

CITY OF FRANKLIN
COMMON COUNCIL MEETING
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, OCTOBER 16, 2018 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B.
 - 1. Citizen Comment Period.
 - 2. Mayoral Announcements - Status of Municipal Referendum at the November 6, 2018 General Election for Increased Police Staffing.
- C. Approval of Minutes of Regular Common Council Meeting of October 2, 2018.
- D. Hearings.
- E. Organizational Business – Mayoral Appointment of Frank Prusko, 8007 S. Steeple View Drive, Ald. Dist 2 – Personnel Committee (3 year unexpired term expiring 04/30/2019).
- F. Letters and Petitions.
- G. Reports and Recommendations:
 - 1. Donation from Robert Jester in the Amount of \$100 to be used for the General Police Donation Fund and a Donation from South Milwaukee Family Dental in the Amount of \$200 to be used for the K9 Donation Fund.
 - 2. Consideration of Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 6, City of Franklin, Wisconsin.
 - 3. Franklin Civic Celebrations Commission Report on the Hours of the 2019 Civic Celebrations Event, Request for Spending Authority for 2019 and Summary Report of 2018 Activities.
 - 4. An Ordinance to Amend Section 15-3.0434 of the Unified Development Ordinance Planned Development District No. 29 (Wellness Center – Mark Carstensen Inc.) for Construction of an Approximately 25,500 Square Foot Field House Building, to Allow Additional Uses as Permitted Uses Within the Existing Wellness Center, Including but not Limited to Seasonal Outdoor Training, Physical Therapy, Sports League and Individual Play, Etc. and to Allow Building Setbacks of 15 Feet and 30 Feet to the North and Ease Property Lines, Respectively, to Accommodate Construction of a Field House Building (8800 South 102nd Street) (Scott Cole, Owner of Innovative Health and Fitness Building, LLC, Applicant).
 - 5. Police Department Job Descriptions: Create Recruit Officer, Rename Inspector of Police and Modify Emergency Services Dispatcher/Clerk.

6. Approval of a Letter of Understanding Between City of Franklin and the Franklin Police Officers Association Regarding Pay and Working Conditions for Officers Attending a Training Academy Incorporated as an Attachment to the 2018-20 Contract Settlement.
7. Building Inspection Department Service Improvement Initiative.
8. Approval of the Job Description for Permit Technician in the Inspection Department.
9. Consideration of Transition Steps for Migration to Wisconsin Retirement System ("WRS") for Eligible Employees.
10. A Resolution for Final Change Order # 2 to Janke General Contractors, Inc. for an Increase of \$8,764.70 for Construction of River Park Path Bridge.
11. An Ordinance to Amend Ordinance 2017-2301, an Ordinance Adopting the 2018 Annual Budgets for the Capital Outlay and Equipment Replacement Funds for the City of Franklin for Fiscal Year 2018 to Provide Appropriations for Additional Vehicle Purchases Using Insurance Proceeds.
12. Authorization for Contracts with Associated Bank for Maintaining Employee Health Savings Accounts and with Employee Benefits Corporation ("EBC") to Add the EBC Limited-FSA Plan to the City's Plan Agreement.
13. Potential Tax Incremental District No. 6 Mixed-Use Industrial, Commercial, Retail, Single-Family Residential and Open Space Uses (Of An Approximate 164-Acre Site Generally Located North and South of West Loomis Road, South of West Ryan Road, West of South 112th Street, East of South 124th Street and North of West Oakwood Road) Project Development Agreement (Bear Development, LLC; Loomis and Ryan, Inc. Developers). The Common Council May Enter Closed Session Pursuant to Wis. Stat. § 19.85(1)(e), to Deliberate Upon a Potential Tax Incremental District No. 6 Mixed-Use Industrial, Commercial, Retail, Single-Family Residential and Open Space Uses Project Development Agreement, The Negotiation of Agreement Terms and the Investing of Public Funds in Relation Thereto, for Competitive and Bargaining Reasons, and to Reenter Open Session at the Same Place Thereafter to Act on Such Matters Discussed Therein as it Deems Appropriate.

H. Licenses and Permits.
Miscellaneous Licenses from License Committee Meeting of October 16, 2018.

I. Bills.
Request for Approval of Vouchers and Payroll.

J. Adjournment.

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

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

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REMINDERS:

October 18	Plan Commission Meeting	7:00 p.m.
October 28	Trick-or-Treat	4:00 p.m. to 7:00 p.m.
November 5	Common Council Meeting	6:30 p.m.
November 6	General Election	7:00 a.m.-8:00 p.m.
November 8	Plan Commission Meeting	7:00 p.m.
November 13	Common Council Meeting	6:30 p.m.
November 22 & 23	Thanksgiving Holiday	City Hall Closed

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C.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
OCTOBER 2, 2018
MINUTES

- ROLL CALL A. The regular meeting of the Common Council was held on October 2, 2018 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderman Steve F. Taylor, Alderman Mike Barber and Alderman John R. Nelson. Also present were City Engineer Glen Morrow, Dir. of Administration Mark Luberd, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.
- CITIZEN COMMENT B.1. Citizen comment period was opened at 6:31 p.m. and closed at 6:34 p.m.
- REFERENDUM
UPDATE B.2.(a) Mayor Olson provided an update on the Municipal Referendum at the November 6, 2018 General Election for increased Police staffing.
- CHAMBER STATE OF
THE CITIES B.2.(b) Mayor Olson announced the South Suburban Chamber's State of the Cities on Friday, October 5, 2018.
- MINUTES
SEPT. 18, 2018 C. Alderman Taylor moved to approve the minutes of the regular Common Council Meeting of September 18, 2018 as presented at this meeting. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- POLICE DONATION G.1. Alderwoman Wilhelm moved to accept the donation from the Franklin Police Citizen Academy Alumni Association in the amount of \$4,000 to the Franklin Police K9 Donation Account. Seconded by Alderman Mayer. All voted Aye; motion carried.
- ORD. 2018-2341
AMEND MUN. CODE
LOITERING OR
PROWLING G.2. Alderman Taylor moved to adopt Ordinance No. 2018-2341, AN ORDINANCE TO CREATE 183-30.F. OF THE MUNICIPAL CODE REGARDING LOITERING OR PROWLING GENERALLY. Seconded by Alderman Barber. All voted Aye; motion carried.
- RES. 2018-7424
CONSERVATION
EASEMENT AND CSM
FOR 2925 AND 2939 W.
ACRE AVE (DRAGER) G.3. Alderman Taylor moved to adopt Resolution No. 2018-7424, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF LOT 2 OF A CERTIFIED SURVEY MAP FOR PROPERTY LOCATED AT

2925 AND 2939 WEST ACRE AVENUE (DAVID AND RHONDA L. DRAGER, APPLICANT), subject to technical corrections by staff. Seconded by Alderman Barber. All voted Aye; motion carried.

RES. 2018-7425
SPECIAL USE FOR GAS
STATION AND
CONVENIENCE STORE
11123 W. FOREST
HOME AVE. (JUJHAR,
LLC)

G.4. Alderman Taylor moved to adopt Resolution No. 2018-7425, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A GAS STATION AND CONVENIENCE STORE FOR USE PROPERTY LOCATED AT 11123 WEST FOREST HOME AVENUE (JUJHAR, LLC d/b/a MIDTOWN GAS & LIQUOR, APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2018-7426
TERMINATE CAPITAL
PROJECTS WITH
HISTORICAL SOCIETY
FOR BARN MUSEUM

G.5. Alderman Taylor moved to adopt Resolution No. 2018-7426, A RESOLUTION TO APPROVE THE AGREEMENT TO TERMINATE THE CAPITAL PROJECTS AGREEMENT BETWEEN THE CITY OF FRANKLIN AND THE FRANKLIN HISTORICAL SOCIETY, INC. FOR THE BARN MUSEUM PROJECT. Seconded by Alderman Mayer. All voted Aye; motion carried.

AGREEMENT WITH
HISTORICAL SOCIETY
FOR BARN MUSEUM

G.6. Alderman Taylor moved to approve the Agreement Between the City of Franklin and the Franklin Historical Society, Inc. for the construction and donation of a Barn Museum at Lions Legend Park. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

RES. 2018-7427
AMENDMENT TO
AGREEMENT WITH
AMERICAN TOWER
L.P.

G.7. Alderwoman Wilhelm moved to adopt Resolution No. 2018-7427, A RESOLUTION TO SIGN SECOND AMENDMENT TO LEASE AGREEMENT WITH AMERICAN TOWER L.P. AT 5572 W. AIRWAYS AVENUE FOR \$21,000 PER YEAR. Seconded by Alderman Dandrea. All voted Aye; motion carried.

2018 PAVEMENT
MARKING CONTRACT
WITH CROWLEY
CONSTRUCTION AND
AUTHORIZE CLASS I
NOTICE

G.8. Alderman Dandrea moved to authorize execution of a contract for Crowley Construction to mark pavement in various Franklin locations for an amount not to exceed \$24,500 at same unit prices and in a form substantially similar to 2017 pavement marking contract, and further to authorize publication of a Class I notice of an intent to award a contract for pavement marking to Crowley Construction for an amount not to exceed \$24,500 and to authorize the Director of Public Works to execute a purchase order for such services following publication of the notice. Seconded by Alderman Barber. All voted Aye; motion carried.

- | | | |
|---|-------|---|
| UPDATE CULVERT
INSTALLATION COSTS | G.9. | Alderman Barber moved to approve the update of culvert installation costs per "Culvert Installation Costs, September 2018". Seconded by Alderman Mayer. All voted Aye; motion carried. |
| DITCHES ALONG
S. NORTH CAPE RD. | G.10. | Alderman Nelson moved to authorize the Department of Public Works to enclose ditches for various properties along S. North Cape Road with a limitation for the residents to respond within one year of the notice. Seconded by Alderman Mayer. All voted Aye; motion carried. |
| DESIGN AND
ARCHITECT FOR CITY
HALL REMODELING | G.11. | Alderman Taylor moved to direct the Director of Administration to prepare a professional services agreement with Quorum Architects for concept development and design services for Design Option C Scheme 1 for City Hall remodeling, including enhancement of the Community Center entrance, and work toward including an additional entrance to the Community Center. Seconded by Alderman Dandrea. On roll call, Alderman Dandrea, Alderman Taylor, and Alderman Nelson voted Aye; Alderman Mayer, Alderwoman Wilhelm, and Alderman Barber voted No. Mayor Olson broke the tie by voting in the Affirmative. Motion carried. |
| SEC RULE AGENT
AGREEMENT FOR
ISSUER | G.12. | Alderwoman Wilhelm moved to place on file the renewal of a Dissemination Agent Agreement for Issuer Continuing Disclosure required under Securities and Exchange Commission Rule 15c2-12. Seconded by Alderman Mayer. All voted Aye; motion carried. |
| AUG. 2018 FINANCIAL
REPORT | G.13. | Alderman Taylor moved to receive the August 2018 monthly financial report and place on file. Seconded by Alderman Barber. All voted Aye; motion carried. |
| DIRECTION TO
PURSUE WRS | G.14. | Alderman Mayer moved to support the pursuit of the City of Franklin migrating its general, non-represented employees to the Wisconsin Retirement System for pension purposes effective January 1, 2019, and to direct the Director of Administration to address remaining implementation issues with the Personnel Committee and to return to the Common Council with a "Resolution of Inclusion Under WRS" prior to November 15, 2018. Seconded by Alderman Nelson. All voted Aye; motion carried. |
| JANUARY 2019
MEETINGS | G.15. | Alderman Taylor moved to establish January 8 and 22, 2019, as Common Council meeting dates, with the Committee of the Whole to be at the call of the Mayor. Seconded by Alderman Nelson. All voted Aye; motion carried. |

MAYOR'S 2019
RECOMMENDED
BUDGET

- G.16. Alderman Dandrea moved to recommend to the Common Council the Mayor's Recommended 2019 Budget along with the tentative actions of the Committee of the Whole from their meeting of October 1, 2018. Seconded by Alderman Nelson. Upon voice vote, five Ayes; Alderman Taylor Abstained. Motion carried.

LICENSES AND
PERMITS

- H. Alderwoman Wilhelm moved to approve the following licenses: Grant Operator license with a warning letter from the City Clerk to Heather Stornello, 1509 Nicholson Ave., #6, South Milwaukee; Grant Operator license to Ashley Kartz, 7841 S. Scepter Dr., Apt. 25, Franklin; and Taylor Takerian, 8605 S. River Terrace Dr., Franklin; Hold Operator license application for appearance for Rachel Werther, 10810 W. Oakwood Rd., Franklin. Seconded by Alderman Nelson. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

- I. Alderman Barber moved to approve City vouchers with an ending date of October 1, 2018 in the amount of \$1,996,548.85; and payroll dated September 28, 2018 in the amount of \$393,969.34 and payments of the various payroll deductions in the amount of \$461,348.37 plus City matching payments; and estimated payroll dated October 12, 2018 in the amount of \$405,000.00 and payments of the various payroll deductions in the amount of \$213,000.00 plus City matching payments; and property tax voids with an ending date of October 1, 2018 in the amount of (\$12,943.07); and to authorize release of funds to the Historical Society as previously approved at this meeting. Seconded by Alderman Mayer. All voted Aye; motion carried.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the regular meeting of the Common Council at 7:37 p.m. Seconded by Alderman Mayer. All voted Aye; motion carried.

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 10-16-2018
ORGANIZATIONAL BUSINESS	Boards and Commissions Appointments	ITEM NUMBER <i>E.</i>
<p>The Mayor has made the following appointment for Council confirmation:</p> <p>Frank Prusko, 8007 S. Steeple View Drive, Ald. Dist 2 – Personnel Committee (3 year unexpired term expiring 04/30/2019).</p> <p>COUNCIL ACTION REQUESTED</p> <p>Motion to confirm the Mayoral appointment of Frank Prusko, 8007 S. Steeple View Drive, Ald. Dist 2 – Personnel Committee (3 year unexpired term expiring 04/30/2019).</p>		

Shirley Roberts

From: volunteerfactsheet@franklinwi.gov
Sent: Wednesday, October 03, 2018 4:48 PM
To: Lisa Huening; Shirley Roberts; Sandi Wesolowski
Subject: Volunteer Fact Sheet

Name: Frank J Prusko
PhoneNumber: 414-702-0148
EmailAddress: fjprusko@yahoo.com
YearsasResident: 35+ years
Alderman: #2 - Dan Mayer
ArchitecturalBoard: 0
CivicCelebrations: 0
CommunityDevelopmentAuthority: 0
EconomicDevelopmentCommission: 0
EnvironmentalCommission: 0
FinanceCommittee: 0
FairCommission: 0
BoardofHealth: 0
FirePoliceCommission: 0
ParksCommission: 0
LibraryBoard: 0
PlanCommission: 0
PersonnelCommittee: 1
BoardofReview: 0
BoardofPublicWorks: 0
QuarryMonitoringCommittee: 0
TechnologyCommission: 0
TourismCommission: 0
BoardofZoning: 0
WasteFacilitiesMonitoringCommittee: 0
BoardWaterCommissioners: 0
CompanyNameJob1: TSA - Department of Homeland Security
TelephoneJob1: (414) 409-3700
StartDateandPositionJob1: April, 2003 -- Administrative Office
EndDateandPositionJob1: May, 2010 -- Assistant Federal Security Director, Operations
CompanyNameJob2: ProLink Financial, Inc
TelephoneJob2: 414-235-4018
StartDateandPositionJob2: October, 1999 -- President
EndDateandPositionJob2: April, 2003 - President
CompanyNameJob3: SSI Technologies

TelephoneJob3: 608-757-2000
StartDateandPositionJob3: April, 1997 - Vice President, Human Resources
EndDateandPositionJob3: October, 1999 - Vice President, Human Resources
Signature: Frank J Prusko
Date: 10/03/2018
Signature2: Frank J Prusko
Date2: 10/03/2018
Address: 8007 S Steeple View Drive
PriorityListing:
WhyInterested: I have an extensive background in Human Resources management and would like to share my knowledge to assist the City of Franklin with HR issues. Currently retired
CompanyAddressJob1: 9809 South Franklin Drive – Suite 200 Franklin, WI 53132
DescriptionofDutiesJob1: Responsible for Human Resources, Accounting and Customer Service for TSA operations at General Mitchell International Airport (MKE) -- including, recruiting, hiring, training, benefits, customer service, payroll, budgeting & planning, employee relations
AddressJob2: 8007 S Steeple View Drive Franklin, WI 53132
DescriptionofDutiesJob2: Provided lease financing to companies to purchase equipment
AddressJob3: 3200 Palmer Drive Janesville, WI 53545
DescriptionofDutiesJob3: Responsible for all Human Resources functions for 3 manufacturing plants and a remote sales office.
AdditionalExperience: Over 35 years of Human Resources management experiences covering all phases of Human Resources. I hold a BBA in Human Resources Management from the University of Wisconsin - Milwaukee, and an MBA from Northwestern University. I have served as an adjunct professor at Keller Graduate School teaching courses in Human Resources Management, Compensation and Leadership & Organizational Behavior.
ClientIP: 70.92.6.127
SessionID: hsnckfvs4uyyps0nlmgotmq55
[See Current Results](#)

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE <i>10/16/2018</i>
REPORTS & RECOMMENDATIONS	FRANKLIN POLICE DEPARTMENT DONATIONS	ITEM NUMBER <i>G.I.</i>

The Franklin Police Department has received the following donations:

General Police Donation

Robert Jester - \$100.00 (In memory of his late wife, Sheila)

K9 Donation

South Milwaukee Family Dental - \$200.00

COUNCIL ACTION REQUESTED

Respectfully request that the above donations be approved for deposit into their designated donation accounts.

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE October 16, 2018
REPORTS & RECOMMENDATIONS	Consideration of Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 6, City of Franklin, Wisconsin	ITEM NUMBER <i>G. 2.</i>

Background

On August 21, 2018, Ehlers presented a feasibility analysis report regarding the formation of TID 6, for a proposed mixed-use development consisting of single-family residential, commercial, retail, industrial, and open space uses of an approximate 164-acre site generally located north and south of West Loomis Road, south of West Ryan Road, west of South 112th Street, east of S. 124th Street and north of W. Oakwood Road

Following the timeline for creation of TID 6, the following activities occurred on September 12th:

- The Joint Revenue Board met to review the plan
- Plan Commission approved the Project Plan and recommended that Common Council approve and adopt the project plan with boundaries as identified within the plan.

The next step on the timeline is consideration of a resolution creating the district and declaring that the boundaries of the District shall be named "Tax Incremental District No. 6, City of Franklin", as specified in Exhibit A of the Resolution.

COUNCIL ACTION REQUESTED

Adopt the enclosed resolution creating the district and declaring that the boundaries of the District shall be named "Tax Incremental District No. 6, City of Franklin", as specified in Exhibit A of the Resolution.

AGENDA LANGUAGE

**TAX INCREMENTAL DISTRICT ITEMS
FOR
COMMON COUNCIL AGENDA**

CITY OF FRANKLIN

TAX INCREMENTAL DISTRICT NO. 6 CREATION

October 16, 2018 @ 6:30 p.m.

Franklin City Hall
9229 West Loomis Road

- A. Consideration of "Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 6, City of Franklin, Wisconsin"

RESOLUTION NO. _____

RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE BOUNDARIES
FOR AND THE CREATION OF TAX INCREMENTAL DISTRICT NO. 6,
CITY OF FRANKLIN, WISCONSIN

WHEREAS, the City of Franklin (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 6 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Franklin School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 20, 2018 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Franklin that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 6, City of Franklin", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2019.
3. The Common Council finds and declares that:

- (a) Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that less than 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (f) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (g) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 6, City of Franklin" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2019, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

PASSED AND ADOPTED by the Common Council of the City of Franklin on the 16th day of October, 2018.

APPROVED:

Stephen Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES ___ NOES ___ ABSENT ___

EXHIBIT A

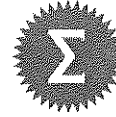
**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 6
CITY OF FRANKLIN**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY



EHLERS
LEADERS IN PUBLIC FINANCE

September 13, 2018

Project Plan for the Creation of Tax Incremental District No. 6

CITY OF FRANKLIN, WISCONSIN

Organizational Joint Review Board Meeting Held:	Scheduled for: September 20, 2018
Public Hearing Held:	Scheduled for: September 20, 2018
Consideration for Approval by Plan Commission:	Scheduled for: September 20, 2018
Consideration for Adoption by Common Council:	Scheduled for: October 16, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 6 Creation Project Plan

City of Franklin Officials

Common Council

Steve Olson

Mark Dandrea

Daniel Mayer

Kristen Wilhelm

Steve F. Taylor

Mike Barber

John Nelson

Mayor

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

City Staff

Sandra L. Wesolowski

Calli Berg

Mark Luberda

Paul Rotzenberg

Jesse Wesolowski

City Clerk

Director of Economic Development

Director of Administration

Director of Finance & Treasurer

City Attorney

Plan Commission

Mayor Steve Olson

Alderman Mark Dandrea

Kevin Haley

Adam Burekhardt

Dave Fowler

Patricia Hogan

Joint Review Board

City Representative

Milwaukee County

Milwaukee Area Technical College District

Franklin School District

Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 6 (the "TID" or "District") is proposed to be created by the City of Franklin ("City") as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$21.3 million to undertake the projects listed in this Project Plan. This includes approximately \$7.7 million in issuance and interest expense. The City anticipates completing the projects in multiple phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation Debt and Pay as you go Municipal Revenue Obligations issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$64 million will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2037; 4 years earlier than the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- The City may conduct an independent review of the intended developer's sources and uses proforma for the initial proposed development project. This review will conclude if a public investment is required to enable the development to occur in the manner desired by the City, while providing the developer a fair and reasonable return on their investment.
 - Some of the sites proposed for development have remained vacant for years due to lack of adequate infrastructure and ownership by multiple parties) Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of Tax Incremental Financing ("TIF") will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
 - In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.
 - In June of 2015, Graef conducted a Planning and Engineering Analysis of the land near W. Loomis Road (STH 36) and W. Ryan Road, referred to as Area G. GRAEF concluded that the City should work to create a Tax Increment District around this area to aid in the cost of the required infrastructure for development to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur within the District would create approximately 75 residential units, providing housing opportunities for workers.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District's creation would become effective for valuation purposes as of January 1, 2019. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2019 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise approximately 22.5% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
 5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
 6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 9. The City estimates that less than 10% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
 10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2:

Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and

residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise approximately 22.5% of the area of the District. To the extent that project costs will be incurred by the City for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that a combination of private industrial, commercial and residential development occurs within the District consistent with the City's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 5:
Preliminary Parcel List and Analysis

City of Franklin, Wi Tax Increment District #6 Base Property Information																			
Property Information					Assessment Information					Equalized Value					District Classification				Comments
Map Ref. #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Planned Residential	Suitable for Mixed Use	
831 9989 001	11607 RYAN RD		MILLS HOTEL WYOMING	4.75	95,200	71,700	0	167,900	100.00%	95,200	71,700	0	167,900	30.2	4.75	4.75		4.75	
831 9989 002	LOUIS Road		MILLS HOTEL WYOMING	54.04	11,100	0	0	11,100	100.00%	11,100	0	0	11,100	36.87	8.67	36.87		36.87	13.17 acres wetland bank/conservation
832 9995 000	11551 COAKS RD		MACDONALD, MICHAEL I	1.20	71,500	139,900	0	212,400	100.00%	72,500	139,900	0	212,400	1.39	1.39	1.39		1.39	
832 9995 000	11433 RYAN RD		SACHIEY, JUDY A	0.69	64,700	62,000	18,000	144,700	100.00%	64,700	62,000	18,000	144,700	0.69	0.69	0.69		0.69	
832 9994 001	11327 RYAN RD		MAGABARCH, EUGENE D & S	3.80	98,000	150,400	0	248,400	100.00%	98,000	150,400	0	248,400	3.80		3.8		3.80	
832 9993 001	PAPA Road		MAGABARCH, EUGENE D & S	1.32	5,300	0	0	5,300	100.00%	5,300	0	0	5,300			1.12		1.32	
832 9992 001	11205 RYAN RD		MILLS HOTEL WYOMING	68.76	17,200	0	0	17,200	100.00%	17,200	0	0	17,200		9.92		32.7	42.62	26.14 acres wetland bank/conservation
939 9933 000	0 OAKWOOD RD		MILLS HOTEL WYOMING	10.25	3,800	0	0	3,800	100.00%	3,800	0	0	3,800	0	0	0	0	0.00	10.25 existing wetland
					0	0	0	0	100.00%	0	0	0	0					0.00	
					368,800	424,000	18,000	810,800		368,800	424,000	18,000			30.2	25.42	5.12	32.7	93.44
Total Acreage					145.00									20.83%	17.55%	3.53%	22.55%	64.44%	
										Estimated Base Value					810,800				

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$99,684,800. This value is less than the maximum of \$482,752,968 in equalized value that is permitted for the City of Franklin. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Franklin, WI				
Tax Increment District #6				
Valuation Test Compliance Calculation				
District Creation Date	10/16/2018			
	Valuation Data Currently Available 2018	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	4,022,941,400			4,022,941,400
12% Test	482,752,968			482,752,968
Increment of Existing TIDs				
TID #3	51,181,600			51,181,600
TID #4	46,431,200			46,431,200
TID #5	1,261,200			1,261,200
				0
				0
				0
Total Existing Increment	98,874,000			98,874,000
Projected Base of New or Amended District	810,800			810,800
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	99,684,800			99,684,800
Compliance	PASS			PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development and/or redevelopment the City may provide assistance to acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District may cause stormwater runoff and pollution. To manage this stormwater

runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

CDA Type Activities

Contribution to Community Development

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: Water System Improvements, Sanitary System Improvements, Street improvements, Street Scaping and Pedestrian Pathways.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred by the City, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries incurred by the City. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such

purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.



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SECTION 9: Detailed List of Project Costs

All costs are based on 2018 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. However, for increases in excess of 25% over the cost of inflation of total project costs, the City would pursue an amendment to the Plan in accordance with the amendment procedures specified in Wisconsin Statutes Section 66.1105(4)(h), which include review by the Joint Review Board. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Franklin, Wi			
Tax Increment District #6			
Estimated Project List			
Project ID	Project Name/Type	Phase I 2018	Ongoing 2019-2040
			Total (Note 1)
1	Land Acquisition	3,100,000	3,100,000
2	Utility Extensions	3,850,000	3,850,000
3	Public Road Improvements	1,800,000	1,800,000
4	Interior Infrastructure	3,210,000	3,210,000
5	Development Incentive	610,000	610,000
6	Creation & Administration	30,000	715,217
7	Interest and Financing Costs City Debt	211,350	3,934,423
8	Interest on MRO		3,862,737
Total Projects		<u>12,811,350</u>	<u>8,512,376</u>
			<u>21,323,726</u>
Notes:			
Note 1	Project costs are estimates and are subject to modification		

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$194,446,310, of which \$164,461,617 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Franklin, WI					
Tax Increment District #6					
Estimated Financing Plan					
	G.O. Bond 2018	Taxable G.O. Bond 2018	Municipal Revenue Obligation (MRO) 2018	Cash Flow 2019-2040	Totals
Projects					
Land Acquisition			3,100,000		3,100,000
Utility Extensions	3,850,000				3,850,000
Public Road Improvements	1,800,000				1,800,000
Interior Infrastructure		2,740,000	470,000		3,210,000
Development Incentive		610,000			610,000
Creation Expenses	30,000				30,000
Administration Expenses				715,217	715,217
Interest expenses City Debt				3,934,423	3,934,423
Interest on MRO				3,862,737	3,862,737
Total Project Funds	5,680,000	3,350,000	3,570,000	8,512,376	21,112,376
Estimated Finance Related Expenses					
Municipal Advisor	20,000	22,000			
Bond Counsel	12,000	12,000			
Disclosure Counsel	7,200	7,200			
Rating Agency Fee	15,000	15,000			
Paying Agent					
Underwriter Discount	10.00	61,850	10.00	39,100	0.00
Debt Service Reserve					
Capitalized Interest	401,365	468,578			
Total Financing Required	6,197,415	3,913,878	3,570,000		
Estimated Interest	0.50%	(14,200)	0.50%	(8,375)	0.25%
Assumed spend down (months)	6	6	0	0	
Rounding	1,785	4,498	0		
Net Issue Size	6,185,000	3,910,000	3,570,000		13,665,000
Notes:	Unpaid Accrued interest rolled into principal		1,389,777		
	Principal Paid with unpaid accrued interest		4,959,777		

Development Assumptions

City of Franklin, WI					
Tax Increment District #6					
Development Assumptions					
Construction Year		Large Industrial User	Light Industrial & commercial	Single Family	Annual Total
1	2019	4,000,000		5,320,000	9,320,000
2	2020	12,000,000		3,960,000	15,960,000
3	2021	4,000,000		3,960,000	7,960,000
4	2022		1,359,443	3,960,000	5,319,443
5	2023		2,039,166	3,960,000	5,999,166
6	2024		2,039,165	3,960,000	5,999,165
7	2025		4,078,330	3,960,000	8,038,330
8	2026		2,039,165	1,320,000	3,359,165
9	2027		2,039,165		2,039,165
10	2028				0
11	2029				0
12	2030				0
13	2031				0
14	2032				0
15	2033				0
16	2034				0
17	2035				0
18	2036				0
19	2037				0
20	2038				0
Totals		20,000,000	13,594,434	30,400,000	63,994,434

Notes: Values and absorption provided by the Developer

Increment Revenue Projections

City of Franklin, WI

Tax Increment District #6

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	810,800	
District Creation Date	October 16, 2018	Appreciation Factor	1.00%	<input type="checkbox"/> Apply to Base Value
Valuation Date	Jan. 1, 2019	Base Tax Rate	\$25.18	
Max Life (Years)	20	Rate Adjustment Factor	-1.00%	
Expenditure Period/Termination	15 10/16/2033			
Revenue Periods/Final Year	20 2040			
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	3.50%	
Recipient District	No	Taxable Discount Rate	5.00%	

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2019	9,320,000	2020	0	9,320,000	2021	\$24.92	232,290	209,512	200,661
2 2020	15,960,000	2021	93,200	25,373,200	2022	\$24.67	626,073	755,098	715,732
3 2021	7,960,000	2022	253,732	33,586,932	2023	\$24.43	820,456	1,445,900	1,358,581
4 2022	5,319,443	2023	335,869	39,242,244	2024	\$24.18	949,016	2,217,925	2,066,751
5 2023	5,999,166	2024	392,422	45,633,833	2025	\$23.94	1,092,552	3,076,661	2,843,208
6 2024	5,999,165	2025	456,338	52,089,336	2026	\$23.70	1,234,637	4,014,259	3,678,858
7 2025	8,038,330	2026	520,893	60,648,559	2027	\$23.47	1,423,135	5,058,457	4,596,223
8 2026	3,359,165	2027	606,486	64,614,210	2028	\$23.23	1,501,028	6,122,563	5,517,724
9 2027	2,039,165	2028	646,142	67,299,517	2029	\$23.00	1,547,775	7,182,705	6,422,676
10 2028	0	2029	672,995	67,972,512	2030	\$22.77	1,547,620	8,206,895	7,284,449
11 2029	0	2030	679,725	68,652,237	2031	\$22.54	1,547,466	9,196,350	8,105,103
12 2030	0	2031	686,522	69,338,760	2032	\$22.32	1,547,311	10,152,251	8,886,600
13 2031	0	2032	693,388	70,032,147	2033	\$22.09	1,547,156	11,075,734	9,630,809
14 2032	0	2033	700,321	70,732,469	2034	\$21.87	1,547,001	11,967,898	10,339,508
15 2033	0	2034	707,325	71,439,794	2035	\$21.65	1,546,847	12,829,807	11,014,392
16 2034	0	2035	714,398	72,154,192	2036	\$21.44	1,546,692	13,662,486	11,657,074
17 2035	0	2036	721,542	72,875,733	2037	\$21.22	1,546,537	14,466,926	12,269,092
18 2036	0	2037	728,757	73,604,491	2038	\$21.01	1,546,383	15,244,085	12,851,907
19 2037	0	2038	736,045	74,340,536	2039	\$20.80	1,546,228	15,994,889	13,406,914
20 2038	0	2039	743,405	75,083,941	2040	\$20.59	1,546,073	16,720,230	13,935,439
Totals	63,994,434		11,089,507		Future Value of Increment		26,442,274		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Franklin, WI

Tax Increment District #6

Cash Flow Projection

Year	Interest Earnings/ (Cost)			Capitalized Revenue	Total Revenues	G.O. Bond 6,185,000			Taxable G.O. Bond 3,910,000			Municipal Revenue Obligation (MRO) 3,570,000			Expenditures			Balances						
	Tax Increments	0.50%				Dated Date:	Principal	Est. Rate	Interest	Dated Date:	Principal	Est. Rate	Interest	Dated Date:	Principal	Est. Rate	Accrued Interest	Paid Interest	Total Paid	EOY Principal Outstanding	Admin.	Total Expenditures	Annual	Cumulative
2019		4,350	869,943	869,943		11/1		200,683	11/1		156,189	11/01/18		0	0	0	3,584,131	10,000	0	869,943	869,943	10,065,000	15,054,777	2018
2020		2,137	4,350	4,350		11/1		200,683	11/1		156,189			0	0	0	3,754,377	10,000	366,875	366,875	507,417	10,065,000	15,054,777	2019
2021	232,290	715	233,005	233,005		11/1		200,683	11/1		156,189			0	0	0	4,932,710	10,000	366,875	366,875	133,870	10,065,000	15,054,777	2020
2022	626,073	46	626,119	626,119		11/1	2.60%	200,683	11/1	3.40%	156,193			0	0	0	4,315,191	30,000	586,875	39,244	48,65	9,885,000	14,854,777	2021
2023	820,456	242	820,698	820,698		11/1	2.70%	198,083	11/1	3.50%	152,793			0	0	0	4,520,163	30,000	831,475	107,777	37,676	9,440,000	14,403,777	2022
2024	949,016	188	949,205	949,205		11/1	2.80%	189,983	11/1	3.60%	147,543			0	0	0	4,734,807	31,212	893,737	53,468	93,164	8,940,000	13,679,777	2023
2025	1,092,552	466	1,093,018	1,093,018		11/1	3.00%	180,343	11/1	3.75%	140,343			0	0	0	4,959,777	31,836	1,023,061	64,956	158,100	8,245,000	13,204,777	2024
2026	1,234,637	791	1,235,428	1,235,428		11/1	3.00%	167,833	11/1	3.85%	131,903			235,589	235,589	235,589	4,959,777	32,473	1,267,800	32,473	125,728	7,545,000	12,504,777	2025
2027	1,403,135	629	1,403,763	1,403,763		11/1	3.10%	138,333	11/1	3.95%	122,280			235,589	235,589	235,589	4,959,777	33,112	1,395,324	28,439	154,166	6,695,000	11,654,777	2026
2028	1,501,028	771	1,501,799	1,501,799		11/1	3.20%	138,833	11/1	4.00%	108,805			235,589	235,589	235,589	4,959,777	33,785	1,467,042	34,787	188,953	5,745,000	10,704,777	2027
2029	1,547,775	945	1,548,720	1,548,720		11/1	3.30%	121,238	11/1	4.05%	83,825			235,589	235,589	235,589	4,959,777	34,451	1,534,487	14,232	208,186	4,695,000	9,654,777	2028
2030	1,547,620	1,016	1,548,636	1,548,636		11/1	3.35%	99,783	11/1	4.05%	77,005			235,589	235,589	235,589	4,959,777	35,150	1,547,527	1,110	204,295	3,595,000	8,554,777	2029
2031	1,547,466	1,021	1,548,487	1,548,487		11/1	3.45%	76,333	11/1	4.20%	60,805			235,589	235,589	235,589	4,959,777	35,853	1,516,580	29,907	234,203	2,485,000	7,444,777	2030
2032	1,547,311	1,171	1,548,482	1,548,482		11/1	3.55%	51,838	11/1	4.30%	44,005			235,589	235,589	235,589	4,959,777	36,570	1,493,002	(44,520)	169,683	1,260,000	6,219,777	2031
2033	1,547,156	948	1,548,104	1,548,104		11/1	3.60%	26,100	11/1	4.40%	23,005			235,589	235,589	235,589	4,959,777	37,301	1,481,996	(33,891)	159,395	0	4,959,777	2032
2034	1,547,001	779	1,547,780	1,547,780		11/1	3.65%	0	1,270,000	4.30%	0			235,589	235,589	235,589	4,959,777	38,047	1,548,637	1,444	199,395	0	3,689,777	2033
2035	1,546,847	800	1,547,646	1,547,646		11/1	3.75%	0	1,130,000	4.75%	175,264			175,264	1,305,264	1,305,264	4,959,777	38,808	1,534,073	203,574	36,509	0	2,559,777	2034
2036	1,546,692	1,818	1,548,510	1,548,510		11/1	3.80%	0	1,365,000	4.35%	0			121,589	1,506,589	1,506,589	4,959,777	39,584	1,546,174	2,336	365,844	0	1,174,777	2035
2037	1,546,537	1,829	1,548,366	1,548,366		11/1	3.85%	0	1,174,777	4.45%	0			55,802	1,230,579	1,230,579	4,959,777	40,376	1,270,985	27,412	643,256	0	0	2036
2038	1,546,383	3,216	1,549,599	1,549,599		11/1	0	3,90%	0	4.45%	0			(0)	(0)	(0)	4,959,777	41,184	1,508,415	2,151,611	0	0	(0)	2037
2039	1,546,228	10,753	1,556,986	1,556,986		11/1	0		(0)	4.75%	(0)			(0)	(0)	(0)	4,959,777	42,007	1,514,975	3,666,851	0	0	0	2038
2040	1,546,073	18,333	1,564,407	1,564,407		11/1	0		(0)	4.75%	(0)			(0)	(0)	(0)	4,959,777	42,847	1,521,539	5,188,123	0	0	0	2039
Total	26,442,274	53,369	26,495,644	26,495,644		6,185,000	2,207,960	1,726,683	3,910,000	1,726,683	3,862,737	2,472,960	7,432,737	715,217	22,177,376									Total

Notes:

Projected TID Closure

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City anticipates that a portion of the District will be rezoned prior to development.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Franklin Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development of the City of Franklin

The District contributes to the orderly development of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of Franklin Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

September 13, 2018

SAMPLE

Mayor Steve Olson
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

RE: City of Franklin, Wisconsin Tax Incremental District No. 6

Dear City Mayor:

As City Attorney for the City of Franklin, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Jesse Wesolowski
City of Franklin

Exhibit A:
**Calculation of the Share of Projected Tax Increments
Estimated to be Paid by the Owners of Property in the
Overlying Taxing Jurisdictions**


Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:		2017	Percentage	
County		19,090,000	21.78%	
Milwaukee County Metro Sewer District		6,519,552	7.44%	
Municipality		23,498,953	26.81%	
Franklin Public School		33,783,303	38.55%	
Technical College		4,750,585	5.42%	
Total		87,642,393		

Revenue Year	County	Milwaukee County Metro Sewer District	Municipality	Franklin Public School	Technical College	Total	Revenue Year
2021	50,597	17,280	62,282	89,540	12,591	232,290	2021
2022	136,369	46,572	167,865	241,331	33,936	626,073	2022
2023	178,709	61,032	219,983	316,259	44,472	820,456	2023
2024	206,712	70,596	254,453	365,815	51,441	949,016	2024
2025	237,976	81,273	292,938	421,143	59,221	1,092,552	2025
2026	268,925	91,842	331,035	475,912	66,922	1,234,637	2026
2027	309,983	105,864	381,575	548,572	77,140	1,423,135	2027
2028	326,949	111,659	402,460	578,598	81,362	1,501,028	2028
2029	337,132	115,136	414,994	596,617	83,896	1,547,775	2029
2030	337,098	115,125	414,953	596,557	83,888	1,547,620	2030
2031	337,064	115,113	414,911	596,498	83,879	1,547,466	2031
2032	337,031	115,102	414,870	596,438	83,871	1,547,311	2032
2033	336,997	115,090	414,828	596,379	83,862	1,547,156	2033
2034	336,963	115,079	414,787	596,319	83,854	1,547,001	2034
2035	336,929	115,067	414,745	596,259	83,846	1,546,847	2035
2036	336,896	115,055	414,704	596,200	83,837	1,546,692	2036
2037	336,862	115,044	414,662	596,140	83,829	1,546,537	2037
2038	336,828	115,032	414,621	596,080	83,820	1,546,383	2038
2039	336,795	115,021	414,579	596,021	83,812	1,546,228	2039
2040	336,761	115,009	414,538	595,961	83,804	1,546,073	2040
	5,759,576	1,966,991	7,089,785	10,192,640	1,433,282	26,442,274	

Notes:

The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

APPROVAL 	REQUEST FOR COUNCIL ACTION	MEETING DATE 10/16/2018
REPORTS & RECOMMENDATIONS	Franklin Civic Celebrations Commission Report on the Hours of the 2019 Civic Celebrations Event, Request for Spending Authority for 2019, and Summary Report of 2018 Activities	ITEM NUMBER <i>G.3.</i>

Attached are reports from John Bergner, Chairman of the Civic Celebrations Commission, requesting authority from the Common Council for the Commission to sign and execute contracts and agreements for the 2019 Franklin Civic Celebration. The 2019 event is planned for four days, Wednesday, July 3rd, through Saturday, July 6th.

COUNCIL ACTION REQUESTED

Motion to accept and file the summary report from the 2018 Civic Celebrations event and allow John Bergner, Chairman of the Civic Celebrations Commission, to execute contracts and agreements for the 2019 Franklin Civic Celebration event.

OR

As directed by the Common Council.



Franklin Civic Celebrations Commission

Request for Spending Authority 2019

October, 2018

I, John Bergner, Chairman of the Franklin Civic Celebrations Commission request authority to enter into contracts and agreements for the 2019 Franklin Civic Celebration. The dates and times will be:

- Wednesday , July 3rd - 5:00 pm to 11:00 pm
- Thursday, July 4th - 10:00 am to 11:00 pm
- Friday, July 5th - 1:00 pm to 11:00 pm
- Saturday, July 6th - 1:00 pm to 11:00 pm

With your approval, I request authority to spend the following amounts for 2019:

	2019	2018
	Requested	Actual
1. ENTERTAINMENT	\$33,000	\$22,740
2. FIREWORKS (2 nights)	\$27,500	\$15,500
3. RENTALS	\$21,500	\$18,476
4. PARADE (Bleachers, Flags)	\$11,000	\$ 9,613
5 ICE CREAM	\$ 1,000	\$ 1,166
6. PRINTING	\$ 600	\$ 574
7. SUPPLIES	\$ 2,400	\$ 1,282
8. MISC.	<u>\$ 4,500</u>	<u>\$ 4,042</u>
Totals:	\$101,500	\$73,393

The 2018 Festival was a 3 day event and the 2019 Festival is a 4 day event.

Note: Police and DPW cost are not included in any of the amounts.



City of Franklin

A Thriving Community in Southeastern Wisconsin

2018 FRANKLIN CIVIC CELEBRATION

JULY 2 -JULY 4

INCOME STATEMENT

INCOME	2018	2017
1. DONATIONS	\$20,475.00	\$23,775.00
2. TICKET SALES (Bank Deposit)	\$61,198.00	\$73,800.00
3. FOOD (NET)	\$9,518.29	\$16,717.61
4. CITY FUNDS	\$13,000.00	\$13,000.00
5. CARNIVAL COMMISSION	\$12,890.00	\$23,478.00
6. NON FOOD/ LICENSES	\$325.00	\$600.00
7. HELICOPTER RIDES	\$311.67	\$934.20
8. ATM RENTAL	\$221.00	\$228.50
9. AQUA RIDES	\$0.00	\$1,160.00
10. CASH FROM TICKET SALES:		
PAID TO BADGER BAND	\$1,175.00	\$1,040.00
PAID TO IDOL SINGERS AND DJ	\$0.00	\$550.00
TOTAL INCOME	\$119,113.96	\$155,283.31

EXPENSES**2018****2017****1. ENTERTAINMENT (INCLUDES CASH TO BADGER BAND)****\$22,740.00****\$34,260.00****2. MUSIC ON MOVE-FREE KIDS RIDES****\$0.00****\$0.00****3. POLICE AND DPW****\$25,773.01****\$37,196.96****4. PARADE (INCLUDES BLEACHERS,FLAGS)****\$9,613.00****\$7,771.36****5. FIREWORKS****\$15,500.00****\$15,200.00****6. ICE CREAM****\$1,166.40****\$1,555.20****7. BEER, ICE, SODA****\$14,774.53****\$18,205.65****7A. WINE****\$1,063.91****\$1,469.20****8. SUPPLIES,SERVICES, FUEL****\$1,281.79****\$2,771.03****9. RENTALS (TENTS,TABLES,CHAIRS,TOILETS)****\$18,476.35****\$17,473.61****10. TICKETS,PRINTING****\$574.40****\$477.67****11. T-SHIRTS-****\$1,672.50****\$1,668.00****12. SIGNS,BANNERS****\$1,003.82****\$300.00****13. BACKGROUND CHECKS****\$497.00****\$448.00****14.GOLF CARTS****\$580.00****\$740.00****15.MEMBERSHIPS****\$0.00****\$0.00****16. POSTAGE****\$287.94****\$229.72****TOTAL EXPENSES****\$112,604.65****\$139,646.40****NET INCOME****\$4,109.31****\$15,636.91****2018 Not Billed yet for Midwest Bleachers \$2,400.00 (included)**

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

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

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

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

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

The Plan Commission did not recommend approval of the following:

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

COUNCIL ACTION REQUESTED

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

ORDINANCE NO. 2018-_____

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

WHEREAS, §15-3.0434 of the Unified Development Ordinance provides for and regulates Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), same having been created by Ordinance No. 2000-1626 and later amended by Ordinance No. 2001-1657, 2002-1711 and 2003-1746, with such District primarily being located at 8800 South 102nd Street; and

WHEREAS, Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.) includes those lands legally described as follows:

Parcel 2 of Certified Survey Map No. 7099 being a redivision of Parcels 1 and 2 of Certified Survey Map No. 5627 and lands, all being in the Northwest 1/4, Northeast 1/4, Southeast 1/4, and Southwest 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; Tax Key No. 846-9987-002; and

WHEREAS, Scott Cole, owner of Innovative Health & Fitness Building, LLC, applicant, having petitioned for a further amendment to Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.) to revise the district to allow for construction of an approximately 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center), to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to seasonal outdoor training, physical therapy, sport league and individual play, etc. and to

allow building setbacks of 15 feet and 30 feet to the north and east property lines, respectively, to accommodate construction of the Fieldhouse building; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 7th day of June, 2018, and postponed and continued on the 21st day of June, 2018, and the Plan Commission having reviewed the proposed amendment to Planned Development District No. 29 at its regularly scheduled October 4, 2018 meeting, and thereafter having recommended to the Common Council that the proposed amendment be approved; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin, and that it will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0434 Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), of the Unified Development Ordinance of the City of Franklin, Wisconsin, as previously amended, is hereby amended to allow for construction of an approximately 25,500 square foot Fieldhouse building, subject to the following conditions:

1. The applicant shall revise and complete the Natural Resource Protection Plan (pursuant to Section 15-4.0100 of the Unified Development Ordinance), for Department of City Development review and approval, prior to issuance of a Building Permit.
2. The applicant shall obtain approval of a Natural Resource Special Exception for the proposed field house for City of Franklin review and approval, prior to issuance of a Building Permit.
3. The applicant shall prepare stormwater management and erosion control plans for Engineering Department review and approval prior to issuance of a Building Permit.
4. The applicant shall obtain City approval of the new/relocated water, sanitary, and storm sewers prior to issuance of a Building Permit.

5. The applicant shall submit new easement documents for City review and approval prior to issuance of a Building Permit.
6. The applicant shall submit a plat of survey for the proposed field house for City review and approval prior to issuance of a Building Permit.
7. The applicant shall obtain a full-time inspector, provided by the City at the owner's expense, during the delivery of the materials and the construction of the water, sanitary, and storm sewers/utilities.
8. The applicant shall revise the Site and Landscape Plans to ensure compliance with the maximum gross floor area ratio and the minimum landscape surface ratio as required by Table 15-3.0402C. of the City of Franklin Unified Development Ordinance, for Department of City Development review and approval prior to issuance of a Building Permit.
9. The applicant shall revise the Landscape Plan to provide a variety of native evergreen plantings along the east side of the proposed building and a variety of deciduous plantings along the north side of the building not to be located above any water, sanitary, or storm sewers, and to relocate any plantings within the proposed gravel/pervious paver pathways, for Department of City Development review and approval prior to issuance of a Building Permit. Such landscaping shall be installed prior to issuance of an Occupancy Permit.
10. The applicant shall revise the Site and Landscape Plans to identify a 30 foot wide Landscape Bufferyard along the east property line, for Department of City Development review and approval prior to issuance of a Building Permit. The applicant shall submit a Landscape Bufferyard Easement for staff review and Common Council approval, and recording with the Milwaukee County Register of Deeds Office, prior to issuance of an Occupancy Permit.
11. The applicant shall submit details including specification sheets for the trash enclosure for Department of City Development review and approval prior to issuance of an Occupancy Permit.
12. Subject to approval by the City of Franklin Fire Chief, the applicant shall revise the Site Plan to remove the gravel path along the east side of the building addition and to add a gravel pathway along the north side of the building addition, for Department of City Development review and approval, prior to issuance of a Building Permit. The applicant shall install the pathway prior to issuance of an Occupancy Permit.

13. The applicant shall revise the Elevations/Architectural Plan to screen all mechanicals from public view, to provide a front entrance feature similar to but smaller than the existing front entrance, to more closely match the existing building colors, and to provide details of all building materials, doors, windows, and exterior stairs, for Department of City Development review and approval, prior to issuance of a Building Permit.
14. The applicant shall prepare a Restoration Plan for the areas of natural resource features disturbed by construction of the proposed project, for Department of City Development review and approval, prior to issuance of a Building Permit. The applicant shall implement the Restoration Plan prior to issuance of an Occupancy Permit.
15. The applicant shall submit a separate request for signage, subject to the City of Franklin sign regulations set forth in the Municipal Code, for Inspection Department review and Architectural Review Board approval prior to the installation of any such signage.

SECTION 2:

§15-3.0434 Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), of the Unified Development Ordinance of the City of Franklin, Wisconsin, as previously amended, specifically Section 2.0.D.2., of Ordinance No. 2000-1626, is hereby amended to read as follows:

2. Permitted Uses. The following uses are hereby permitted within Area A.
 - a. Wellness Center
 - b. Indoor Movie Theater
 - c. Wide ranges of exercises - free weights, weight stack equipment, functional and HIIT training devices, cardio such as running, treadmills, steppers, etc.
 - d. Seasonal outdoor training activities/classes
 - e. Pool activities such as swimming and pool exercise classes, swim lessons etc.
 - f. Spa services – massage

- g. Steam room and sauna
- h. Physical therapy services
- i. Nutrition and diet services
- j. Sport league and individual play - basketball, volleyball, soccer, futsal, pickleball, badminton, etc.
- k. Snack bar with pre-made and packaged foods and beverages
- l. Sale of nutritional supplements
- m. Social events - club events such as member appreciation; rental of space for kid's birthdays
- n. Child care/ babysitting
- o. Any other uses within Area A shall only be permitted after a public hearing to amend this Planned Development District.

SECTION 3: §15-3.0434 Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), of the Unified Development Ordinance of the City of Franklin, Wisconsin, as previously amended, specifically Section 2.0.D.3. of Ordinance No. 2000-1626, is hereby amended to allow building setbacks of 15 feet and 30 feet to the north and east property lines, respectively.

SECTION 4: Scott Cole, owner of Innovative Health & Fitness Building, LLC, applicant, successors and assigns, shall pay to the City of Franklin all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Fieldhouse Building construction project. 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.

SECTION 5: The approval granted hereunder is conditional upon Scott Cole, owner of Innovative Health & Fitness Building, LLC, applicant and the Fieldhouse Building construction project for the property located at 8800 South 102nd Street, in Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.): (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.

SECTION 6: All other applicable terms and provisions of §15-3.0434, shall apply to the subject Scott Cole, owner of Innovative Health & Fitness Building, LLC Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.) district revisions, and all terms and provisions of §15-3.0434 as existing immediately prior to the adoption of this Ordinance, except as amended hereunder, shall remain in full force and effect.

SECTION 7: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 8: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 9: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018, by Alderman _____.

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

APPROVED:

ATTEST:

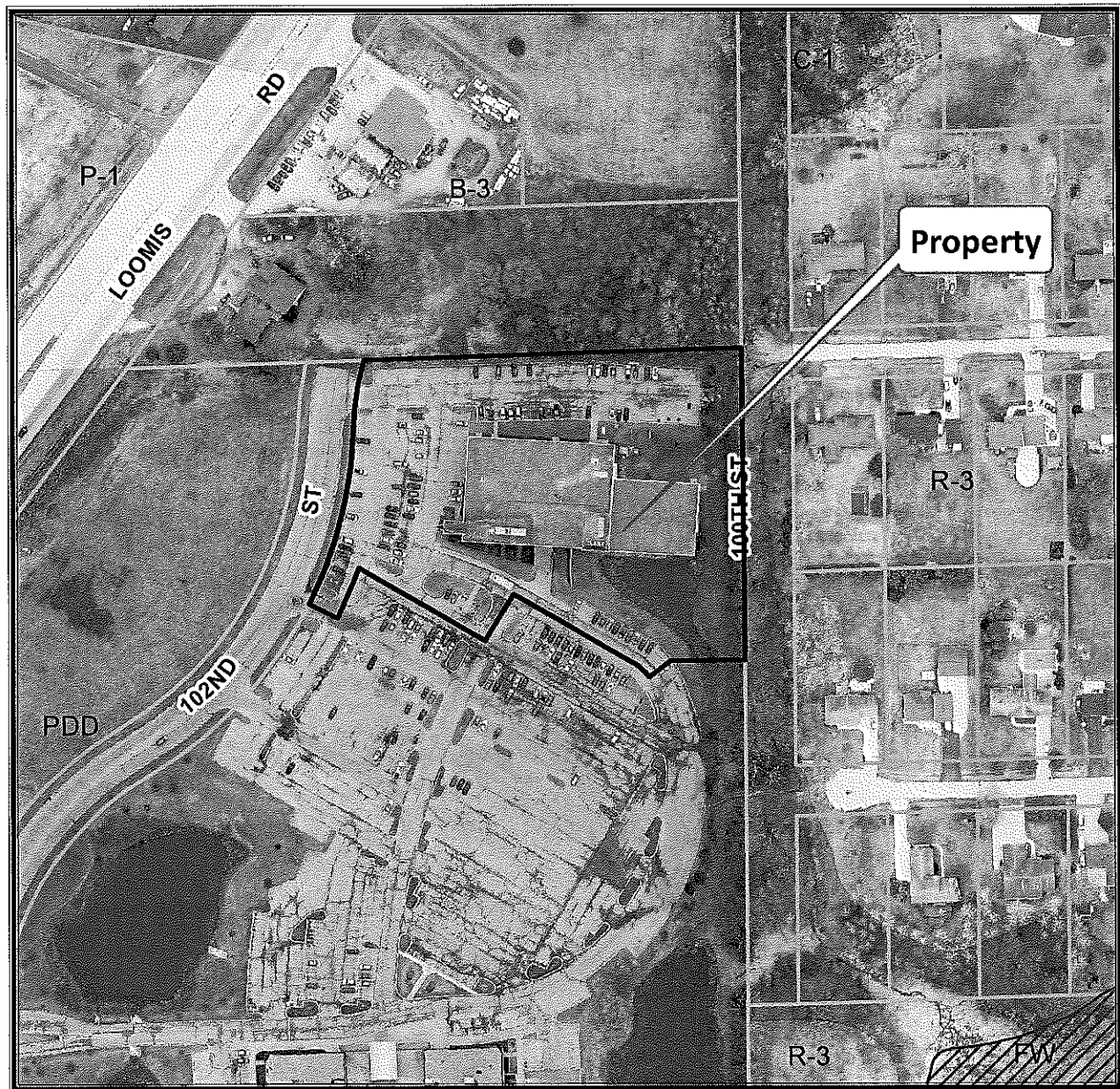
Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



8800 S. 102nd Street
TKN: 846 9987 002



Planning Department
(414) 425-4024

0 115 230 460 Feet



2017 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.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of October 4, 2018

Planned Development District No. 29 Amendment

RECOMMENDATION: City Development staff recommends approval of the Planned Development District No. 29 major amendment for Innovative Health and Fitness subject to the conditions set forth in the draft ordinance.

Project Name:	Innovative Health and Fitness PDD No. 29 Major Amendment
Project Address:	8800 South 102 nd Street
Applicants:	Scott Cole, Innovative Health and Fitness
Property Owners:	Innovative Health & Fitness Building LLC
Current Zoning:	PDD No. 29
2025 Comprehensive Plan:	Commercial and Water
Use of Surrounding Properties:	Commercial to the north and south, vacant land zoned PDD No. 29 to the west, and single-family residential to the east.
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Planned Development District major amendment.

INTRODUCTION:

On March 15, 2018, JSD Professional Services, Inc. submitted an application for a Major Amendment of Planned Development District (PDD) No. 29, on behalf of the owner of Innovative Health and Fitness, to construct a field house immediately north of the existing fitness facility, and to request additional Permitted Uses within PDD No. 29.

This matter had been scheduled for a public hearing before the Plan Commission at its June 7, 2018 meeting, but action was not taken at that time at the request of the owner. In addition, the public hearing was postponed and continued to the Plan Commission's June 21st meeting. At their June 21st meeting, the Plan Commission moved to "table and refer back to staff", in part to address their concerns about the proposed setback reductions.

On September 20, 2018, the applicant submitted the attached revised plans for Plan Commission consideration.

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT:

Staff is recommending, with agreement from the applicant, that the Plan Commission classify the proposed amendment as a Major PDD Amendment. It can be noted that Major PDD Amendments are reserved for changes to the exterior boundary of, or proposed uses within, the PDD.

The applicant has proposed a number of changes to the Planned Development District, including:

- Proposed construction of an approximately 25,500 square foot field house to be located immediately north of the existing building. This facility is intended to be utilized for intermural sports, training, and rehabilitation, and will include sports courts, offices, and restrooms.
- Revision of the following building setbacks:
 - North lot line, current = 95', proposed = 15'.
 - East lot line, current = 50', proposed = 30' (*the applicant had previously requested a 20' setback*).
- Additional permitted uses. The applicant is requesting that a number of additional uses be allowed as permitted uses within PDD No. 29 (see the applicant's Memorandum).
 - It can be noted that six of the requested uses are already allowed: wide range of exercises; pool activities; spa services – massage; steam room; snack bar; and child care.
 - Staff has no objection to addition of the following six requested uses: seasonal outdoor training; physical therapy; nutrition and diet services; sport league and individual play; sale of nutritional supplements; and social – club events.
 - Staff does not recommend approval of the following three proposed uses:
 - Laser services and cosmetics;
 - Physician services; and
 - Wine and beer service.

PDD Amendment Concerns

Staff has a number of concerns about the proposed project as noted below. For these reasons, staff recommends approval of the proposed PDD Amendment with numerous conditions.

Proposed additional uses. As noted above, staff does not recommend approval of any uses that may have a surgical element (i.e. laser services and cosmetics, and physician services), or of any drinking establishment (i.e. wine and beer service).

- Uses with a potential surgical element would have certain health and safety needs that would generally not be compatible with a physical fitness facility, and such uses have parking requirements in excess of the other permitted and proposed uses.
- Drinking establishments are a special use in the adjacent B-3 portion of PDD No. 29, may also have parking requirements in excess of the other permitted and proposed uses, and would generally not be compatible with a physical fitness facility.

Reduction of the building setbacks. The applicant is requesting substantial reductions in the building setbacks on both the north and east property boundaries. While staff does not object to the north lot line setback reduction, staff has concerns about the east lot line setback, as more fully described in the following "Impacts upon protected natural resource features" section of this report.

- The proposed building extends to within approximately six feet of the edge of the existing pavement on the north, and to the farthest edge of the existing pavement on the east (*the building had previously been proposed to extend up to the edge of the existing pavement on the north, and about 15 feet beyond the edge of the pavement on the east*).
- Land disturbing activities associated with construction of the proposed building would extend approximately 5 to 10 feet into the existing woodlands both to the east and to the north.

- Based upon the above information, the proposed building would still be located closer to the existing residential homes to the east.

Impacts upon protected natural resource features. As the proposed building addition extends beyond the existing developed (paved) areas, and as more than 2,500 square feet of new impervious surface is proposed within 100 feet of protected natural resource features, a Natural Resource Protection Plan (NRPP) has been required. The applicant has prepared a NRPP, however:

- The NRPP is incomplete, it does not identify the shore buffer associated with the waterway located immediately east of the subject property, nor does it identify the woodland delineation. The extent of encroachment into these resources must also be identified on the NRPP. Furthermore, the extent of encroachment associated with the southeast corner of the building is incorrectly identified.
- Although essential services are allowed within protected natural resources, a Restoration Plan must be prepared which restores the areas disturbed by construction of the proposed water main and storm sewers.
- The east side of the proposed building addition encroaches an additional approximately 4,000 square feet into protected natural resource features comprised of wetland buffers, wetland setbacks, and potentially woodlands and shore buffer.
 - Portions of the existing building and existing parking lot are already located within the wetland buffers and setbacks.
 - The area of additional encroachment currently consists of lawn and landscape areas.
 - The majority of this additional encroachment is located within the Phase II portion of the previously approved Franklin Wellness Center, which Ordinance No. 2000-1626 states "The shaded polygons attached to the Wellness Center on Exhibit "B" allows future additions without any amendment of this Planned Development District, provided the Plan Commission has not identified a lack of adequate parking within Area A for the identified permitted uses."
- Based upon the preceeding information, staff would not object to establishment of the east property line setback, and limit of natural resource encroachment, as the 75 foot shore buffer from the waterway located immediately east of the subject area.
 - Please note that this would require relocation of the proposed building addition approximately 10 feet westward. If this is not done, a Natural Resource Special Exception will be required, to allow encroachment into the Shore Buffer.

Staff has identified in the draft ordinance a number of recommended conditions related to these and other related concerns. In addition, staff has the following suggestions:

- The primary building material for the front (west elevation) façade should be comprised of pre-cast textured concrete panels similar to the existing Innovative Health and Fitness facility.
- The entire Innovative Health and Fitness facility portion of PDD No. 37 should be reviewed for compliance with the overall Landscape Plan, and any necessary landscaping replaced, for Department of City Development review and approval.

CONCLUSION:

City Development staff recommends approval of the Planned Development District No. 29 major amendment for Innovative Health and Fitness subject to the conditions set forth in the draft ordinance.

Memorandum

www.jsdinc.com

To: Mr. Joel Dietl
From: Justin L. Johnson, PE
Re: Innovative Health & Fitness Fieldhouse
JSD Project #: 17-8269
Date: June 7, 2018 (**Revised 2018-09-20**)
cc:

INNOVATIVE HEALTH & FITNESS FIELDHOUSE PROJECT NARRATIVE:

Please accept the attached Minor Amendment application for Planned Development District No. 29, submitted by JSD Professional Services, Inc. on behalf of Innovative Health & Fitness to accommodate the addition of a Fieldhouse building at the north side of the property.

The following is a narrative summary describing the project.

Project Description & Purpose

The proposed expansion of Innovative Health & Fitness (IHF) involves the construction of a separate 25,500 s.f. facility; or rather a Fieldhouse. The intent of the stand-alone structure is to support intermural sports, training, and the rehabilitation missions of IHF. The Fieldhouse will consist of a training area, sports courts, a management office, reception and required toilet facilities. It does not rely exclusively upon the existing facility for any services and can be functionally considered an independent building. That said, some IHF members and customers will have the opportunity to move between structures via a fire rated link for convenience. This will depend upon their participation in programs.

The proposed construction type of the new structure is Type IIB (pre-engineered) per the International Building Code and will be equipped with a NFPA 13 fire protection system. The structure will require extra attention to fire separation and exiting because of its proximity to the existing structure. The Fieldhouse is designed so as not to overshadow the existing fitness and rehabilitation facility. Conversely, its design is intended to compliment the massing, color, and rhythm of the current IHF facility. At a distance, it will likely appear to be the same facility, however, will have its own identifiable entrance.

Health Club Uses

In addition to the uses currently permitted within the existing IHF facility, the Owner hereby requests that Ordinance No. 2000-1626, Section 2.0.D.2 be amended to include the following uses and activities:

- Wide ranges of exercises - free weights, weight stack equipment, functional and HIIT training devices, cardio such as running, treadmills, steppers, etc.
- Seasonal outdoor training activities / classes
- Pool activities such as swimming and pool exercise classes, swim lessons etc.
- Spa services - massage, laser services, and cosmetics
- Steam room and Sauna
- Physical therapy services
- Physician services
- Nutrition and diet services
- Sport league and individual play - basketball, volleyball, soccer, futsal, pickleball, badminton, etc.
- Snack bar with pre-made and packaged foods and beverages.
- Sale of nutritional supplements
- Social events - club events such as member appreciation. Also a few times a year renting space for Kids Birthdays
- Licensed Child care/ babysitting
- Serve wine and beer

Building Setbacks

The Owner hereby requests that Ordinance No. 2000-1626, Section 2.0.D.3 be amended to allow building setbacks of 15.0 feet and 30.0 feet to the north and east property lines, respectively (see Sheet C2.0 – Site Plan).

Stormwater Management

We have evaluated the proposed Innovative Health & Fitness Fieldhouse addition and associated site improvements in comparison to the stormwater design data from the original site development (see Stormwater Management Report by McClure Engineering Associates, Inc., dated March 29, 2001). The area of the site on which the new Fieldhouse is to be constructed currently consists of pavement, future building expansion space, and accessory landscaping. The original plan accounted for the existing pavement and turf areas, but is unclear as to whether the future expansion area was considered as an impervious surface. A deeper evaluation will need to be performed to determine definitively what stormwater measures may be necessary. If stormwater management is necessary, it would only need to handle the small amount of new impervious area that we are adding to the property, and that would be addressed with a small in-line pipe detention facility upstream of existing stormwater Pond B.

Parking

The current facility shares parking with the adjacent theater property. Overall, the property contains approximately 780 parking stalls. The current IHF parcel contains 164 of those stalls. The proposed

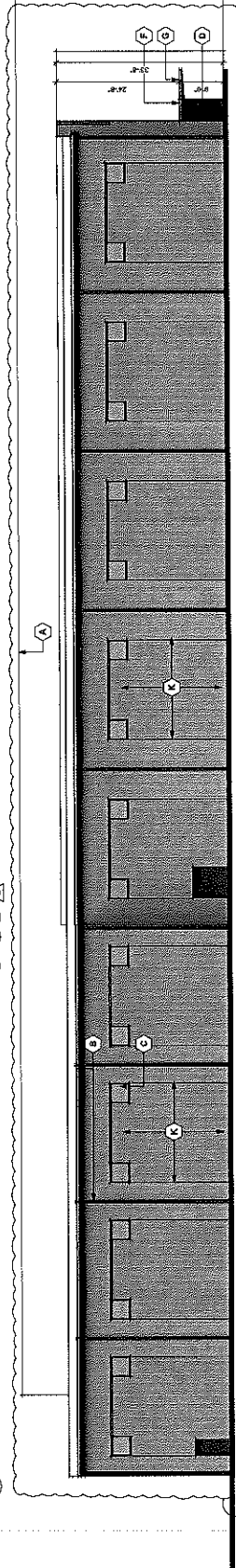
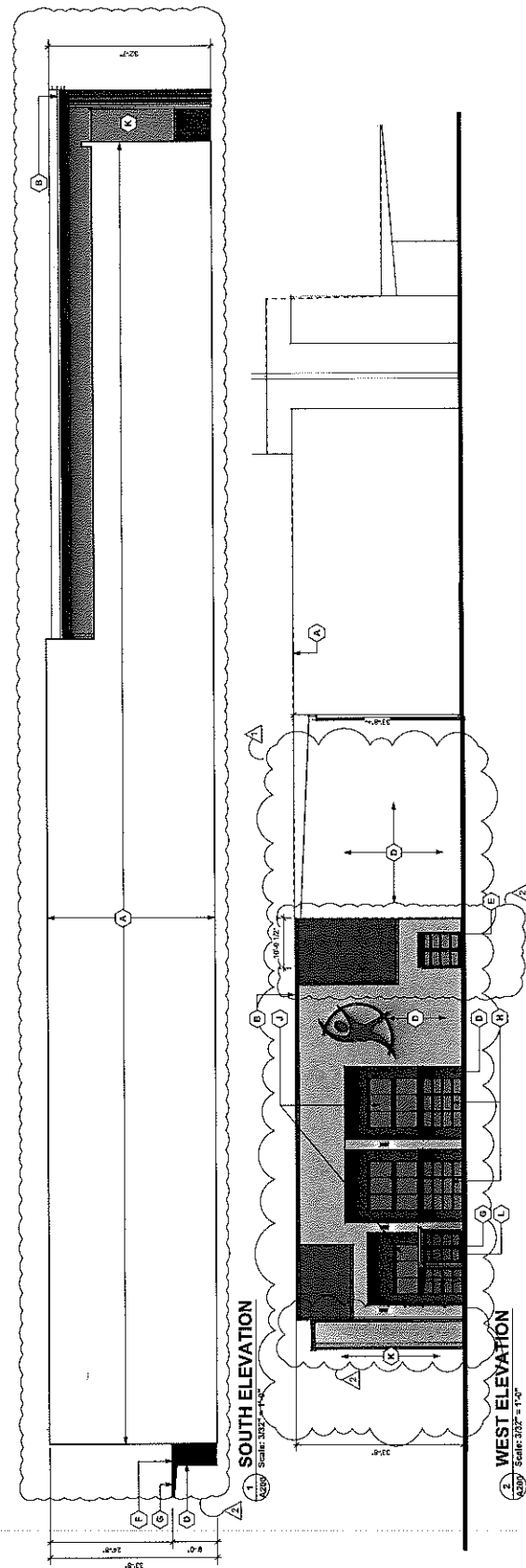
Fieldhouse construction will reduce the IHF parking count to 98 stalls. It is the Owner's opinion that the remaining parking is adequate for the proper function of the facility. Based on facility check-ins recorded in January of 2018 (January being the busiest month of the year), hourly check-ins ranged from 0 to 166 between 5:00 a.m. and 10:00 a.m., and 0 to 208 between 3:00 p.m. and 6:00 p.m., with the heaviest attendance being in the 5:00 p.m. to 6:00 p.m. time period. Per the ITE Trip Generation Manual, Current Edition, the peak demand periods for the movie theater are Fridays from 7:00 p.m. to 9:00 p.m. and Saturdays from 7:00 p.m. to 9:00 p.m. This said, we request that Ordinance No. 2000-1626, Section 2.0.D.1 be amended to allow for this reduction in parking based on historical facility usage and the offsetting peaks demand periods of the IHF and theater. Furthermore, we agree that should parking capacity become a problem in the future, we will approach Marcus Corporation (or whomever is the operator of the theater facility at that time) about amending the current cross-parking agreement.

Natural Resources

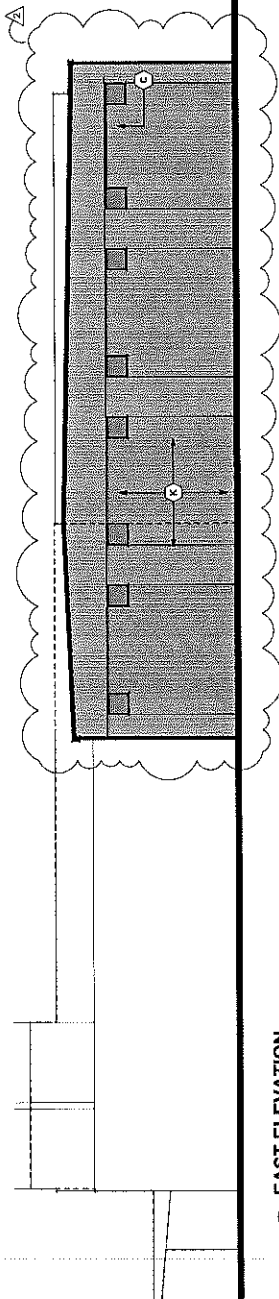
Based on the Wetland Delineation report compiled by Helianthus, dated July 9, 2018, there are wetland resources located onsite along the northerly and easterly property lines as well as within the existing stormwater Pond B. These wetland resources have been field located by JSD and added to the Civil Plans. Since we do encroach into wetland setbacks and buffers (almost all of which are currently encompassed by existing building and pavement), a Natural Resource Protection Plan has been generated and is included with this submittal. No impact to the existing wetlands other than disturbance to the wetland setbacks or buffers is proposed. Please see the Wetland Delineation report and the NRPP for further details.

Project Value

The Fieldhouse is anticipated to be an approximately a \$1.7 million project.



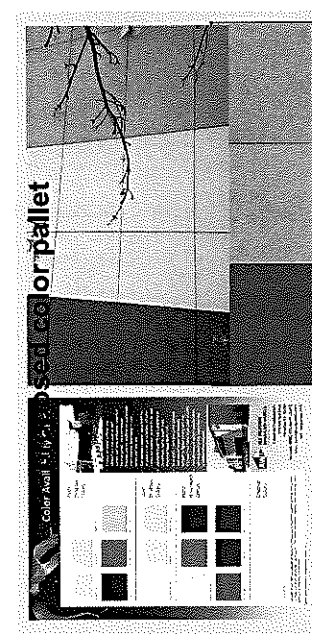
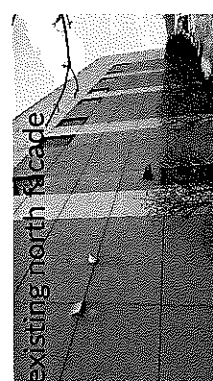
NOTE: COLORS THIS ELEVATION WILL
APPEAR DARKER DUE TO NORTHERN
EXPOSURE and NO DIRECT SUNLIGHT



ELEVATION KEYED NOTES

- | | |
|---|--|
| A | OUTLINE OF EXISTING FACILITY |
| B | SHEET METAL COPING, GUTTER, AND/OR DOWNSPOUT |
| C | TRANSLUCENT PANEL WINDOW SYSTEM |
| D | FLUSH, INSULATED METAL PANEL |
| E | CONNECTION LINK |
| F | VESTIBULE STRUCTURE |
| G | METAL SHINGLE PATTERN CLADDING |
| H | GLASS OVERHEAD DOOR |
| J | ALUMINUM STOREROOM SYSTEM |
| K | PROFILED METAL WALL PANEL |
| | ALUMINUM ENTRANCE SYSTEM |

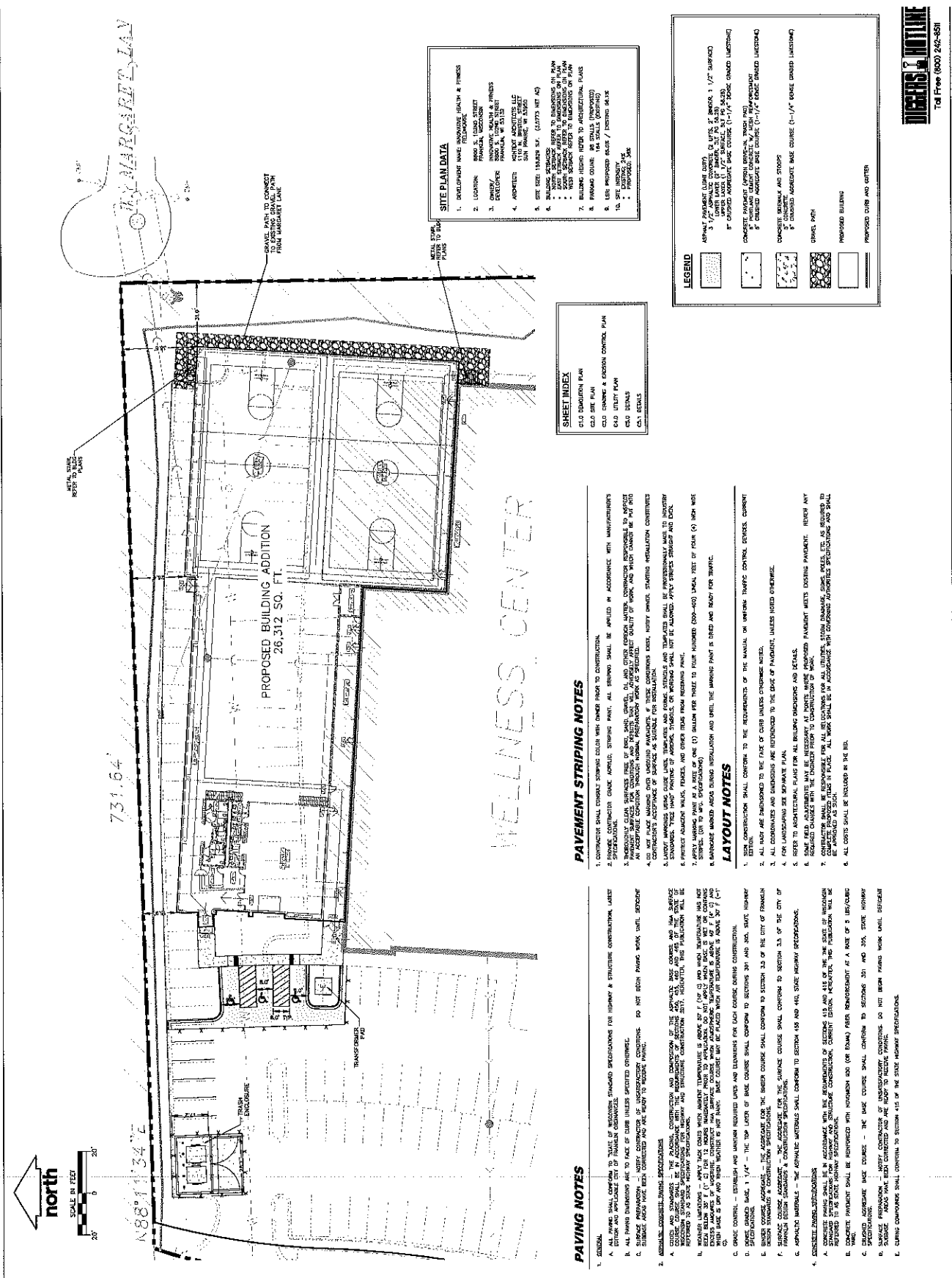
Figure 1 displays a grid of handwritten characters, specifically the letter 'f', generated by a neural network. The grid is organized into 4 rows and 12 columns. Each row shows a sequence of characters, with the first column containing the most basic, noisy versions and subsequent columns showing increasingly refined and detailed versions of the letter 'f'. The characters are arranged in a way that demonstrates the model's ability to learn and generate complex, stylized handwriting from simple inputs.

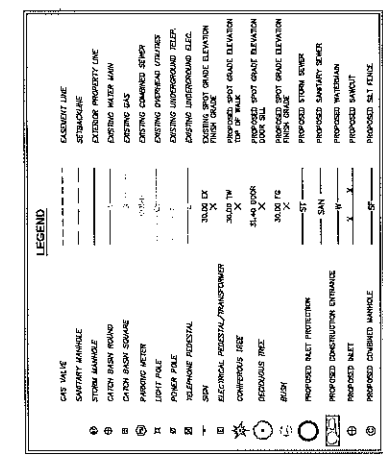


COLOR PALLET INTENT:

Entirement subject to contract. Not for cash.

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PROJECT EXTENTS

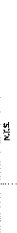
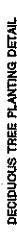
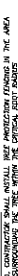
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EXISTING BUILDING

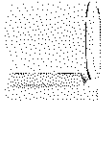
A north arrow pointing to the left, labeled "north". Below it is a scale bar in feet, with markings for 0, 10, and 20 feet.

DIABERS HOTLINE

Call Free (800) 242-8511

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TUBE - model WS-W26
LED Wall Mount

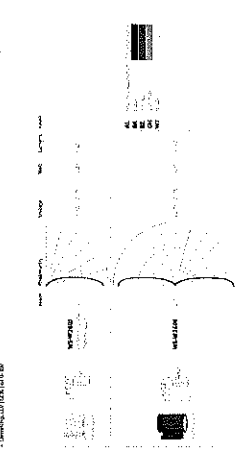


WAC LIGHTING
Responsible Lighting®

Fixture Type:
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION
 The TUBE LED Wall Mount fixture is a high-quality, energy-efficient lighting fixture designed for use in a variety of commercial and industrial applications. It features a durable, weather-resistant housing and a high-lumen LED light source. The fixture is designed to be mounted on a wall and is available in two models: WS-W26 and WS-W26-2. The WS-W26 model is a single-head fixture, while the WS-W26-2 model is a dual-head fixture. Both models are designed to provide a wide area of illumination and are suitable for use in a variety of environments, including outdoor spaces, parking garages, and industrial facilities.

FEATURES
 - High-quality, energy-efficient LED light source
 - Durable, weather-resistant housing
 - Wide area of illumination
 - Suitable for use in a variety of environments
 - Available in two models: WS-W26 and WS-W26-2



NOTES
 1. The TUBE LED Wall Mount fixture is designed to be mounted on a wall. It is not designed to be mounted on a ceiling or floor.
 2. The fixture is designed to provide a wide area of illumination. It is not designed to provide a focused beam of light.
 3. The fixture is suitable for use in a variety of environments, including outdoor spaces, parking garages, and industrial facilities.

WARRANTY
 WAC Lighting warrants the TUBE LED Wall Mount fixture to be free from defects in materials and workmanship for a period of five (5) years from the date of installation. This warranty is limited to the original purchaser and does not cover damage caused by misuse, abuse, or neglect.

INSTALLATION
 The TUBE LED Wall Mount fixture should be installed in accordance with the manufacturer's instructions. It should be mounted on a wall that is capable of supporting the weight of the fixture. The fixture should be installed in a location that provides a wide area of illumination and is suitable for the intended application.

MAINTENANCE
 The TUBE LED Wall Mount fixture requires minimal maintenance. The LED light source is designed to have a long life span and does not require replacement. The fixture should be cleaned regularly with a soft cloth and mild detergent.

ENVIRONMENTAL
 The TUBE LED Wall Mount fixture is designed to be energy-efficient and environmentally friendly. It uses high-quality LED light sources that consume less energy than traditional incandescent or fluorescent light sources. The fixture is also designed to be durable and long-lasting, reducing the need for replacement.

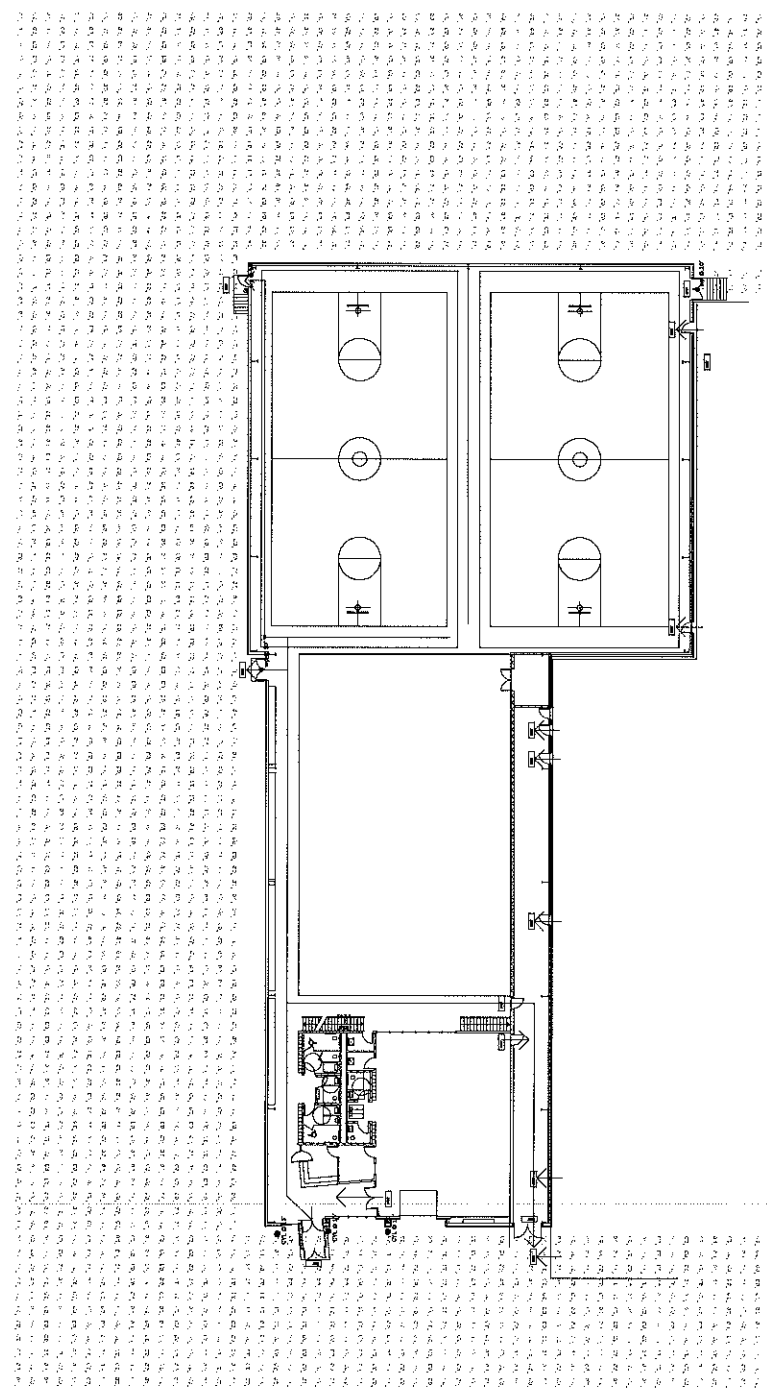
SALES INFORMATION
 The TUBE LED Wall Mount fixture is available in two models: WS-W26 and WS-W26-2. The WS-W26 model is a single-head fixture, while the WS-W26-2 model is a dual-head fixture. Both models are designed to provide a wide area of illumination and are suitable for use in a variety of environments.

CONTACT INFORMATION
 For more information about the TUBE LED Wall Mount fixture, please contact WAC Lighting at (713) 461-1000 or visit our website at www.waclighting.com.

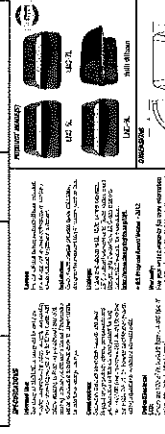
DISCLAIMER
 This document is a technical specification for the TUBE LED Wall Mount fixture. It is not a contract and does not constitute an offer. The actual product may vary slightly from the specifications shown in this document.

REVISIONS
 1.0 Initial Release
 1.1 Revised to include WS-W26-2 model

APPROVALS
 Design: [Signature]
 Check: [Signature]
 Date: 05/22/18



UNC SERIES



UNC SERIES
 The UNC Series is a line of high-quality, energy-efficient lighting fixtures designed for use in a variety of commercial and industrial applications. It features a durable, weather-resistant housing and a high-lumen LED light source. The fixtures are designed to be mounted on a wall or ceiling and are available in a variety of models, including the UNC-1, UNC-2, and UNC-3. The UNC-1 model is a single-head fixture, while the UNC-2 and UNC-3 models are dual-head fixtures. All models are designed to provide a wide area of illumination and are suitable for use in a variety of environments, including outdoor spaces, parking garages, and industrial facilities.

FEATURES
 - High-quality, energy-efficient LED light source
 - Durable, weather-resistant housing
 - Wide area of illumination
 - Suitable for use in a variety of environments
 - Available in a variety of models: UNC-1, UNC-2, and UNC-3

INSTALLATION
 The UNC Series fixtures should be installed in accordance with the manufacturer's instructions. They should be mounted on a wall or ceiling that is capable of supporting the weight of the fixture. The fixtures should be installed in a location that provides a wide area of illumination and is suitable for the intended application.

MAINTENANCE
 The UNC Series fixtures require minimal maintenance. The LED light source is designed to have a long life span and does not require replacement. The fixtures should be cleaned regularly with a soft cloth and mild detergent.

ENVIRONMENTAL
 The UNC Series fixtures are designed to be energy-efficient and environmentally friendly. They use high-quality LED light sources that consume less energy than traditional incandescent or fluorescent light sources. The fixtures are also designed to be durable and long-lasting, reducing the need for replacement.

SALES INFORMATION
 The UNC Series fixtures are available in a variety of models: UNC-1, UNC-2, and UNC-3. The UNC-1 model is a single-head fixture, while the UNC-2 and UNC-3 models are dual-head fixtures. All models are designed to provide a wide area of illumination and are suitable for use in a variety of environments.

CONTACT INFORMATION
 For more information about the UNC Series fixtures, please contact WAC Lighting at (713) 461-1000 or visit our website at www.waclighting.com.

DISCLAIMER
 This document is a technical specification for the UNC Series fixtures. It is not a contract and does not constitute an offer. The actual product may vary slightly from the specifications shown in this document.

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