat. § 66.1003(4)(b) for June 19, 2018; with notice of such hearing being published as a Class III notice in the Official City Newspaper, with the first publication date being May 30, 2018; and

WHEREAS, a Public Hearing as so duly noticed having been held on June 19, 2018, before the Common Council of the City of Franklin, and a report having been received from the Plan Commission, upon all of the foregoing pursuant to law, the Common Council

MILLS HOTEL WYOMING, LLC – STREET RIGHT-OF-WAY VACATION  
RESOLUTION NO. 2018-\_\_\_\_\_

Page 2

having been so informed and having made its determinations.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that pursuant to the authority vested in the Common Council by Wis. Stat. § 66.1003(4)(b), that the portion of the approximately 0.1664 acre of right-of-way which extends along South 116th Street, directly south of 116th Street, south of West Ryan Road and west of Loomis Road, adjacent to property located at 11607 West Ryan Road bearing Tax Key No. 891-9989-004 (Mills Hotel Wyoming, LLC, owner) and 11533 West Ryan Road bearing Tax Key No. 892-9997-000 (Wisconsin Department of Transportation, owner) as described upon Exhibit A, Exhibit B and Exhibit C annexed hereto and incorporated herein, be and the same is hereby discontinued and vacated.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to record a copy of this Resolution with the Register of Deeds for Milwaukee County.

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

APPROVED:

ATTEST:

\_\_\_\_\_  
Stephen R. Olson, Mayor

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

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

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



4011 80<sup>th</sup> Street, Kenosha, WI 53142  
Phone: (262) 842-0556 Fax: (262) 842-0557

March 7, 2018

Mr. Nick Fuchs  
Principal Planner  
City of Franklin  
9229 W. Loomis Road  
Franklin, WI 53132

Dear Mr. Fuchs:

Mills Hotel Wyoming, LLC is pleased to submit this letter and the enclosed submittal materials as formal application for Right of Way Vacation for a the existing 116<sup>th</sup> Street Right of Way, south of W. Ryan Road. Bear Development is acting on behalf of the owner of record, Mills Wyoming Hotel, LLC.

**Project Summary**

Mills Wyoming Hotel, LLC is the owner of record of approximately 164 acres of land in the City of Franklin. The vast majority of the property is south of Ryan Road and west of Loomis Road and is not subject to this petition.

The property in question, consists of 7248 square feet and is located on the south side of W. Ryan Road, directly south of the improved 116<sup>th</sup> Street, west of Loomis Road. The property is existing right of way and is currently vacant and unimproved.

Mills Hotel Wyoming, LLC is the record owner of the adjacent property, which consists of 4.75 acres with frontage on both W. Ryan Road and STH 36. Mills Hotel Wyoming is respectfully requesting the City of Franklin to consider vacating the 116<sup>th</sup> right of way and to allow the property to be attached/included to Parcel 9989 004.

Based on discussions with City Staff and the Wisconsin Department of Transportation, the alignment and connection to STH 36 is not feasible and the extension of 116<sup>th</sup> Street is not planned. The WDOT (adjacent landowner to the east) has further indicated that they have no interest in the acquisition of the property in question.

The Mills property (directly west) is encumbered by an existing 100' wide ATC overhead electric transmission easement that essentially bisects the property. The easement makes it extremely difficult to redevelop the property. The addition of the

Franklin

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City Development

116<sup>th</sup> right of way, would provide additional lands to create a viable property, and thus add taxable land to the City of Franklin. Because there are not viable, future plans for the improvement of 116<sup>th</sup> Street, and eventual connection to STH 36, the requested vacation is reasonable.

We look forward to discussing this request with City Staff in further detail. Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, [dan@beardevelopment.com](mailto:dan@beardevelopment.com)

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Szczap", with a long horizontal flourish extending to the right.

Daniel Szczap  
Bear Development, LLC

Cc: Stephen C. Mills  
S.R. Mills

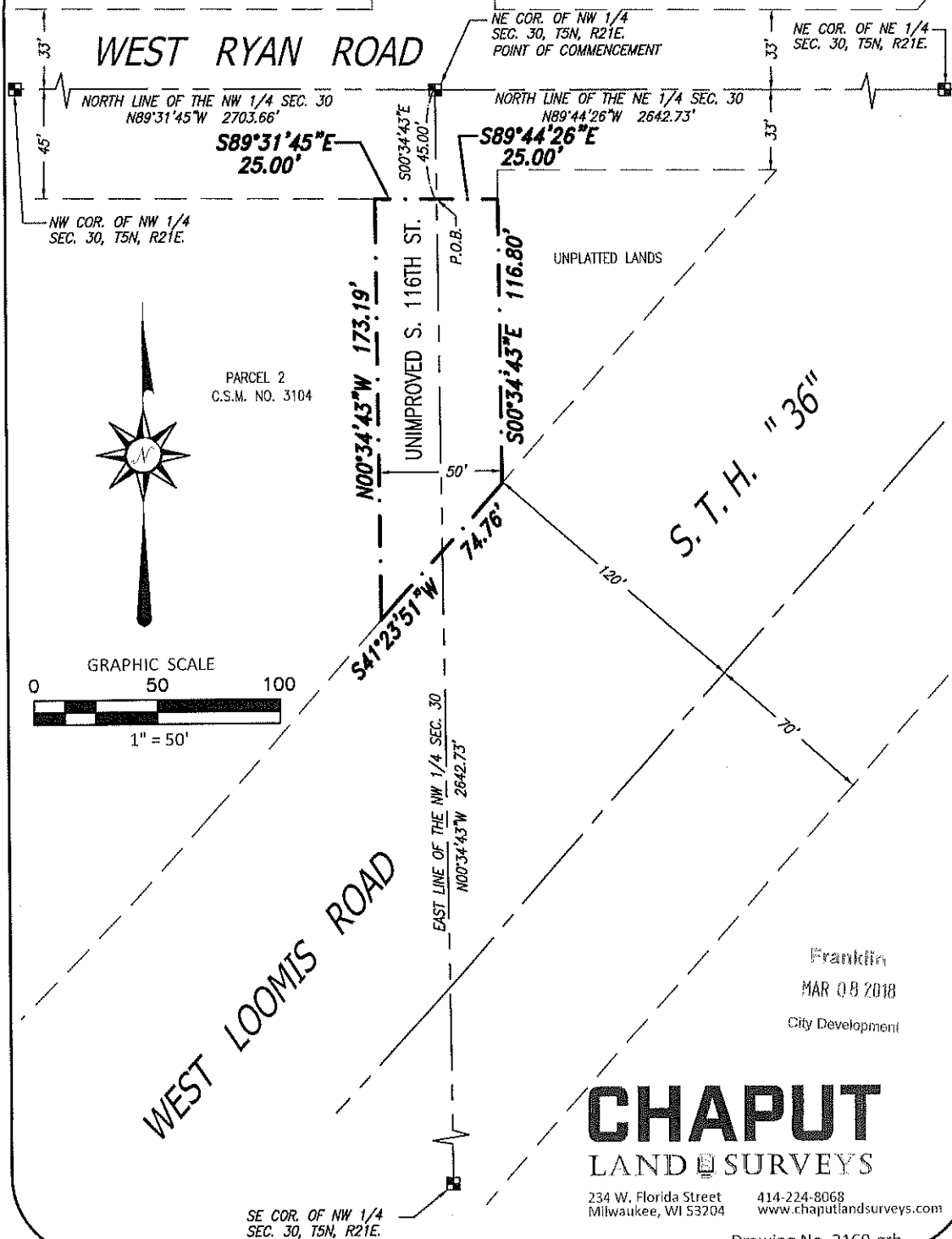
# LANDS TO BE VACATED

## LEGAL DESCRIPTION

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 all in Section 30, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast corner of said Northwest 1/4 Section; thence South 00°34'43" East along the East line of said Northwest 1/4 Section a distance of 45.00 feet to a point on the South line of West Ryan Road and the point of beginning of the lands hereinafter described; thence South 89°44'26" East along said South line 25.00 feet to a point on the East line of South 116th Street; thence South 00°34'43" East along said East line 116.80 feet to a point on the North line of West Loomis Road - (S.T.H. "36"); thence South 41°23'51" West along said North line 74.76 feet to a point on the West line of South 116th Street and the East line of Parcel 2 of Certified Survey Map No. 3104; thence North 00°34'43" West along said West line 173.19 feet to a point on the South line of West Ryan Road; thence South 89°31'45" East along said South line 25.00 feet to the point of beginning.

Containing 7,248 square feet or 0.1664 acres of land.

DATE : February 13, 2018



# CHAPUT

LAND SURVEYS

## LEGAL DESCRIPTION – 116<sup>th</sup> Street Vacation

February 13, 2018

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northeast 1/4 all in Section 30, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows: Commencing at the Northeast corner of said Northwest 1/4 Section; thence South 00°D34'43" East along the East line of said Northwest 1/4 Section a distance of 45.00 feet to a point on the South line of West Ryan Road and the point of beginning of the lands hereinafter described; thence South 89°D44'26" East along said South line 25.00 feet to a point on the East line of South 116th Street; thence South 00°D34'43" East along said East line 116.80 feet to a point on the North line of West Loomis Road - (S.T.H. "36"); thence South 41°D23'51" West along said North line 74.76 feet to a point on the West line of South 116th Street and the East line of Parcel 2 of Certified Survey Map No. 3104; thence North 00°D34'43" West along said West line 173.19 feet to a point on the South line of West Ryan Road; thence South 89°D31'45" East along said South line 25.00 feet to the point of beginning.

Containing 7,248 square feet or 0.1664 acres of land.

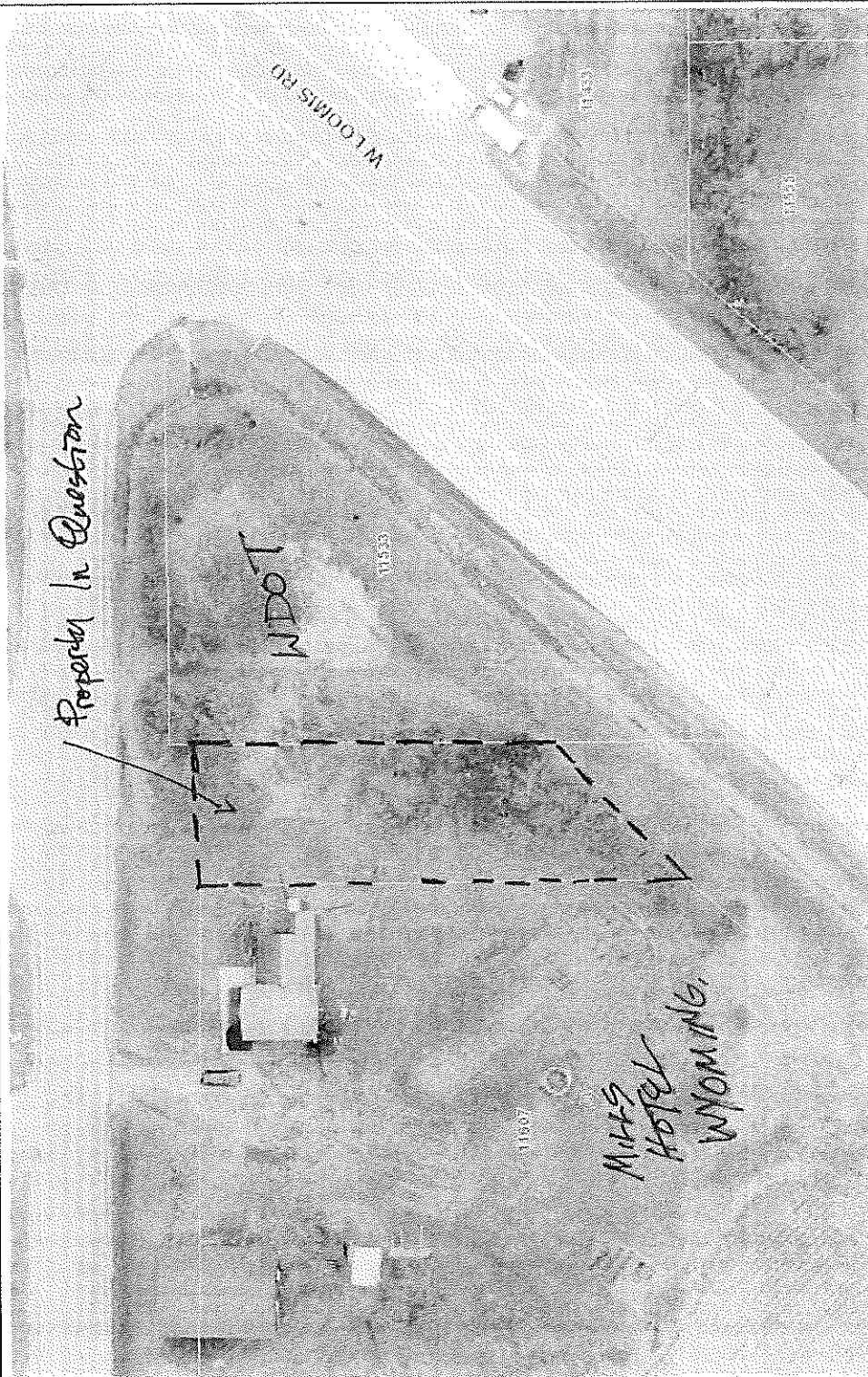
Franklin

MAR 08 2018

City Development



# MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



94 47 94 Feet  
NAD\_1983\_StatePlane\_Wisconsin\_South\_FIPS\_4803 1:564  
© MCANLIS

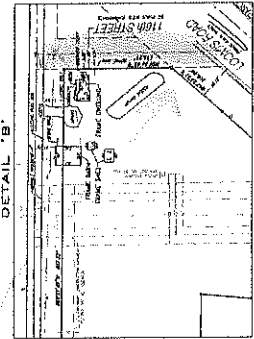
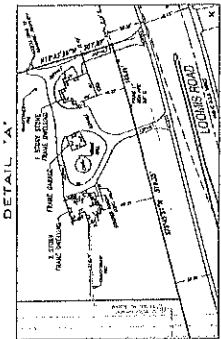
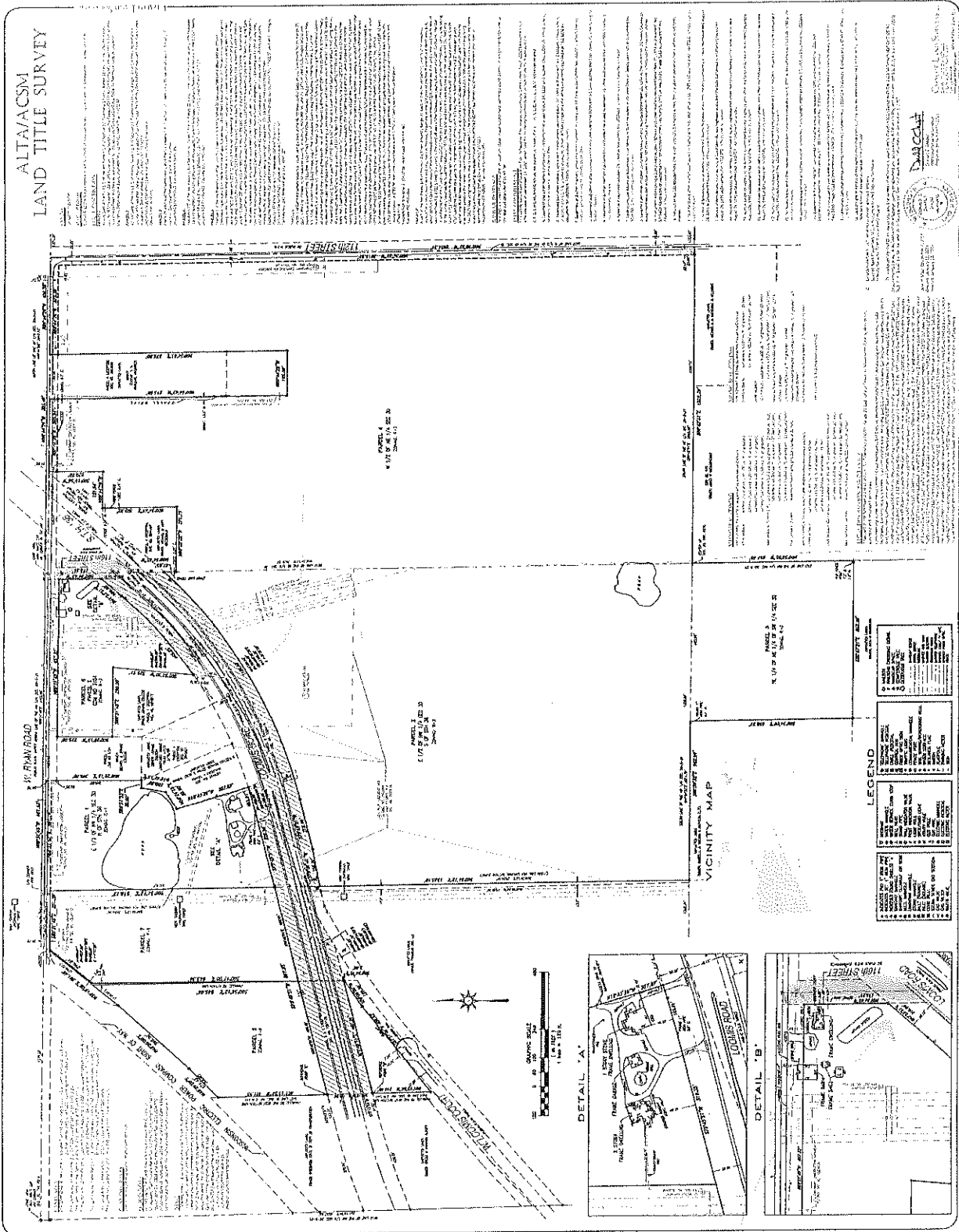
DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or reflect the latest data. Milwaukee County is not responsible for the data or its use. This map is not to be used for navigation.

Notes

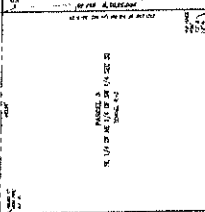
Franklin  
MAR 08 2018  
City Development



# ALTA/ACSM LAND TITLE SURVEY

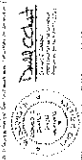


VICINITY MAP



LEGEND

[Symbol]	Survey Boundary
[Symbol]	Property Line
[Symbol]	Right of Way
[Symbol]	Water
[Symbol]	Shaded Area
[Symbol]	Other



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<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>05/01/2018</b>
<b>REPORTS AND RECOMMENDATIONS</b>	<b>REQUEST TO SOLICIT ENGINEERING FIRMS FOR THE DESIGN OF S. 68TH STREET FROM W. LOOMIS ROAD TO W. PUETZ ROAD</b>	<b>ITEM NUMBER</b> <i>G.14.</i>

### **BACKGROUND**

The northern stretch of S. 68th Street has several vertical curves with poor sight distances. This section of road also has several recreation facilities that attract pedestrians and bicyclists including Christine Rathke Park, the Oak Leaf Trail, and the Polish Center. Many years ago, it was anticipated that the vertical curves would be lowered so the watermain was installed with extra depth on the peaks.

### **ANALYSIS**

Per the DPW's Pavement Surface Evaluation and Rating (PASER) ratings, this section of road is in need of repair so it is the appropriate time to perform the extensive construction project in conjunction with the City's annual Road Program.

Originally, Staff wished to perform the construction in 2018, but in the 2018 budget process, only monies were allocated to start design work and garner buy-in from adjacent property owners. For example, shaving a hill 3 or 4 feet will greatly impact some driveways. The approved budget for 2018 is \$25,746 which should cover a preliminary phase for public buy-in and start performing other tasks needed for final design and construction in 2019.

The studied section will be from W. Loomis Road (City limits) to W. Puetz Road. Pending the outcome of the study, it is anticipated that the majority of S. 68<sup>th</sup> Street construction will occur north of W. Wildflower Court / W. River Terrace Drive and only anticipate overlay of existing roadway as you get near Puetz. The 2019 Road Program is intended to pay for the overlay sections and compliment the construction costs dedicated to modifying elevations or widening pavement sections.

Enclosed is a draft request for a qualification-based proposal for engineering firms.

### **OPTIONS**

- A. Authorize Staff to solicit engineering firms for a qualifications-based proposal, or
- B. Refer back to Staff with further direction.

### **FISCAL NOTE**

The 2018 Capital Improvement Fund has a \$25,746 appropriation for design work on the S. 68th Street project.

### **COUNCIL ACTION REQUESTED**

(OPTION A) Authorize Staff to solicit engineering firms for the design of S. 68<sup>th</sup> Street from W. Loomis Road (City limits) to W. Puetz Road.

May 2, 2018

Scott Ahles, PE- Baxter & Woodman  
Mike Ernst, PE- Lakeside Engineers  
Ernest Winters- JT Engineering

Your firm is being invited to provide a qualifications-based proposal to provide design services for S. 68<sup>th</sup> Street. The City of Franklin would like to improve S. 68<sup>th</sup> Street from W. Loomis Road (City limits) to S. Puetz Road with a surface overlay. However, S. 68<sup>th</sup> Street is a 30 mph collector street with several sight distance concerns on some vertical curves. This is a special concern because this section of roadway has recreation facilities including Christine Rathke Park, Polish Center, and the Oak Leaf Trail. It is anticipated that this section of roadway may be made safer by lowering some vertical curves and possibly widening some shoulders.

The 2018 budget considers a scoping project for a design and construction project to occur in 2019. Your firm is being solicited to provide a proposed scope of services for this scoping phase. City Staff will review the scope proposals for recommendation to the Common Council. This review may or may not include negotiation of scope and fee.

Your qualifications-based proposal must include a scope on how your firm would propose to:

1. Recommend where, if any, vertical curves should be adjusted;
2. Recommend where, if any, shoulders should be widened;
3. Consider other safety improvements;
4. Analyze how proposed changes would impact neighboring properties;
5. Solicit input and buy-in from neighboring properties and Common Council;
6. Summarize project for a design scope; and
7. Provide project cost estimates.

Project and team resumes are not required. Although this will be a lump sum contract, a man-hour spreadsheet with tasks and hourly rates are needed to justify and negotiate the lump sum amount. Depending on budget, some of the design work for the 2019 project may be authorized to commence in 2018.

Proposals may be emailed or delivered to me on or before 5:00 pm Friday, May 25, 2018.

If you have any questions, or would like to schedule a site visit, you may call me at (414) 425-7510.

Sincerely,

Glen E. Morrow, PE  
City Engineer, Director of Public Works, and Utility Manager

<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>05/01/2018</b>
<b>REPORTS AND RECOMMENDATIONS</b>	<b>REQUEST TO AWARD HVAC CONTRACT FOR SEWER AND WATER OPERATIONS CENTER AT 5550 W. AIRWAYS AVENUE TO SOUTHPORT HEATING, PLUMBING, AND GEOTHERMAL IN THE AMOUNT OF \$16,750</b>	<b>ITEM NUMBER</b>  <i>G.15.</i>

### **BACKGROUND**

The new Franklin Sewer And Water Operations Center (SWOC) at 5550 W. Airways Avenue was constructed by building a new structure around the old utilities building. After construction, it was observed that the new heating, ventilation, and air conditioning system (HVAC) was not adequately working because of dissimilar building material issues. Staff and local HVAC experts have continued to adjust the system controls to no avail. Working with the design consultant, it was determined that an additional HVAC system in the old area is the best fix to efficiently operate the HVAC system for the new areas.

### **ANALYSIS**

Staff discussed this situation with several local HVAC contractors and all vendors were provided the same information.

- \$15,900 Southport Heating, Plumbing, and Geothermal
- \$16,750 Southport Heating, Plumbing, and Geothermal
- \$16,900 Embassy Controls
- \$25,975 / \$28,890 Hennes Services

Southport's lower quote (\$15,900) is for an all-electric, 4-ton system that would balance with the new system. Southport's higher quote (\$16,750) is for a natural-gas, 4-ton system that would work independently of the new system. Embassy's quote was for a 4-ton natural-gas system standalone. Hennes submitted two 5-ton options.

After evaluation of the quotes, staff has determined that the best solution is for a standalone system for the old area. In addition, a natural-gas system is preferable because it is anticipated to be less costly to operate than electric.

### **OPTIONS**

- Authorize Staff to award HVAC contract to Southport for \$15,900, or
- Authorize Staff to award HVAC contract to Southport for \$16,750, or
- Refer back to Staff with further direction.

### **FISCAL NOTE**

There are adequate funds in the Sewer and Water capital improvement funds and will need special authorization. The two utilities will each fund 50% of the total price.

### **COUNCIL ACTION REQUESTED**

(OPTION B) Motion to authorize publication of a first-class notice of an intent to award a contract for HVAC system in the sewer and water operations center at 5500 W. Airways Avenue to Southport Heating, Plumbing, and Geothermal in the amount of \$16,750 and authorize City Engineer to execute a purchase order for such construction following publication of such notice.

**SOUTHPORT**  
Heating • Plumbing • Geothermal

April 11, 2018

City of Franklin  
5550 W Airways Avenue  
Franklin, WI 53132  
Attn: Mr. Dennis Cindric

Southport Heating – Plumbing – Geothermal is pleased to offer the following HVAC proposal for your consideration.

**Scope:**

- Provide and Install new HVAC System for Shop Area

**We include:**

- Disconnect ducting and blank off existing supply and return air duct that serves South Shop
- Disconnect existing Carrier Open Controls from area and modify graphics
- Install Carrier 59TN6A120V24-22 96% efficient Furnace
- Install Carrier 24ABB348ABN3 13 SEER remote condenser onto landscape pad
- Install Carrier 4 Ton Evaporator CNPVP4821ALA
- Install refrigeration line set
- Install Micro Metl Economizer 5TN-ADB and NIMM Controller at Furnace
- Cut/ Core hole in mezzanine east concrete wall and install Outdoor Air Intake Louver
- Connect Infinity Furnace to existing duct system that serves shop area
- Remove existing VAV dampers and reheat boxes and Install three (3) Infinity Dampers
- Install Infinity Zone Control and Damper Controls
- Install three (3) Zone Sensors
- Existing VAV Boxes with Electric Reheats removed to be left with owner
- Connect Natural Gas to new furnace from closest tie in point
- Start Up and Secure operation

**Cost: \$16,750**

- **We do not include Electrical Service**

We trust this to be the information that you seek and look forward to being of further service.

Respectfully Submitted,  
Jerry Langley

Southport Heating, Plumbing, & Geothermal

Acceptance \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/01/2018
REPORTS AND RECOMMENDATIONS	REQUEST TO SOLICIT ENGINEERING FIRMS FOR THE DESIGN OF INDUSTRIAL PARK LIFT STATION ABANDONMENT AND SEWER EXTENSION	ITEM NUMBER <i>G.16.</i>

### **BACKGROUND**

There is a sewage lift station that was constructed for the industrial park circa 1982. It is located on the east side of S. 60<sup>th</sup> Street midblock between W. Franklin Drive and W. Oakwood Drive. The lift station is nearing the end of its useful life and is in need of a major overhaul. However, during the design of the Ryan Creek Interceptor (RCI), it was anticipated to abandon this lift station and route the flows with a new gravity sewer to the RCI in the vicinity of S. 60<sup>th</sup> Street and W. Ryan Road.

### **ANALYSIS**

Staff has been talking to consulting engineers and has identified four firms that are most capable of providing the design for abandonment of the lift station. Attached is a request for qualification-based proposals. It is anticipated that the consultant will start the design in 2018, finish permitting and be ready for construction in 2021. Contemplated construction cost is approximately \$2.8 million. Although an expensive endeavor, the cost of the new sewer is cost effective when compared to the life cycle costs of constructing new half million dollar lift stations every 30-40 years, with continual maintenance and operation costs of pumps and equipment associated with the lift station.

Incidentally, a 2021 construction season would line up with the Waukesha water return line project that would extend down S. 60<sup>th</sup> Street between W. Ryan Road and W. Oakwood Road. Some cost savings and construction efficiencies may be realized with close coordination. Therefore, the designer for the Waukesha pipe project has been added as the fifth invited firm.

### **OPTIONS**

- A. Authorize Staff to solicit engineering firms for a qualifications-based proposal, or
- B. Refer back to Staff with further direction.

### **FISCAL NOTE**

The 2018 Sewer Improvement Fund includes \$100,000 for this project.

### **COUNCIL ACTION REQUESTED**

(OPTION A) Authorize Staff to solicit engineering firms for the design of the Industrial Park Lift Station abandonment and sewer extension.

Engineering: GEM

May 2, 2018

Andy Schultz- Foth Engineering  
Michael Paulos, PE- GRAEF  
Nicole Spieles, PE- Greeley & Hansen  
Chris Stamborski, PE- RA Smith  
Joe Eberle, PE- Ruekert Mielke

Your firm is being invited to provide a qualifications-based proposal to provide design services for abandoning the Industrial Park Lift Station and construct a new gravity sewer. The City of Franklin plans to abandon a lift station at approximately 10100 S. 60<sup>th</sup> Street with a gravity sewer approximately 4,000 linear feet to the Ryan Creek Interceptor at S. 60<sup>th</sup> Street and W. Ryan Road.

It is anticipated that design will commence in 2018 with construction to occur in 2021.

Your qualifications-based proposal must include:

1. Cover letter (maximum 2 pages)
2. Unique challenges to this project (maximum 2 pages)
3. Anticipated scope of services with corresponding task/hour spreadsheet (no page limit)
4. Summary of lump sum fees for each task (1 page)
5. Anticipated project timeline (1 page)
6. Project team organizational chart with 1 paragraph resume / team member (no page limit)

Note that you have been prescreened as qualified firms. Therefore project and full team resumes are not needed.

Proposals must be delivered to my office no later than 4:00 pm Friday, May 25, 2018. If you have any questions, or would like to schedule a site visit, you may call me at (414) 425-7510.

Sincerely,

Glen E. Morrow, PE  
City Engineer, Director of Public Works, and Utility Manager



<b>APPROVAL</b> <i>slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>05/01/2018</b>
<b>REPORTS AND RECOMMENDATIONS</b>	<b>REQUEST TO PURCHASE A LARGE FORMAT CANON IPF 785 PLOTTER AND SCANNER FROM JAMES IMAGING SYSTEMS FOR \$6,200 FROM THE CAPITAL OUTLAY FUNDS CONTINGENCY APPROPRIATION</b>	<b>ITEM NUMBER</b>  <i>6.17.</i>

### **BACKGROUND**

The Engineering department houses a Canon iPF 750 large format plotter and scanner that was purchased around 2011. The plotter is used for making maps and printing large format plans, plots, drawings, and signs for various City departments including, but not limited to DPW, inspection, GIS, planning, sewer and water, police, and library.

In the past few years, the plotter has been receiving extensive maintenance and in late March it needed repairs where staff was told that the repairs would be almost as much as a new plotter and the technician was not confident that the repairs would be successful. The plotter was expected to last a few more years. Some departments have a backlog of projects that need to be printed. The plotter has a scanner that still works but was purchased at the same time as the plotter and likewise is expected to last at least two more years since scanners typically last longer than plotters.

A new plotter and scanner is desired. Because the new plotter and scanner must use the same hardware controller, both must be purchased together as a bundled system. Because of the integration of the components it is not possible to purchase plotter and scanner individually. Inspection would like to have the old scanner for use as long as it continues to function. The inspection department would use it only as a scanning computer.

### **ANALYSIS**

Staff obtained three vendor quotes for a new plotter/scanner duo. Because both the scanner and the plotter require a controller, Canon only offers this as a bundled set. The controller on the Canon iPF 780 and 785 is an all-in-one PC that is the input panel screen that is side mounted. In the previous models the controller was a Dell PC that was rear mounted at the back of the stand, which has all of the spooler and scanning management software.

The main difference between an Canon iPF 780 and 785 is the latter contains a hard disk. The additional hard drive takes the post rasterized PCL/PS code and stores it locally. This increases the speed of print jobs, as the plotter doesn't have to compile the PCL at run time while it is printing a document. Often this is useful for complex CAD drawings.

Items of note for each quote:

- James Imaging (\$6,200)– They are offering a 785 for only \$200 above the price of a 780. National Association of State Procurement Officers (NASPO) does not appear to have a subsection for plotters. This is a specialty niche product. Estimated time for setup and delivery is 5-7 business days.
- West Allis Blueprint (\$6,200)– This quote is for a 780 only. Estimated time for setup and delivery is 5-10 business days.
- BPI Color (\$6,700 plus \$295)– This quote is for a 780. BPI was the original vendor for the existing plotter and scanner. They also provided a quote for a TX 3000 series, which uses the new waterproof UV inks and has a dual paper roller for 44". Staff has analyzed this feature and has determined that

these features are not needed. Unlike other vendors they are including a \$295 fee for setup and installation, where the others have this included in the price.

The City may either buy or lease. Staff recommends a purchase because there is adequate budget that will allow the City to avoid the financing cost. If desired from Common Council, Staff can research and provide leasing options.

#### **OPTIONS**

- A. Authorize Staff to purchase Canon iPF 785 plotter from James Imaging Systems for \$6,200, or
- B. Authorize Staff to purchase Canon iPF 780 plotter from James Imaging Systems for \$6,000, or
- C. Refer back to Staff with further direction.

#### **FISCAL NOTE**

This purchase could use the Capital Outlay Contingency appropriation. Currently, there is \$33,972 available in this appropriation.

#### **COUNCIL ACTION REQUESTED**

(OPTION A) Authorize Staff to purchase a large format Canon iPF 785 plotter and scanner from James Imaging Systems for \$6,200 from the capital outlay funds contingency appropriation.

# JAMES

IMAGING SYSTEMS

3375 Intertech Dr., Brookfield, WI 53045 • Tel 262.781.7700 • Fax 262.781.9900

Franklin City Engineering  
9229 West Loomis Road  
Franklin, WI 53132  
Tuesday, April 10, 2018

Dear James ,

Please see below the proposed equipment and financials we discussed.

## EQUIPMENT PROPOSED

Quantity	Model	Description
1	iPF780 / M40 MFP	Color Wide Format MFP

Purchase	36 Month FMV	60 Month FMV
\$6,000.00	\$180.60	\$114.00

## EQUIPMENT PROPOSED

Quantity	Model	Description
1	iPF785 / M40 MFP	Color Wide Format MFP

Purchase	36 Month FMV	60 Month FMV
\$6,200.00	\$186.22	\$117.80

## PRICING INCLUDES:

- Delivery/Install/Networking
- Removal of Old Device as Needed

## MAINTENANCE AND SUPPLIES

- Devices covered by 1-year Manufacturer warranty

*EXCLUDES: paper and ink*

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<b>APPROVAL</b> <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MTG. DATE</b> 5/1/2018
Reports & Recommendations	REQUEST TO SOLICIT VENDORS FOR ONE TRUCK AND CHASSIS WITH A COMBINED SEWER CLEANING AND VACUUM UNIT MOUNTED FOR BOARD OF PUBLIC WORKS REVIEW AND APPROVAL	<b>ITEM NO.</b> G.18.

### **BACKGROUND**

Within the approved 2018 Sanitary Sewer budget, there are Capital Expenditures Account funds to replace one (1) truck and chassis with a combined sewer cleaning and vacuum unit mounted- commonly known as a Vactor® truck.

### **ANALYSIS**

The 2018 Budget for \$425,000.00 allowed for one truck and chassis with sewer cleaning and vacuum unit mounted.

Truck and chassis specifies a truck cab without a bed or anything else mounted on the rear. The award may involve one vendor or multiple vendors to provide a finished vehicle with the cleaning equipment ready for service. Staff will solicit multiple vendors and/or Price quotes will be requested through the National Joint Powers Alliance (NJPA).

Historically, once quotes for similar equipment are received and accepted by the Franklin Sewer Utility, they have been reviewed and approved by the Board of Public Works. It is proposed that a technical review by the Board of Public Works occur with the award of this vehicle.

### **OPTIONS**

- A. Authorize Staff to solicit vendors and return to Common Council to award quote, or
- B. Authorize Staff to solicit vendors and return to Board of Public Works to award quote, or
- C. Refer back to Staff with further direction.

### **FISCAL NOTE**

\$425,000 is included in the Sewer Capital Expenditures Account 61-073105811 – Auto Equipment.

### **COUNCIL ACTION REQUESTED**

(OPTION B) Authorize staff to solicit vendors for one truck and chassis with a combined sewer cleaning and vacuum unit mounted on truck and chassis for Board of Public Works review and approval and to authorize City Engineer to execute a purchase order pending Board of Public Works approval.

Engineering: GEM

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<b>APPROVAL</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE 5/01/18</b>
<b>LICENSES AND PERMITS</b>	<b>MISCELLANEOUS LICENSES</b>	<b>ITEM NUMBER H.1.</b>
<p>See attached listing from meeting of May 1, 2018 along with minutes from Special License Committee of April 26, 2018.</p> <p><b>COUNCIL ACTION REQUESTED</b></p>		

**License Committee  
Agenda\*  
Aldermen's Room  
May 1, 2018 – 5:15 pm**

<b>1.</b>	<b>Call to Order &amp; Roll Call</b>	<b>Time:</b>		
<b>2.</b>	<b>Applicant Interviews &amp; Decisions</b>			
<b>License Applications Reviewed</b>		<b>Recommendations</b>		
<b>Type/ Time</b>	<b>Applicant Information</b>	<b>Approve</b>	<b>Hold</b>	<b>Deny</b>
<b>Operator 2017-2018 New 5:45 p.m.</b>	<b>Nicole L Klemme</b> 11022 W Liberty Ave Hales Corners, WI 53130 Landmark, The			
<b>Operator 2018-2019 Renewal</b>	<b>Nicole L Klemme</b> 11022 W Liberty Ave Hales Corners, WI 53130 Landmark, The			
<b>Operator 2017-2018 New 5:50 p.m.</b>	<b>Megan N Petersen</b> 170 E Green Tree Rd Fox Point, WI 53217 Point After Pub & Grille			
<b>Operator 2018-2019 Renewal</b>	<b>Megan N Petersen</b> 170 E Green Tree Rd Fox Point, WI 53217 Point After Pub & Grille			
<b>Operator 2017-2018 New 5:55 p.m.</b>	<b>Desiree L Teufel</b> 4736A W Forest Home Ave Milwaukee, WI 53219 The Rock Sports Complex			
<b>Operator 2018-2019 Renewal</b>	<b>Desiree L Teufel</b> 4736A W Forest Home Ave Milwaukee, WI 53219 The Rock Sports Complex			
<b>Operator 2018-2019 Renewal</b>	<b>Matthew T Albrecht</b> S103W20703 Heather Ln Muskego, WI 53150 Kwik Trip #287			
<b>Operator 2018-2019 Renewal</b>	<b>Amy B Balcerzak</b> 2605 E Emily Ave Oak Creek, WI 53154 Walgreen #15020			
<b>Operator 2018-2019 Renewal</b>	<b>Karen M Ban</b> 3133 W Bridge St Greenfield, WI 53221 Kwik Trip #287			
<b>Operator 2018-2019 Renewal</b>	<b>Virginia M Bennett</b> 3133 W Bridge St Greenfield, WI 53221 Kwik Trip #287			
<b>Operator 2018-2019 Renewal</b>	<b>Brandon S Bhatti</b> S90W12978 Boxhorn Reserve Ct Muskego, WI 53150 Midtown Gas & Liquor			
<b>Operator 2018-2019 Renewal</b>	<b>Michael J Boese</b> 9169 W elm Ct, #E Franklin, WI 53132 Hodach Citgo			



Type/ Time	Applicant Information	Approve	Hold	Deny
Operator 2018-2019 Renewal	<b>Roger C Burczyk Jr</b> 9529 Caddy Ln Caledonia, WI 53108 Kwik Trip #287			
Operator 2018-2019 Renewal	<b>Peggy S Counter</b> S98W13259 Loomis Dr Muskego, WI 53150 Kwik Trip #287			
Operator 2018-2019 Renewal	<b>Leah A Gdaniec</b> S76W20251 Sunny Hill Dr Muskego, WI 53150 Romey's Place			
Operator 2018-2019 Renewal	<b>Ellen L Jensen</b> 2415 W Hilltop Ln Oak Creek, WI 53154 Buckhorn Bar & Grill			
Operator 2018-2019 Renewal	<b>Jill M Jones</b> 5495 W Cobblestone Way Franklin, WI 53132 Walgreen #15020			
Operator 2018-2019 Renewal	<b>Dawn M Klinko</b> 6830 W Kathleen Ct, #4 Franklin, WI 53132 Walgreen #15020			
Operator 2018-2019 Renewal	<b>Jeni B Knoedler</b> 25710 Dover Line Rd Waterford, WI 53185 Mulligan's Irish Pub & Grill			
Operator 2018-2019 Renewal	<b>Melissa A Murphy</b> 6157 S 42 <sup>nd</sup> St Greenfield, WI 53221 Walgreen #15020			
Operator 2018-2019 Renewal	<b>Martha E Norman</b> 9741 S Deerpath Dr Oak Creek, WI 53154 Polish Center of Wisconsin			
Operator 2018-2019 Renewal	<b>Sarah J Page</b> 1227 Williams Ave South Milwaukee, WI 53172 Walgreen #15020			
Operator 2018-2019 Renewal	<b>Mark A Reikowski</b> W125S8317 North Cape Road Muskego, WI 53150 Walgreen #15020			
Operator 2018-2019 Renewal	<b>Laura J Rogers</b> 3105 W Mangold Ave, #1 Greenfield, WI 53221 Kwik Trip #287			
Operator 2018-2019 Renewal	<b>Nadine A Stork</b> 8636 W Marshfield Ct Franklin, WI 53132 Walgreen #15020			
Operator 2018-2019 Renewal	<b>Nathan T Tiedke</b> 9334 S Orchard Park Cir, #2B Oak Creek, WI 53154 Walgreen #15020			

Type/ Time	Applicant Information	Approve	Hold	Deny
Operator 2018-2019 Renewal	<b>Deanna E Umaske</b> 1721 Edgewood Ave South Milwaukee, WI 53172 Mulligan's Irish Pub & Grill			
Operator 2018-2019 Renewal	<b>Kathleen A Varga</b> 3739 S Packard Ave, #120 St Francis, WI 53235 Walgreen #15020			
Operator 2018-2019 Renewal	<b>Denise R Widenski</b> 7335 S Quincy Ave Oak Creek, WI 53154 Kwik Trip #287			
Operator 2018-2019 Renewal	<b>Yanni Jin</b> 10375 W Plum Tree Cir Hales Corners, WI 53130 Lovers Lane Sushi & Seafood Buffet			
Amusement Device Operator 2018-19	<b>American Entertainment</b> W337 S5059 Hwy GG Dousman, WI 53118 Ken Grothman, Owner			
Amusement Device Operator 2018-19	<b>Mitchell Novelty Co</b> 3506 W National Ave Milwaukee, WI 53215 Ralph Fleege, Owner			
Amusement Device Operator 2018-19	<b>Wisconsin P&amp;P Amusements</b> 12565 W Lisbon Rd Brookfield, WI 53005 Michael Weigel, Owner			
Entertainment & Amusement 2018-19	<b>Innovative Health &amp; Fitness Building LLC</b> 8800 S 102 <sup>nd</sup> St Scott Cole, Owner			
Extraordinary Entertainment & Special Event	<b>Xaverian Missionaries</b> Person in charge: Fr. Alejandro Rodriguez, s.x. Location: 4500 Xavier Dr Dates of Event: 6/23/2018 to 6/24/2018			
Temporary Class B Beer & Wine	<b>Xaverian Missionaries</b> Person in Charge: Fr. Alejandro Rodriguez, s.x. Location: 4500 Xavier Dr Event: Annual Mission Festival Dates of Event: 6/23/2018 to 6/24/2018			
3.	<b>Set meeting dates for review and recommendation of 2018-19 licenses</b>			
4.	<b>Adjournment</b>			
		Time		

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

**Special License Committee  
Minutes  
Aldermen's Room  
April 26, 2018 – 10 AM**

<b>1.</b>	<b>Call to Order &amp; Roll Call</b>	<b>Time:</b>		
<b>2.</b>	<b>Applicant Interviews &amp; Decisions</b>			
<b>License Applications Reviewed</b>		<b>Recommendations</b>		
<b>Type/ Time</b>	<b>Applicant Information</b>	<b>Approve</b>	<b>Hold</b>	<b>Deny</b>
<b>Operator 2017-2018 New 10:05 a.m.</b>	<b>Desiree L Teufel</b> 4736A W Forest Home Ave Milwaukee, WI 53219 The Rock Sports Complex		√ for appearance	
<b>Operator 2018-2019 Renewal</b>	<b>Desiree L Teufel</b> 4736A W Forest Home Ave Milwaukee, WI 53219 The Rock Sports Complex		√ for appearance	
<b>Extraordinary Entertainment &amp; Special Event 10:15 a.m.</b>	<b>ARCW-AIDS Ride</b> Person in Charge: Carrie Sweet Location: Throughout the City of Franklin/Ken Windl Park Date of Event: 07/28/2018 (7am-12pm)	√		
<b>Extraordinary Entertainment &amp; Special Event</b>	<b>Ragnar Relay Chicago 2018</b> Person in Charge: Troy Wheeler Location: 6000 W Ryan Rd (Milwaukee County Sports Complex Exchange Site) Dates of Event: 05/18/18 to 05/19/18	√		
<b>Class A Combination, Cigarettes 2018-19</b>	<b>Dairyland Retail Group, LLC</b> Dba 7-Eleven 7610 W Rawson Ave Elizabeth Evans, Agent	√*		
<b>Class A Combination, Cigarettes 2018-19</b>	<b>Ryan Fuel LLC</b> Dba Andy's on Ryan Rd 5120 W Ryan Rd Kavita Khullar, Agent	√*		
<b>Class A Combination Cigarettes</b>	<b>Wisconsin CVS Pharmacy LLC</b> Dba CVS Pharmacy #5390 5220 W Rawson Ave Samantha Jo Klaphake, Agent	√*		
<b>Class A Combination, Cigarettes 2018-19</b>	<b>Spirit Dreams LLC</b> Dba Discount Cigarettes & Liquor 6507A S 27 <sup>th</sup> St Scott Haese, Agent		√ for appearance	
<b>Class A Combination 2018-19</b>	<b>New Liquor &amp; Food, Inc</b> DBA Franklin Liquor Store 8305 S 27 <sup>th</sup> St Gurjeet Singh, Agent	√*		
<b>Class A Combination, Cigarettes 2018-19</b>	<b>Hodach Petroleum Inc</b> Dba Hodach Citgo 9830 W St Martins Rd Stephen Hodach, Agent	√**		

\*subject to compliance with City Ordinance and approval of inspections

\*\*subject to payment & compliance with City Ordinance and approval of inspections

Type/ Time	Applicant Information	Approve	Hold	Deny
Class A Combination, Cigarettes 2018-19	<b>Kwik Trip, Inc</b> DbA Kwik Trip #287 5040 W Rawson Ave Samuel T McCormick, Agent	√*		
Class A Combination, Cigarettes 2018-19	<b>Kwik Trip Inc</b> DbA Kwik Trip #857 10750 W Speedway Dr Andrew P Wichmann, Agent		√ for appearance	
Class A Combination, Cigarettes 2018-19	<b>Mega Marts, LLC</b> DbA Pick N Save #6431 7780 S Lovers Lane Rd Haley Dixon, Agent		√ for appearance	
Class A Combination, Cigarettes 2018-19	<b>Ultra Mart Foods, LLC</b> DbA Pick N Save #6360 7201 S 76 <sup>th</sup> St Ricky Kloth, Agent		√ for appearance	
Class A Combination 2018-19	<b>Sam's East, Inc</b> DbA Sam's Club 6705 S 27 St Henry Monti, Agent	√*		
Class A Combination, Cigarettes 2018-19	<b>Sendik's Franklin LLC</b> DbA Sendik's Food Markets 5200 W Rawson Ave Theodore Balistreri, Agent	√*		
Class A Combination 2018-19	<b>Target Corporation</b> DbA Target Store T2388 7800 S Lovers Lane Rd Shane Clapsaddle, Agent	√*		
Class A Combination, Cigarettes 2018-19	<b>Walgreen Co.</b> DbA Walgreens #05884 9527 S 27 St Jason Marinello, Agent		√ for appearance	
Class A Combination, Cigarettes 2018-19	<b>Walgreen Co.</b> DbA Walgreens #15020 7130 S 76 St Jessica Nerby, Agent	Agent verification of name update √*		
Class A Combination, Cigarettes 2018-19	<b>Walgreen Co.</b> DbA Walgreens #5459 9909 W Loomis Rd Jessica Marin, Agent		√ for appearance	
Class A Combination, Cigarettes 2018-19	<b>Wal-Mart Stores East, LP</b> DbA Walmart 6701 S 27 <sup>th</sup> St Jon McCourt, Agent	√*		
Class B Combination 2018-19	<b>The Bowery, LLC</b> DbA The Bowery Bar & Grill 3023 W Ryan Rd Roger Hein, Agent	√**		
Class B Combination, Entertainment & Amusement 2018-19	<b>Christopher Matecki</b> (Individually Owned) DbA Buckhorn Bar & Grill 9461 S 27 <sup>th</sup> St Christopher Matecki, Agent/Owner	√*		

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Type/ Time	Applicant Information	Approve	Hold	Deny
<b>Class B Combination 2018-19</b>	<b>RLGIDI, Inc.</b> Dbas Casa Di Giorgio 3137 W Rawson Ave Rex Idriqi, Agent	√*		
<b>Class B Combination 2018-19</b>	<b>ERJ Dining III, LLC</b> Dbas Chili's Bar & Grill 6439 S 27 <sup>th</sup> St Paul Scott Thompson, Agent	√*		
<b>Class B Combination, Entertainment &amp; Amusement, Bowling 2018-19</b>	<b>Country Lanes LLC</b> Dbas Country Lanes 11231 W Forest Home Ave Robert Sczerzen, Agent	√*		
<b>Reserve Class B Combination, Entertainment &amp; Amusement 2018-19</b>	<b>Federation of Croatian Societies, Inc</b> Dbas Croatian Park 9100 S 76 <sup>th</sup> St Josip Veber, Agent	√*		
<b>Reserve Class B Combination 2018-19</b>	<b>FF&amp;E, LLC</b> Dbas Hampton Inn & Suites Milwaukee/Franklin 6901 S 76 <sup>th</sup> St Teresa D'Amato, Agent	√*		
<b>Class B Combination, Entertainment &amp; Amusement 2018-19</b>	<b>Seventy-Six Street Pub &amp; Grill Inc</b> Dbas The Hideaway Pub & Eatery 9643 S 76 <sup>th</sup> St Debra Schaefer, Agent	√*		
<b>Class B Combination, Entertainment &amp; Amusement 2018-19</b>	<b>Little Cancun LLC</b> Dbas Little Cancun Restaurant 7273A S 27 <sup>th</sup> St Veronica Cervera, Agent	√*		
<b>Class B Combination 2018-19</b>	<b>Robley Tech Inc</b> Dbas Michaelangelo's Pizza 8330 W Puetz Rd Dennis Rau, Agent	√**		
<b>Reserve Class B Combination 2018-19</b>	<b>Hudson Burger LLC</b> Dbas Milwaukee Burger Company 6421 S 27 <sup>th</sup> St Tina Savage, Agent	√*		
<b>Class B Combination 2018-19</b>	<b>Enthusiast Approved LLC</b> Dbas Mimosa 9405 S 27 <sup>th</sup> St Apostolos Evreniadis, Agent	√*		
<b>Class B Combination, Entertainment &amp; Amusement 2018-19</b>	<b>BST, LLC</b> Dbas Mulligan's Irish Pub & Grille 8933 S 27 <sup>th</sup> St Brian Francis, Agent	√*		
<b>Class B Combination, Cigarettes, Entertainment &amp; Amusement 2018-19</b>	<b>HB&amp;H, LLC</b> Dbas On The Border 10741 S 27 <sup>th</sup> St Gerald Hay, Agent	√*		
<b>Class B Combination, Entertainment &amp; Amusement 2018-19</b>	<b>Point After LLC</b> The Point After 7101 S 76 <sup>th</sup> St Darryl Malek, Agent	√*		

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Type/ Time	Applicant Information	Approve	Hold	Deny
Class B Combination, Entertainment & Amusement 2018-19	<b>Polish Heritage Alliance Inc</b> Dba Polish Center of Wisconsin 6941 S 68 <sup>th</sup> St Jeffrey Kuderski, Agent	√*		
Class B Combination, Entertainment & Amusement 2018-19	<b>Polonia Sport Club Inc</b> Polonia Sport Club 10200 W Loomis Rd Irene Hawkinson, Agent	√**		
Class B Combination, Entertainment & Amusement 2018-19	<b>Rawson Pub, Inc</b> Dba Rawson Pub 5621 W Rawson Ave Steven Schweitzer, Agent	√**		
Reserve Class B Combination, Entertainment & Amusement 2018-19	<b>Rock Snow Park LLC</b> Dba Rock Snow Park 7900 B W Crystal Ridge Dr David R Schmitz, Agent	√**		
Class B Combination, Entertainment & Amusement 2018-19	<b>The Rock Sports Complex LLC</b> Dba The Rock Sports Complex 7900 W Crystal Ridge Dr Thomas Johns, Agent	√*		
Class B Combination 2018-19	<b>Romey's Place LLC</b> Dba Romey's Place 7508 S North Cape Rd Nathan Fabry, Agent	√*		
Class B Combination, Entertainment & Amusement 2018-19	<b>Kriton &amp; Ermira LLC</b> Dba Toscana Restaurant 8405 S 27 St Ermira Lazaj, Owner/Agent	√*		
Class B Combination, Country Club, Cigarettes, Entertainment & Amusement 2018-19	<b>Tuckaway Country Club</b> Dba Tuckaway Country Club 6901 W Drexel Ave Jennifer Jacobi, Agent	√*		
Class B Combination 2018-19	<b>St Martins Inn, LLC</b> Dba Wegner's St Martins Inn 11318 W St Martins Rd Dennis Wegner, Agent	√**		
Class B Beer 2018-19	<b>M-squared Inc</b> Dba Crossroads II Pizza & Subs 11357 W St Martins Rd Michael Falk, Agent	√*		
Class B Beer Class C Wine 2018-19	<b>Lover Lane Buffet, Inc</b> Dba Lover's Lane Sushi & Seafood Buffet 6514 S Lovers Lane Rd JianDuan Jiang, Agent	√*		
Amusement Device Operator 2018-19	<b>National Amusements</b> 2740 S 9 <sup>th</sup> Pl Milwaukee, WI 53215 Janis Thein, Owner	√		
Amusement Device Operator 2018-19	<b>National Entertainment Network</b> 325 Interlocken Pkwy B Broomfield, CO 80021 Edward Flaherty, Owner	√		

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Type/ Time	Applicant Information	Approve	Hold	Deny
Amusement Device Operator 2018-19	<b>Red's Novelty Ltd</b> 1921 S 74 St West Allis, WI 53132 Jay Jacomet, Agent	√		
Day Care 2018-19	<b>Academy of Preschool Learning, Inc</b> Dba Academy of Preschool Learning 9501 W Drexel Ave Nadeen Balsis, Manager	√*		
Day Care 2018-19	<b>Discovery Days Childcare III, Inc.</b> DBA Discovery Days Childcare 9758 S Airways Ct Tina Kraussel, Manager	√*		
Day Care 2018-19	<b>Faith Academy Child Care Development Center</b> Dba Faith Academy 7700 W Faith Dr Jennifer Finch, Manager	√*		
Day Care 2018-19	<b>Jubilee Christian Day Care</b> 6855 S 50 <sup>th</sup> St Franklin, WI 53132 Tanya L Soich	√*		
Daycare 2018-19	<b>Knowledge Universe LLC</b> KinderCare 6350 S 108 <sup>th</sup> St Theresa Castronovo, Manager	√*		
Day Care 2018-19	<b>Mrs. Rikki's Structured Daycare</b> N9027 E Miramar Dr East Troy, WI 53120 Rochelle S Boyce, Manager	√*		
Entertainment & Amusement 2018-19	<b>Marcus Cinemas of Wisconsin LLC</b> DBA Showtime Cinema 8910 S 102 <sup>nd</sup> St Mark Gramz, Agent	√*		
Mobile Home 2018-19	<b>Badger MHP, LLC</b> Dba Badger Mobile Home Park 6405 S 27 <sup>th</sup> St Jason P Janda, Manager	√*		
Mobile Home 2018-19	<b>Franklin Mobile ,LLC</b> DBA Franklin Mobile Estates 6361 S 27 <sup>th</sup> St David Steinberger, Manager	√*		
Operator 2017-2018 New	<b>Tiffany L Heller</b> 7855 S Scepter Dr #9 Franklin, WI 53132 Pick N Save – S 76 <sup>th</sup> St	√		
Operator 2017-2018 New	<b>Nicole E Baker</b> 7554 S 75 <sup>th</sup> St Franklin, WI 53132 CVS Pharmacy #5390	√		
Operator 2018-2019 Renewal	<b>Nicole E Baker</b> 7554 S 75 <sup>th</sup> St Franklin, WI 53132 CVS Pharmacy #5390	√		

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Type/ Time	Applicant Information	Approve	Hold	Deny
Operator 2017-2018 New	<b>Nicole L Klemme</b> 11022 W Liberty Ave Hales Corners, WI 53130 Landmark, The		√ for appearance	
Operator 2018-2019 Renewal	<b>Nicole L Klemme</b> 11022 W Liberty Ave Hales Corners, WI 53130 Landmark, The		√ for appearance	
Operator 2017-2018 New	<b>Eric D LaFond</b> 13260 Kirkwood Dr New Berlin, WI 53151 Rock Sports Complex	√		
Operator 2018-2019 Renewal	<b>Eric D LaFond</b> 13260 Kirkwood Dr New Berlin, WI 53151 Rock Sports Complex	√		
Operator 2017-2018 New	<b>Megan N Petersen</b> 170 E Green Tree Rd Fox Point, WI 53217 Point After Pub & Grille		√ for appearance	
Operator 2018-2019 Renewal	<b>Megan N Petersen</b> 170 E Green Tree Rd Fox Point, WI 53217 Point After Pub & Grille		√ for appearance	
Operator 2017-2018 New	<b>Tiffany A Torres</b> 2318 S 62 <sup>nd</sup> St West Allis, WI 53219 Romey's Place	√		
Operator 2018-2019 Renewal	<b>Tiffany A Torres</b> 2318 S 62 <sup>nd</sup> St West Allis, WI 53219 Romey's Place	√		
Operator 2018-2019 New	<b>Joseph M Ligocki</b> 10400 S Redwood Ln Oak Creek, WI 53154 Sendik's Food Market	√		
Operator 2018-2019 New	<b>Kim M Martinez</b> 7800 W 7 Mile Rd Franksville, WI 53126 Kwik Trip #287	√		
Operator 2018-2019 New	<b>Timothy D Schappel</b> 207B N Washington St Burlington, WI 53105 On the Border	√		
Operator 2018-2019 New	<b>Erika L Schroble</b> 6850 W Kathleen Ct., Apt 6 Franklin, WI 53132 Kwik Trip #287	√		
Operator 2018-2019 Renewal	<b>Danielle J Anderson</b> 2967 N Frederick Ave Milwaukee, WI 53211 Point After Pub & Grille	√		



Type/ Time	Applicant Information	Approve	Hold	Deny
Operator 2018-2019 Renewal	<b>Wendy S Balistreri</b> 7271 S Delaine Dr Oak Creek, WI 53154 Country Lanes	✓		
Operator 2018-2019 Renewal	<b>Wendy J Beierle</b> 9221 S 96 <sup>th</sup> St Franklin, WI 53132 Hodach Citgo	✓		
Operator 2018-2019 Renewal	<b>Pamela J Brys</b> 1720 W Meyer Ln, #6104 Oak Creek WI 53154 Buckhorn Bar & Grill	✓		
Operator 2018-2019 Renewal	<b>Susan M DeGeorge</b> 2456 S 88 <sup>th</sup> St West Allis, WI 53227 Point After Pub & Grille	✓		
Operator 2018-2019 Renewal	<b>Marcus C Drewek</b> 2957 S 51 <sup>st</sup> St Milwaukee, WI 53219 Root River Center	✓		
Operator 2018-2019 Renewal	<b>Joshua J Farrell</b> 7417 S 36 <sup>th</sup> St Franklin, WI 53132 Discount Cigarettes & Liquor	✓		
Operator 2018-2019 Renewal	<b>Katelynn M Flowers</b> 5829 S New York Ave Cudahy, WI 53110 Discount Cigarettes & Liquor	✓		
Operator 2018-2019 Renewal	<b>Jeremy J Haese</b> 11811 W Rawson Ave Franklin, WI 53132 Discount Cigarettes & Liquor	✓		
Operator 2018-2019 Renewal	<b>Daniel P Hodach</b> 4520 Empire Ln Waterford, WI 53185 Hodach Citgo	✓		
Operator 2018-2019 Renewal	<b>Tracy L Levar</b> S79W17801 Scenic Dr Muskego, WI 53150 Hideaway Pub & Eatery	✓		
Operator 2018-2019 Renewal	<b>June A Loh</b> 7930 W Coldspring Road Greenfield, WI 53220 Wegner's St Martins Inn	✓		
Operator 2018-2019 Renewal	<b>Shelly L Marquardt</b> 26011 75 <sup>th</sup> St Upper Salem, WI 53168 Hodach Citgo	✓		
Operator 2018-2019 Renewal	<b>Susan M Mlynczak</b> 16513 50 <sup>th</sup> Rd Franksville, WI 53126 Point After Pub & Grille	✓		
Operator 2018-2019 Renewal	<b>Richard G Rabiega</b> 3733 Jerelin Dr Franksville, WI 53126 Polonia Sport Club	✓		

<b>Operator 2018-2019 Renewal</b>	<b>Terese A Riesner</b> 3426 S Glen Park Ct New Berlin, WI 53151 Hideaway Pub & Eatery	✓		
<b>Operator 2018-2019 Renewal</b>	<b>Candice M Sibila</b> 4362 S Nicholson Ave St Francis, WI 53235 Point After Pub & Grille	✓		
<b>Operator 2018-2019 Renewal</b>	<b>Elyzabeth D Smith</b> 5389 Orchard Ln Greendale, WI 53129 Rawson Pub	✓		
<b>Operator 2018-2019 Renewal</b>	<b>Raymond A Syrstad</b> 7815 S Scepter Dr, #27 Franklin, WI 53132 Point After Pub & Grille	✓		
<b>Operator 2018-2019 Renewal</b>	<b>Jessica N Urban</b> 584 Pewaukee Rd, Unit A Pewaukee, WI 53072 Chili's Grill & Bar	✓		
<b>Operator 2018-2019 Renewal</b>	<b>Kathleen R Wegner</b> 26545 Nordic Ridge Dr Wind Lake, WI 53185 Wegner's St Martins Inn	✓		
<b>Operator 2018-2019 Renewal</b>	<b>Raquel M Zalewski</b> 3625 W Riskin St Milwaukee, WI 53215 Rawson Pub	✓		
<b>Operator 2018-2019 Renewal</b>	<b>Philip L Zurowski</b> 11836 W Howard Ave Greenfield, WI 53228 Romey's Place	✓		
<b>3.</b>	<b>Adjournment</b>			
		Time		

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

<b>APPROVAL</b> <i>Slw PR</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>5/1/18</b>
<b>Bills</b>	<b>Vouchers and Payroll Approval</b>	<b>ITEM NUMBER</b> <b>I. 1</b>

Attached are vouchers dated April 13, 2018 through May 1, 2018 Nos. 168586 through Nos. 168740 in the amount of \$ 2,453,175.31. Included in this listing are EFT's Nos. 3748 through Nos. 3764 and Library vouchers totaling \$ 22,656.76. Voided checks in the amount of (\$ 1,418.45) are separately listed.

Early release disbursements dated April 13, 2018 through April 27, 2018 in the amount of \$ 739,313.89 are provided on a separate listing and are also included in the complete disbursement listing. These payments have been released as authorized under Resolution 2013-6920.

The net payroll dated April 27, 2018 is \$ 388,134.84 previously estimated at \$ 379,000.00. Payroll deductions dated April 27, 2018 are \$ 455,880.65 previously estimated at \$ 452,000.00.

The estimated payroll for May 11, 2018 is \$ 402,000.00 with estimated deductions and matching payments of \$ 229,000.00.

Attached is a list of property tax refunds Nos. 17864 through Nos. 17865 dated April 13, 2018 through April 26, 2018 in the amount of \$ 2,529.90. These payments have been released as authorized under Resolution 2013-6920. Voided checks in the amount of (\$ 689.35) are separately listed.

Vouchers in the amount of \$ 13,010.00 were not included in the attached listing. Payments to be issued and released upon Council approval.

Arthur Weiler	5,660.00
Mueller Communications	7,350.00
<b>Total</b>	<b>\$13,010.00</b>

### ***COUNCIL ACTION REQUESTED***

Motion approving the following:

- City vouchers with an ending date of May 1, 2018 in the amount of \$ 2,453,175.31 and
- Payroll dated April 27, 2018 in the amount of \$ 388,134.84 and payments of the various payroll deductions in the amount of \$ 455,880.65 plus City matching payments and
- Estimated payroll dated May 11, 2018 in the amount of \$ 402,000.00 and payments of the various payroll deductions in the amount of \$ 229,000.00, plus City matching payments and
- Property Tax refunds with an ending date of April 26, 2018 in the amount of \$ 2,529.90 and
- The release of various vendor payments in the amount of \$13,010.00.

### **ROLL CALL VOTE NEEDED**