

CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA\*  
TUESDAY, SEPTEMBER 18, 2018 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B.
  - 1. Citizen Comment Period.
  - 2. Mayoral Announcements: A Proclamation in Recognition of Nicholas J. Fuchs.
- C. Approval of Minutes of Regular Common Council Meeting of September 4, 2018.
- D. Hearings.
- E. Organizational Business.
  - The Mayor has made the following appointments for Council confirmation:
    - Community Development Authority
      - 1. Adam Burckhardt, 7541 S. 72<sup>nd</sup> St., 4 year term expiring 4/30/22.
    - Economic Development Commission
      - 2. Matt Cool, 4934 W. Forest Hill Ave., 2 year term expiring 6/30/20.
      - 3. Paul Dausman, 4103 W. Minnesota Ct., 2 year term expiring 6/30/20.
    - Finance Committee
      - 4. Alderman Mark Dandrea, 1 year term expiring 4/16/19.
      - 5. Alderwoman Kristen Wilhelm, 1 year term expiring 4/16/19.
      - 6. Alderman John Nelson, 1 year term expiring 4/16/19.
    - License Committee
      - 7. Alderman Steve Taylor, 1 year term expiring 4/16/19.
      - 8. Alderwoman Kristen Wilhelm, 1 year term expiring 4/16/19.
      - 9. Alderman John Nelson, 1 year term expiring 4/16/19.
    - Parks Commission:
      - 10. Alderman John Nelson, 1 year term expiring 4/16/19.
    - Plan Commission
      - 11. Alderman Mark Dandrea, 1 year term expiring 4/16/19.
    - Board of Public Works
      - 12. Rebecca Specht, 3185 W. Yorkshire Cir., 3 year term expiring 4/30/21.
    - Technology Commission
      - 13. Layne Litwin, 7382 S. Hillendale Dr., 3 year term expiring 4/30/21.
      - 14. John Farney, 8014 S. 59<sup>th</sup> St., 3 year term expiring 4/30/21.

Board of Water Commissioners

15. Gary Grobner, 11436 W. Shields Dr., 5 year term expiring 9/30/23.

F. Letters and Petitions.

G. Reports and Recommendations:

1. Consent Agenda:
  - (a) Approval to Accept a Donation in the Amount of \$100 from Elaine Sievert to be Deposited into the Police Citizen Academy.
  - (b) Approval to Accept a No-Match Grant in the Amount of \$450 from Wal-Mart Community Grants for the Support of Franklin Fire Department Dive Team Operations.
  - (c) Request Common Council Approval/Adoption of the Milwaukee County Hazard Mitigation Plan.
2. Selection of a Design Concept and Architect for the City Hall Remodeling Project.
3. A Resolution Conditionally Approving a 3 Lot Certified Survey Map, Being Lot 3 and 4 of Certified Survey Map No. 9042 and Lands in the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Michael E. Zimmerman, Partner, Roc Ventures, LLC/Zim-Mar Properties, LLC, Applicants) (Approximately 7220 South Ballpark Drive).
4. A Resolution Conditionally Approving a Condominium Plat (First Addendum) for the Woodland Prairie Condominium Development to Increase the Number of Buildings from 13 Buildings to 15 Buildings and to Change the Number of Units Within the Buildings at 6701-6799 South Prairiewood Lane (Rick & Ron Development, LLC, Applicant/Property Owner).
5. A Resolution to Authorize the Construction of a Public Trail Upon Lands in Part Supporting Natural Resource Features Within Ernie Lake Park Located at 8000 S. Chapel Hill Drive (City of Franklin, Applicant).
6. Proposed Donation of Land by Midwest Homes of Wisconsin, Inc. Bearing Tax Key Nos. 760-0168-000, 760-9996-010 and 760-9997-005 (3 Properties Approximately Located South of West Rawson Avenue, North of West Marquette Avenue, East of South 37<sup>th</sup> Place and West of Countryside Drive).
7. A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Gas Station and Convenience Store Use for Property Located at 11123 West Forest Home Avenue (Jujhar, LLC D/B/A/ Midtown Gas & Liquor, Applicant).
8. Request from Veridian Homes to Allow Two Model Home Permits and Partial Phasing of Development for Eleven Lots in Aspen Woods Phase 1 (S. 51<sup>st</sup> Street and W. Puetz Road).
9. Presentation of the Mayor's 2019 Recommended Budget and Review of the Budget Preparation Timetable.
10. Authorization for the Department of Public Works to Sell Surplus Equipment.

11. Recommendation to Reject Construction Bid for Pleasant View Pavilion in Pleasant View Park 4901 West Evergreen Street (Project 2018-7) and Provide Project Direction.
12. Employee Health Insurance Plans: Establish the Primary Health Care Benefit Levels for the City of Franklin Employees, and Covered Retirees and Dependents, in a New High-Deductible Health Plan and to Amend the Benefit Levels in the City of Franklin Medical Choice Plus with Co-Pay Health Plan and to Offer it as a Second Optional Employee Health Insurance Plan.
13. Potential Acquisition of Property for Public Park Purposes in the City Pursuant to the May 1, 2018 Common Council Action Upon the Parks Commission Recommendation to Move Forward with Park Land Acquisition Necessary Steps (and which Common Council Action Also Changed the Status of the Neighborhood Park Land Acquisition Project in the 2018 Capital Improvement Fund to an "Approved Project"). The Common Council May Enter Closed Session Pursuant to Wis. Stat. § 19.85(1)(e), for Market Competition And Bargaining Reasons, to Consider the Potential Acquisition of Properties to be used for Public Park Purposes in the City Pursuant to the May 1, 2018 Common Council Action Upon the Parks Commission Recommendation to Move Forward With Park Land Acquisition Necessary Steps (and Which Common Council Action Also Changed the Status of the Neighborhood Park Land Acquisition Project in the 2018 Capital Improvement Fund to an "Approved Project"), 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 September 18, 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 services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

September 20	Plan Commission Meeting	7:00 p.m.
October 2	Common Council Meeting	6:30 p.m.
October 4	Plan Commission Meeting	7:00 p.m.
October 16	Common Council Meeting	6:30 p.m.
October 18	Plan Commission Meeting	7:00 p.m.
October 28	Trick-or-Treat	4:00 p.m. to 7:00 p.m.

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# City of Franklin Proclamation

## A PROCLAMATION IN RECOGNITION OF NICHOLAS J. FUCHS

**Whereas**, Nicholas J. "Nick" Fuchs was hired as the City of Franklin Planner II in the Planning Department on September 17, 2007; and

**Whereas**, Nick was promoted to Senior Planner on December 14, 2009, and his position service was retitled to Principal Planner in December 2015; earlier this year, Nick was designated the Assistant to the Mayor for Economic Development in addition to his Department of City Development Principal Planner duties; and

**Whereas**, Nick has a strong interest in working among the challenges associated with the development process and appreciates both the public and private sector perspectives and works hard on the job with his knowledgeable undertakings with planning, zoning and economic development, while always being a team player with City staff, consultants and public officers; and

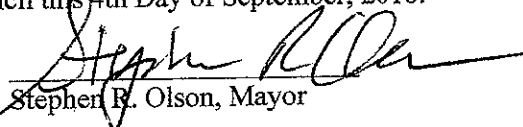
**Whereas**, Nick earned a Bachelor of Science Degree in Public Administration and Political Science at the University of Wisconsin – La Crosse and a Master of Business Administration Degree in Finance Emphasis at Concordia University Wisconsin; and prior to his employment with Franklin, Nick was the Community Development Planning Assistant and then Planning & Zoning Administrator for the City of Glendale; and

**Whereas**, Nick has and will continue to carry on the long-standing tradition of public service exemplified by his father, a municipal attorney in the Milwaukee Metropolitan area, and one might venture that the tradition will continue well into the future not only with Nick moving on to another municipality to provide the public with expert service in planning and economic development, but with the reasonable expectation that those embedded principles shall march on among Nick's four sons....

**Now, Therefore be it Proclaimed**, that I, Stephen R. Olson, Mayor, and I, Mark A. Dandrea, Common Council President, of the City of Franklin, Wisconsin, on behalf of all of the Citizens of Franklin and the staff of City government, Thank you for your day and night hard work for the People. Thank you, Nick.

Presented to the City of Franklin Common Council this 4th Day of September, 2018.

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Mark A. Dandrea, Common  
Council President

  
Stephen R. Olson, Mayor

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CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
SEPTEMBER 4, 2018  
MINUTES

- |   |         |   |
|---|---------|---|
| ROLL CALL   | A.      | The regular meeting of the Common Council was held on September 4, 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 6:31 p.m.  |
| PROCLAMATION<br>NICHOLAS J. FUCHS                         | B.2.(a) | Mayor Olson noted that a Proclamation in Recognition of Nicholas J. Fuchs will be on the September 18, 2018 Common Council agenda.  |
| SEPTEMBER ICC<br>MEETING                                  | B.2.(b) | Mayor Olson noted that Franklin will host the Intergovernmental Cooperation Council meeting on September 10, 2018 at the Indian Community School.   |
| INCREASED POLICE<br>STAFFING REF.                         | B.2.(c) | Mayor Olson presented an update of the referendum for increased Police staffing that will appear on the November 6, 2018, ballot.   |
| PROSTATE CANCER<br>AWARENESS MONTH                        | B.2.(d) | Mayor Olson presented a Proclamation to Designate September as Prostate Cancer Awareness Month in the City of Franklin.   |
| MINUTES<br>AUGUST 21, 2018                                | C.      | Alderman Taylor moved to approve the minutes of the regular Common Council Meeting of August 21, 2018 as presented at this meeting. Seconded by Alderman Dandrea. All voted Aye; motion carried.  |
| POLICE DONATION   | G.1.    | Alderman Mayer moved to accept a donation of \$148.75 from Nathan Allen for Police Donation account. Seconded by Alderman Taylor. All voted Aye; motion carried.  |
| UPDATE ON<br>HISTORICAL BARN<br>RECONSTRUCTION<br>PROJECT | G.2     | Alderman Taylor moved to direct the Director of Administration to prepare a new Capital Projects Agreement, in consultation with the Franklin Historical Society, that provides for the Franklin Historical Society to construct and donate to the City a Historical Barn and to return the Agreement to the Common Council in October for consideration. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.  |

- RES. 2018-7411  
STORM WATER MAINT.  
(PARK CIRCLE, LLC  
AND TI INVESTORS OF  
FRANKLIN APTS. LLC)
- G.3. Alderwoman Wilhelm moved to adopt Resolution No. 2018-7411, A RESOLUTION TO AUTHORIZE ACCEPTANCE OF STORM WATER FACILITIES MAINTENANCE AGREEMENTS FROM PARK CIRCLE, LLC AND TI INVESTORS OF FRANKLIN APARTMENTS LLC. Seconded by Alderman Nelson. All voted Aye; motion carried.
- RES. 2018-7412  
OPEN SPACE  
PRESERVATION  
EASEMENT FOR ASPEN  
WOODS (VERIDIAN  
HOMES, LLC,  
APPLICANT)
- G.4. Alderman Taylor moved to adopt Resolution No. 2018-7412, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT AN OPEN SPACE PRESERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A FINAL PLAT FOR ASPEN WOODS SUBDIVISION (AT APPROXIMATELY SOUTH 51ST STREET AND WEST PUETZ ROAD) (VERIDIAN HOMES, LLC, APPLICANT), subject to review and approval by the Department of City Development and technical corrections by the City Attorney. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2018-7413  
AMEND SPECIAL USE  
FOR POLONIA SPORTS  
CLUB, INC.
- G.5. Alderman Nelson moved to adopt Resolution No. 2018-7413, A RESOLUTION TO AMEND RESOLUTION NOS. 1978-1424, 1988-3136, 1995-4309, 2001-5272 AND 2003-5506 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR POLONIA SPORTS CLUB, INC. LOCATED AT 10200 WEST LOOMIS ROAD FOR THE USE OF PORTABLE GENERATOR UNITS/MOVABLE FLOOD LIGHTING ON SEVERAL YOUTH SOCCER FIELDS (POLONIA YOUTH SOCCER CLUB, LTD., APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2018-7414  
SPECIAL USE  
6542 S. LOVERS LANE  
RD. (BRIDGEWATER  
PERFORMANCE, LLC,  
APPLICANT)
- G.6. Alderman Nelson moved to adopt Resolution No. 2018-7414, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A PHYSICAL FITNESS FACILITY USE UPON PROPERTY LOCATED AT 6542 SOUTH LOVERS LANE ROAD (GARDEN PLAZA SHOPPING CENTER (BRIDGEWATER PERFORMANCE, LLC, APPLICANT). Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.
- RES. 2018-7415  
AMEND CONTRACT  
WITH RUEKERT &  
MIELKE, INC. FOR  
DRAINAGE  
IMPROVEMENTS IN  
RAWSON HOMES
- G.7. Alderwoman Wilhelm moved to adopt Resolution No. 2018-7415, A RESOLUTION TO AMEND PROFESSIONAL SERVICES CONTRACT WITH RUEKERT & MIELKE, INC. FOR THE DRAINAGE IMPROVEMENTS IN RAWSON HOMES NEIGHBORHOOD NORTH OF W. MADISON BOULEVARD FOR AN ADDITIONAL \$2,673. Seconded by Alderman Mayer. On roll call, all voted Aye; motion carried.

RES. 2018-7416  
CHANGE ORDER TO  
JANKE GENERAL  
CONT., INC. FOR RIVER  
PARK PATH BRIDGE

- G.8. Alderman Barber moved to adopt Resolution No. 2018-7416, A RESOLUTION FOR CHANGE ORDER NO. 1 TO JANKE GENERAL CONTRACTORS, INC. FOR AN INCREASE OF \$835.97 FOR CONSTRUCTION OF RIVER PARK PATH BRIDGE. Seconded by Alderman Mayer. All voted Aye; motion carried.

RES. 2018-7417  
2019 WDNR URBAN  
FORESTRY GRANT  
APPLICATION

- G.9. Alderman Mayer moved to adopt A Resolution to Make a 2019 Grant Application Request of \$15,706.50 From the Wisconsin Department of Natural Resources Urban Forestry Grant Program and Unspecified Amounts For Yet To Be Determined Catastrophic Storm Events. Seconded by Alderwoman Wilhelm. Alderman Mayer withdrew his motion with no objections from the Common Council.

Alderman Taylor then moved to table A Resolution to Make a 2019 Grant Application Request of \$15,706.50 From the Wisconsin Department of Natural Resources Urban Forestry Grant Program and Unspecified Amounts For Yet To Be Determined Catastrophic Storm Events. Seconded by Alderman Nelson. Alderman Taylor withdrew his motion to table with no objections from the Common Council.

Alderman Mayer then moved to adopt Resolution No. 2018-7417 A RESOLUTION TO MAKE A 2019 GRANT APPLICATION REQUEST OF \$13,285.00 FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES URBAN FORESTRY GRANT PROGRAM AND UNSPECIFIED AMOUNTS FOR YET TO BE DETERMINED CATASTROPHIC STORM EVENTS, as amended. Seconded by Alderman Barber. All voted Aye; motion carried.

RES. 2018-7418  
2019 WRPC AND WDNR  
GREAT LAKES BASIN  
TREE PLANTING  
PROGRAM GRANT  
APPLICATIONS

- G.10. Alderman Mayer moved to adopt Resolution No. 2018-7418, A RESOLUTION TO MAKE A 2019 GRANT APPLICATION REQUEST OF \$7,500 FROM THE BAY-LAKE, EAST CENTRAL WISCONSIN, AND NORTHWEST WISCONSIN REGIONAL PLANNING COMMISSIONS AND WISCONSIN DEPARTMENT OF NATURAL RESOURCES GREAT LAKES BASIN TREE PLANTING GRANT PROGRAM. Seconded by Alderman Barber. All voted Aye; motion carried.

RES. 2018-7419  
TASK ORDER 6 WITH  
RUEKERT & MIELKE,  
INC. FOR WOODLAND  
TREE IDENTIFICATION  
AND MITIGATION

- G.11. Alderman Taylor moved to adopt Resolution No. 2018-7419, A RESOLUTION APPROVING TASK ORDER #6 CONTRACT WITH RUEKERT & MIELKE, INC. FOR PROFESSIONAL SERVICES RELATED TO AREA D WOODLAND TREE IDENTIFICATION, LOCATION AND MITIGATION. Seconded by Alderman Dandrea. All voted Aye; motion carried.

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| CONTRACT FOR AREA D ADDITIONAL DEV. AND LEGAL CONSULTATION   | G.12. | Alderwoman Wilhelm moved to grant authority to contract for additional development and legal consultation for Area D for an amount not to exceed \$10,000. Seconded by Alderman Taylor. All voted Aye; motion carried.   |
| REVIEW OF SANITARY SEWER RATE  | G.13. | Alderman Taylor moved to receive and place on file the review of the sanitary sewer rate. Seconded by Alderman Nelson. All voted Aye; motion carried.  |
| REVIEW OF IMPACT FEES  | G.14. | Alderman Taylor moved to direct the Director of Administration to return to a meeting in October with a proposed contract for professional services with Ruekert-Mielke to perform a review of City impact fees. Seconded by Alderman Dandrea. All voted Aye; motion carried.  |
| RES. 2018-7420<br>PAINESVILLE<br>MEMORIAL ASSOC.<br>AGREEMENT FOR<br>MAINTENANCE OF<br>CEMETERY GROUNDS<br>AT 2740 W. RYAN RD. | G.15. | Alderman Taylor moved to adopt Resolution No. 2018-7420, A RESOLUTION TO SIGN AGREEMENT WITH PAINESVILLE MEMORIAL ASSOCIATION FOR LAWN MOWING AND BRUSH/TREE MAINTENANCE OF THE CEMETERY GROUNDS OF THE PAINESVILLE CHAPEL PROPERTY (2740 W. RYAN ROAD, FRANKLIN, WISCONSIN 53132). Seconded by Alderman Dandrea. All voted Aye; motion carried.   |
| HEALTH NURSE<br>RESIDENCY PROGRAM<br>WITH UW-MADISON   | G.16. | Alderman Barber moved to authorize the Mayor to execute an Affiliation Agreement with the University of Wisconsin-Madison for its Masters of Public Health Program to engage a student to aid in creating a Public Health Nurse Residency Program. Seconded by Alderman Mayer. All voted Aye; motion carried.  |
| JULY 2018 FINANCIAL REPORT   | G.17. | Alderman Taylor moved to receive and place on file the July 2018 Financial Report. Seconded by Alderman Nelson. All voted Aye; motion carried.   |
| JANUARY 1, 2018<br>POPULATION ESTIMATE   | G.18. | Alderman Taylor moved to place on file the Wisconsin Department of Administration January 1, 2018 population estimate of 35,779. Seconded by Alderman Nelson. All voted Aye; motion carried.   |
| LICENSES AND PERMITS   | H.    | Alderman Taylor moved to approve the following:<br><br>Grant Extraordinary Entertainment & Special Event license to Rock Sports Complex (Scot Johnson) for "The Hills Has Eyes" on September 28-30, October 4-7, October 11-14, October 18-21 and October 25-28, 2018 during the hours of 6-10 pm on Thursdays and Sundays, and 6-11 pm on Fridays and Saturdays. Last ticket sales & music in the event tent are to end at closing; |

Grant Operator licenses to Jennifer Aimers, 5992 S. Kurtz Rd., #2, Hales Corners; Jaylene Garcia, 515 E. Otjen St. Lower, Milwaukee; Andrew Gohsman, 1700 River Lakes Rd. N., Oconomowoc; Mary Jennifer Loeffel, 1842 Alta Vista Ave., Wauwatosa;

Hold Operator license application for appearance for Todd Kalmerton, 5881 Tower Rd., Apt #2, Greendale;

Refer Operator license application to City Attorney for hearing for Sierra Kisting, 10558 W. Cortez Cir., #13, Franklin;

Grant Temporary Entertainment & Amusement license to Faith Community Church (Rev. Stu Merkel) for Pumpkin Festival on 10/6/2018;

Grant Change of Agent to Rock Snow Park, LLC, Michael Smith, 377 Lindale Dr., Cedarburg.

Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

#### VOUCHERS AND PAYROLL

- I. Alderman Taylor moved to approve the following:  
City vouchers with an ending date of September 3, 2018 in the amount of \$3,769,127.26; Payroll dated August 31, 2018 in the amount of \$419,814.29 and payments of the various payroll deductions in the amount of \$403,651.24 plus City matching payments; and Estimated Payroll dated September 14, 2018 in the amount of \$395,000.00 and payments of the various payroll deductions in the amount of \$212,000.00, plus City matching payments; and property tax payments and settlements with an ending date of August 30, 2018 in the amount of \$17,083.95. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

#### CLOSED SESSION POTENTIAL AMENDMENTS TO AGREEMENT FOR OAK CREEK TO PROVIDE WATER AT WHOLESALE

- G.19. Alderman Barber moved to enter closed session at 7:27 p.m. pursuant to Wis. Stat § 19.85(1)(e) to deliberate upon information, terms and provisions of the potential provision of Public Water Supply to the City of Franklin as related to the City, the Franklin Municipal Water Utility and its customers in 2024 and beyond; and the potential negotiation of terms in relation thereto, including, but not limited to potential amendments to the agreement for Oak Creek to provide water at wholesale to Franklin, potential agreement terms with alternate public water supply sources, and the investing of public funds and governmental actions 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. Seconded by Alderman Nelson. All voted Aye; motion carried.

The Common Council reentered open session at 8:15 p.m.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the meeting at 8:15 p.m. Seconded by Alderman Nelson. All voted Aye; motion carried.



<b>APPROVAL</b> <i>slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>09/18/18</b>
<b>ORGANIZATIONAL BUSINESS</b>	<b>Boards and Commissions Appointments</b>	<b>ITEM NUMBER</b> <i>E.</i>

The Mayor has made the following appointments for Council confirmation:

Community Development Authority:

1. Adam Burckhardt, 7541 S. 72<sup>nd</sup> St., 4 year term expiring 4/30/22.

Economic Development Commission

2. Matt Cool, 4934 W. Forest Hill Ave., 2 year term expiring 6/30/20.
3. Paul Dausman, 4103 W. Minnesota Ct., 2 year term expiring 6/30/20.

Finance Committee

4. Alderman Mark Dandrea, 1 year term expiring 4/16/19.
5. Alderwoman Kristen Wilhelm, 1 year term expiring 4/16/19.
6. Alderman John Nelson, 1 year term expiring 4/16/19.

License Committee

7. Alderman Steve Taylor, 1 year term expiring 4/16/19.
8. Alderwoman Kristen Wilhelm, 1 year term expiring 4/16/19.
9. Alderman John Nelson, 1 year term expiring 4/16/19.

Parks Commission:

10. Alderman John Nelson, 1 year term expiring 4/16/19.

Plan Commission

11. Alderman Mark Dandrea, 1 year term expiring 4/16/19.

Board of Public Works:

12. Rebecca Specht, 3185 W. Yorkshire Cir., 3 year term expiring 4/30/21.

Technology Commission:

13. Layne Litwin, 7382 S. Hillendale Dr., 3 year term expiring 4/30/21.
14. John Farney, 8014 S. 59<sup>th</sup> St., 3 year term expiring 4/30/21.

Board of Water Commissioners:

15. Gary Grobner, 11436 W. Shields Dr., 5 year term expiring 9/30/23.

## COUNCIL ACTION

Motion to confirm the following Mayoral appointments:

Community Development Authority

1. Adam Burckhardt, 7541 S. 72<sup>nd</sup> St., 4 year term expiring 4/30/22.

Economic Development Commission

2. Matt Cool, 4934 W. Forest Hill Ave., 2 year term expiring 6/30/20.
3. Paul Dausman, 4103 W. Minnesota Ct., 2 year term expiring 6/30/20.

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License Committee

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Board of Water Commissioners

15. Gary Grobner, 11436 W. Shields Dr., 5 year term expiring 9/30/23.

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE <i>9/18/2018</i>
REPORTS & RECOMMENDATIONS	FRANKLIN POLICE DEPARTMENT DONATIONS	ITEM NUMBER <i>G.I.(a)</i>

The Franklin Police Department has received the following donation:

General Police Donation - Citizen Academy

Elaine Sievert = \$100.00

### COUNCIL ACTION REQUESTED

Respectfully request that the above donation be approved for deposit into the police donation account to be earmarked for the Police Citizen Academy.

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<b>APPROVAL</b>  <i>Slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b>  <i>9/18/2018</i>
<b>REPORTS AND RECOMMENDATIONS</b>	<b>Request approval to accept a no-match grant in the amount of \$450.00 from Walmart Community Grants for the support of Franklin Fire Department Dive Team operations.</b>	<b>ITEM NUMBER</b>  <i>G.I. (6)</i>

The Department has applied repeatedly applied for no-match grants though Walmart Corporation, which provides grant funding for Fire and Police Departments and other public safety agencies.

The Department recently received notification that Walmart Community Grants approved a \$450.00 grant in support of the Department's Dive Team on behalf of Franklin Walmart Store #4677.

The grant will be used to support Dive Team tools, equipment, and training.

### **COUNCIL ACTION REQUESTED**

**Request Common Council approval to authorize acceptance of a grant in the amount of \$450.00 from Walmart Community Grants to be used to support Dive Team training and operations.**

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<b>APPROVAL</b>  <i>Shw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <i>9/18/2018</i>
<b>REPORTS AND RECOMMENDATIONS</b>	<b>Request Common Council Approval/Adoption of the Milwaukee County Hazard Mitigation Plan.</b>	<b>ITEM NUMBER</b> <i>6.1.(c)</i>

The Milwaukee County Office of Emergency Management worked with local municipalities to update its Hazard Mitigation Plan. The update was completed in 2016 and adopted by the County Board in 2017. The Fire Chief was recently made aware that individual municipalities that also formally adopt the plan then become eligible for Federal Emergency Management Agency (FEMA) grant funding at the local level.

The City does not currently have any hazard mitigation projects in progress or planned, and adoption of the plan does not obligate the City to initiate any mitigation projects. Adoption of the plan makes the municipality eligible to apply for FEMA grant funding, should the need for a potential hazard mitigation project be identified, or for assistance with post-disaster recovery.

The FEMA approval of the Milwaukee County Plan is attached, along with an executive summary and Milwaukee County's adoption resolution. The plan, which is quite lengthy, can be viewed in its entirety at:

<https://county.milwaukee.gov/EN/Office-of-Emergency-Management/How-Does-OEM#PrepareforaDisaster>

The fire chief recommends adoption of the Milwaukee County Hazard Mitigation Plan.

## COUNCIL ACTION REQUESTED

**Motion to approve adoption of the updated Milwaukee County Hazard Mitigation Plan.**

# **Milwaukee County Hazard Mitigation Plan**

## **Executive Summary**

### **Overview**

The Federal Emergency Management Agency (FEMA) local mitigation planning handbook (March 2013) provides a doctrinal foundation to understand the importance of mitigation activities and the mitigation planning process. FEMA description of hazard mitigation:

*Disasters can cause loss of life; damage buildings and infrastructure; and have devastating consequences for a community's economic, social, and environmental well-being. Hazard mitigation reduces disaster damages and is defined as sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards. Outreach programs that increase risk awareness, projects to protect critical facilities, and the removal of structures from flood hazard areas are all examples of mitigation actions. Local mitigation actions and concepts can also be incorporated into land use plans and building codes.*

### **Stafford Act**

The Stafford Act, amended by the Disaster Mitigation Act of 2000 (DMA 2000), is designed "to reduce the loss of life and property, human suffering, economic disruption, and disaster assistance costs resulting from natural disasters." Section 322 of the Act, is focused on mitigation planning and the requirements of state and local governments to prepare multi-hazard mitigation plans as a requirement for receiving FEMA mitigation project grants.

A county mitigation plan must be updated at least once every five years in order to maintain eligibility for FEMA hazard mitigation project grant funding. Regulation at 44 CFR §201.6(d) (3) reads:

*A local jurisdiction must review and revise its plan to reflect changes in development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within five (5) years in order to continue to be eligible for mitigation project grant funding.*

### **Milwaukee County Office of Emergency Management (OEM)**

In 2016 the Office of Emergency Management (OEM) started the five year mitigation review process; this process was finalized in early 2017. Milwaukee County OEM is committed to using the 2016 plan as a five year strategic plan anchoring a mitigation program. This mitigation strategic plan and programmatic process is designed to increase the effectiveness of the mitigation activities in Milwaukee County and enable a more efficient update process for 2021.

### **Review of the 2011 Milwaukee County Mitigation Plan**

The 2011 Milwaukee County Pre-Disaster Hazard Mitigation Plan is a 197 page word document that was created by Milwaukee County Emergency Management in collaboration with the 18 Milwaukee suburbs. The City of Milwaukee was not included in the plan and created a separate plan for the city. The purpose of the plan was to analyze the hazards that affect Milwaukee County, to look at the areas that are historically the most vulnerable, and to engage municipal stakeholders in a dialogue to implement projects that will minimize these risks. The 2011 plan includes a brief summary of Milwaukee County: it's demographics, general land trends, weather data, and historical disasters. The plan has six planning sections followed by a list of tables, maps, and five appendices. Each of the 18 Milwaukee County municipalities filled out hazard assessments of their own areas, which were used in addition to historical hazard data to calculate the county's risk for all hazards. This information was used by each municipality to focus in on community projects that could help mitigate this risk.

### **Summary of the 2016 Milwaukee County Mitigation Plan**

The 2016 Milwaukee County Pre-Disaster Hazard Mitigation Plan is the result of a collaboration between the Milwaukee County Office of Emergency Management, appropriate county departments, and Milwaukee County municipalities. The plan uses Integrated Solutions Consulting's Knowledge Management System to house the new plan, a copy of the old plan, and administrative information for stakeholders. The first part of this plan gives a detailed community profile of Milwaukee County: features and GIS maps of its land, infrastructure, and population. The second piece of the plan includes separate sections for all hazards that could impact Milwaukee, including descriptions of these hazards and historical records of when and where they have hit the county. The last piece of the plan separates the 18 municipalities into separate sections, each containing specific hazard analyses, vulnerability information, and land use and floodplain maps pertaining to that jurisdiction. Most importantly, these sections contain lists of mitigation projects for each municipality, including what projects have been completed since the last plan and timelines for new projects. This format makes it easier for stakeholders to update their project lists, critical facilities, etc., before five years passes.

### **Updates to the 2011 Version Contained in the 2016 Milwaukee County Mitigation Plan**

Because disasters know no borders, hazard mitigation plans are only effective when locals who know their area and it's history participate



in the county-wide plan. The 2016 Milwaukee County Pre-Disaster Hazard Mitigation Plan enhanced the participation and cooperation between county and local entities by increasing the usability and ease with which municipalities could review and edit the plan. The old word document format made it difficult for participants to find relevant sections and to track outdated versions. There were no changes to the plan since the 2011 update because of this process. **The 2016 plan prioritizes jurisdictional participation**, hence the last piece of the plan separates the 18 municipalities into sections, each containing a specific local hazards analysis and vulnerability information. This new process allows users to get directly to the section they want to edit, while also keeping track of changes and comments made on every section. The new planning system makes Milwaukee County's hazard mitigation plan a living document, encouraging continuous updating which helps fulfill the purpose of the plan: to be relevant and useful during a disaster, no matter when it hits on the FEMA update timeline. Other updates in the 2016 include:

- The addition to hazard list: rail transportation incident
- Specific GIS maps of every municipality
- Detailed demographic and NFIP information on every municipality
- Detailed record of historical severe weather events dating back 65 years
- Hazard analysis done by Milwaukee County experts and tweaked to fit specific jurisdictions

### **Milwaukee County Mitigation Project 2017-2021**

The Milwaukee County Mitigation Plan and Program 2016-2021 is designed as a more proactive and consistent strategic and programmatic approach. The intent of the program is not to wait five years to update the 2016 plan for the directed 2021 plan update deadline.

- Milwaukee County Office of Emergency Management (OEM) forms and maintains a County/Municipal Mitigation Steering Committee
- Mitigation Steering Committee meets once a year for five years: 2017, 2018, 2019, 2020, and 2021. The focus on the 2021 meeting is to complete the review, modification, and update of the 2016 plan.
- County OEM coordinates and organizes five public meetings; at a minimum; one a year from 2017-2021.
- County OEM provides public information on the importance of mitigation planning and activities to private sector, non-profit, and community-based organizations.
- County OEM implements its Knowledge Management System (KMS) to make available for on-line continual review and comment the 2011 and 2016 mitigation plans and the 2021 plan under-development. The KMS Mitigation Steering Committee Workgroup organizes the administration of the committee and public meetings.

The combination of an active Mitigation Steering Committee, public meetings, and the KMS making the 2011, 2016, and 2021 (under development) available increases the effectiveness of the plan (and program) maintenance process. FEMA Mitigation Handbook describes plan maintenance:

“Plan maintenance is the process the planning team establishes to track the plan’s implementation progress and to inform the plan update. The plan must include a description of the method and schedule for monitoring, evaluating, and updating it within a 5-year cycle.

- Ensure that the mitigation strategy is implemented according to the plan.
- Provide the foundation for an ongoing mitigation program in your community.
- Standardize long-term monitoring of hazard-related activities.
- Integrate mitigation principles into community officials’ daily job responsibilities and department roles.
- Maintain momentum through continued engagement and accountability in the plan’s progress.

Plan updates provide the opportunity to consider how well the procedures established in the previously approved plan worked and revise them as needed.”

### **Conclusion**

Milwaukee County OEM is the organization responsible for coordinating the mitigation planning process for County. County OEM requires active participation in the planning process from County and Municipal organizations; private and non-profit organizations; and the general public. Nationally, large-scale public, private, and non-profit participation in the mitigation planning process has been challenging. Milwaukee County OEM is going to coordinate a bi-annual effort, at a minimum, to promote mitigation planning and activities and strategically organize the County’s mitigation program. We look forward to your active participation.



**FEMA**

January 25, 2018

Ms. Katie Sommers  
State Hazard Mitigation Officer  
Wisconsin Emergency Management  
2400 Wright Street, P.O. Box 7865  
Madison, WI 53707-7865

Dear Ms. Sommers:

Thank you for submitting the adoption documentation for the Milwaukee County Hazard Mitigation Plan. The plan was reviewed based on the local plan criteria contained in 44 CFR Part 201, as authorized by the Disaster Mitigation Act of 2000. Milwaukee County met the required criteria for a multi-jurisdiction hazard mitigation plan and the plan is now approved for the county. Please submit the adoption resolutions for any remaining jurisdictions that participated in the planning process.

The approval of this plan ensures continued availability of the full complement of Hazard Mitigation Assistance (HMA) Grants. All requests for funding, however, will be evaluated individually according to the specific eligibility and other requirements of the particular program under which the application is submitted.

We encourage Milwaukee County and the participating jurisdictions to follow the plan's schedule for monitoring and updating the plan, and continue their efforts to implement the mitigation measures. The expiration date of the Milwaukee County Plan is five years from the date of this letter. In order to continue project grant eligibility, the plan must be reviewed, revised as appropriate, resubmitted, and approved no later than the plan expiration date.

Please pass on our congratulations to the county for completing this significant action. If you or the communities have any questions, please contact Christine Meissner at (312) 408-4460 or [christine.meissner@fema.dhs.gov](mailto:christine.meissner@fema.dhs.gov).

Sincerely,

A handwritten signature in cursive script that reads "Melissa A. Janssen".

Melissa A. Janssen  
Chief, Risk Analysis Branch  
Mitigation Division

From the Director, Office of Emergency Management, requesting designation of the Milwaukee County (the County) Hazard Mitigation Plan as the official plan of the County to comply with the Disaster Mitigation Act 2000, effective for five years, upon adoption, by requesting adoption of the following:

### A RESOLUTION

WHEREAS, Milwaukee County (the County) recognizes the threat that natural hazards pose to people and property; and

WHEREAS, undertaking hazard mitigation action before disasters occur will reduce loss of life, property, human suffering, economic disruption, and disaster assistance costs; and

WHEREAS, an adopted Hazard Mitigation Plan is required as a condition of Federal grant funding for future mitigation projects funded by the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program; and

WHEREAS, the County initiated the update of the existing County Hazard Mitigation Plan; and

WHEREAS, intergovernmental cooperation for purposes of hazard mitigation should be encouraged; and

WHEREAS, the County participated jointly in the planning process with municipal units of government within the county to prepare this Hazard Mitigation Plan; and

WHEREAS, the adoption of this plan allows municipal governments to adopt it for their jurisdiction, placing the County in an advantageous position when competing for pre- and post-disaster mitigation project dollars from the United States Department of Homeland Security FEMA; and

WHEREAS, adoption of the 2017 County Hazard Mitigation Plan is necessary to comply with the Disaster Mitigation Act 2000 amendment of the Robert T. Stafford Disaster Relief and Emergency Assistance Act which states that the county is obligated to try to reduce any hazard that has received relief funding in the past; and


WHEREAS, adoption of this plan would make it valid for the next five years; and

WHEREAS, the County Office of Emergency Management submitted the County Hazard Mitigation Plan to Federal Emergency Management Agency and Wisconsin Emergency Management officials and received plan approval on May 17<sup>th</sup> and 19<sup>th</sup>, 2017, respectively; and

47 WHEREAS, the Committee on Judiciary, Safety, and General Services, at its  
48 meeting of October 18, 2017, recommended adoption of File No. 17-670 (vote 4-0);  
49 now, therefore,  
50

51 BE IT RESOLVED, the Milwaukee County Board of Supervisors hereby  
52 designates the Milwaukee County (the County) 2017 Hazard Mitigation Plan as the  
53 official hazard mitigation plan for the County.  
54

55  
56 ars  
57 10/19/17  
58 S:\Committees\2017\Oct\JSGS\Resolutions\17-670 2017 Safety Mitigation plan.docx

<p><b>APPROVAL</b></p> <p><i>Slw</i> </p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>9/18/2018</b></p>
<p><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p><b>Selection of a Design Concept and Architect for the City Hall Remodeling Project</b></p>	<p><b>ITEM NUMBER</b></p> <p><i>G.2.</i></p>
<p>The Common Council previously authorized contracts with two architectural firms to develop concepts for a remodeling of the front façade of City Hall. Quorum Architects and Continuum Architects + Planners, S.C. were selected. Each was to provide two concepts within the estimated available budget range of \$650,000 to \$700,000 and one concept between \$1,000,000 and \$1,100,000. The Director of Administration (author of this Council Action Sheet) included Scott Satula (Building Inspector), Steve Ketterhagen (First Assistant Building Inspector), Ted Juerisson (Assistant Building Inspector), and Bob Tesch (Facilities Manager) in the review of alternatives and in preliminary meetings with the architects. Steve and Ted are both licensed architects and brought an added level of expertise to the review.</p> <p>Like evaluating a piece of art, this project is highly subjective. As such both architects were offered 10 to 12 minutes to present on their concepts (not including time spent answering questions from the Common Council). This will ensure that staff's preferences unintentionally misrepresent any particular concept design. Additionally, I will be providing two recommendations. The first is a recommendation within the current expected budget. I will also provide a recommendation relative to the higher, enhanced-budget alternatives. The following points are intended to provide some context for your overall review and consideration.</p> <ul style="list-style-type: none"> <li>➤ Please recall the project just addresses the front (Loomis Road) side of the building, except for the brown-board cladding that encircles the entire top third of the building. Landscaping on the Loomis Road side of parking lot was also not part of the project.</li> <li>➤ The concepts by Continuum are slightly more developed than those by Quorum. As such, Continuum's example has more pictures, detail, and perspectives. That, however, is largely a function of the fact that Continuum quoted \$12,000 to prepare concepts and Quorum quoted \$8,800. As such, with a third more resources available to them, I would expect more from Continuum's presentation package (which they did). In the end, however, I recommend and encourage the Aldermen to overlook the distinction on the format of the concept and simply focus on the overall concept itself.</li> <li>➤ It is fair to note that Continuum adhered most closely to the contractual terms, such as deadline. I want to give them that acknowledgement. Quorum, for example, requested an extension because they felt their concepts were not quite sufficient. The one work-day extension (which gave them the weekend) did not set back my timeline, so it was allowed (in part because they were provided fewer resources). Our prior experience with Quorum was very positive, (they were involved in the ADA project at the Historical Buildings) so I am not concerned. If, however, they are selected, this point would likely be emphasized in the final design contract. The bottom line is that I believed it was important enough and appropriate to point this fact out, but not enough to affect the concept review or impact the decision.</li> <li>➤ Once an architect and general concept is selected, a full design and documents contract would be returned to the Common Council. That process will allow for much greater development of the concept. For example, pieces from one element could be brought in to enhance the concept or added lighting features could be incorporated. Things like colors, final sizes of design elements (such as added windows), and specific placement of the flag pole would be addressed. Lots of meat needs to be put on the concept's bones, and that will be done during the next phase.</li> <li>➤ Concepts Overall: I noticed an interesting distinction in the overall direction taken by the architects. Continuum viewed the City Hall's main entrance and the Building Inspection entrance as bookends to their concepts and developed both entrances and the space in between with one thought in mind. In doing so they spread the impact – and funding – out across the entire space. Quorum focused their design – and funding – on City Hall's main entrance which provided for a much grander impact in the middle and less impact across the entire facade of the building. As will be seen from the recommendations below, both strategies had their merits.</li> <li>➤ Quorum did one thing that slightly confuses the matter, but in the end is definitely to our benefit. Their second alternative (Design Option B) estimates out at about \$910,000. The image shows and references two "alternate options" for new windows in the exterior wall of the Common Council chambers and sunshades and canopies over the new and existing windows. Backing these options out, the cost is expected to come within the scope of the budget. Therefore,</li> </ul>		

when looking at this alternative please ignore those features, since the absence of those features is what allows it to fulfill the requirement for two in-budget options. At the same time, the option presentation provides us with an example of what a concept between our two target budgets could look like.

- Following were the factors I considered in reviewing the design concepts: the overall impression, how the main entrance was addressed, a covered area for people to stand under, the style of cladding (method replacing the brown boards), how existing windows were treated, signage, impact on the exterior Common Council wall, impact on the interior lobby, exterior height, how the Building Inspection door was addressed, an alternative Community Room access, how the exterior grounds or "community space" was created or treated, impacts on the parking lot, and consideration for a drop box for payments or a message board.

**IN-BUDGET RECOMMENDATION:** Continuum's Option 2, which they refer to as the "Superframe," was unanimously preferred. Their strategy of using the entrances as bookends paid off. Expanding the front entrance along the exterior wall of the Council Chambers gives a larger visual impact. The smaller but complimentary design around the Building Inspection entrance stretches the overall impact of the project. The contrasting color pops but also makes sense given the prominent use of limestone-white on the façade of the Library across the street.

If this overall concept is pursued, staff would want to address some of the following details:

- Enhanced wall and window area lighting, particularly in the new public space to the north of the main entrance,
- installing a small curb around all materials at ground level to protect the materials during winter maintenance, etc.,
- Fewer, but bigger, windows added to the exterior Council Chamber wall,
- Consideration of the canopy depth and beveling of soffits and side walls, and
- Appropriate signage and naming at the Building Inspection entrance.

Despite wanting to further investigate some of the details of the design, staff did unanimously recommend Continuum's Option 2 as the best concept within the approved budget.

**CONSIDERATION OF ADDITIONAL FUNDING:** Staff also unanimously supported pursuing the more dramatic potential offered by the larger, (+) million dollar project. The bottom line was that only one of the four in-budget designs was substantial enough to warrant spending \$650,000. There was a minority opinion that none of the in-budget projects made a substantial difference worth the money. The impact of the one in-budget concept that was recommended, however, was dramatically overshadowed by the potential impact of the recommended enhanced-budgeted project. In addition to the staff's opinion, two factors convinced me to recommend that the Common Council should seriously consider expanding the scope and budget of the project.

- ❖ First, the City is causing dozens of millions of dollars to be spent to enhance development along the Loomis Road corridor. Franklin is a high-end community, and the City Hall should reflect that. The larger budget project will provide that pop that is underwhelming at the in-budget project concept. Similarly, the in-budget projects do not stand up to the scope and attractiveness of the City Hall projects of a number of our neighbors. It's not a contest, but they are, arguably, a bench mark. The City Hall of Franklin would remain lacking in character even after the \$650,000 is invested if the budget remains as is.
- ❖ Second, the City is investing substantially in the roof and HVAC system of City Hall, so we will be in the building for an extended period. Similarly, if the façade is remodeled now, it is unlikely to be remodeled again in the next 20 years. Recognizing that fact, if the alternatives were to construct the in-budget alternative now or wait seven years and construct the larger, more impressive project, staff unanimously recommends waiting for the larger project.

In summary, the in-budget recommendation referenced above is nice and is the best that can be done for the budget. It is not the best that can be done for Franklin. Staff recommends consideration of a larger budget and pursuing a design concept with more pop and zing.

**ENHANCED-BUDGET PROJECT – Staff unanimously recommends Quorum's "Design Option C – Scheme 1".** The exterior view simply stands out from all of the alternatives. The new oversized foyer makes a statement and will grab one's focus. Just as Continuum's strategy worked well for the in-budget project scope, Quorum's worked well for the enhanced-budget project scope. Note that only portions of the glass wall that is currently the exterior of the Common Council Chambers is see-through glass. The rest is spandrel glass that is not see-through. The raised interior lobby was also a selling point to enhance the overall project. Although the reference to clerestory lights (lights above eye level at the top of a raised interior ceiling) probably over reaches the budget and alternative means of bringing in natural lighting should be expected.

Although the favorite alternative, staff would want to ensure there is a four to eight inch curb between the ground and the wall elements to ensure they last longer and limit damage from routine snow removal. Staff would want to move the sign location. Additionally, the design for the Building Inspection door probably deserves to be slightly enhanced given the grandeur of the main entrance. Lastly, some further consideration should at least be given to how existing windows are treated.

It is worth noting that in general Staff did appreciate Continuum's enhanced-budget concept referred to as "the Funnel." The large canopy element definitely stands out and changes the character of the building. Staff, however, was most impressed with their concept of adding an entrance off the main entrance public space into the Community Room. That change really altered the functionality and vision of the space. If this alternative is pursued, staff would want to address the scope of the Building Inspection entrance as it may be oversized in comparison to the main entrance modification.

#### **MOVING FORWARD:**

- A concept should be selected, and the Director of Administration should work with the architect selected to prepare a contract for concept development and design services. The concept development would be an iterative process that gets into the details of the concept and more fully investigates costs.
- Staff recommends Quorum and their "Design Option C" concept be selected. The actual construction budget would not need to occur until following design. Any increase over the current budgeted amount would then need to be approved out of the 2019 Restricted Contingency, for two reasons. First, that would ensure the final design and price merit approval because use of the restricted contingency requires four votes. Second, restricted contingency is appropriate because that is fund balance and funding for construction and remodeling of a city hall cannot use borrowed funds without voter approval. The City, however, has a sufficient General Fund fund balance for such considerations.
- If the motion is approved and unless otherwise directed, the Director of Administration will use existing Department of Administration contractual services appropriations to get the design work started on a time and materials basis for an amount under the level of authority that can be authorized by the Mayor from existing appropriations (\$5,000). The purpose is so that concept development can begin instead of waiting two weeks for a full professional services contract at the next Common Council meeting. The goal would be to try to speed the project along so that it can be bid out before the end of winter and a contract issued as early in the new construction year as possible. That is a very aggressive timetable, so every couple of weeks could help.

I would like to thank Scott Satula, Steve Ketterhagen, Ted Juerisson, and Bob Tesch for their time, help, and thoughtful consideration on this project. Their expertise was very beneficial in ensuring that the concepts were fully vetted.

## **COUNCIL ACTION REQUESTED**

**RECOMMENDED:** Motion 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.

#### **ALTERNATIVES:**

- (a) Motion to lay the item over until the following meeting in order to provide the Aldermen additional time for consideration of the design alternatives.
- (b) Motion to direct the Director of Administration to prepare a professional services agreement with Continuum for concept development and design services for Option #2.
- (c) Motion as otherwise determined by the Common Council.

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**continuum**

# CONCEPT DESIGNS

**CITY OF FRANKLIN**

PROJ. #180702 - FRANKLIN CITY HALL

Prepared for



**Mark Luberda**  
**Director of Administration**

9229 W. Loomis Road  
Franklin, WI 53132

Presented by

**Continuum Architects + Planners, S.C.**  
P.O. Box 510663, Milwaukee, WI  
Tel: (414) 220-9640

Contact: **Michael Soto, AIA, Principal**  
mike.soto@continuumarchitects.com

**Date:**  
09-07-2018

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## STATEMENT OF CONFIDENTIALITY

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Continuum Architects + Planners has provided this proposal and its related content to convey information requested by City of Franklin. This booklet and its content is not to be used by another party for any reason or as sample for conducting any business or discussions, unless it is between City of Franklin and Continuum Architects.



# COVER LETTER

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September 7, 2018

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

RE: Request for Preliminary Architectural Conceptual Design Services and Budget Pricing

Dear Mark:

On behalf of Continuum Architects + Planners, I am pleased to submit three conceptual designs and their corresponding cost estimates for the City of Franklin's exterior, entrance and site improvements. With great respect for Franklin's proud history and progressive community, our approach was to ensure that these designs would help encourage and define future growth and development. Integrating modern building materials with the building's well-kept 1970s brick façade, the concepts offer a refreshing and exciting new look that will draw attention from visitors, business partners, community leaders and residents.

The attached proposal offers a brief narrative describing the design goals, themes, materials and perspectives. Also provided for each design option are:

- 3D renderings
- Site plan vignettes
- and 2D elevations
- Cost estimates

Creative Construction Services provided the cost estimates and are a trusted contractor for our firm on several large and small projects.

On a closing note, we believe that there is value in all three options. However, if there is a feature or detail that appeals to you from one or more concepts, we are happy to incorporate all or some of those pieces to create the best and final design for your project.

Mark, our team is very excited and ready to get your project off the ground. I look forward to the chance to present our designs to you and address any questions on September 12th as well as to the Common Council on September 18th. Should you need clarification in the meantime, please call me (414) 220-9640.

Sincerely,



Michael A. Soto, AIA  
Principal  
Continuum Architects + Planners, S.C.

## **conceptual** FRAMEWORK

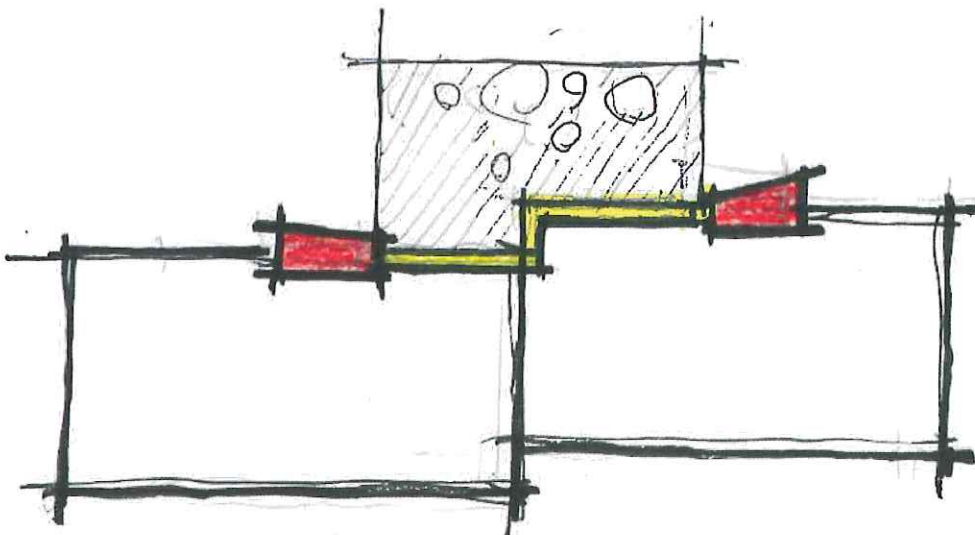
Two entrances currently exist on the front façade. We imagined the **two entrances** as bookends spanned by a space in between that was defined by the existing **wall plane** and the **ground plane**. Our approach was to reimagine each of these elements so that holistically the building would have a more emphatic presence.

The entrances are envisioned as markers that welcome users and add presence and scale to the building. Elements such as signage, lighting, paving reinforce the entry sequence.

The wall plane is a composite of the windows and cladding panels that are redesigned in various modern compositions. However, it also encloses programmatic space such as the Council Chamber and Community room on the inside. How can these interior spaces be expressed on the exterior?

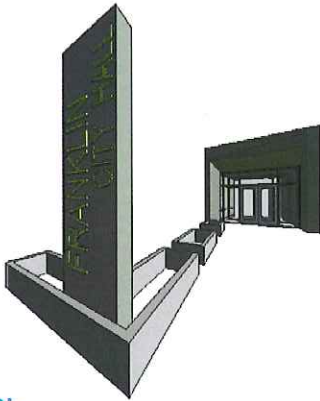
The ground plane is designed as a public space where people are encouraged to interact. Landscaped areas and patios along the primary circulation pathways provide for these social opportunities.

The 3 options are presented as a **kit of parts** rather than a fully integrated scheme. Components from each option can be put together to create an optimal





## OPTION 1 / *the beacon*



### Site:

Sections of the landscape area between the two entrances will be redesigned as follows:

1. From parking lot to the main entrance: This is envisioned as the primary axis. Both sides of the existing concrete sidewalk will be adapted to include main building signage, planters, feature lighting and seating. All these elements build a procession of movement towards the main entrance. The signage is a beacon— a signature element that is located all the way to the front of the pathway and visible both from the parking area and the street. It could also include a TV screen to display the Common Council agenda.
2. From main entrance to building inspection entrance: This is envisioned as a secondary axis connecting the two entrances. The existing concrete sidewalk will be adapted to create alcoves and intimate seating nooks that invite people to pause. The grid of existing trees will remain and provide shade for the seating areas.
3. Common Council patio: A small, paved, public plaza will be added outside the Common Council to encourage users and residents to socialize, interact and engage.

### Entrances:

**Main entrance:** The existing canopy over the entrance will be removed and replaced with a new portal that will be taller than the building. The portal will be clad in a rainscreen fiber cement panel system. The two existing storefronts will be removed and replaced with an 11' high storefront system to create a more inviting entrance.

**Drop Box:** Few different locations are shown on the plans as possible locations. The optimal location will have to be determined based on security, access, and operations.

- a. Integrated within the jamb of the portal (on the

right-hand side as you enter)

- b. A slot on the vestibule wall with a secure cabinet accessed from the vestibule

- c. A slot on the vestibule wall with a cabinet accessed from the office

**Secondary entrance:** The building inspection entrance canopy will also be removed and replaced with a new portal. This portal will be designed as secondary to the main entrance. It will be lower in height and the existing storefronts will remain as is.

### Façade and Cladding:

The wooden band at the top of the façade will be removed and replaced with new metal panel cladding around the perimeter of the building. The cladding will be framed out to conceal the brick hood at the windows, creating a shadow line at the window head. The length of the façade will be mitigated with panel joints and by extending the cladding at the building corners down to grade. The panels will also include textured, perforated, or lit panels for variation. The Common Council exterior wall will be entirely re-clad with panels in a different color and composition. This wall can potentially become the 'branding' wall for the city.

### Windows:

The redesign focused on creating a modern geometry and language. The brick hood at the window will be concealed within the new metal panel band. One of the brick fins will be removed and one brick fin will be extended to grade. New cladding panels will be introduced at the window sill and on one side of the window (where the fin was removed). These panels will be applied over the existing brick, so no demo of the brick face is required.

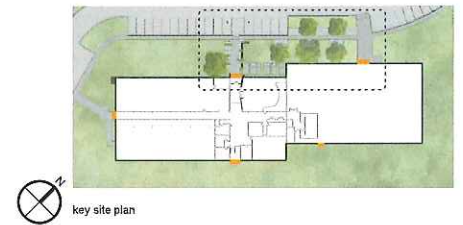
### Interior Lobby:

The ceiling in the vestibule and outside the Council Chamber will be removed (up to the edge of the ramp) and raised to a height of 11'-0" to create a taller volume for the most public space of the building. A new gypsum board ceiling and linear lighting will be installed in its place. Existing ceiling beyond the ramp will remain as is. The ceiling and wall planes from the entrance portal will be extended through the vestibule into the lobby to create a fluid connection between the interior and exterior. The council chamber entrance will be marked with a soffit, lighting, and signage. In addition, there is potential for removing the existing council chamber doors and replacing with full lite doors (this is not included in the estimate)

OPTION #1













panel configuration at corner



typical window and panel configuration



main lobby and council chamber entrance



## PRELIMINARY BUDGET - Option 1

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
2	<b>Demolition</b>					
	Remove existing wood façade	5,100	SF	1.90	9,690.00	
	Remove Entry Canopies	4	EA	1600.00	6,400.00	
	Remove signage	2	EA	150.00	300.00	
	Remove wood below windows	180	SF	1.90	342.00	
	Temporary Partitions	50	LF	75.00	3,750.00	
	Dumpsters	5	EA	450.00	2,250.00	
	Equipment Rentals	1	LS	3000.00	3,000.00	
						25,732.00
2	<b>Sitework</b>					
	Remove trees & Shrubs	1	LS	2500.00	2,500.00	
	Remove topsoil & stockpile	5,000	SF	2.75	13,750.00	
	Silt Fencing/Erosion Control	500	LF	3.00	1,500.00	
	Excavate & Backfill for Foundations	30	LF	75.00	2,250.00	
	Stone under concrete	1,300	SF	0.95	1,235.00	
	New Flag Pole Base	1	EA	500.00	500.00	
	Landscaping	5,000	SF	5.50	27,500.00	
						49,235.00
3	<b>CONCRETE</b>					
	Form & pour new sidewalks	1,300	SF	7.50	9,750.00	
	Form and pour footings	10	LF	255.00	2,550.00	
	Form and pour foundation Walls	10	LF	425.00	4,250.00	
	Misc.patching	500	SF	5.00	2,500.00	
	New concrete benches	8	EA	2000.00	16,000.00	
	Pour flag pole base	1	EA	300.00	300.00	
						35,350.00
4	<b>Masonry</b>					
	Misc. masonry repairs	100	SF	32.00	3,200.00	
						3,200.00
5	<b>STEEL</b>					
	Misc. Steels.	1	LS	2500.00	2,500.00	
						2,500.00
6	<b>CARPENTRY</b>					
	Blocking at gravel stops	850	LF	4.50	3,825.00	
	Framing & Tyvek at façade upper perimeter	5100	SF	7.50	38,250.00	
	Misc. Blocking	1	LS	2500.00	2,500.00	
						44,575.00
7.1	<b>Metal Wall Panels / EIFS</b>					
	Nichiha or metal wall panels	7100	SF	22.00	156,200.00	
	Metal Wall panels at Entry & Community Room	1500	SF	22.00	33,000.00	
	Flashing between panels and masonry	850	LF	4.50	3,825.00	
						193,025.00



## PRELIMINARY BUDGET - Option 1

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
7.1	<b>ROOFING, INSULATION &amp; SHEET METAL</b>					
	Cut back and remove gravel stops	850	LF	3.00	2,550.00	
	New gravel stops	850	LF	16.00	13,600.00	
	Patch roofing	25	SQ	290.00	7,250.00	
						23,400.00
7.2	<b>SEALANTS</b>					
	Siding & Masonry	1	LS	8500.00	8,500.00	
						8,500.00
8	<b>Aluminum Storefront</b>					
	Main Entry & Interior Entry	300	SF	75.00	22,500.00	
	Senior Dining Entrance	180	SF	75.00	13,500.00	
					0.00	
						36,000.00
9.1	<b>GYPSUM DRYWALL</b>					
	Framing at new entry	400	SF	18.00	7,200.00	
	Repairs at entry & storefronts	1	LS	3500.00	3,500.00	
						10,700.00
9.2	<b>ACOUSTICAL</b>					
	New Ceiling & repair at entry	150	SF	5.00	750.00	
						750.00
9.3	<b>FLOORING</b>					
	Floor repair allowance	1	LS	1500.00	1,500.00	
						1,500.00
9.4	<b>PAINTING</b>					
	Paint Steel	850	LF	2.00	1,700.00	
	Drywall touch up and repairs	1	LS	1500.00	1,500.00	
						3,200.00
10	<b>SPECIALTIES</b>					
	Flag Pole 20'	1	LS	2500.00	2,500.00	
	Signs	1	LS	7500.00	7,500.00	
15.2	<b>PLUMBING SYSTEM</b>					
	No Plumbing work	0	EA	0.00	0.00	
						0.00
15.3	<b>H.V.A.C.</b>					
	Unit Heaters and HVAC modifications at entry	150	SF	25.00	3,750.00	
						3,750.00





## PRELIMINARY BUDGET - Option 1

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
16	<b>ELECTRICAL</b>					
	New Entry Lighting	150	SF	25.00	3,750.00	
	Building Entry Sconce Lighting	1	LS	3500.00	3,500.00	
	Remove & re-route parapet surface mounted items	1	LS	5500.00	5,500.00	
	Flag Pole Lighting	1	LS	3500.00	3,500.00	
						16,250.00
	SUBTOTAL					457,667.00
	CONTINGENCY			10.00% OF CONSTRUCTION COST		45,767.00
						=====
						523,434.00
	GENERAL CONDITIONS			10.00% OF CONSTRUCTION COST		52,343.00
						=====
						575,777.00
	CONTRACTOR'S FEE			8.00%		46,062.00
						=====
	TOTAL PROJECT COST					621,839.00

## OPTION 2 / *the superframe*



### Site:

Same as Option 1

### Entrances:

**Main entrance:** The existing canopy over the entrance will be removed and replaced with a new portal that will be taller than the building. The portal will encompass the Council Chamber wall to create a large superframe volume. New slot windows will be added to the council chamber to express the public function of the interior space. The portal will be clad in a fiber cement rainscreen panel system. The wall cladding will be returned inside the vestibule wall to provide continuity from exterior to interior. The two existing storefronts will be removed and replaced with an 11' high storefront system to create a more inviting entrance.

**Drop Box:** Few different locations are shown on the plans as possible locations. The optimal location will have to be determined based on security, access, and operations.

- a. Integrated within the jamb of the portal (on the right-hand side as you enter)
- b. A slot on the vestibule wall with a secure cabinet accessed from the vestibule
- c. A slot on the vestibule wall with a cabinet accessed from the office

**Secondary entrance:** The building inspection entrance canopy will also be removed and replaced with a new portal. This portal will be designed as

secondary to the main entrance. It will be lower in height and the existing storefronts will remain as is.

### Façade and Cladding:

The wooden band at the top of the façade will be removed and replaced with new fiber cement panel cladding around the perimeter of the building. The cladding will be framed out to cover the brick hood at the windows creating a shadow line at the window head. The panels can be sized to various dimensions to create interesting reveal patterns. They are interrupted by the vertical geometry of the windows throughout the length of the façade.

### Windows:

The redesign for the window is focused on creating a modern geometry and language. The brick hood and fins at the window will be concealed within the new monolithic fiber cement panel surround that will extend from roof to grade to create a vertical rhythm along the façade. The window verticals will be projected beyond the horizontal band to create an undulating façade.

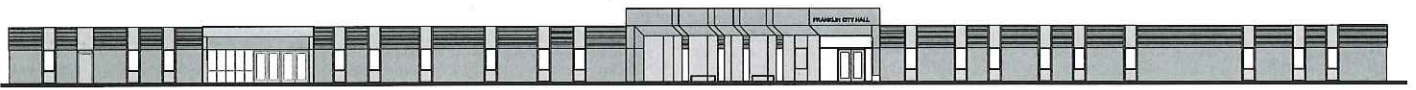
### Interior Lobby:

Same as Option 1

## OPTION #2







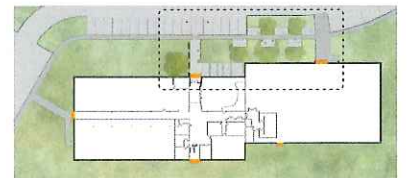
front elevation



drop box



enlarged site plan



key site plan





community center entrance



common council wall and information screen



typical window and panel configuration



## PRELIMINARY BUDGET - Option 2

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
2	<b><u>Demolition</u></b>					
	Remove existing wood façade	5,100	SF	1.90	9,690.00	
	Remove Entry Canopies	4	EA	1600.00	6,400.00	
	Remove signage	2	EA	150.00	300.00	
	Remove wood below windows	180	SF	1.90	342.00	
	Create openings for council chamber windows	120	SF	26.00	3,120.00	
	Temporary Partitions	50	LF	75.00	3,750.00	
	Dumpsters	5	EA	450.00	2,250.00	
	Equipment Rentals	1	LS	4500.00	4,500.00	
						30,352.00
2	<b><u>Sitework</u></b>					
	Remove trees & Shrubs	1	LS	2500.00	2,500.00	
	Remove topsoil & stockpile	5,000	SF	2.75	13,750.00	
	Silt Fencing/Erosion Control	500	LF	3.00	1,500.00	
	Excavate & Backfill for Foundations	30	LF	75.00	2,250.00	
	Stone under concrete	1,300	SF	0.95	1,235.00	
	New Flag Pole Base	1	EA	500.00	500.00	
	Landscaping	5,000	SF	5.50	27,500.00	
						49,235.00
3	<b><u>CONCRETE</u></b>					
	Form & pour new sidewalks	1,300	SF	7.50	9,750.00	
	Form and pour footings	10	LF	255.00	2,550.00	
	Form and pour foundation Walls	10	LF	425.00	4,250.00	
	Misc.patching	500	SF	5.00	2,500.00	
	New concrete benches	8	EA	2000.00	16,000.00	
	Pour flag pole base	1	EA	300.00	300.00	
						35,350.00
4	<b><u>Masonry</u></b>					
	Misc. masonry repairs	100	SF	32.00	3,200.00	
						3,200.00
5	<b><u>STEEL</u></b>					
	Misc. Steels.	1	LS	2500.00	2,500.00	
						2,500.00
6	<b><u>CARPENTRY</u></b>					
	Blocking at gravel stops	850	LF	4.50	3,825.00	
	Framing & Tyvek at façade upper perimeter	5100	SF	7.50	38,250.00	
	Misc. Blocking	1	LS	2500.00	2,500.00	
						44,575.00
7.1	<b><u>Metal Wall Panels / EIFS</u></b>					
	Nichiha or metal wall panels	6500	SF	22.00	143,000.00	
	Metal Wall panels at Entry & Community Room	1300	SF	22.00	28,600.00	
	Flashing between panels and masonry	850	LF	4.50	3,825.00	
						175,425.00



## PRELIMINARY BUDGET - Option 2

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
2	<b><u>Demolition</u></b>					
	Remove existing wood façade	5,100	SF	1.90	9,690.00	
	Remove Entry Canopies	4	EA	1600.00	6,400.00	
	Remove signage	2	EA	150.00	300.00	
	Remove wood below windows	180	SF	1.90	342.00	
	Create openings for council chamber windows	120	SF	26.00	3,120.00	
	Temporary Partitions	50	LF	75.00	3,750.00	
	Dumpsters	5	EA	450.00	2,250.00	
	Equipment Rentals	1	LS	4500.00	4,500.00	
						30,352.00
2	<b><u>Sitework</u></b>					
	Remove trees & Shrubs	1	LS	2500.00	2,500.00	
	Remove topsoil & stockpile	5,000	SF	2.75	13,750.00	
	Silt Fencing/Erosion Control	500	LF	3.00	1,500.00	
	Excavate & Backfill for Foundations	30	LF	75.00	2,250.00	
	Stone under concrete	1,300	SF	0.95	1,235.00	
	New Flag Pole Base	1	EA	500.00	500.00	
	Landscaping	5,000	SF	5.50	27,500.00	
						49,235.00
3	<b><u>CONCRETE</u></b>					
	Form & pour new sidewalks	1,300	SF	7.50	9,750.00	
	Form and pour footings	10	LF	255.00	2,550.00	
	Form and pour foundation Walls	10	LF	425.00	4,250.00	
	Misc.patching	500	SF	5.00	2,500.00	
	New concrete benches	8	EA	2000.00	16,000.00	
	Pour flag pole base	1	EA	300.00	300.00	
						35,350.00
4	<b><u>Masonry</u></b>					
	Misc. masonry repairs	100	SF	32.00	3,200.00	
						3,200.00
5	<b><u>STEEL</u></b>					
	Misc. Steels.	1	LS	2500.00	2,500.00	
						2,500.00
6	<b><u>CARPENTRY</u></b>					
	Blocking at gravel stops	850	LF	4.50	3,825.00	
	Framing & Tyvek at façade upper perimeter	5100	SF	7.50	38,250.00	
	Misc. Blocking	1	LS	2500.00	2,500.00	
						44,575.00
7.1	<b><u>Metal Wall Panels / EIFS</u></b>					
	Nichiha or metal wall panels	6500	SF	22.00	143,000.00	
	Metal Wall panels at Entry & Community Room	1300	SF	22.00	28,600.00	
	Flashing between panels and masonry	850	LF	4.50	3,825.00	
						175,425.00





## PRELIMINARY BUDGET - Option 2

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
7.1	<u>ROOFING, INSULATION &amp; SHEET METAL</u>					
	Cut back and remove gravel stops	850	LF	3.00	2,550.00	
	New gravel stops	850	LF	16.00	13,600.00	
	Patch roofing	25	SQ	290.00	7,250.00	
						23,400.00
7.2	<u>SEALANTS</u>					
	Siding & Masonry	1	LS	8500.00	8,500.00	
						8,500.00
8	<u>Aluminum Storefront</u>					
	Main Entry & Interior Entry	300	SF	75.00	22,500.00	
	Council Chambers New Windows	120	SF	75.00	9,000.00	
	Senior Dining Entrance	180	SF	75.00	13,500.00	
						45,000.00
9.1	<u>GYPSUM DRYWALL</u>					
	Framing at new entry	900	SF	18.00	16,200.00	
	Framing at each window	800	SF	18.00	14,400.00	
	Repairs at entry & storefronts	1	LS	3500.00	3,500.00	
						34,100.00
9.2	<u>ACOUSTICAL</u>					
	New Ceiling & repair at entry	150	SF	5.00	750.00	
						750.00
9.3	<u>FLOORING</u>					
	Floor Repair Allowance	1	LS	1500.00	1,500.00	
						1,500.00
9.4	<u>PAINTING</u>					
	Drywall touch up and repairs	1	LS	1500.00	1,500.00	
						1,500.00
10	<u>SPECIALTIES</u>					
	Flag Pole 20'	1	LS	2500.00	2,500.00	
	Signs	1	LS	7500.00	7,500.00	
15.2	<u>PLUMBING SYSTEM</u>					
	No Plumbing work	0	EA	0.00	0.00	
						0.00
15.3	<u>H.V.A.C.</u>					
	Unit Heaters and HVAC modifications at entry	1	LS	5000.00	5,000.00	
						5,000.00



## PRELIMINARY BUDGET - Option 2

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
16	<u>ELECTRICAL</u>					
	New Entry Lighting	150	SF	25.00	3,750.00	
	Building Entry Sconce Lighting	1	LS	3500.00	3,500.00	
	Remove & re-route parapet surface mounted iter	1	LS	5500.00	5,500.00	
	Flag Pole Lighting	1	LS	3500.00	3,500.00	
						16,250.00
	SUBTOTAL					476,637.00
	CONTINGENCY			10.00% OF CONSTRUCTION COST		47,664.00
						=====
						545,551.00
	GENERAL CONDITIONS			10.00% OF CONSTRUCTION COST		54,555.00
						=====
						600,106.00
	CONTRACTOR'S FEE			5.00%		30,005.00
						=====
	TOTAL PROJECT COST					630,111.00

## OPTION 3 / *the funnel*



### Site:

The public plaza described in Option 1 will be expanded to create a larger outdoor space that is also accessed from the community center. New openings are proposed in the community center wall to connect to this recreational space. The plaza is spatially integrated with the entrance canopy described below. The public plaza and inviting entrance canopy together strongly reinforce the public character of City Hall.

### Entrances:

**Main entrance:** A large canopy is proposed extending from the face of the building all the way to the parking lot. It is shaped like a funnel—taller and larger at the open end, and gradually sloping towards the main entrance. The canopy is designed as a fluid space that is enclosed, yet porous. This is achieved with planar wall sections (these could be used as branding walls) and play of light and shadow in the roof. A 15'-20' covered section at the building entrance provides protection from rain. A signage box creates a focal point at the open end of the canopy, visible from the parking lot as well as the street. The wall planes can also be used for TV screen to display the Common Council agenda.

**Drop Box:** Few different locations are shown on the plans as possible locations. The optimal location will have to be determined based on security, access, and

operations.

- a. Integrated within the jamb of the portal (on the right-hand side as you enter)
- b. A slot on the vestibule wall with a secure cabinet accessed from the vestibule
- c. A slot on the vestibule wall with a cabinet accessed from the office

Secondary entrance will be similar to Option 1 and 2.

### Façade and Cladding:

Same as Option 2

### Windows:

Same as Option 2.

In addition, new window openings are proposed at the Council Chamber wall. These windows act as feature objects that animate the wall expanse and are highlighted by sun shading devices. Window and door openings are also proposed at the Community Center corner so that the café and recreational functions can take advantage of the outdoor plaza.

### Interior Lobby:

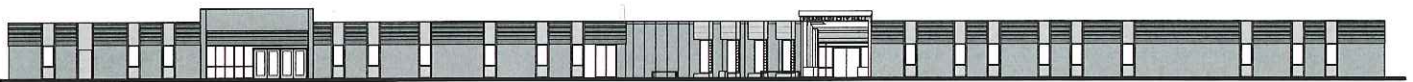
Same as Option 1



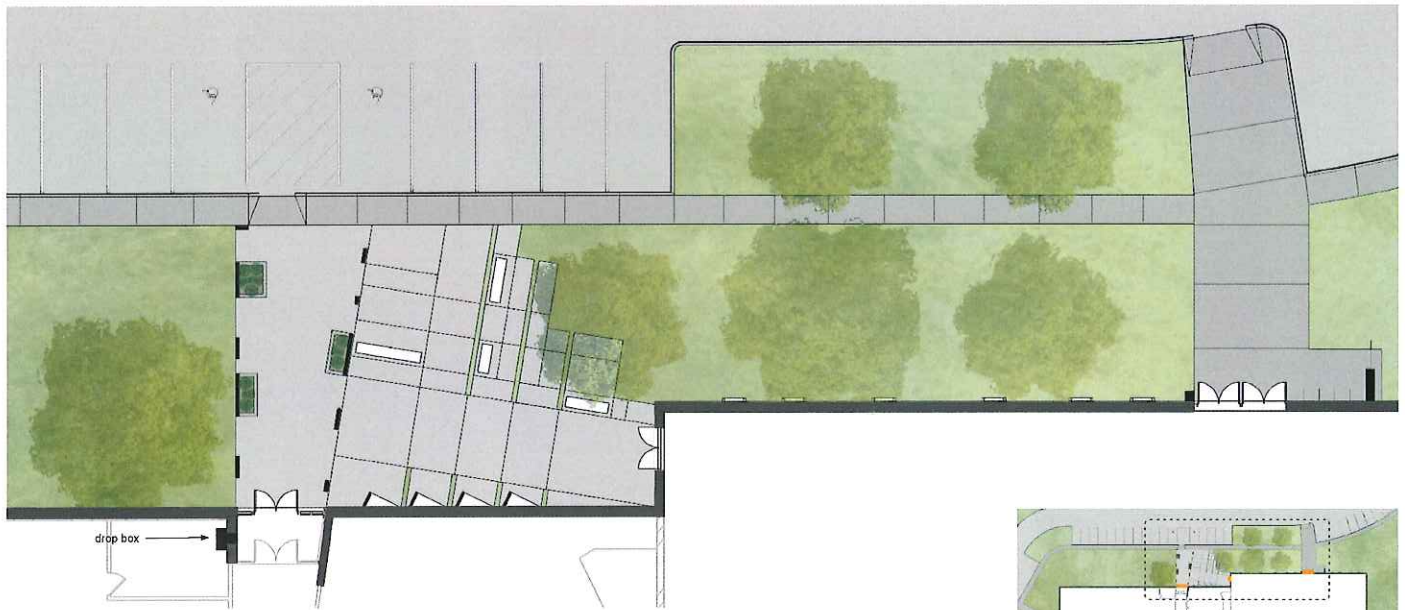
OPTION #3







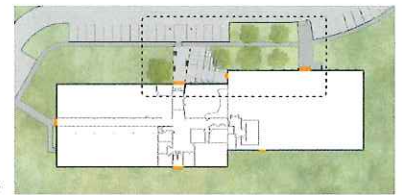
front elevation



drop box



enlarged site plan



key site plan



main lobby entrance



common council wall and new community center entrance



community center entrance



## PRELIMINARY BUDGET - Option 3

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
<b>2</b>	<b><u>Demolition</u></b>					
	Remove existing wood façade	5,100	SF	1.90	9,690.00	
	Remove Entry Canopies	4	EA	1600.00	6,400.00	
	Remove signage	2	EA	150.00	300.00	
	Remove wood below windows	180	SF	1.90	342.00	
	Create openings for council chamber windows	120	SF	26.00	3,120.00	
	Create opening for community room	150	SF	26.00	3,900.00	
	Temporary Partitions	50	LF	75.00	3,750.00	
	Dumpsters	5	EA	450.00	2,250.00	
	Equipment Rentals	1	LS	4500.00	4,500.00	
						34,252.00
<b>2</b>	<b><u>Sitework</u></b>					
	Remove trees & Shrubs	1	LS	2500.00	2,500.00	
	Remove topsoil & stockpile	5,000	SF	2.75	13,750.00	
	Silt Fencing/Erosion Control	500	LF	3.00	1,500.00	
	Excavate & Backfill for Foundations	80	LF	75.00	6,000.00	
	Stone under concrete	2,200	SF	0.95	2,090.00	
	New Flag Pole Base	1	EA	500.00	500.00	
	Landscaping	5,000	SF	7.00	35,000.00	
	Fill & landscape planters	3	EA	1500.00	4,500.00	
						65,840.00
<b>3</b>	<b><u>CONCRETE</u></b>					
	Form & pour new sidewalks	2,200	SF	7.50	16,500.00	
	Form and pour footings / piers	80	LF	255.00	20,400.00	
	Form and pour foundation Walls	80	LF	425.00	34,000.00	
	Repair concrete under new community room windows	20	LF	150.00	3,000.00	
	Misc.patching	500	SF	5.00	2,500.00	
	New concrete benches	4	EA	2000.00	8,000.00	
	Form & Pour Concrete planters	3	EA	1500.00	4,500.00	
	Pour flag pole base	1	EA	300.00	300.00	
						89,200.00
<b>4</b>	<b><u>Masonry</u></b>					
	Patch masonry for new lintel at community room	150	SF	60.00	9,000.00	
	Misc. masonry repairs including tie in at new canopy	250	SF	32.00	8,000.00	
						17,000.00
<b>5</b>	<b><u>STEEL</u></b>					
	Entry Canopy Steel	1	LS	50000.00	50,000.00	
	Lintel and column for Community room windows	20	LF	100.00	2,000.00	
	Misc. Steels.	1	LS	2500.00	2,500.00	
						54,500.00
<b>6</b>	<b><u>CARPENTRY</u></b>					
	Blocking at gravel stops	850	LF	4.50	3,825.00	
	Canopy Blocking	200	LF	4.50	900.00	
	Framing & Tyvek at façade upper perimeter	5100	SF	7.50	38,250.00	
	Misc. Blocking	1	LS	2500.00	2,500.00	
						45,475.00





### PRELIMINARY BUDGET - Option 3

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
7.1	<b><u>Metal Wall Panels / EIFS</u></b>					
	Nichiha or metal wall panels	6500	SF	25.00	162,500.00	
	Metal Wall panels at Entry & Community Room	1500	SF	25.00	37,500.00	
	Metal wall panels to wrap entry canopy	1700	SF	30.00	51,000.00	
	Soffit panels under canopy	700	SF	18.00	12,600.00	
	Flashing between panels and masonry	850	LF	4.50	3,825.00	
						267,425.00
7.1	<b><u>ROOFING, INSULATION &amp; SHEET METAL</u></b>					
	Cut back and remove gravel stops	850	LF	3.00	2,550.00	
	New gravel stops	850	LF	16.00	13,600.00	
	New gravel stops - canopy	96	LF	16.00	1,536.00	
	Gutter & Downspouts	72	LF	14.00	1,008.00	
	New skylight	1	LS	30000.00	30,000.00	
	New roofing - canopy	7	SQ	290.00	2,030.00	
	Patch roofing	25	SQ	290.00	7,250.00	
						57,974.00
7.2	<b><u>SEALANTS</u></b>					
	Siding & Masonry	1	LS	10000.00	10,000.00	
						10,000.00
8	<b><u>Aluminum Storefront</u></b>					
	Main Entry No interior vestibule	150	SF	75.00	11,250.00	
	Council Chambers New Windows	130	SF	75.00	9,750.00	
	Community Center New Entry/storefront	150	SF	75.00	11,250.00	
	Senior Dining Entrance	180	SF	75.00	13,500.00	
					0.00	
						45,750.00
9.1	<b><u>GYPSUM DRYWALL</u></b>					
	Framing at new entry & roof	2600	SF	18.00	46,800.00	
	Framing at each window	800	SF	18.00	14,400.00	
	Framing at council chamber windows	230	SF	18.00	4,140.00	
	Repairs at entry & storefronts	1	LS	5000.00	5,000.00	
						70,340.00
9.2	<b><u>ACOUSTICAL</u></b>					
	New Ceiling & repair at entry	150	SF	5.00	750.00	
						750.00
9.3	<b><u>FLOORING</u></b>					
	Terrazzo Repairs at entry	150	SF	55.00	8,250.00	
						8,250.00
9.4	<b><u>PAINTING</u></b>					
	Drywall touch up and repairs	1	LS	5000.00	5,000.00	
						5,000.00



## PRELIMINARY BUDGET - Option 3

Project: Franklin City Hall Façade Renovations  
 Location: Franklin, WI  
 Project Type: Renovation

Owner: City of Franklin  
 Architect: Continuum Architects and Planners

DIV.	Description	Qty	Unit	Unit Cost	Total Cost	Division Cost
10	<b>SPECIALTIES</b>					
	Flag Pole 20'	1	LS	2500.00	2,500.00	
	Signs	1	LS	15000.00	15,000.00	
15.2	<b>PLUMBING SYSTEM</b>					
	No Plumbing work	0	EA	0.00	0.00	
						0.00
15.3	<b>H.V.A.C.</b>					
	Unit Heaters and HVAC modifications at entry	1	LS	5000.00	5,000.00	
						5,000.00
16	<b>ELECTRICAL</b>					
	New Entry Lighting	150	SF	25.00	3,750.00	
	Building Entry Sconce / Recessed Lighting	1	LS	10000.00	10,000.00	
	Remove & re-route parapet surface mounted items	1	LS	5500.00	5,500.00	
	Flag Pole Lighting	1	LS	3500.00	3,500.00	
						22,750.00
	SUBTOTAL					799,506.00
	CONTINGENCY			10.00% OF CONSTRUCTION COST		79,951.00
						907,207.00
	GENERAL CONDITIONS			10.00% OF CONSTRUCTION COST		90,721.00
						997,928.00
	CONTRACTOR'S FEE			10.00%		99,793.00
	TOTAL PROJECT COST					1,097,721.00



August 31, 2018

**Michael A. Soto**

[Mike.soto@continuumarchitects.com](mailto:Mike.soto@continuumarchitects.com)

via email

Continuum Architects and Planners  
207 E. Michigan St  
Milwaukee WI 53203

**Re: City of Franklin City Hall Conceptual Budgets**

Mr. Soto:

Creative Constructors has assembled the below conceptual budget pricing based off general design schematic discussions, renderings, and provided scalable building plan. Brief descriptions of each option are listed below and attached to this document are the computation sheets broken down by trade.

### **Option #1**

**\$622,000-677,000**

Option #1 consist of removing the existing upper band of wood siding around the entire building, installing a new metal wall panels or fiber cement panels band to the new upper façade. Also included is the replacement of the main entry and senior center entry storefront. Sitework for this scope includes rework of the main entry plaza with new sidewalks and concrete bench sitting areas.

### **Option #2**

**\$630,000-680,000**

Option #2 still removes the existing upper band of wood siding around the entire building, but in lieu of adding the masonry band each of the office windows along the main entry elevation are framed out and clad with metal wall panels or fiber cement panels. The upper band around the building is still figured to receive metal wall panels or fiber cement panels. Replacement of the main entry and senior center entry storefront are still incorporated in this option although additional windows are being added to the council chambers. Sitework for this scope includes rework of the main entry plaza with new sidewalks and concrete bench sitting areas in the same manner as option #1.

### **Option #3**

**\$1,100,000-1,150,000**

Option #3 still removes and replaces the wood band around the building and frames out the office windows as described in option #2 but adds a covered canopy to the main entry with concrete planters flanking the entry path. Incorporated into this option also is adding storefront and entry into the community center with access to a larger hardscaped gathering area. Council chamber windows are still included in this option, although framing to create a little bit more depth to the windows and a main entry skylight is added.

Please do not hesitate to call or email with any questions or to discuss certain items in more detail.

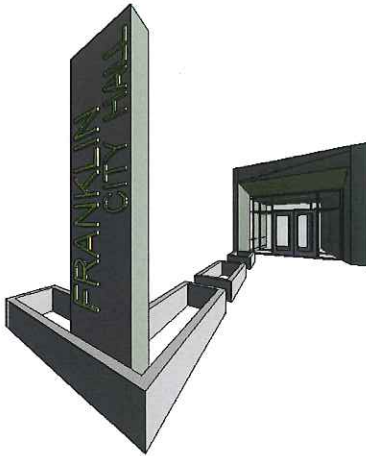
**CREATIVE CONSTRUCTORS LLC**

*Andrew J. Sisler*

Andrew J. Sisler  
Project Manager

*An Affirmative Action / Equal Opportunity Company*

**N83 W13430 Leon Road, Menomonee Falls, WI 53051 | (p) 262-502-7710; (f) 262-502-7709**



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**“ WE CREATE SMART, REFRESHING DESIGN  
GROUNDED IN INTELLIGENT OPTIMISM.”**

THANK YOU  
FOR YOUR BUSINESS

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P : 414-220-9640





## City Hall - Façade Renovation



**Quorum Architects. Inc.**

9/12/2018  
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Quorum Architects, Inc.

# Existing Photos

North Facade

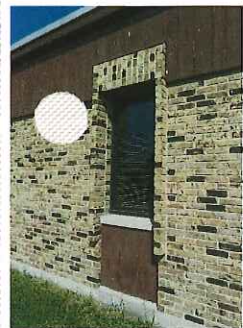
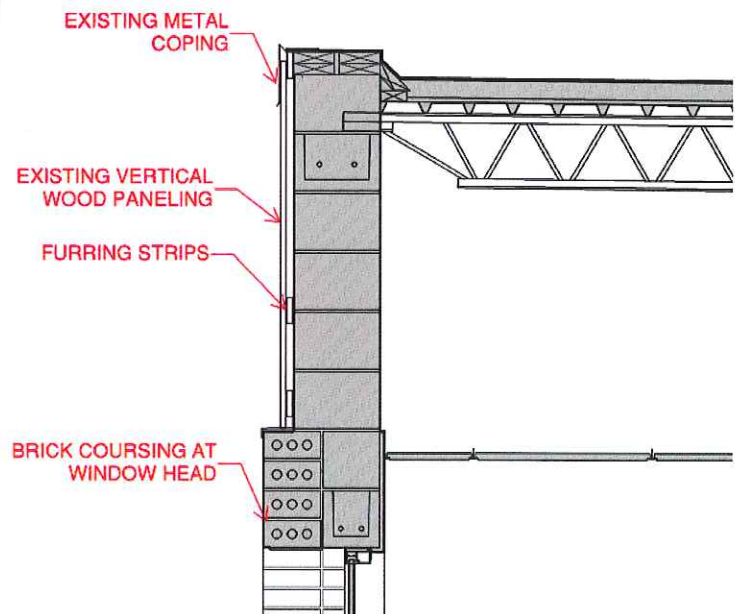
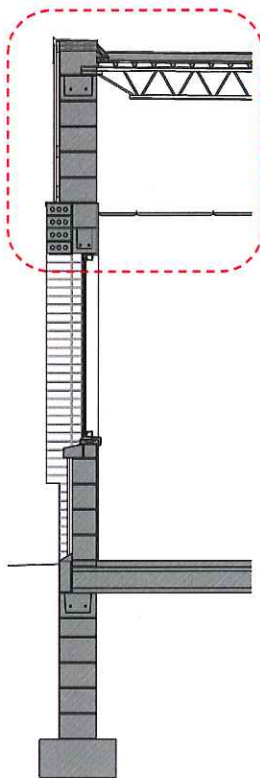






# Existing Conditions

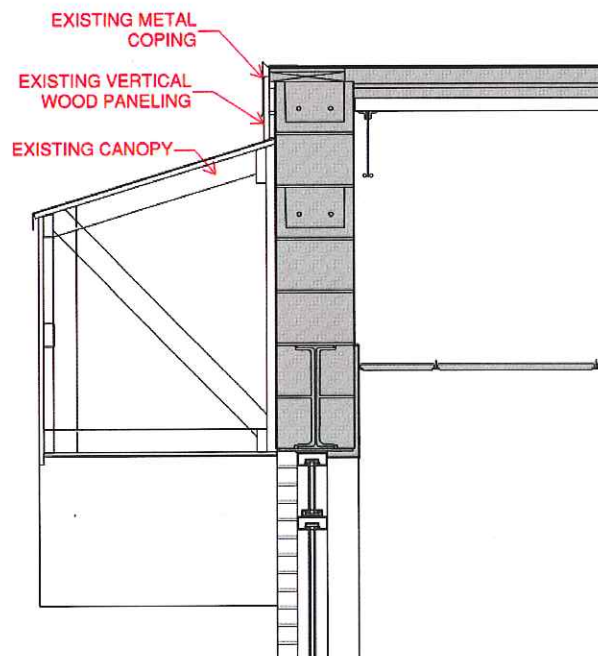
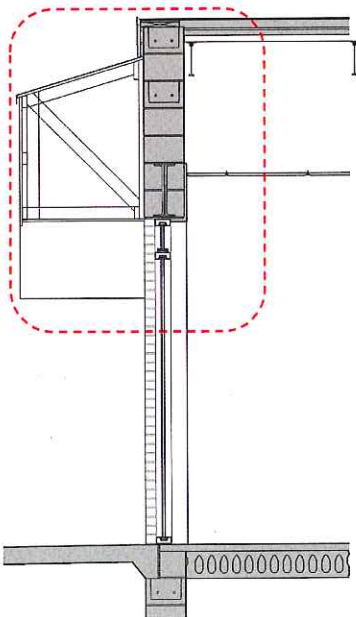
Existing wall section at window





# Existing Conditions

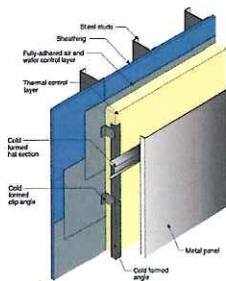
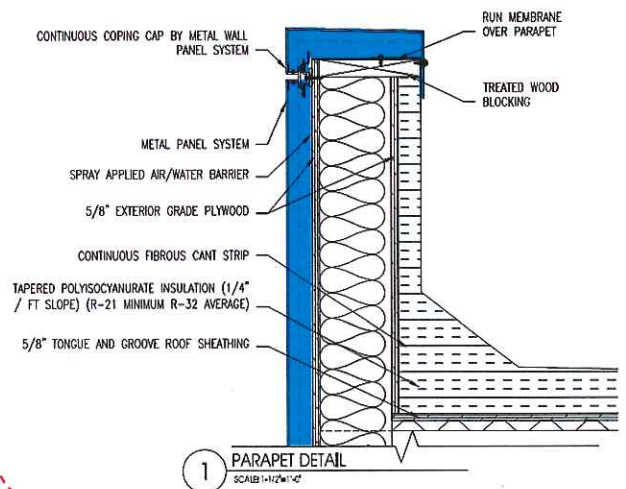
Existing wall section at entry canopy





# Proposed Façade Improvements

## Metal Panel Example







Quorum Architects, Inc.

# Design Option A

## Partial First Floor Plan





## Design Option A – Scheme 1



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## Design Option A – Scheme 2



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# Design Option B

## Partial First Floor Plan







## Design Option B – Scheme 1



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## Design Option B – Scheme 2



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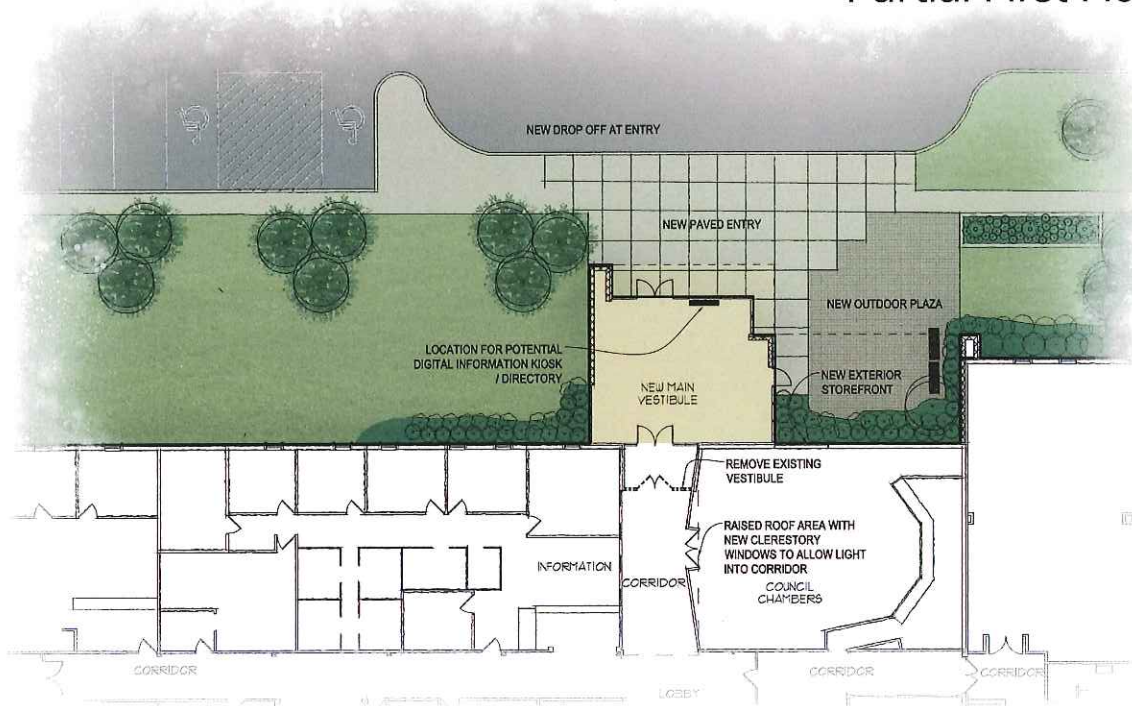




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# Design Option C

## Partial First Floor Plan







## Design Option C – Scheme 1





## Design Option C – Scheme 2





# Community Center Entry





# Community Center Entry



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# Budgets

Franklin City Hall  
Façade Renovation  
Franklin, WI

September 10, 2019



## ESTIMATE SUMMARY

DESCRIPTION	DESIGN A New Canopy	DESIGN B Lobby Addition	DESIGN C Lobby/Chamber
01 General Requirements	21,550	25,050	27,550
02 Demolition	63,950	73,950	83,950
03 Concrete	8,000	19,000	30,000
04 Masonry	-	10,000	30,000
05 Metals	25,000	12,000	24,000
06 Carpentry	49,360	49,360	64,360
07 Thermal & Moisture Protection	225,000	259,000	247,000
08 Openings	90,000	130,000	149,000
09 Finishes	2,000	25,000	47,000
10 Specialties	11,000	15,000	15,000
11 Equipment	-	-	-
12 Furnishings	-	-	-
13 Special Construction	-	-	-
14 Conveying	-	-	-
21 Fire Protection	-	3,000	6,000
22 Plumbing	-	5,000	7,500
23 HVAC	-	9,000	18,000
26 Electrical and Lighting	20,000	27,000	39,000
27 Communications, AV	-	-	-
28 Security	-	-	-
31 Earthwork	5,000	10,000	15,000
32 Exterior Improvements	20,000	35,000	45,000
50 Other	-	-	-
<b>SUBTOTAL CONSTRUCTION</b>	<b>540,860</b>	<b>707,360</b>	<b>848,360</b>
Escalation (None Included)	-	-	-
Contingency (Est/Design) 0%	-	-	-
Contingency (Construction) 10%	54,086	70,736	84,836
CM Staff, GCs, Fee, Insurance	-	-	-
General Conditions 8%	43,269	56,589	67,869
CM Reimbursables Included	-	-	-
General Liability Insurance (Fixed Rate) 0.75%	4,787	6,260	7,508
Builder's Risk Insurance by owner	-	-	-
Contractor Fee 7.25%	49,618	60,969	73,122
<b>TOTAL CONSTRUCTION</b>	<b>689,619</b>	<b>901,913</b>	<b>1,081,694</b>

Franklin City Hall  
Façade Renovation  
Franklin, WI

September 10, 2019



## ESTIMATE SUMMARY

DESCRIPTION	DESIGN A New Canopy	DESIGN B Lobby Addition	DESIGN C Lobby/Chamber
<b>OTHER PROJECT COSTS (A/E, FFE, Misc.) - PRELIMINARY</b>			
Professional Services	by owner		
Permits and Fees 1%	6,895	9,019	10,817
Furniture, Fixtures & Equipment	by owner		
Utility Costs	by owner		
Technology & A/V	by owner		
Moving & Storage of Furniture/Books/Etc	by owner		
Advertising & Marketing Costs	by owner		
Legal & Financial	by owner		
Signage	by owner		
Owner's Reserve	by owner		
<b>SUBTOTAL OTHER COSTS</b>	<b>6,895</b>	<b>9,019</b>	<b>10,817</b>
<b>TOTAL PROJECT COST</b>	<b>696,515</b>	<b>910,933</b>	<b>1,092,511</b>

### Qualifications/Assumptions/Exclusions

1. Hazardous material testing and abatement by owner
2. Work to take place prior to June 2019
3. Work to take place during normal working hours
4. Builders Risk Insurance by owner
5. Temporary roofing and roof patch work by owner's contractor
6. No work at existing windows or entries outside new entry adjacent to Council Chambers
7. Existing brick to remain as is





## Relevant Project Experience



Before



Fisher Barton  
Watertown, WI



## Relevant Project Experience

Fisher Barton  
Watertown, WI

Before



After



## Relevant Project Experience

Before



PyraMax Bank  
Milwaukee, WI



## Relevant Project Experience

Before



PyraMax Bank  
Milwaukee, WI



After





## Relevant Project Experience

Before



AFSCME Local 48

Milwaukee, WI





## Relevant Project Experience

AFSCME Local 48

Milwaukee, WI

Before



After



## Relevant Project Experience

HCAM iCenter  
Milwaukee, WI

Before





# Relevant Project Experience

Before



HCAM iCenter  
Milwaukee, WI







## Relevant Project Experience

Glenroy

Menomonee Falls, WI

Before





Quorum Architects, Inc.

## Relevant Project Experience

Glenroy

Menomonee Falls, WI

Before





# Next Steps / Questions



Quorum Architects, Inc.

○ Questions / Comments?

