

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">10/6/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A CHILD DAY CARE SERVICES BUSINESS USE UPON PROPERTY LOCATED AT 7260 SOUTH 76TH STREET (GUARDING YOUR ANGELS, INC., APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.6,</i></p>

At its September 17, 2015 meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a child day care services business use upon property located at 7260 South 76th Street (Guarding Your Angels, Inc., Applicant).

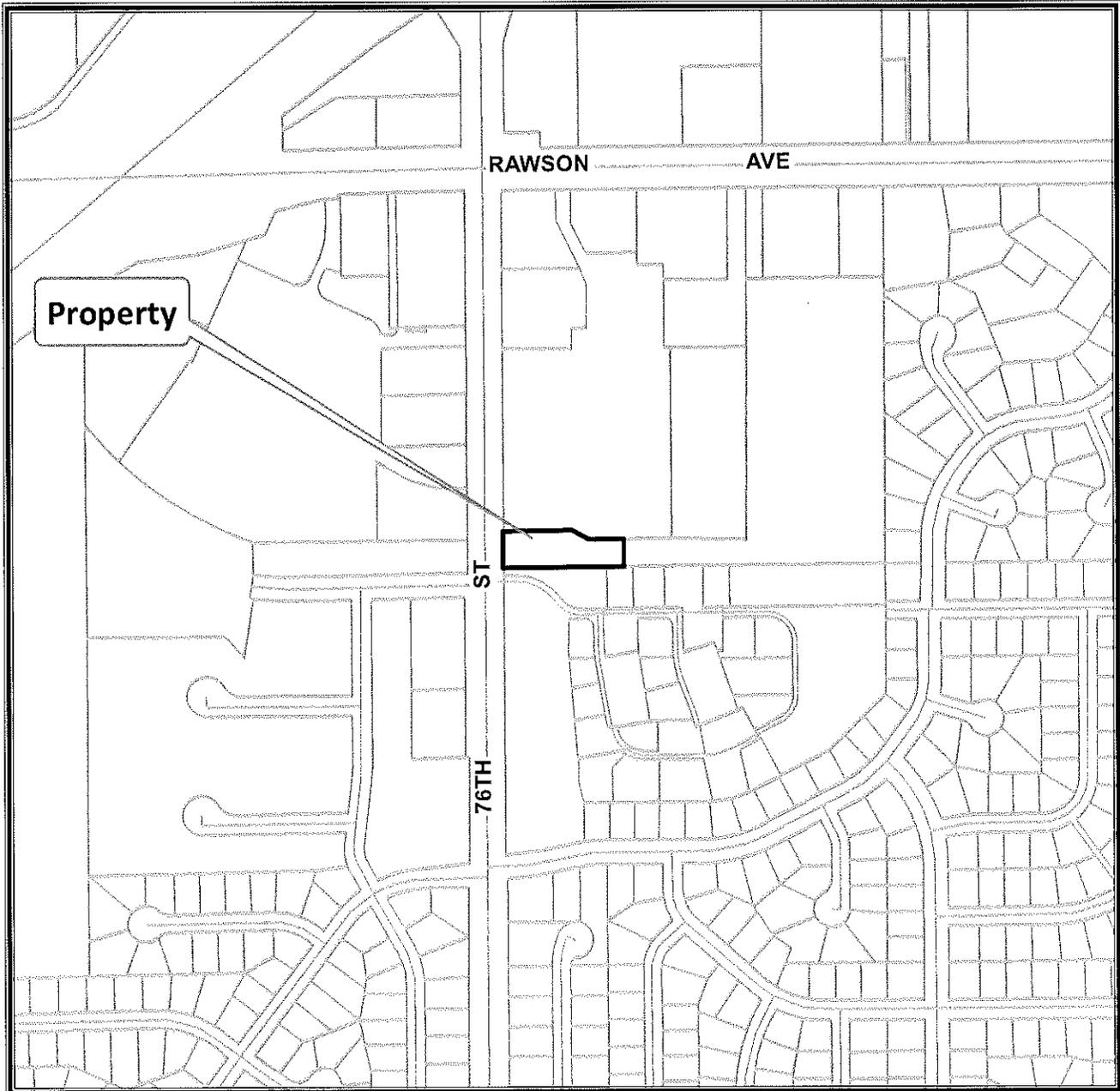
Since Plan Commission approval, the applicant has provided a Landscape Plan to address Condition No. 4 in the attached resolution. The Landscape Plan includes two trees and several shrubs around an existing electrical box and the existing pole sign, adjacent to South 76th Street. The Landscape Plan is attached for your review.

COUNCIL ACTION REQUESTED

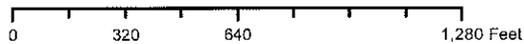
A motion to adopt Resolution No. 2015-_____, a resolution imposing conditions and restrictions for the approval of a Special Use for a child day care services business use upon property located at 7260 South 76th Street (Guarding Your Angels, Inc., Applicant).



7260 South 76th Street
TKN 756-9993-011



Planning Department
(414) 425-4024



2013 Aerial Photo

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

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR
THE APPROVAL OF A SPECIAL USE FOR A CHILD DAY CARE SERVICES
BUSINESS USE UPON PROPERTY LOCATED AT 7260 SOUTH 76TH STREET
(GUARDING YOUR ANGELS, INC., APPLICANT)

WHEREAS, Guarding Your Angels, Inc., having petitioned the City of Franklin for the approval of a Special Use within a B-3 Community Business District under Standard Industrial Classification Title No. 8351 "Child day care services", to allow for a child day care services business use upon property located at 7260 South 76th Street, bearing Tax Key No. 756-9993-011, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 5401, a redivision of Parcel 1 Certified Survey Map No. 4828, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 17th day of September, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Guarding Your Angels, Inc., for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

GUARDING YOUR ANGELS, INC. – SPECIAL USE
RESOLUTION NO. 2015-_____

Page 2

1. That this Special Use is approved only for the use of the subject property by Guarding Your Angels, Inc., successors and assigns, as a child day care services business use, which shall be developed in substantial compliance with, and operated and maintained by Guarding Your Angels, Inc., pursuant to those plans City file-stamped September 4, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Guarding Your Angels, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Guarding Your Angels, Inc. child day care services business, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Guarding Your Angels, Inc. and the child day care services business use for the property located at 7260 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. A Landscape Plan shall be submitted, to the Department of City Development for review and approval, which adds a landscape island or islands with a minimum of two trees and several shrubs to the front of the property, adjacent to South 76th Street. Additionally, plantings shall be added around the base of the sign and in front of the existing electrical transformer box located south of the sign.

BE IT FURTHER RESOLVED, that in the event Guarding Your Angels, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

GUARDING YOUR ANGELS, INC. – SPECIAL USE
RESOLUTION NO. 2015-_____

Page 3

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

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

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

APPROVED:

ATTEST:

Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Date: September 2, 2015
To: City Of Franklin Development Staff
From: Nara Colton
RE: 7260 S. 76th St.

City Development Staff Comments

1. Additions to Site Plan:
- **Owner's and/or Developer's Name and Address.** see attached
 - **Date.** see attached
 - **Setbacks, Shore Buffers, Wetland Buffers, Wetland Setbacks, and Building Lines.** see attached
 - **Existing and Proposed Zoning Boundaries.** see attached
 - **Project Summary.** The proposed Daycare Center will operate Monday through Friday from 5:30am to 6pm, 12 months per year.

The max capacity will be determined by state licensing after measuring space used by the children (35 sqft per child) and max number of children per age group:

Classroom 1-24	Children	6 to 12 years	(2 Staff) as needed
Classroom 2-12	Children	2 to 2 ½ years	(2 staff)
Classroom 3-20	Children	3 to 4 years	(2 Staff)
Classroom 4-24	Children	4 to 5 years	(2 staff)
Classroom 5-16	Children	2 ½ to 3 years	(2 Staff)
Classroom 6- 16	Children	1 to 2 years	(2 Staff)
Classroom 7-16	Children	Infants to 1 year	(2 Staff)

We anticipate no more than **95 children** ages 4 weeks to 12 years old. There will be approximately 15 employees and 7 classrooms.

The building has an accepted offer of \$565,000. Approximately \$140,000 will be put into updates of the interior and exterior of the building. see attached graphs for value.

Sprinkler Pipe	\$5,000
Ceilings:	\$5,000
Drywall:	\$15,000
Flooring:	\$40,000
Painting:	\$10,000
Toilets:	\$5,000
Sinks:	\$5,000
Cabinets:	\$5,000
Doors:	\$5,000
Paint Exterior:	\$5,000

Xtras: Skylights, indoor playspaces, lofts, clean up landscaping \$40,000

Franklin

SEP 4 2015

City Development

Building Schedule:

September 2015

Closing
Permits
Sprinkler Pipe Repair

October 2015

Ceiling Repairs
Electrical/Plumbing
Paint Exterior

November 2015

Drywall
Painting
Cabinets

December 2015

Flooring
Doors
Indoor Playspaces

January 2016

Equipment
Inspections
Licenses/Permits

February 2016

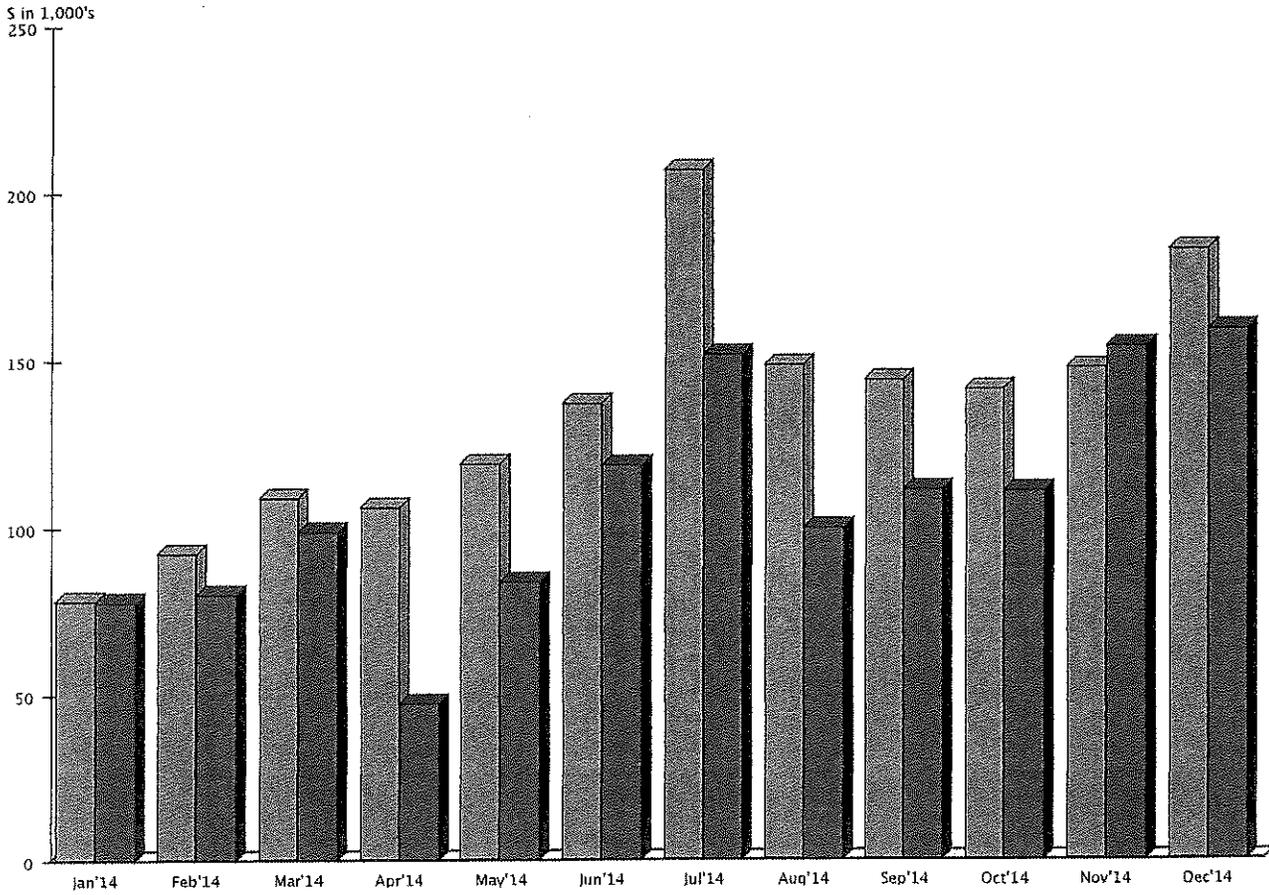
Projected Opening

2. No new landscaping
3. No new exterior lighting
4. To date, a sprinkler pipe broke in the building causing substantial damages. see above.
5. The existing signage will be used only the name will be changed.
6. Parking Demand. Considering all staff are driving a car we would need 15 parking spots and 6 on "que".

Guarding Your Angels has 3 other locations in the Southside of Milwaukee. Children capacity at 2 sites are 92 and 78. We have no onsite parking at these locations. Most staff either walk, take a city bus or car pool. Those that drive find street parking or the local church allows staff to use their parking. On an average we need to fill 8 parking spaces.

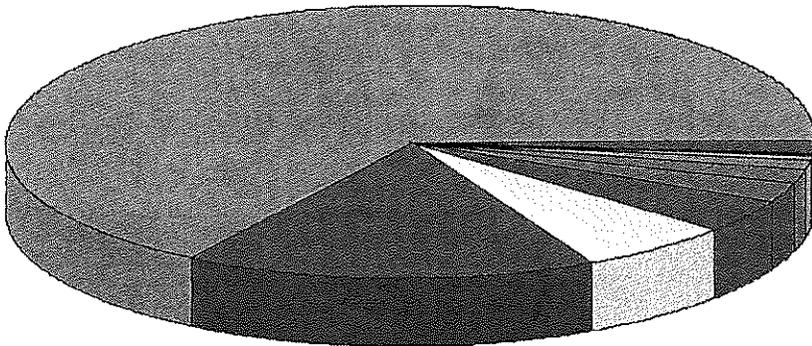
Income and Expense by Month
Jan - Dec '14

Income
Expense



Expense Summary
Jan - Dec '14

6560 — Payroll Expenses	65.93
5012 — Rent	16.52
6140 — Daycare Supplies & Expenses	6.30
6180 — Insurance	4.14
6270 — Professional Fees	2.40
6390 — Utilities	1.73
6110 — Automobile Expense	1.23
6340 — Telephone	0.56
6550 — Office Supplies	0.42
6300 — Repairs	0.31
Other	0.46
Total	\$1,289,565.36



General Standards For Special Uses
7260 S. 76th St.

Franklin

AGE 20 015

City Development

A.

- 1) **Ordinance and Comprehensive Master Plan purposes and Intent.** Property address 7260 S. 76th St. will operate in the same manner previously used. The proposed Daycare Center will operate Monday through Friday from 5:30am to 6pm. The max capacity will be determined by state licensing after measuring space used by the children (35 sqft per child). We anticipate no more than 152 children ages 4 weeks to 12 years old. There will be approximately 20 employees and 7 classrooms.
- 2) **No Undue Adverse Impact.** The proposed daycare wont have substantial or undue adverse or detrimental effects upon or endanger the adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood. We will make updates to the interior and exterior of the building. Also, add some landscaping.
- 3) **No Interference with Surrounding Development.** The proposed daycare won't dominate the immediate vicinity or interfere with the use and development of neighboring properties. The daycare will operate in an organized orderly fashion. Deliveries will be made through the front of the building not blocking any of the neighboring properties. Adequate parking will be provided for staff. There are a total of 31 parking spots not including the 1 handicap.
- 4) **Adequate Public Facilities.** The proposed daycare will be served adequately by all essential public facilities and services.
- 5) **No Traffic Congestion.** The proposed daycare won't impose any undue traffic congestion nor draw significant amounts of traffic through residential streets due to adequate parking in front of the building, located on a main street, and large driveway to pull in and out.
- 6) **No Destruction of Significant Features.** The proposed daycare won't cause destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
- 7) **Compliance with Standards.** The proposed daycare will adhere to all applicable regulations of the districts in which it's located and will comply with all additional standards imposed by the Division and Ordinance authorizing the Use.

B.

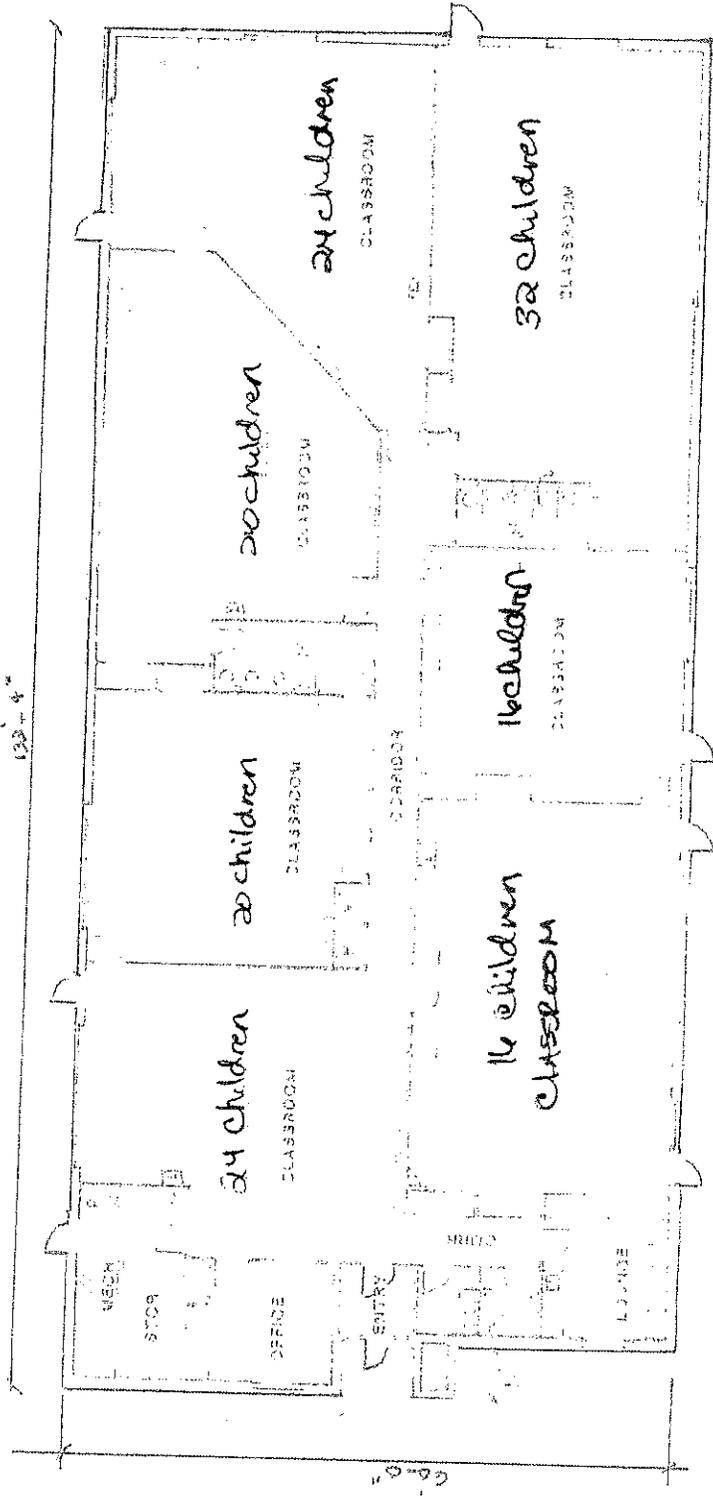
- 1) **Special Standards for Specified Special Uses.** The proposed daycare will establish compliance with all special standards set forth by Section 15-3.07020 and 15-3.0703 of this division.

General Standards For Special Uses
7260 S. 76th St.

C.

Considerations.

- 1) **Public Benefit.** The proposed daycare is necessary and desirable in this neighborhood because there's no other daycare in the area. Also bringing 20 employees to area will create more business to other area businesses.
- 2) **Alternative Locations.** The proposed daycare is perfect for this site because it was previously a daycare.
- 3) **Mitigation of Adverse Impacts.** The proposed daycare doesn't foresee any adverse effects of the proposed use on the immediate vicinity through the building design, site design, landscaping, and screening. It will be a positive once the vacant building is open and operating.
- 4) **Establishment of precedent of Incompatible Uses in the Surrounding Area.** The proposed daycare will create 20 jobs. Our employees will use area restaurants for lunch. Also, having Pick N Save across the street will help us with food, snacks, milk etc. Only positive uses will come from the proposed daycare.



7260 So. 76th St.

FLOOR PLAN

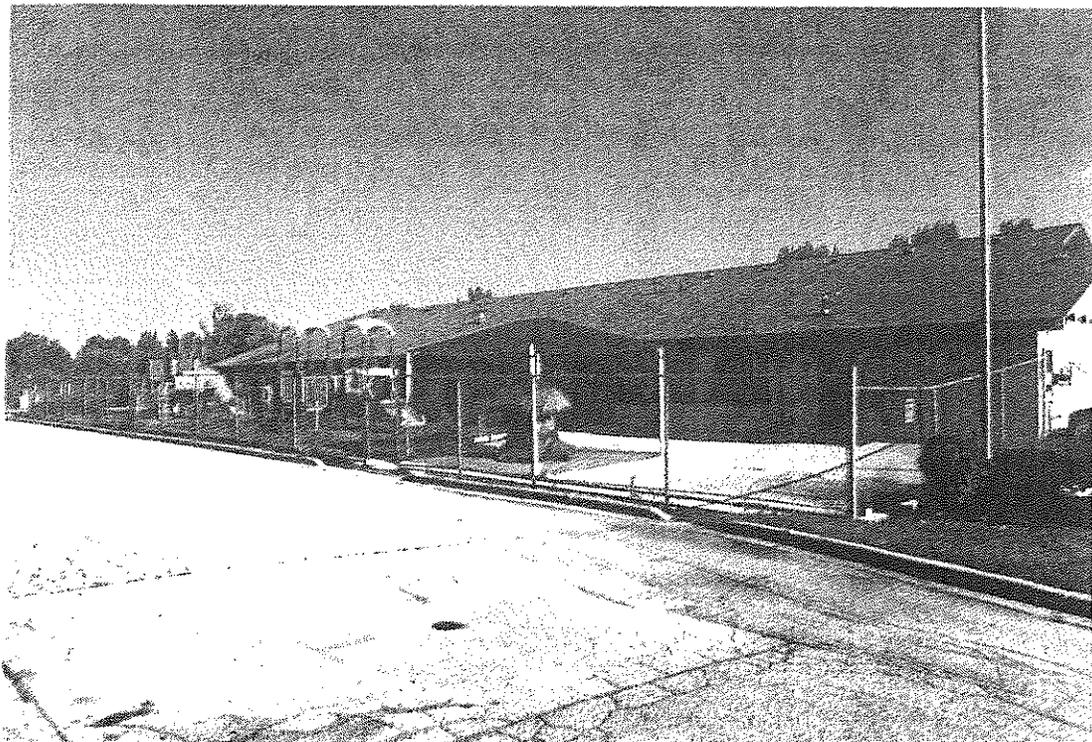


7260 So. 76th St.

7260 S. 76 ST.

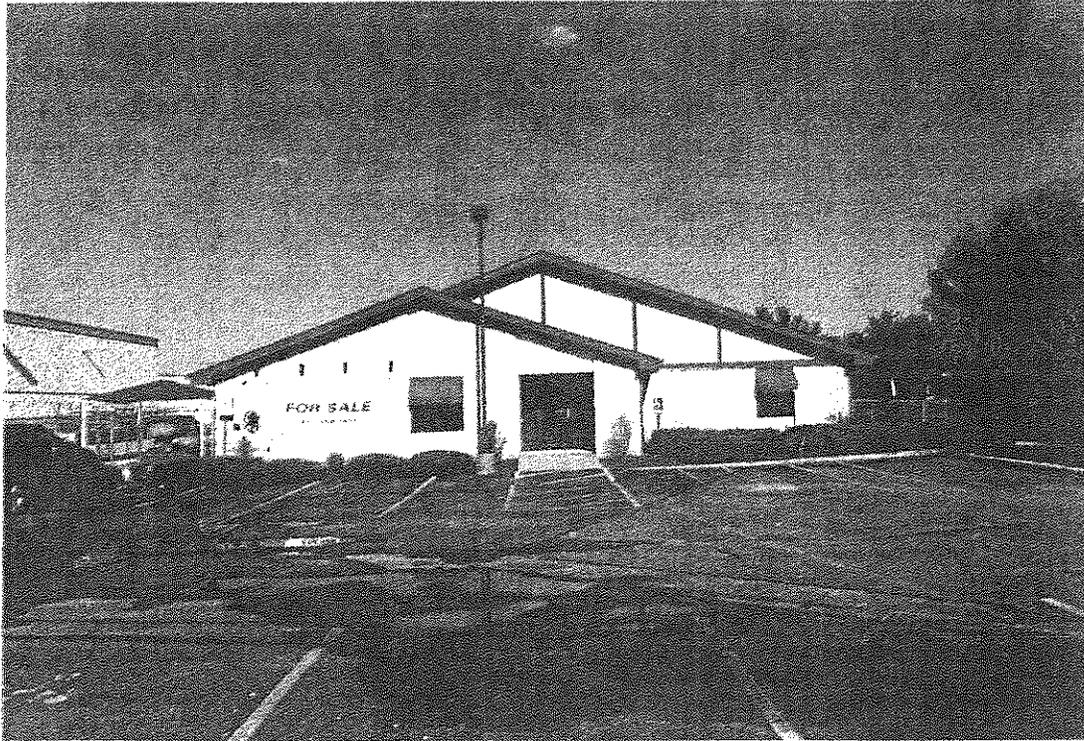


FRONT - LOOK'G NORTH EAST

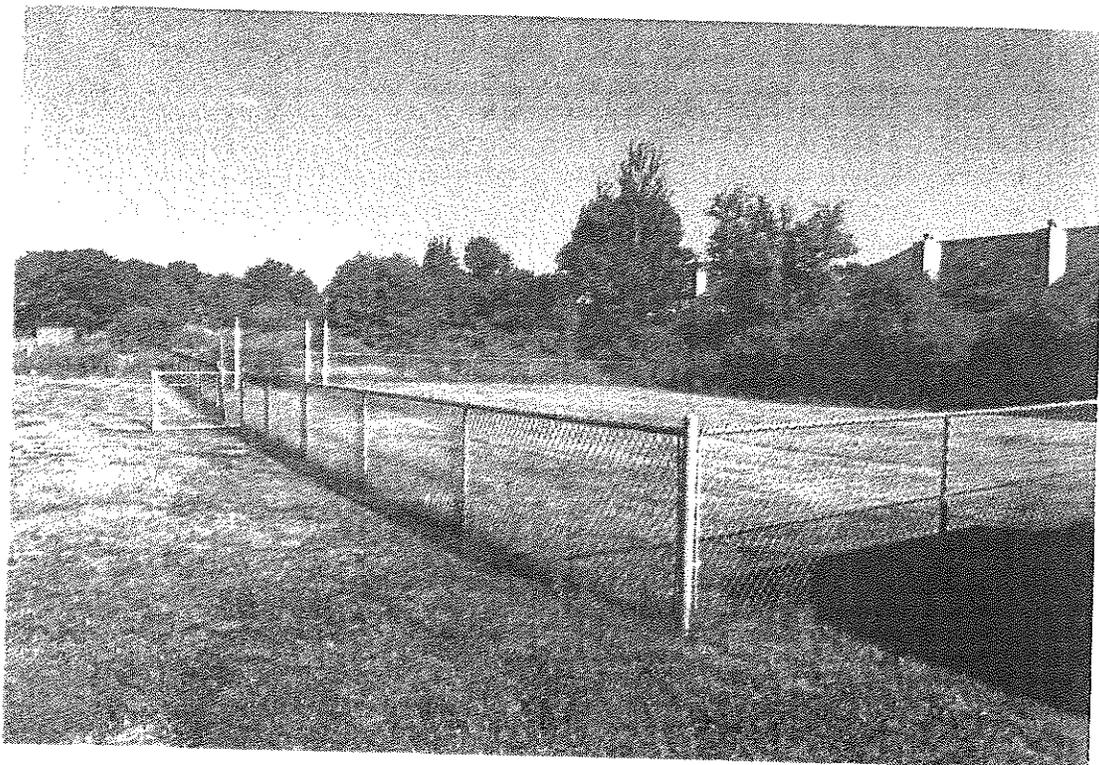


SIDE PLAY AREA - LOOK'G SOUTH EAST.

7260 S. 76 ST



FRONT ELEVATION - LOOK'G EAST.



BACKYARD PEBBY GROUND - LOOK'G S.EAST

WEST LINE 1320.54

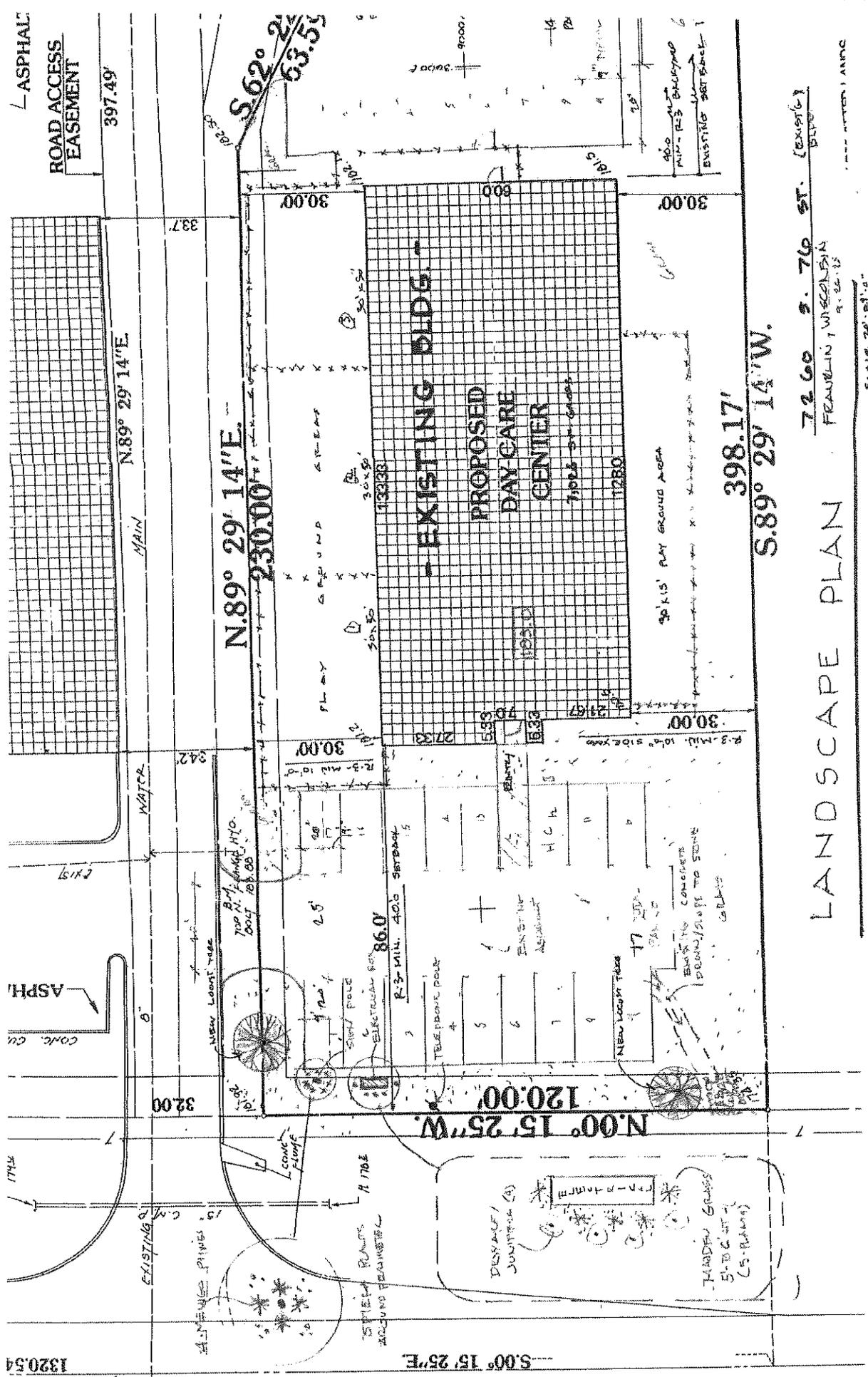
STREET (C.T.H. "U")

76th

ASPH. CONC. CURB

ASPH.

ASPHAL. ROAD ACCESS EASEMENT



S.62° 24' 53.5"

N.89° 29' 14"E

230.00'

397.49'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

S.00° 15' 25"E

N.00° 15' 25"W

398.17' S.89° 29' 14"W

72.60 S. 76 ST. (EXIST'G) FRANKLIN, WISCONSIN

LANDSCAPE PLAN

SCALE 20' = 1" DATE 10-2-83

86.0' R-3 MIN. 40.0' SIDEWALK

NEW LOCUST TREE

EXISTING CONCRETE DRIVE/SLOPE TO STONE CURB

NEW LOCUST TREE



REPORT TO THE PLAN COMMISSION

Meeting of September 17, 2015

Special Use

RECOMMENDATION: City Development Staff recommends approval of the Special Use application for the proposed daycare business use located at 7260 South 76th Street, subject to the conditions in the draft resolution.

Table with 2 columns: Label (Project Name, Project Address, Applicant, Owners, Current Zoning, Use of Surrounding Properties, Applicant Action Requested) and Value (Guarding Your Angels, Inc. Special Use, 7260 South 76th Street, Nara Colton, Guarding Your Angels, Inc., 505 Bridge, LLC, B-3 Community Business District, Orchard View Shopping Center to the north, PDD No. 11 to the south (Whitstone Village), vacant commercially zoned land to the east and PDD No. 16 (Franklin Centre) and Whitnall Park Terrace Condominiums to the west, Approval of the proposed Special Use for Guarding Your Angels, Inc. located at 7260 S. 76th Street)

Project Description/Analysis

Please note:

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

On August 20, 2015, the applicant submitted a Special Use Application for Guarding Your Angels, Inc. for a Special Use under Standard Industrial Classification Title No. 8351 "Child day care services", to allow for a child day care services business use upon property zoned B-3 Community Business District, located at 7260 South 76th Street. The applicant's responses to the General Standards for Special Uses are attached for your review.

Hours of operation will be from 5:30 a.m. to 6:00 p.m. Monday through Friday. The applicant has indicated that the maximum capacity for the daycare will ultimately be determined upon the State of Wisconsin license, which requires a minimum of 35 square feet per child. The applicant has estimated that the State license may allow for up to 152 children within this facility. However, the applicant has further stated that they would realistically anticipate no more than 95 children, ages 4 weeks to 12 years old. There will be approximately 15 employees for this location.

The subject property is approximately 1.00 acre and contains an existing approximately 7,026 square foot building, which was formerly occupied by a KinderCare day care business use. In

addition to the building, the site currently consists of three playground areas, two parking lots, a small shed and a dumpster enclosure.

The applicant has provided a list of improvements within their project narrative, which primarily includes improvements to the interior of the building. The applicant is proposing to paint the exterior of the building and add skylights. The building colors will be beige and brown and the existing red trim will be eliminated. The applicant noted that landscaping will be cleaned up, which is needed as portions of the lawn and playground areas are overgrown with weeds. Staff further recommends that the applicant submit a Landscape Plan, to the Department of City Development for review and approval, that adds a landscape island or islands with a minimum of two trees and several shrubs to the front of the property, adjacent to South 76th Street. Additionally, staff recommends that plantings be added around the base of the sign and in front of the existing electrical transformer box located south of the sign.

Parking:

As previously stated, the site contains two separate parking lots. The westernmost parking lot, adjacent to South 76th Street, contains 17 parking spaces and the easternmost lot, behind the building, contains 14 parking spaces. Table 15-5.0203 requires a Standard Parking Ratio (SPR) of 0.3/person, based on licensed enrollment capacity, plus 6 queuing spaces. Based upon the building size, the applicant estimates a licensed enrollment capacity of approximately 152 children; therefore, 46 parking spaces are required. With 31 parking spaces provided, the existing parking is 15 parking spaces or about 33% below the SPR.

According to the applicant, they anticipate approximately 95 children, which would require 29 parking spaces. The applicant further indicated that the parking demand would primarily be for staff, which would require a maximum of 15 parking spaces.

Section 15-5.0203 allows the Plan Commission and Common Council to approve parking below the SPR. Staff does not find that there will be a parking shortage at this site. The site was previously operated as a day care without any known parking issues. Furthermore, children will likely be dropped off at different times, resulting in high turnover of cars and only employee parking remaining onsite throughout the day.

Natural Resources:

Wisconsin Department of Natural Resources and Southeastern Wisconsin Regional Planning Commission mapping does not depict any protected natural resource features within the subject property. Based upon aerial photography, however, staff believes woodlands and wetlands may exist along the eastern half of the south property line. As no site improvements are currently proposed it appears that protected natural resources will not be impacted.

Staff Recommendation:

City Development Staff recommends approval of the Special Use application for the proposed daycare business use located at 7260 South 76th Street, subject to the conditions in the draft resolution.

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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">10/06/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">REQUEST FROM THE PARKS COMMISSION FOR THE COMMON COUNCIL TO CONSIDER NAMING THE DEDICATED TRAIL THROUGH THE SOUTHBROOK CHURCH PROPERTY LOCATED AT 11010 WEST ST. MARTINS ROAD EITHER "ALLWOOD TRAIL" OR "ROBINWOOD TRAIL"</p>	<p style="text-align: center;"><i>G.7.</i></p>

At the September 14, 2015 Common Council meeting, the following action was approved: motion to recommend to the Common Council to consider naming the dedicated trail through the Southbrook Church property located at 11010 West St. Martins Road either "Allwood Trail" or "Robinwood Trail."

At the September 1, 2015 Common Council meeting, the following action was approved: motion to refer the naming of Southbrook Trail back to the Parks Commission for conformance to Resolution No. 2010-6634 which established a naming policy.

At the August 10, 2015, meeting of the Parks Commission, the following action was approved: move to recommend to the Common Council to refer the naming of Southbrook Trail to Robinwood Elementary School students, with the winning entry to receive a savings bond. The idea is for the trail naming to be a contest for Robinwood students. The Parks Commission discussed students voting for their top three favorite names as recommended by their classmates, and referring those names to the Parks Commission. The Parks Commission would then select a name to forward to the Common Council for approval.

At the July 21, 2015 Common Council meeting, the following action was approved: motion to adopt Resolution No. 2015-7118, A Resolution Awarding a Time and Materials Not-to-Exceed Professional Services Agreement Contract to JSD Professional Services, Inc. in the Amount of \$13,000, for the Design of Southbrook Trail, subject to review by the City Attorney for inclusion of potential standard City terms, and further to refer this trail to the Park Commission for recommendation for naming the trail.

COUNCIL ACTION REQUESTED

A motion to preliminarily name the dedicated trail through the Southbrook Church property located at 11010 West St. Martins Road "Allwood Trail" and publish the recommended name as a Class 2 notice, specifying a thirty (30) day public comment period in the City's official newspaper, in accordance with Resolution No. 2010-6634, A City Buildings, Parks and Facilities Naming Policy.

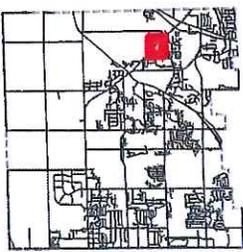
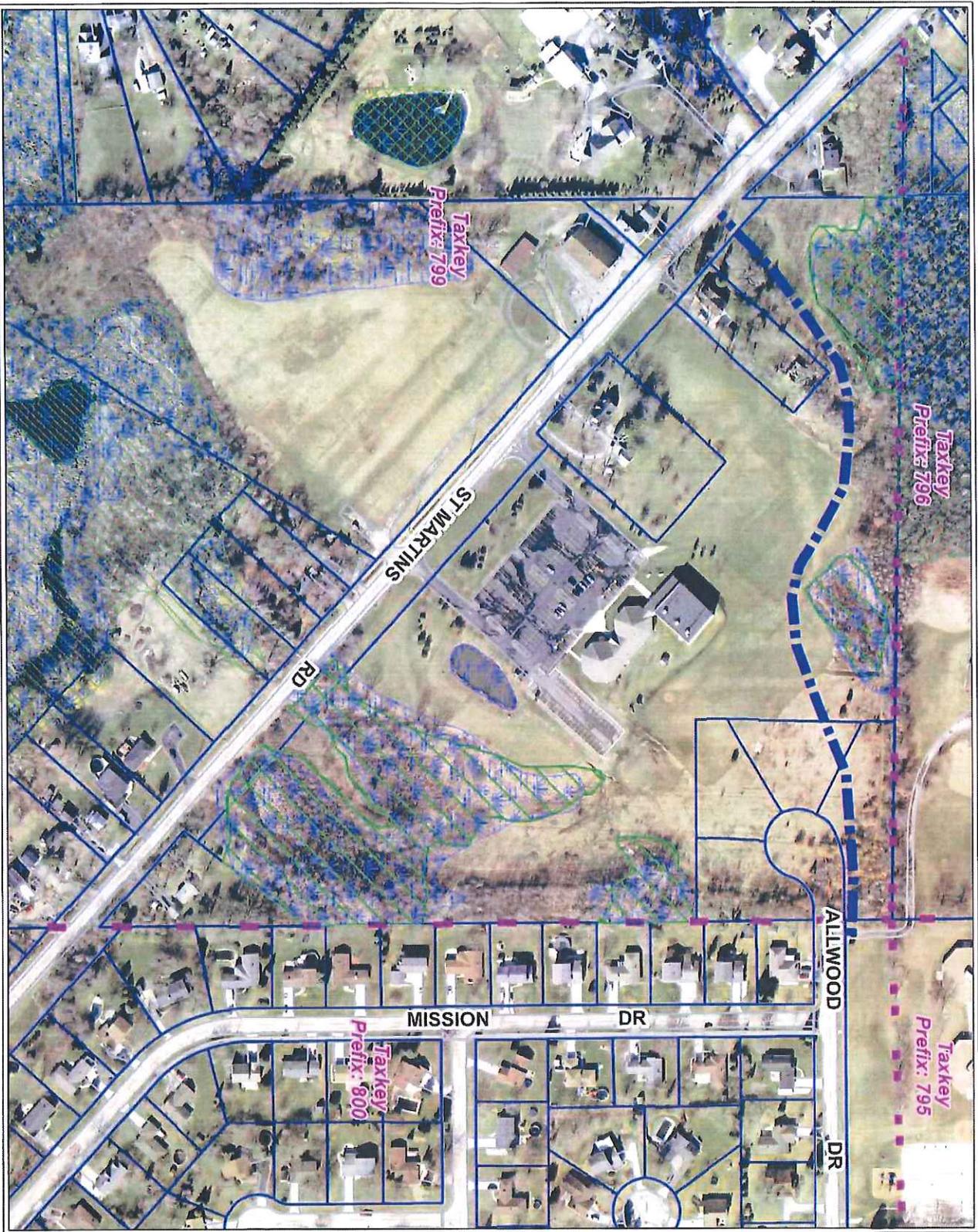
Or

A motion to preliminarily name the dedicated trail through the Southbrook Church property located at 11010 West St. Martins Road "Robinwood Trail" and publish the recommended name as a Class 2 notice, specifying a thirty (30) day public comment period in the City's official newspaper, in accordance with Resolution No. 2010-6634, A City Buildings, Parks and Facilities Naming Policy.

Or

Action on the above item as the Common Council deems appropriate.

4. Southbrook Church Property Trail - W. St. Martins Road to W. Allwood Drive



Legend

- Parcel with Address Owner
- Road ROW
- Street Centerline
- Road Edge
- Easement



City of Franklin
 GIS Department
 9229 W. Loomis Rd.
 Franklin, VM 53132
 www.franklinvm.gov

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

RESOLUTION NO. 2010-6634A RESOLUTION ESTABLISHING A CITY BUILDINGS, PARKS AND FACILITIES
NAMING POLICY

WHEREAS, the Common Council having considered the value of establishing a uniform policy to address the naming of City buildings, parks and facilities to assist in the consideration of requests received and proposals and considerations made from time to time to name City property; and

WHEREAS, the Parks Commission and the Board of Public Works having considered the terms of a naming policy for City property as directed by the Common Council and having reported their respective recommendations to the Common Council; and

WHEREAS, the Common Council having considered such recommendations in its deliberations and having determined a policy for the naming of City property which will promote the public welfare and best interests of the City.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the naming of City buildings, parks and facilities be conducted as follows:

City of Franklin Public Buildings, Parks and Facilities Naming Policy

I. Purpose

The purpose of this policy is to establish a uniform procedure for the naming of City buildings, parks and facilities throughout the City of Franklin.

II. Authorization

The Common Council shall have the authority for the naming of all City buildings, parks and facilities by passing or rejecting a resolution at a regular or special Common Council meeting. The Common Council shall request the review and recommendation of the Parks Commission for the naming of any public park or park facility. The Common Council shall request the review and recommendation of the Board of Public Works for the naming of any public building. In the event the Common Council does not receive the requested recommendation from the Commission or the Board within 45 days of such request, respectively, the Common Council may take action without such recommendation(s).

III. Objectives

- Provide name identification

- Provide citizen/neighborhood input into the process
- Insure control for naming policy

IV. Qualifying Name

- Geographic location to facility
- Outstanding feature
- Adjoining subdivision
- Historical event, group, or individual; except that eligibility shall commence only after five years following the event or other basis establishing the historical significance
- Exceptional service in the public interest that has had a major impact and benefit to the City by an individual who demonstrates dedication to service to the City and/or to individuals, families, groups, or community services, extraordinarily above and beyond the call of duty; except that in the event of a public employee or elected or appointed official, eligibility shall commence only after five years following the completion of their public service
- Exceptional service in the public building, park or facility's interest
- Contribution to acquisition/development of the public building, park or facility

V. Naming City Buildings, Parks and Facilities

The City's approval of a naming proposal is the conferral of a privilege, not a right, and at all times the City shall reserve the right to reject any naming proposal for any reason not prohibited by law. The following guidelines will be used when naming a public building, park or facility:

1. A name is intended to be permanent.
2. Duplication of other places or facility names in the City shall not be considered.
3. Any consideration of a proposal for a name must be commenced by a motion authorizing the same made by the Common Council.
4. Prominent geographic features or local reference points (i.e., hill, stream, lake, notable tree, street, community or neighborhood) shall be considered for a potential name.
5. After the Common Council preliminarily decides upon a name, public notice of the recommended name shall be published as a Class 2 notice, specifying a thirty (30) day public comment period in the City's official newspaper. Citizen comments and recommendations must be in writing to the City Clerk and must be postmarked within the thirty (30) day public comment period.
6. After the thirty (30) day public comment period, the Common Council will pass a resolution adopting or rejecting the name.
7. An existing name of a public building, park and/or facility, particularly one of local or national importance or outstanding feature, shall not be changed unless there are extraordinary circumstances of local or national interest.

VI. Renaming

- a. The renaming of public buildings, parks and facilities is strongly discouraged. It is recommended that efforts to change a name be subject to the most critical

examination so as not to diminish the original justification for the name or discount the value of the prior contributors.

b. City buildings, parks and facilities named after individuals shall never be changed unless it is found that the individual's personal character is or was such that the continued use of the name for a park or facility would not be in the best interest of the community.

c. In order for a City building, park or facility to be considered for renaming, the recommended name must qualify according to Sections IV. and V. of this Policy.

VII. Other Naming Alternatives

a. City buildings, parks and facilities that are donated to the City can be named by deed restriction by the donor. The naming and acceptance of land is subject to the guidelines set forth above and approval by the Common Council.

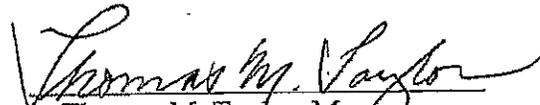
b. A facility within a park, i.e., playground, picnic shelter, etc., can be named separately from the park or facility location subject to this Policy.

c. This Policy does not apply to the naming of public streets.

Introduced at a regular meeting of the Common Council of the City of Franklin this 16th day of March, 2010.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 16th day of March, 2010.

APPROVED:


Thomas M. Taylor, Mayor

ATTEST:


Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COMMON COUNCIL</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">10/06/2015</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">STATUS REPORT RELATED TO BUXTON COMPANY AND RETAIL RECRUITMENT EFFORTS</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. 8.</i></p>

At its September 15, 2015 meeting, the Common Council approved a motion to table the status report related to Buxton until October 6, 2015, with the request to the Economic Development Commission to provide a written report, as well as a written report from staff, and to discuss potential changes with regard to deliverables from Buxton for the second year of retail recruitment. The draft Common Council motion is below.

Alderman Schmidt moved to table the renewal agreement with Buxton Company for retail recruitment and retention services until October 6, 2015 with a written report from EDC invitation to EDC and written report from staff (potential changes with regard to what Buxton produces). Seconded by Alderman D. Mayer. On roll call, Alderman Dandrea, Alderman D. Mayer, Alderman Schmidt and Alderwoman S. Mayer voted Aye; Alderwoman Wilhelm voted No. Motion carried.

Economic Development Commission

At the time of preparation of this report, the Economic Development Commission had not yet met to provide its own report or recommendation regarding Buxton.

Department of City Development

The Department of City Development provided a status report at the August 31, 2015 Committee of the Whole meeting, which is also provided below for your review. There have been no significant changes as to the status since that meeting and staff's report is similar to the presentation given by Buxton at the September 15, 2015 meeting.

Staff has been working closely with Buxton for almost a year. But as Buxton has indicated, the actual retailer recruitment process has been going on for approximately five months. It is difficult for staff to make a recommendation whether to proceed or not with an 18 to 24 month process after only 5 months of recruitment efforts; however, staff would note that the Department of City Development would not have recommended to contract with Buxton initially, due to our reservations about the likely success of the Buxton program, along with the significant financial investment of \$150,000.

Staff recommends, therefore, that the Common Council consider Buxton's year two proposal, along with the feedback that has been received from retailers thus far, as well as the considerations noted below, to decide whether to continue with Buxton or not.

- Staff has had a positive working relationship with Buxton, they have provided all deliverables as stated in the agreement and the process has occurred as described initially by Buxton. In staff's opinion:
 - Buxton seems to be well known and their data and opinion seem to be respected.
 - Buxton has a lot of data/information with which to perform in depth analysis for market research.
 - The SCOUT program is user friendly.
 - Buxton provides excellent customer service, advice, and assistance, such that staff has been able to get in touch with the majority of retailers.
- The cost of the Buxton contract is substantial, for three years is \$150,000. Other, less costly options may be available (staff is aware that other companies provide similar data for much less, however, without the assistance and customer service of Buxton).
- Related to cost, staff suggests evaluation of the list of retailers provided by Buxton. Are these the type of retailers the City wishes to attract and is it worth the expense of \$150,000, plus staff time?
 - Staff time involves the cold calling and consistent follow up.
 - To potentially be more successful, staff time could also be spent hosting entrepreneurship events to try and find the needed franchisees and other networking efforts, sending specific sites and data to individual retailers, researching and calling individuals that currently own franchises, etc.
 - It is possible that a significant commitment of staff time would be needed to overcome the issues and comments that have been received from retailers thus far (see the summary of retailers comments outlined under the Status Report section of this report).
- Staff suggests considering whether the Buxton approach overlaps with the work of area brokers, developers and property owners. Staff has been referred to local brokers, by the retailers we have contacted, on several occasions. These local contacts are certainly familiar with Franklin.

Staff will be in attendance to answer any questions.

Year 2 Agreement with Buxton

Attached is an email from Buxton that discusses their recommended approach for the second year of the agreement.

Director of Administration

Please see the following memo from the Director of Administration.

August 31, 2015 Status Report

Following the approval of the agreement and contract with Buxton Company on November, 14, 2014, members of the Economic Development Commission (EDC) and City staff have been working with Buxton to complete the retail recruitment process as outlined within those documents. The actions that have taken place as well as the comments and feedback received to date are outlined below.

As the initial year of the contract will be coming to a close and an additional \$50,000 payment will be due by the contract's one year anniversary, Buxton has proposed coming to Franklin to provide an update as to the progress of the recruitment efforts thus far. An email from Cody Howell of Buxton requesting to be on the September 15, 2015 Common Council agenda is attached. If the Common Council wishes, staff can schedule that with Buxton for an upcoming Common Council meeting.

Please be aware that the initial term of the agreement with Buxton is for three (3) years with services invoiced annually. Per the contract, the City may cancel services for the following year at any time by providing written notice to Buxton at least sixty (60) days in advance of a yearly renewal.

Per a recent discussion with Buxton, the second year of services will focus on continued outreach to the selected retailers. Buxton indicated that they will also provide additional retailers to engage, along with further research of the trade area.

History

- August 5, 2014: The Common Council directed staff to contact Buxton Company for further information with regard to mutual interests relative to economic development.
- August 21, 2014: The Economic Development Commission took the following action with respect to its review of the publicized report from Buxton concerning retail leakage in the City: Motion made (Kaniewski) and seconded (Kent) to pass on to Common Council support of the Council's further research and investigation of the issues raised by the Buxton report. Motion carried: 4 Ayes, 0 Noes.
- October 27, 2014: The Economic Development Commission took the following action as a follow up to its August 21 motion: Motion made (Haskins) and seconded (Soto) to recommend to the Common Council at their November 3, 2014 meeting that they strongly consider moving forward with Buxton to guide the City and the Economic Development Commission with business recruitment and retention efforts which would allow a jumpstart to assist any economic development employee under consideration. Motion carried: 4 Ayes, 0 Noes.
- November 3, 2014: The Common Council took no action relative to the draft Buxton agreement and resolution.
- November 4, 2014: The Common Council approved a resolution authorizing certain officials to execute an agreement with Buxton Company to provide community retail economic development needs and satisfaction study, recruiting and retention professional consulting services, with costs to come

from the “Restricted Contingency” portion of the Contingency appropriation, pending establishment of an applicable tax incremental district for which such services may be provided or otherwise as may be determined by the Common Council.

- December 10, 2014: The Economic Development Commission selected the following locations for Buxton to review and the five Buxton SCOUT users.
 - Locations
 - West Rawson Avenue and South 76th Street
 - West Loomis Road and West Ryan Road
 - West St. Martins Road and West Loomis Road
 - West St. Martins Road and West Church Street (later selected by Chairman Haskins, Alderwoman Wilhelm and staff to potentially replace West Loomis Road and West Ryan Road)

The EDC also recommended that West Rawson Avenue and South 76th Street be the primary area of focus.

- SCOUT users
 - Stephen Olson, Mayor
 - Craig Haskins, EDC Chairman
 - Kristen Wilhelm, Alderwoman and EDC Member
 - Brian Sajdak, Assistant City Attorney (later replaced by EDC Member Matt Haas)
 - Nick Fuchs, Senior Planner
- January 15, 2015: Press Release issued
- January 26, 2015: The Economic Development Commission recommended that the SCOUT users be tasked to continue retail recruitment efforts, following the mailing of the engagement letters to be sent by Buxton.
- March 31, 2015: Buxton mailed the initial engagement letters to retailers
- April 7, 2015: Follow up emails were sent to retailers
- April 30, 2015 & May 4, 2015: Follow up phone calls were made to retailers
- End of April through July: Various correspondences with different retailers were made. Comments and feedback received during this time are further described below.
- August 7, 2015: Follow up letters mailed to retailers
- Week of August 31st: Follow up emails will be sent

Comments/Feedback

It has been previously discussed at the Common Council and EDC to not release the identities of the selected retailer; therefore, staff has not indicated the name of the specific retailers below.

Summary of comments from retailers:

- They do not have a franchisee for Franklin market. They are 100% franchised and can only pursue real estate in markets where they have active franchisees. Okay to check back periodically.
- Broker for company would like to review the performance of two new locations to determine if it is feasible to open an additional location between the two. He asked that the City follow up with him in June 2016.

- Retailer not interested because: 1) The store is not a destination type user and requires co-tenancy; 2) Two or three similar users required within the same shopping center/area; 3) Demographics are not a match; 4) Area needs critical mass; 5) Southridge Mall competition, everything is there.
- Do not currently have any interested franchisee for this market, but will keep in mind in the event that should change.
- The retailer has been looking at Franklin for a location for last couple years and would like to speak with us. Also inquired if City was attending the ICSC in Vegas.
- They do not have interest in Franklin at this time. He was familiar with Buxton and found their information interesting and compelling. Currently not enough of their demographics and co-tenancy requirements in Franklin, plus have the market well covered with existing locations. Okay to follow up with him in the future. Appreciates the City's work and reaching out to them.
- At this time not targeting growth in area, and do not have a franchisee operating in WI. Only targeting markets with high levels of foot traffic, such as large vibrant downtowns, entertainment centers, tourist/vacation destinations, captive locations (airports, amusement parks, universities. Tend to avoid strip centers, power centers, grocery-anchored centers, outparcels, etc.
- No franchisee at this time.
- Not actively seeking new property. High hopes that they will begin new growth soon. Will keep City contact info.
- Would love to hear more from City and Buxton. Buxton and staff made a presentation to this retailer. Retailer indicated that this was perfect to start the dialogue and Buxton looked at all of the same variables they do for a location. Pointed out that they are franchisee driven and would need to sell the rights to Wisconsin. The City should let them know if we know any restaurateur that may be interested in franchising as they would need to find owner/operator to sell the franchise rights.
- No development plans for Wisconsin or the Midwest. Franklin should contact them in a year.
- Currently focusing their efforts in the Southridge Mall area. Can forward any potential sites to their broker.

In review of the comments above, the common issues for retailers can be summarized as follows:

1. Franchisee driven, no franchisee
2. Demographics, co-tenancy and other location requirements not met
3. Southridge Mall competition
4. The market is covered by other stores
5. Expansion plans - focused elsewhere, not targeting the area or not expanding at this time

Due to some of the comments received, Buxton has replaced several retailers with new potential retailers. The recruitment process has only just started with those retailers and staff has not yet received any feedback.

Next Steps

As Buxton has previously indicated, the process of most retail development is 18 to 24 months or more. As such, Buxton recommends continued follow up with the retailers. Buxton has and continues to provide staff with verbiage for follow up communications with retailers. Furthermore, Buxton has made the following recommendations related to continued outreach efforts:

- Respond in a timely manner to emails
- Those who have not yet responded within 2-3 days will be called
- Following the call – (even if a voicemail is left) an email will be sent outlining the communication, any items in process, and suggested times for the next meeting
- Examples of discussion items for presenting Franklin as a location for target retailers:
 - Communicate the story of Franklin
 - Communicate the market validation within the Buxton Pursuit Package
 - Communicate the comparable locations mentioned in the Buxton Match Report
 - Communicate incentives, available commercial properties, request a site visit, etc.

COUNCIL ACTION REQUESTED

A motion to renew the agreement with Buxton for retail recruitment and retention services and to authorize payment for the second year of services in the amount of \$50,000.

or

A motion to discontinue services provided by Buxton and to direct staff to provide Buxton with the required written notice of cancellation at least 60 days in advance of the yearly renewal date of November 24, 2015.

or

A motion as deemed appropriate by the Common Council.

From: [Eric Brown](#)
To: [Steve Olson](#); [Alderman](#); [Sandi Wesolowski](#); [Jesse Wesolowski](#); [Nick Fuchs](#)
Cc: [Cody Howell](#); [Cheyenne Robinson](#)
Subject: Thank you for the time
Date: Friday, September 18, 2015 1:51:49 PM

Mayor, Council, and Staff –

Thank you for inviting us to attend this week's Tuesday council session. We appreciated the opportunity to provide an overview of the recruitment successes to date. It was genuinely a great honor and pleasure to be in your community.

We are eager to continue the momentum that has resulted from our partnership thus far. Within the first 12 months of Retail Recruitment outreach, simply engaging in dialogue with a company is a major milestone of success on the path to recruitment. Inside of these first 5 Months of outreach, the team has opened lines of communication with 17 of 23 retailers, setting a very strong foundation.

Building on this success is the next logical step, and in this next year of our partnership, we will be providing an additional batch of 20 Retailers to add to your recruitment pipeline. We are very mindful of the feedback provided at this week's meeting and understand Franklin is a unique market with its own DNA and retail conditions. Our data driven matching approach and market expertise absolutely accounts for these unique attributes, but we intend to bolster this for you with Year 2's analysis:

- "Increasing the Human Touch" – our statistical models are powered by the most up-to date data in the market, and are built around a methodology developed with 20+ years of retail expertise, achieving a level of sophistication unmatched in our industry. But an algorithm cannot answer everything; human logic and common sense must be applied.
 - o After our automated matching process is complete, we will ensure our most senior Spatial and Research analysts have scrutinized the match list for criteria not available in existing data sets. For example, average market spacing, typical household overlap allowance, any available brand specific news / public filings, just to name a few attributes.
 - o Once the Operations/Analytical team has devised their list for top 20 recommendations, Cody, Myself, Cheyenne, and Project Manager Janelle Guinn will all conduct an in-depth review to ensure the 20 retailers align with your goals as a community. This scrutiny will be conducted through the lenses of a retailer, as our full team has extensive expertise in directly consulting retailers on their real estate initiatives.
- "Building the Roadmap" –Franklin's success is Buxton's success. Our support structure is setup so that we can promise you a proactive and fluid partnership that is fully aligned with your goals. Prior to beginning any analytics, we will ensure that we have full

understanding of the city's vision for Retail and the types of concepts and business models that are most desired. We invite an open dialogue from the stakeholders of your community in establishing this and will execute accordingly. With this said, the Retail landscape is a shifting one, and we will be at your side to continually evolve the strategy based on industry trends, retailer feedback, and the changing needs of your community. To guarantee we are always aligned, we will:

- Schedule an In-Person delivery of Year 2's ultimate findings to give city leadership a frame of reference for what is being added to the outreach pipeline.
- Schedule a mid-year (6 months post initial findings) executive summary report to advise on status and assess need for any shift in the strategy.

Again, we are proud to serve as an extension of your community's economic development efforts and team, and look forward to spurring future growth as more and more relationships are forged with Retailers and the City of Franklin.

Our team is at the ready to continue assisting with the actions/dialogues that are already in motion, and I would be happy to schedule a conference call to address any questions regarding the upcoming year's partnership.

Thank you,

Eric S. Brown

Buxton – Senior Account Executive

(o) 817.332.3681 (c) 832.259.1299 (f) 817.332.3686

Connect with me on [LinkedIn](#)



MEMORANDUM

TO: Common Council

FROM: Mark W. Luberda *MW Lub*
Director of Administration

DATE: October 2, 2015

RE: Recommendation on the Continuation of the Contract with Buxton

At the Common Council meeting of September 15, 2015, I was asked to provide a recommendation on the continuation of the contract with Buxton. Please recognize that I have not been involved with Buxton since the inception of the contract and have not been one of the individuals using their tools. One should consider any recommendation I provide in that context. I have offered two perspectives on review of the contract extension: a broader risk assessment and a functionality assessment.

Background: Please recall that I indicated significant concerns with the initial contract as it was, in general, very high level without a clear designation of scope of services or deliverables. As I recall, some of my concerns were addressed to some extent in the final form of the contract. My interpretation of the final contract was that it was a contract for an economic development tool, not an Economic Development service; meaning, other than a letter of introduction to 20 potential companies, the Buxton product was a tool for someone at Franklin to use to further economic development. In short, Buxton was not being contracted to generate economic development directly, but rather to provide information and a starting point for a City of Franklin representative to generate economic development.

In that context and considering the report previously provided by the Planning Department, the tool has likely been underutilized during the first year. I perceive that for the tool to potentially be effective it would need to be regularly and routinely used. Our organization, at the time the Buxton contract was let, did not have an individual on staff whose duty it was to proactively pursue economic development on a 40+ hour-per-week basis. Results from the use of the tool are likely underwhelming at least partly because the City purchased the tool prior to hiring of an Economic Development Director.

Broader Risk Assessment: The Common Council could address the contract simply in terms of risk. It is difficult to determine whether to proceed or not proceed with an 18 to 24 month process after only 5 months of unsuccessful recruitment efforts. Buxton indicates recruitment efforts should be expected to be a longer term process, but it is the City that is risking the return on a significant investment. The Common Council should consider its willingness to accept the risk associated with the contract in evaluating whether or not to continue the contract. For example, if the Common Council is unwilling to accept the risk, then the lack of success to date, concerns about the applicability of some of the business names on the list, and potential access to similar data from less

costly sources would be sufficient reason to not extend the contract. On the other hand, if the Common Council accepts the risk associated with continuing the engagement, then the fact that it is still early in the process and the City will now have a dedicated economic development professional using the tool is arguably sufficient reason to extend the contract.

Functionality Assessment: You may also recall that I had previously identified other potential sources for similar economic development data that could be available at a lower cost. I note this only for the purpose of highlighting that Buxton is not the only such economic development tool that the Economic Development Director could potentially use. In considering whether or not to extend the Buxton contract, it is, therefore, reasonable to consider whether or not the new Economic Development Director would conclude the contract has value and functionality.

From a functionality perspective, I recommend the City attempt to renegotiate the contract with Buxton so that the economic development professional that we are bringing on board can evaluate the tool and its functionality provided to date and provide a subsequent recommendation as to its benefit. I would suggest the revised terms, for example, allow him access to the data for at least three months and to continue to work with businesses from the original Buxton submission, but not require Buxton to provide any additional names during that period. After three months, the City could make the payment and move forward and commence year two of the contract or it would be discontinued. They may require some partial payment for the access to the data for that period, but it, arguably, should not be a full, prorated quarter payment as we would not require them to provide the additional, second-year list of businesses. Hopefully, given the City's unique circumstance of having entered into the contract in advance of having the Economic Development Director in place, Buxton will see fit to allow an opportunity for him to evaluate and test the tool.

If Buxton is not willing to accept such renegotiated terms, I would question their faith in their product. Given that scenario and given what I perceived as a very lukewarm reception to the applicability of the 20 business names provided, the Common Council could be fiscally conservative and terminate the contract. Alternatively, and less fiscally conservative, the Common Council could conclude that it wants to give its new Economic Development Director immediate and full access to the tool it has already committed to and continue the contract for another year while the new Economic Development Director evaluates its usefulness.

It is worth noting that there is likely limited risk in terminating the contract at this time. The contract with Buxton is a flat fee per year. Although it would probably warrant City Attorney review of the current contract terms, the contract could potentially be terminated at this time and a new contract could be entered into in the future, if determined appropriate, after the Economic Development Director has had an opportunity to settle in, work with the Mayor and Common Council on an economic development plan, and determine what tools he needs to execute the plan. This potential ability to cancel the contract and execute a new one later might provide some encouragement for Buxton to renegotiate along the terms discussed above.

APPROVAL <i>slw</i>	REQUEST FOR COMMON COUNCIL	MEETING DATE 10/06/2015
REPORTS & RECOMMENDATIONS	AREA A FINANCIAL REPORT	ITEM NUMBER G.9.

At the September 1, 2015 meeting, the Common Council requested staff to give a financial report related to Area A, the proposed mixed use retail development near West Loomis Road/West Rawson Avenue and South 76th Street.

The attached map divides Area A into several smaller sections. The corresponding tables show the potential cost of improvements as well as the potential improvement values for each of these areas. In review of this information, please note the following:

- All of the information provided is based upon the Alternate B concept plan for Area A (i.e. the plan to remove the ramps).
- The “Needed value of improvements” noted below is based upon achieving a four to one value of improvements to cost ratio.
- If there are no infrastructure costs listed, staff recommends that consideration should be made whether that specific area passes the “but for” test and whether the use of a TID is appropriate.
- All of the development will not occur at one time, thus further analysis, beyond just achieving a four to one ratio, is required to assess whether a TID project is viable or not.

Furthermore, keep in mind that this information is based upon a hypothetical concept plan. There is not an actual project proposed at this time or a developer investing in the area. Therefore, the value of improvements are only an educated guess based on the land available, land use and what the market may potentially support.

In considering this information, there are costs that could be reduced, eliminated or passed on to a developer. At this time, as the City does not have a development partner, it is not possible to enter into negotiations with that development partner. Once a developer is working with the City, the value of a specific proposal may be considered, along with a breakdown of project costs to be borne by the City and costs that the developer will pay. The value of an actual project could also exceed the estimated value of improvements provided by Graef. Therefore, the numbers below can be adjusted to work financially because you can reduce costs or increase the value of improvements as needed, since there is not an actually project proposed. However, based upon the concept plan and preliminary estimates, the summary below indicates that the cost and improvement estimates for each of these areas do not work financially, except for those that do not require any improvement costs.

Area A (east side of Loomis Road, furthest south, in green on the attached map):

- Full infrastructure costs: \$4,079,140
- Needed value of improvements: \$16,316,560
- Proposed development: \$37,502,900 (includes area B)

Area B (east side of Loomis Road, primarily the fill site, in light blue on the attached map):

- Full infrastructure costs: \$11,190,160
- Needed value of improvements: \$44,760,640

- Proposed development: \$37,502,900 (includes area A)

Areas A & B totals:

- Full infrastructure costs: \$15,269,300
- Needed value of improvements: \$61,077,200
- Proposed development: \$37,502,900
 - Deficit: -\$23,574,300

Area C (west side of Loomis Road, south of Rawson Avenue, in orange on the attached map):

- Full infrastructure costs: \$5,806,070
- Needed value of improvements: \$23,224,280
- Proposed development: \$17,868,000
 - Deficit: -\$5,356,280

Area D (right-of-way property, east side of Crystal Ridge Drive, in red on the attached map):

- Full infrastructure costs: \$9,458,000
- Needed value of improvements: \$37,832,000
- Proposed development: \$4,950,000
 - Deficit: -\$32,882,000

Area E (east side of 76th Street, furthest north, in yellow on the attached map)

- Full infrastructure costs: \$0
- Needed value of improvements: \$0
- Proposed development: \$1,438,600
 - Surplus: \$1,438,600

Area F (south side of Rawson Avenue, east of Orchard View, in green on the attached map):

- Full infrastructure costs: \$4,144,910
- Needed value of improvements: \$16,579,640
- Proposed development: \$7,898,100
 - Deficit: -\$8,681,540

Area G (north side of Rawson Avenue, west of 68th Street, in purple on the attached map):

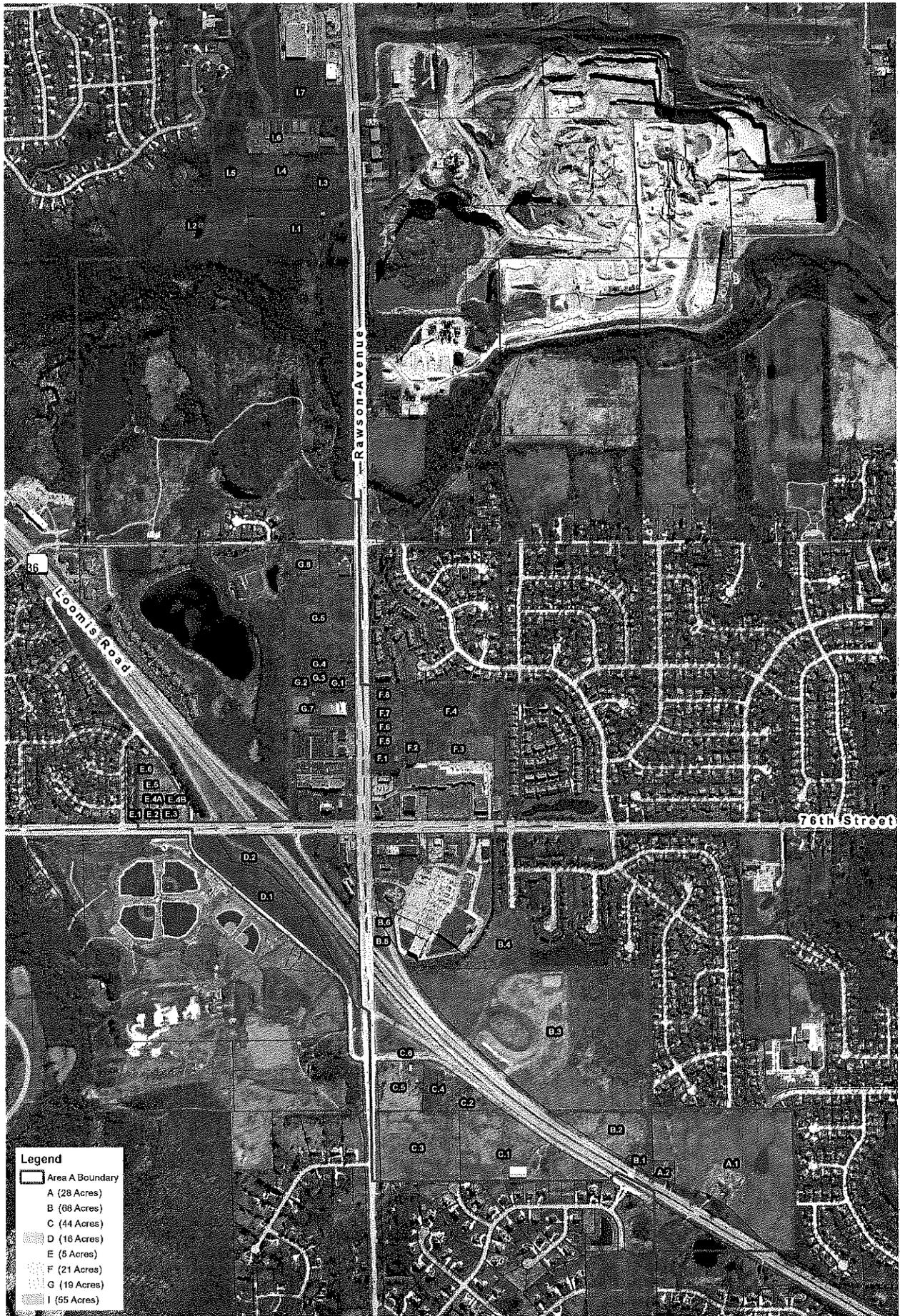
- Full infrastructure costs: \$0
- Needed value of improvements: \$0
- Proposed development: \$6,344,600
 - Surplus: \$6,344,600

Area I (north side of Rawson Avenue, west of 51st Street, in dark blue on the attached map):

- Full infrastructure costs: \$0
- Needed value of improvements: \$0
- Proposed development: \$10,221,100
 - Surplus: \$10,221,100

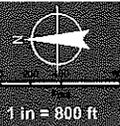
COUNCIL ACTION REQUESTED

A motion as deemed appropriate by the Common Council.



Legend

	Area A Boundary
	A (28 Acres)
	B (68 Acres)
	C (44 Acres)
	D (18 Acres)
	E (5 Acres)
	F (21 Acres)
	G (19 Acres)
	I (55 Acres)



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



GPA/EI, GRP BASE ID	Cost per Acre	Direct & Loomis		Fill Property Along Loomis		West Side of Loomis		Right of Way Across from Rock		East of 78th North of Loomis		East of Orchard View South of Rawson		North of Rawson West of 89th		North of Rawson West of 51st		Total
		Area A	Total	Area B	Total	Area C	Total	Area D	Total	Area E	Total	Area F	Total	Area G	Total	Area H	Total	
Total Acres		29.16	68.86	32.40	\$412,460	24.30	\$469,770	6.00	\$113,460	14.40	\$272,160	14.40	\$272,160	14.40	\$272,160	14.40	\$272,160	\$1,865,980
Developed Acres		21.10	32.40	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Lots		21	32	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Earthwork (Acre)	\$19,900	21.10	\$398,790	32.40	\$612,460	24.30	\$469,770	6.00	\$113,460	14.40	\$272,160	14.40	\$272,160	14.40	\$272,160	14.40	\$272,160	\$1,865,980
Water Transmission System (L.F.)	\$150	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Water Distribution System (L.F.)	\$125	1.700	\$212,500	6.500	\$812,500	2.250	\$286,250	3.500	\$437,500	5.770	\$721,250	5.770	\$721,250	5.770	\$721,250	5.770	\$721,250	\$2,470,000
Water Valves (Each)	\$2,300	4	\$9,200	14	\$32,200	5	\$11,500	7	\$16,100	12	\$27,600	12	\$27,600	12	\$27,600	12	\$27,600	\$96,600
Hydrants (Each)	\$4,500	4	\$18,000	19	\$85,500	7	\$31,500	10	\$45,000	17	\$76,500	17	\$76,500	17	\$76,500	17	\$76,500	\$296,500
Water Services (Lot)	\$200	50	\$10,000	15	\$3,000	10	\$2,000	6	\$1,200	5	\$1,000	5	\$1,000	5	\$1,000	5	\$1,000	\$206,500
Sanitary Sewer (L.F.)	\$200	1,570	\$314,000	4,360	\$872,000	2,430	\$486,000	5,670	\$1,134,000	3,760	\$752,000	3,760	\$752,000	3,760	\$752,000	3,760	\$752,000	\$3,358,000
Sanitary Services (Lot)	\$2,400	50	\$120,000	15	\$36,000	10	\$24,000	6	\$14,400	5	\$12,000	5	\$12,000	5	\$12,000	5	\$12,000	\$206,400
Paving & Storm Sewer (L.F. Road)	\$500	2,420	\$1,210,000	6,630	\$3,315,000	2,240	\$1,120,000	2,750	\$1,375,000	2,670	\$1,335,000	2,670	\$1,335,000	2,670	\$1,335,000	2,670	\$1,335,000	\$8,355,000
Stormwater Management @ 50% Impervious (Acre)	\$25,000	10.55	\$263,750	16.20	\$405,000	12.15	\$303,750	3.00	\$75,000	7.20	\$180,000	7.20	\$180,000	7.20	\$180,000	7.20	\$180,000	\$1,227,500
Traffic Signals and Lane Improvements (Intersection)	\$750,000	1	\$750,000	2	\$1,500,000	2	\$1,500,000	2	\$1,500,000	2	\$1,500,000	0.5	\$375,000	0.5	\$375,000	0.5	\$375,000	\$6,625,000
Lighting - 100' spacing (L.F. Road)	\$75	2,420	\$181,500	6,630	\$497,250	2,240	\$168,000	2,750	\$206,250	2,670	\$200,250	2,670	\$200,250	2,670	\$200,250	2,670	\$200,250	\$1,253,250
Power Distribution (Acre)	\$5,000	21.10	\$105,500	32.40	\$162,000	24.30	\$121,500	6.00	\$30,000	14.40	\$72,000	14.40	\$72,000	14.40	\$72,000	14.40	\$72,000	\$481,000
Natural Gas (Lot)	\$2,600	50	\$130,000	15	\$39,000	10	\$26,000	6	\$15,600	5	\$13,000	5	\$13,000	5	\$13,000	5	\$13,000	\$223,600
Telephone, Data, CATV (Lot)	\$400	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Methane Pipe Relocation	\$5,000	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0	0.00	\$0	\$0
Pedestrian / Bicycle Path (L.F.)	\$40	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Street Trees - 50' spacing (L.F. Road)	\$20	3,420	\$68,400	6,630	\$132,600	2,240	\$44,800	2,750	\$55,000	2,670	\$53,400	2,670	\$53,400	2,670	\$53,400	2,670	\$53,400	\$334,200
Decorative Streetscape (L.F. Road)	\$275	1	\$275,000	4	\$1,100,000	2,240	\$616,000	2,750	\$756,250	2,670	\$735,750	2,670	\$735,750	2,670	\$735,750	2,670	\$735,750	\$2,341,750
Signage (Each)	\$20,000	1	\$20,000	4	\$80,000	2	\$40,000	2	\$40,000	2	\$40,000	1	\$20,000	1	\$20,000	1	\$20,000	\$200,000
Public Park / Open Space (Acre)	\$2,000	5.00	\$10,000	30.00	\$60,000	5.00	\$10,000	5.00	\$10,000	5.00	\$10,000	3.00	\$6,000	3.00	\$6,000	3.00	\$6,000	\$96,000
Town Square (Each)	\$1,000,000	0	\$0	1	\$1,000,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Ramp Fill and Compaction (S.Y.)	\$200	0	\$0	2,500	\$500,000	2,500	\$500,000	2,500	\$500,000	2,500	\$500,000	0	\$0	0	\$0	0	\$0	\$1,000,000
Contaminated or Unsuitable Soil Removal (C.Y.)	\$50	0	\$0	12,600	\$630,000	0	\$0	50,000	\$2,500,000	50,000	\$2,500,000	0	\$0	0	\$0	0	\$0	\$2,500,000
Total			\$4,079,140		\$11,190,160		\$5,906,070		\$2,500,000		\$4,144,910		\$0		\$0		\$0	\$94,678,280
Notes			Full Infrastructure		Full Infrastructure		Full Infrastructure		Full Infrastructure		Full Infrastructure		Full Infrastructure		Full Infrastructure		Full Infrastructure	
Value/Acre			193,200		344,100		241,400		417,500		294,800		294,800		294,800		294,800	
Development			29.16	68.86	32.40	44.54	16.65	5.01	16.65	5.01	21.42	5.01	16.65	5.01	16.65	5.01	16.65	
Total Acres			29.16	68.86	32.40	44.54	16.65	5.01	16.65	5.01	21.42	5.01	16.65	5.01	16.65	5.01	16.65	
Current Assessed Value			\$501,200	\$680,000	\$680,000	\$1,020,000	\$680,000	\$680,000	\$680,000	\$680,000	\$1,979,400	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000	\$12,028,300
Developable Acres			14.00	53.71	0	41.31	6.00	3.90	18.85	5.01	20.15	5.01	15.28	5.70	15.28	5.70	15.28	
Retail			14.00	53.71	0	41.31	6.00	3.90	18.85	5.01	20.15	5.01	15.28	5.70	15.28	5.70	15.28	
Single Family			21.70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48,675,000
Multi-family			8.70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,955,000
Large Use			7.17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19,280,000
Increase in Value			53.50	15.15	32.40	3.23	6.00	1.10	16.80	0.00	1.27	0.00	1.14	0.00	1.14	0.00	1.14	16,170,000
Ratio			\$17,007,700	\$1,000,000	\$1,000,000	\$24,450,000	\$40,500,000	\$136,000	\$4,950,000	\$136,000	\$7,866,100	\$136,000	\$4,950,000	\$136,000	\$4,950,000	\$136,000	\$4,950,000	\$65,032,100
			\$0.07	(0.06)		3.08	0.52	0.02	0.52	0.02	1.91	0.02	0.52	0.02	0.52	0.02	0.52	2.45

APPROVAL <i>slw</i>	REQUEST FOR COMMON COUNCIL	MEETING DATE 10/06/2015
REPORTS & RECOMMENDATIONS	PAY-AS-YOU-GO TAX INCREMENTAL FINANCE DISTRICT REPORT	ITEM NUMBER <i>G.10.</i>

At the September 1, 2015 meeting, the Common Council requested that staff provide additional information related to pay-as-you-go tax incremental financing districts. These types of districts are also known as PAYGO TIF Districts or Developer Financed TIF Districts.

“Alderman Wilhelm moved that the Common Council be provided with information on “Pay-As-You-Go” Tax Increment Finance Note. Seconded by Alderman D. Mayer. All voted Aye; motion carried.”

A pay-as-you-go TIF District is one in which the developer pays the improvements costs with agreement from the municipality to reimburse the developer for certain expenditures through the tax increment generated from the improvements.

A pay-as-you-go TIF District reduces the risk to the municipality as the developer is paying the project costs and the City is only obligated to repay the developer to the extent of the increment generated and realized from the development. If the project does not generate the tax increment needed to pay the obligation to the developer, the developer is the one at risk, not the municipality.

In summary, the advantages of a pay-as-you-go TIF District includes:

1. The debt capacity of the municipality is not impacted
2. The financial risk shifts to the developer, not the municipality

Disadvantages:

1. The “but for” test may be more difficult to justify
2. Project costs are potentially higher due to the developer’s higher borrowing costs, compared to the municipality

Below is a blog by Ehlers, Inc., the City’s financial consultant, posted on April 27, 2011 that further explains the pay-as-you-go concept.

Tax increment financing is really a series of promises. If the developer promises to build a project, the TIF Authority promises to use a portion of future taxes to pay for project costs. Sounds reasonable. But the project costs are incurred today, and the tax increment won’t even start for two or more years. How does one convert the future increment revenue to money available today to build the project? The most common method is called a “Pay-As-You-Go” TIF Note, sometimes referred to as a PAYGO Note, which relies on the developer to pay for the up-front project costs with the promise of being reimbursed.

Here’s an example of how a “Pay-As-You-Go” TIF Note works in Minnesota. Let’s say that Wonder City, located on the unflooded banks of Lazy River, wants to spur new senior

housing construction. The City reaches an agreement with Integrity Honest Abe Development Company to pay for \$300,000 of redevelopment costs for a downtown site. After the housing project is completed, the Developer proves the actual amount spent on making the site ready for development, and the City issues a Note to the Developer promising to pay up to \$300,000, with interest, but only from 80% of the increment over 25 years (assuming it's a redevelopment district). The City retains 20% of the increment for administrative expenses (up to 10%) and other redevelopment projects.

“Pay-As-You-Go” TIF Notes protect cities and authorities from development risk. The developer assumes the risk of tax increment going down in the future as market values fall or tax rates change. The developer can hold the Note himself, getting repaid over time, or find a lender who will use it to secure a construction loan. The city or authority’s obligation is limited to paying out a portion of future increment, based on new development. With a “Pay-As-You-Go” TIF Note, the developer assumes the development risk, and the City protects its bond rating and borrowing capacity. Now that sounds reasonable.

Additionally, Wisconsin TIF information can be found on the Wisconsin Department of Revenue site at <https://www.revenue.wi.gov/pubs/slf/tif/cvmanual.html>.

COUNCIL ACTION REQUESTED

A motion as deemed appropriate by the Common Council.

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 10/06/2015
REPORTS & RECOMMENDATIONS	SUBJECT: SURVEY RESULTS AND A RESOLUTION TO SIGN AGREEMENT WITH RA SMITH NATIONAL FOR THE DESIGN OF WATER MAIN EXTENSION ON S. 46TH STREET FROM W SHERWOOD DRIVE TO W THORNCREST DRIVE.	ITEM NUMBER <i>G.11.</i>

BACKGROUND

Based on some generally positive preliminary survey results this summer, the City has surveyed properties located along S. 46th Street between W. Sherwood Drive and W. Thorncrest Drive as to their desire for public water supply. 10 of the 11 surveys were received by September 30, 2015. The tally is enclosed and outcome was two in favor and eight against. Some owners also submitted the enclosed petition to emphasize that they do not want public water.

To balance the overwhelming desire to not have water, there are three properties served by a failing common well. Enclosed is documentation that the well needs to be abandoned before the groundwater aquifer is contaminated.

Also enclosed is a professional services agreement for RA Smith to perform design and construction inspection and administration services.

ANALYSIS

If Common council decides to proceed with the project, it is advantageous to start construction as soon as possible so that construction may occur before winter conditions prevent reasonable construction until spring.

Given the survey results, Staff has met with Alderman Taylor and had countless meeting, discussions and correspondence with some of the property owners. Based on all of those conversations, tabling this matter indefinitely is prudent.

If this item is tabled at this meeting, it should be assumed that construction will not occur until spring 2016, at the earliest.

OPTIONS

Table item, dismiss project at this time, or proceed with project and start by proceeding with professional engineering proposal from RA Smith to perform the design of this project. They can start immediately.

FISCAL NOTES

Staff requested the attached professional engineering proposal to be all inclusive. The known services are for a lump sum contract of \$26,000 and the unknown services will be time and materials for up to \$2,000. The total budget needed is \$28,000.

Water Utility Development Fund can be used to fund the engineering. City Staff is working on funding options for entire project if it were to be constructed in 2015.

RECOMMENDATIONS

Motion to table item indefinitely.

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY
RESOLUTION NO. 2015 - _____

A RESOLUTION TO SIGN PROFESSIONAL SERVICES AGREEMENT WITH RA SMITH NATIONAL FOR THE DESIGN OF WATER MAIN EXTENSION ON S. 46TH STREET FROM W SHERWOOD DRIVE TO W THORNCREST DRIVE.

WHEREAS, there is a need for public water service on S. 46th Street from W Sherwood Drive to W Thorncrest Drive; and

WHEREAS, the project will require professional engineering services for design and permitting; and

WHEREAS, RA Smith National is a professional engineering firm with capabilities to perform the required work;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, that the Mayor and City Clerk are authorized to execute an agreement with RA Smith National for the design of water main extension on S. 46th Street from W Sherwood Drive to W Thorncrest Drive in the amount of \$28,000.

This agreement being subject to review and approval of the City Attorney.

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Property Transfer Well(s) and Pressure System(s) Inspection
 Form 3300-221 (R 10/14)

Notice: Pursuant to ch. 280, Wis. Stats., and ch. NR 812, Wis. Adm. Code, this form shall be used to document any well and pressure system inspection conducted as part of a property transfer. Inspections are voluntary, and well owners are not required to bring systems into compliance as a result of the inspection. Inspectors must provide the completed form to the requester of the inspection. Do not send forms to DNR.

Contact Information

Inspection Requested By PAUL LUCHT	Telephone Number (414) 614-0274
--	---

Mailing Address 9261 S. 46th ST.	City FRANKLIN	State WI	ZIP Code 53132
--	-------------------------	--------------------	--------------------------

Owner's Name PAUL LUCHT	Telephone Number (414) 614-0274
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Mailing Address 9261 S. 46th ST.	City FRANKLIN	State WI	ZIP Code 53132
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Property Location

County of Water System Location MILWAUKEE	Grid or Street Address or Road Name and Number (if available) 9261 S. 46th ST.	City FRANKLIN	ZIP Code 53132
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Township FRANKLIN	Gov't Lot # 1/4	of the SE	Section 23	Town 5	Range 21	E/W E	Unique Well Number
-----------------------------	---------------------------	---------------------	----------------------	------------------	--------------------	-----------------	--------------------

Known Noncomplying Features

Identified noncomplying features are noted below with a check mark.

- | | |
|--|--|
| 1. <input type="checkbox"/> Unused Well Should be Filled and Sealed | 14. <input type="checkbox"/> Hand Pump |
| 2. <input checked="" type="checkbox"/> Stovepipe or Thin-Walled Casing | 15. <input type="checkbox"/> Offset Pump or Piping Height < 12" Above Floor |
| 3. <input type="checkbox"/> Dug Well | 16. <input type="checkbox"/> Yard Hydrant |
| 4. <input type="checkbox"/> Unprotected Buried Suction Line | 17. <input type="checkbox"/> Materials for Pump and Supply Piping |
| 5. <input checked="" type="checkbox"/> Alcove (Subsurface Pumproom) or Pit | 18. <input type="checkbox"/> Flowing Well Installation |
| 6. <input type="checkbox"/> Non-Walkout Basement or Below-Grade Crawl Space Well | 19. <input type="checkbox"/> Check Valve Location |
| 7. <input checked="" type="checkbox"/> Poor Casing Condition (Badly Corroded or Cracked) | 20. <input type="checkbox"/> Well Cap or Seal |
| 8. <input type="checkbox"/> Contaminant Source less than minimum separation distance from well: _____ | 21. <input checked="" type="checkbox"/> Casing Height |
| 9. <input type="checkbox"/> Well in Floodway or Flood Fringe | 22. <input type="checkbox"/> Electrical Wires Not Properly Enclosed in Conduit |
| 10. <input type="checkbox"/> Well at Risk from Localized Flooding | 23. <input type="checkbox"/> Sample Faucet is Missing or Incorrect |
| 11. <input type="checkbox"/> Cross-Connection | 24. <input type="checkbox"/> Casing less than 6" in diameter for a well in limestone, dolomite, shale, quartz or granite |
| 12. <input type="checkbox"/> Driven Point Well (installed after 1-31-1991) without construction report | 25. <input type="checkbox"/> Health/Safety Hazard |
| 13. <input type="checkbox"/> Nonpressure Conduit | |

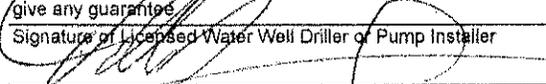
Comments

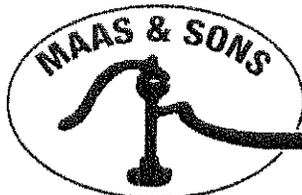
- | | |
|---|---|
| <input type="checkbox"/> Pre-1991 Driven Point Pipe Depth < 25 feet | <input checked="" type="checkbox"/> Inaccessible or Difficult Location for Future Well Work |
| <input checked="" type="checkbox"/> Well Construction Report Not on File or Unlocatable | <input type="checkbox"/> Inaccessible or Difficult Location for Future Pump Work |
| <input type="checkbox"/> Well Located in Special Well Casing Depth Area | <input type="checkbox"/> Non-Vermin-Proof Well Cap or Well Seal |
| <input type="checkbox"/> Pre-1979 Two-Wire Submersible Pump | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Evidence of Some Corrosion on Well Casing Pipe | |

Based on my personal inspection of the real property, the well(s) and pressure system(s): **Complies** with Wis. Adm. Code. **Does not comply**

- More comprehensive or additional research is needed regarding:
 an unused well floodways/floodplains contaminant sources other:

This form lists the visible conditions of the well(s) and pressure system(s) on the property at the time of inspection and does not imply or give any guarantee.

Signature of Licensed Water Well Driller or Pump Installer 	Individual License # 6718	Date 8 / 17 / 15	Telephone Number (262) 534-2170
---	-------------------------------------	----------------------------	---



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**PAUL LUCHT
9261 S. 46th ST.
FRANKLIN, WI. 53132**

August 18, 2015

Paul,

I don't understand how anyone can make you keep this well. There are four conditions on the real estate inspection form alone that make the well illegal. And the condition of the casing makes it illegal to update. There is nothing to discuss or debate. This well is unsafe and is a contamination hazard to all the wells around it in the subdivision if not the southeastern corner of all of Franklin. It doesn't matter that the well is still delivering safe water. All that means is that it isn't too late to abandon it before it does contaminate the neighboring wells.

Subchapter IV of NR 812; the DNR well construction and pump installation code, defines the standards for existing installations. NR 812.42 Criteria for Evaluation (1)(b)2. Reads: The well casing pipe shall meet the minimum wall thickness requirements of s. NR 812.17 Table V for its diameter and may not be in a deteriorated condition. NR 812.42 (1)(b)3. reads: If the minimum well construction requirements of this code are not met, the well shall be filled and sealed in accordance with s. NR 812.26. In other words; it needs to be abandoned. This is further re-enforced with NR 812.42 (12)(a) which states: The well casing pipe in the ground may only be extended up if it has the minimum wall thickness for its diameter according to the requirements of s. NR 812.17 Table V and is not in a deteriorated condition. If it does not meet these requirements, the well shall be filled and sealed according to the requirements of s. NR 812.26.

NR 812.17 Table V requires that the wall thickness for 6" well casing be .280" or just over a 1/4". The thickness of the casing on your well is less than half of that. You can easily see that in the photos. You don't even have to see it in person or measure it. I certainly can come up there to measure it should someone require it. However they will be charged for the service as the pump has to be lifted to get the well seal out. Let whoever may insist that the casing be measured know that they will have to pay approximately \$300.00 in advance for us to send a truck up to lift the pump up off the seal if the photos aren't enough evidence for them.

This well needs to be replaced with new wells and then properly filled and sealed after the pump, pipe and cable are taken out. We cannot abandon it as it is over 500' deep which is the limit for filling with bentonite via gravity and a screened chute. This will have to be pumped full. I have a call into Sam's well drilling for a price to fill and seal this well. Let me know if you have any other concerns or questions. Thank you.

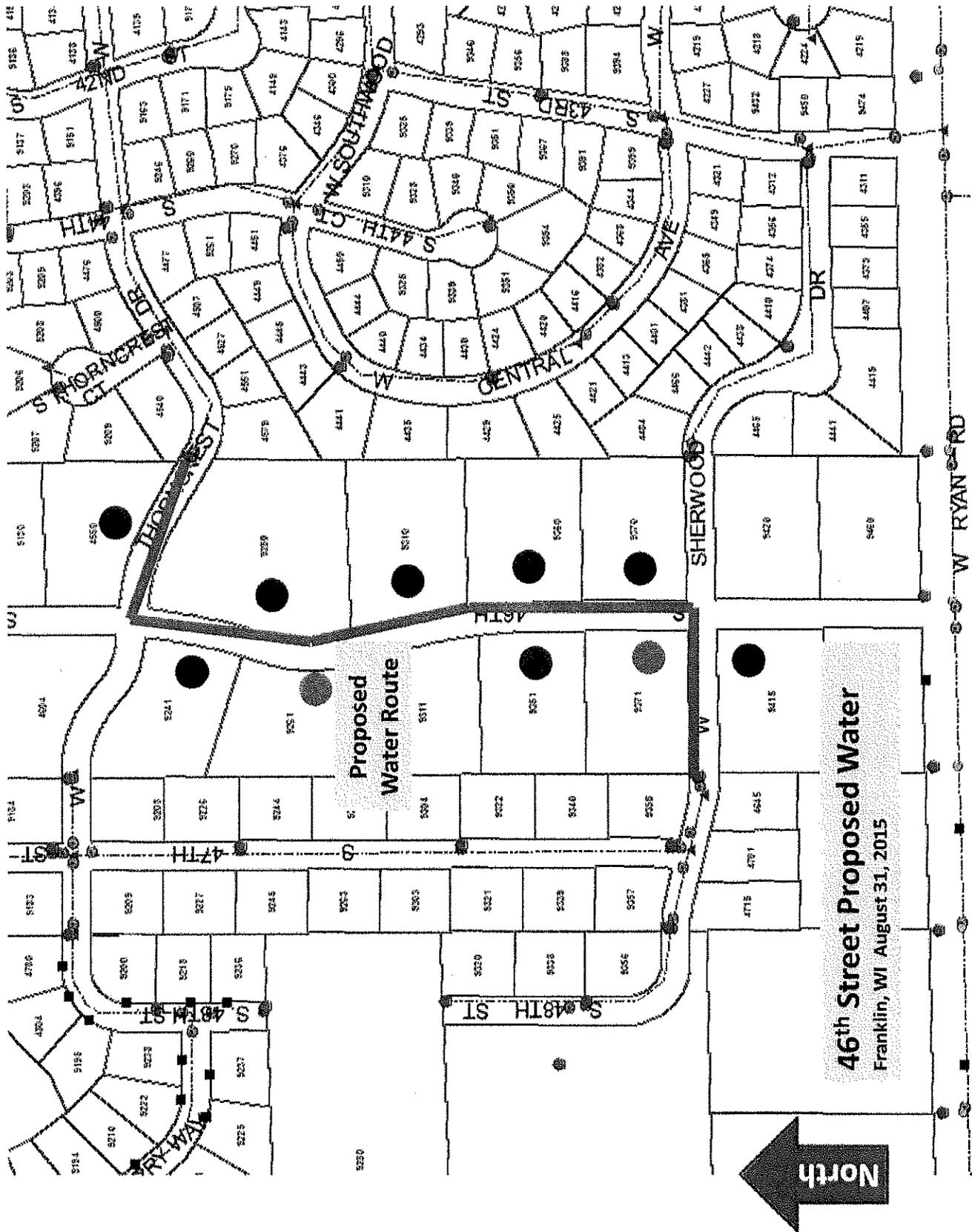
Sincerely

Todd Bruesewitz
Maas & Sons Water Works
DNR PI # 716 / 6718

WATER MAIN EXTENSION SURVEY
S. 46TH STREET FROM W. THORNCREST DRIVE TO W. SHERWOOD DRIVE

YES	NO	PARCEL ID	ADDRESS	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP
	X	881 0004 000	4550 W Thorncrest Dr	Peter & Leah Wyant	4550 W Thorncrest Dr	Franklin	WI	53132
	X	881 0005 000	9250 S 46th St	Nicole R Buske	4542 W Van Beck Ave	Greenfield	WI	53220
	X	881 0006 000	9310 S 46th St	Edward Gnat	9310 S 46th St	Franklin	WI	53132
	X	881 0007 000	9360 S 46th St	Richard & Marlene Vanden Boom	9360 S 46th St	Franklin	WI	53132
	X	881 0008 000	9370 S 46th St	Raymond & Aldona Fischer	9370 S 46th St	Franklin	WI	53132
	X	881 0011 000	9415 S 46th St	Liem Trong Pham & Anh Thiu Bui	9461 S 46th St	Franklin	WI	53132
	X	881 0013 000	9241 S 46th St	Clayton Antholz	10180 S 54th St	Franklin	WI	53132
X		881 0014 000	9261 S 46th St	Paul & Dawn Lucht	9261 S 46th St	Franklin	WI	53132
		881 0015 000	9311 S 46th St	Osana Abushanab	9311 S 46th St	Franklin	WI	53132
	X	881 0016 000	9351 S 46th St	Jack & Bernice Milliman	9351 S 46th St	Franklin	WI	53132
X		881 0017 000	9371 S 46th St	Norman & Bernice Bartel	9371 S 46th St	Franklin	WI	53132

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<p style="text-align: center;">APPROVAL</p> <p><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">October 6, 2015</p>
<p style="text-align: center;">REPORTS AND RECOMMENDATIONS</p>	<p>Reconsideration of action taken at the August 18, 2015 Common Council Meeting to direct staff to continue with the estimate process for Utility Undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project (postponed from the September 1, 2015 meeting)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.12.</i></p>

The minutes from the September 1, 2015 Common Council meeting upon the above subject matter provide as follows:

Alderman Dandrea moved to reconsider the August 18, 2015 Common Council action to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project. Seconded by Alderwoman Evans. Alderman Dandrea withdrew his motion and Alderwoman Evans withdrew her second.

Alderman Dandrea moved to postpone action on reconsideration of Item G.25. from the August 18, 2015 meeting to the Common Council meeting on October 6, 2015. Seconded by Alderman Schmidt. All voted Aye; motion carried.

COUNCIL ACTION REQUESTED

A motion to reconsider the August 18, 2015 Common Council action to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project.

AND, (if a motion to reconsider passes)

A motion to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project.

OR any amendment thereto or other action on the subject matter upon any failure of the motion to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project.

<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>September 1, 2015</p>
<p>REPORTS AND RECOMMENDATIONS</p>	<p>Reconsideration of action taken at the August 18, 2015 Common Council Meeting to direct staff to continue with the estimate process for Utility Undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project</p>	<p>ITEM NUMBER</p> <p><i>G.15.</i></p>

The Common Council adopted a motion (6-0) at its August 18, 2015 meeting to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project.

Ald. Dandrea, who voted with the prevailing side, is requesting reconsideration of this action. If a motion to reconsider passes, the original motion to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project, will be before the Council for action.

A copy of the Council Action Sheet from the August 18, 2015 meeting is attached.

COUNCIL ACTION REQUESTED

A motion to reconsider the August 18, 2015 Common Council action to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project.

AND, (if a motion to reconsider passes)

A motion to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project.

OR any amendment thereto or other action on the subject matter upon any failure of the motion to direct staff to continue with the estimate process for utility undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project.

<p align="center">APPROVAL</p> <p align="center"><i>Slw</i></p>	<p align="center">REQUEST FOR COUNCIL ACTION</p>	<p align="center">MEETING DATE</p> <p align="center">August 18, 2015</p>
<p align="center">REPORTS AND RECOMMENDATIONS</p>	<p align="center">Utility Undergrounding with regard to the Milwaukee County West St. Martins Road (CTH MM) from South North Cape Road to State Trunk Highway 100 road reconstruction project</p>	<p align="center">ITEM NUMBER</p> <p align="center"><i>M. 25</i></p>

Aldermen for the Districts wherein the above reconstruction project will occur have requested staff review of the potential for the undergrounding of all of the now essentially on telephone poles above ground utilities within the area of the above mentioned project. The City Engineer previously obtained a verbal quote from WE Energies with regard to same of \$780,000 +/- 10% (does not include at&t, Time Warner Cable, etc.). The City Engineer also discussed the subject with Milwaukee County Engineering staff and understood that such addition to the project could postpone the start of construction for a year. Undergrounding of utilities has not been a part of Milwaukee County's plans preparation to date. There is a public information meeting scheduled for September 10, 2015, at which Milwaukee County Engineering staff will present the 30% plans for the project in the Hearing Room at Franklin City Hall. The project is County Highway Improvement Program (CHIP) funded, though the subject undergrounding costs would be a City responsibility. City staff will be present at the meeting to provide further information.

COUNCIL ACTION REQUESTED

A motion as the Common Council deems appropriate.

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