



2026

**Mayor's Recommended
Annual Budget**

CITY OF FRANKLIN

2026 MAYOR'S RECOMMENDED BUDGET

**Mayor
John R. Nelson**

Council Members:

District 1	Jon Peccarelli
District 2	Michelle Eichmann
District 3	Yousef Hasan
District 4	Courtney Day
District 5	Nabil Salous
District 6	Jason Craig

Prepared by:

**Kelly Hersh
Director of Administration
and
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Director of Finance and Treasurer**

**CITY OF FRANKLIN, WISCONSIN
2026 MAYOR'S RECOMMENDED BUDGET
TABLE OF CONTENTS**

	<u>Page</u>
Letter of Transmittal.....	1
Budget Process and Calendar.....	8
Opportunities and Threats	10
Tax Levy and Tax Rate Information/Summary of Assessed & Equalized Values	14
 SECTION 1	
Personnel Authorized Positions and Requests	22
 SECTION 2	
General Fund:	
Revenues.....	32
 Departmental Budgets of the General Fund:	
 SECTION 3	
General Government:	
Mayor.....	43
Aldersperson	45
Municipal Court.....	49
City Clerk and Elections.....	52
Information Technology	58
Administration and Human Resources.....	64
Finance and Audit.....	69
City Assessor	74
Legal Services	78
Municipal Buildings	80
Insurance	84
Unclassified, Contingency, and Anticipated Underspensing.....	86

SECTION 4	<u>Page</u>
Public Safety:	
Police and Dispatch	88
Fire and Fire Protection	106
Inspection Services.....	117
Weights and Measures	121
 SECTION 5	
Public Works:	
Engineering.....	123
Highways and Parks	127
Street Lighting.....	147
Weed Control.....	151
 SECTION 6	
Health and Human Services:	
Health	153
Animal Control	158
 Culture and Recreation:	
Franklin Senior Citizens, Inc.	160
Senior Travel Program.....	160
St. Martins Fair	160
Civic Celebrations	161
 Conservation and Development:	
Planning.....	165
Economic Development.....	170
 Transfers to Other Funds.....	174
 SECTION 7	
Special Revenue Funds:	
Library Fund.....	175
Tourism Commission	183
Solid Waste Fund	185
St. Martins Fair	189
Civic Celebrations	191
Donation Fund	193
Opioid Settlement Fund	196

	<u>Page</u>
Grant Funds:	
Fire/Police/Other	197
Health	201
Enterprise Funds:	
Sanitary Sewer Fund	204
Water Fund	207
SECTION 8	
Capital Funds:	
2026-2030 Five-Year Capital Improvement Program	210
Capital Improvement.....	234
Capital Outlay	241
Equipment Replacement.....	251
Street Improvement	254
Utility Development.....	259
Development Impact Fees	262
SECTION 9	
Debt Service.....	267
Special Assessment.....	277
SECTION 10	
Tax Incremental Districts (TID).....	279
TID 5 Ballpark Commons/TID 7 Velo Village	288
TID 6 Bear Development	296
TID 8.....	300
TID 9 Carma Laboratories	304
TID Outstanding Debt	308
Internal Service Fund	312
Self-Insurance Fund 75.....	312

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September 16, 2025

Mayor's Recommended 2026 Budget Transmittal Letter and Executive Summary

Honorable Mayor Nelson and Members of the Common Council:

I am pleased to present the Mayor's Recommended 2026 Budget for your review and consideration. This document reflects our collective priorities for maintaining high-quality municipal services, living within State levy limits, and investing in the infrastructure and people that keep Franklin safe, welcoming, and well-run. The 2026 budget encompasses the City's major funds, including the General Fund, Special Revenue Funds, Debt Service Fund, Capital Project Funds, enterprise funds (Sewer and Water), and internal service funds.

2026 BUDGET PRIORITIES, GUIDING ASSUMPTIONS, AND STRATEGIES

Maintaining Fiscal Responsibility

We continue to maintain a disciplined approach to budgeting, aligning ongoing costs with ongoing revenues, preserving fund balance targets, calibrating appropriations to final State certifications and audited beginning balances, and prioritizing essential services. We are attentive to structural cost pressures and to ensuring one-time resources are used for one-time needs.

Addressing Inflationary and Operating Pressures

Like all communities, Franklin faces sustained inflation in goods, contracted services, utilities, and construction. Labor markets remain competitive, which affects recruitment and retention, as well as compression and the cost of maintaining service levels. This budget prioritizes core operations while pacing new or expanded initiatives, using phased approaches where appropriate.

Sustaining and Investing in Key City Services

Personnel costs remain the largest share of the General Fund. The 2026 plan provides the staffing and equipment necessary to sustain reliable service delivery across public safety, public works, inspection services, planning and economic development, information technology, finance/treasury, health, and administrative support. We continue to address market competitiveness and compression thoughtfully to stabilize our workforce and reduce turnover.

At this stage, the 2026 General Fund is projected at approximately \$32.7 million, which would represent a decrease of about 3.8% (roughly \$1.3 million) from the 2025 original budget of \$34.0 million. These figures remain preliminary until final confirmation by the Finance Department and certification of levy amounts.

Strategic Capital Investments

The 2026 budget advances prudent investments that reduce risk and improve long-term performance. Key examples include:

- Street and pathway improvements aligned to lifecycle management. Engineering currently estimates that approximately \$3 million per year is needed to maintain a 25-year pavement life cycle; 2026 continues to target the highest-priority segments within available resources.
- Ongoing energy-efficiency and reliability upgrades through the Johnson Controls (JCI) program, including prior-year improvements at the Library (new boiler, chiller, and solar array panels) and citywide building systems work that mitigates deferred maintenance.
- Enterprise Fleet management to right-size replacement cycles, lower lifecycle costs, and improve reliability, shifting away from large one-time capital spikes toward planned, predictable cash flows.

For 2026, the first year of the 2026–2031 Capital Improvement Plan, the City anticipates programming approximately \$58.4 million across all sources. Of this amount, about \$29 million is projected within City funds, including \$18 million in Fund 46, \$5.1 million in Fund 42, and \$2.7 million in the Street Improvement Fund. These figures are preliminary and subject to confirmation as the Finance Department finalizes the Capital Improvement Plan details.

External Funding and Grants

Where possible, we leverage grants and partnerships to stretch local dollars; examples include MMSD private property inflow/infiltration (PPII), transportation aids, energy efficiency programs, and targeted state and federal opportunities. We will continue to evaluate grant matches and operational impacts before committing local funds.

Policy, Legal, and Compliance Context

The budget has been developed within the constraints of State levy limits and with attention to statutory compliance and financial best practices. Ongoing shifts in state policy, such as changes to shared revenue and personal property tax, continue to influence municipal finance; we will monitor and adjust as the State clarifies details. We also continue to implement the City's assessment services agreement to ensure accurate, equitable valuation and strong Board of Review support.

The City's mill rate context will be updated during adoption once final assessed values and levy amounts are certified by the State and Council. All figures remain preliminary until final values are certified.

Technology, Risk, and Resilience

The City continues to invest in critical technology and facility infrastructure to manage cybersecurity risks, improve service performance, and support modern, reliable operations. Targeted improvements in access control, AV/meeting rooms, and network security help protect City assets and ensure continuity of operations.

2026 Budget Challenges and Opportunities

- **Inflation and construction costs:** Persistent cost growth requires careful scope, timing, and packaging of capital projects.
- **Infrastructure needs:** Roads, utilities, and facilities require sustained, multi-year investment.
- **Personnel and market pressure:** Recruitment, retention, and compensation remain areas of focus across multiple departments.
- **Process improvements:** Continued refinement of purchasing, documentation, and performance management will yield efficiencies over time.
- **State framework:** The limits on levies and uncertainty in state aid programs necessitate conservative forecasting and flexible planning.



Next Steps:

The Finance Committee Meetings, to discuss the 2026 Mayor's Recommended Budget, have been scheduled for Tuesday, September 23rd; Thursday, September 25th; Monday, September 29th; and Wednesday, October 1st, all starting at 5 PM.

The schedule for each of the evenings is as follows and subject to change:

Tuesday, September 23rd - 5 PM

- *Introduction – Mayor*
- *Review the 9/16 Council Presentation*
- *Overview of the Process/Budget Document/Navigation*

Department

Inspection Services
Recreation
Health
Animal Control
Planning
Fire / Fire Protection
Police / Dispatch

- *Summary / Revenues / Expenditures / Capital Items*
- *Personnel Head Counts and Additions / Benefits and Cost Allocations*
- *Preliminary Questions from the Committee / Preview of Subsequent Meetings*



Thursday, September 25th - 5 PM

Department

General Government

Alderman
Clerk
Elections
Weights & Measures
St. Martins Fair
Weed Control
Recreation – Senior Activities
Economic Development

Public Works

Engineering
Highway
Street Lighting
Solid Waste
Sanitary Sewer

General Government

Mayor
Municipal Court
Information Technology
Administration / HR
Finance / Audit
Assessor
Legal Services
Municipal Buildings
Insurance
Unclassified

- *Follow-ups from the September 23rd, 2025, Finance Committee Meeting*



Monday, September 29th - 5 PM

Department

Library

Capital Outlay

Equipment Replacement

Capital Improvement

Street Improvement

Utility Development

Development / Impact Fees

Tax Incremental Financing Districts

Self-Insurance Fund

Debt

Tax Levy / Rates

- *Follow-ups from the September 23rd or September 25th, 2025 Finance Committee Meetings*

Wednesday, October 1st – 5 PM

- *Follow-ups from the September 23rd, September 25th, and September 29th, 2025 Finance Committee Meetings*
- *Total Tax Levy and Tax Rates Review*
- *Discuss and review changes to date*
- *Final list of recommended changes for Council*



Closing Remarks

The Mayor's Recommended 2026 Budget balances necessary operating commitments with strategic investments in people, infrastructure, and technology. It is grounded in fiscal discipline and continuous improvement, with an emphasis on maintaining service quality and managing long-term obligations effectively. All totals should be considered preliminary until final values are certified. I want to thank department heads and staff for their professionalism and the considerable work required to assemble this plan.

We look forward to working with the Finance Committee and the Common Council through the public meeting process. As always, refinements may be introduced as updated information becomes available and as the governing body provides direction.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelly Hersch", written in a cursive style.

Kelly Hersch
Director of Administration
City of Franklin, Wisconsin

BUDGET PROCESS AND CALENDAR

Section 13-2. A. of the Municipal Code of the City of Franklin designates the Mayor as the key figure in the budget process. Annually, the Mayor, with the support of the Director of Administration, Director of Finance and Treasurer, all other department heads, and other staff, as the Mayor deems appropriate, is responsible for the preparation of the Mayor's Recommended Annual Budget. This comprehensive financial plan for the City's affairs for the upcoming year is then submitted to the Finance Committee for review. The Mayor's presentation of the budget timetable to the Common Council no later than the first Tuesday in May marks the beginning of the review and approval process by the Common Council.

The annual budget is a comprehensive document that includes:

- Expenses of conducting each department and activity of the City for the ensuing fiscal year and corresponding items for the current year and last preceding fiscal year, with reasons for increase and decrease recommended compared with the current year's appropriations.
- An itemization of all anticipated income of the City from sources other than general property taxes and bond proceeds, with a comparative statement of the amounts received from each source for the last preceding and current fiscal year.
- An itemization of the amount of money to be raised from general property taxes, which, with income from other sources, will be necessary to meet the proposed expenditures.
- Any other information required by the Council and State law.

As mandated by law, the Common Council conducts a public hearing on the proposed budget before final approval. This public hearing is a crucial part of our commitment to transparency, ensuring that all stakeholders are fully informed and have the opportunity to provide feedback on the proposed budget. Your input is highly valued in this process and is a key factor in the final approval of the budget.

Once the Common Council has approved the annual budget, any changes to the tax amount, appropriations, or their purposes can only be made with a two-thirds vote of the entire Council membership. This underscores the significant role the Council plays in the budget approval process. Your decisions and votes directly influence the financial planning and operations of the City. Furthermore, any such amendments must be promptly published in the Official City Newspaper within ten days of approval. As per the law, the Common Council holds a public hearing on the proposed budget before final approval.

No money is to be drawn from the treasury of the City or any obligation for the expenditure of money be incurred, except in pursuance of the annual appropriation in the adopted budget or when changed as authorized. At the close of each fiscal year, any unencumbered balance of an appropriation reverts to the general fund and is subject to re-appropriation. Appropriations may be made by the Common Council, to be paid out of the income of the current year, for improvements or other objects or works that will not be completed within such year, and any such appropriations continue until the purpose for which it was made has been accomplished or abandoned.

**CITY OF FRANKLIN
2026 ANNUAL BUDGET
BUDGET PREPARATION TIMETABLE
April 2, 2025**

Wednesday, April 2:	2026 Budget Preparation Timetable presented to the Common Council.
Monday, June 9:	The budget process begins internally.
Tuesday, September 16:	Presentation of the Mayor's Recommended Budget to the Common Council.
September 17 – October 10:	Finance Committee review of the Mayor's Recommended Budget.
September 17 – October 14:	Alderspersons may contact department heads with budget-related questions.
Wednesday, October 15:	Prepare and submit the Budget Public Hearing Notice to the City's official newspaper.
Tuesday, October 21:	Common Council discussion and decision regarding Finance Committee recommendations and initial changes to the budget. Last day for budget changes to be included in the Public Hearing Notice.
October 21 – November 11:	Continue deliberation of the proposed budget.
Wednesday, October 22:	Publication of Preliminary Budget and Public Hearing Notice in the City's official newspaper.
Monday, October 27:	*Special —The Committee of the Whole Meeting will discuss necessary budget topics. <i>(If needed)</i>
Tuesday, November 4:	Continue deliberation of the proposed budget at this regular Common Council Meeting.
Tuesday, November 11:	<u>Special Common Council Meeting:</u> Public Hearing on the 2026 Annual Budget and Adoption. <i>[Note: This date does not provide an opportunity for adoption delay without a special meeting soon after that.]</i>

Note: Subsequent actions that may affect the Common Council's regular meeting schedule may impact this calendar.

**2026 BUDGET
POTENTIAL OPPORTUNITIES AND THREATS
FRANKLIN'S CURRENT AND FUTURE FISCAL PLANS**

OPPORTUNITIES

Strong Property Values and Development:

Franklin's location and private-investment pipeline continue to strengthen the tax base. Targeted growth along key corridors (Ryan, Loomis, business parks) supports long-term stability. Proactive planning and infrastructure coordination can convert interest into taxable value.

Franklin's location and private-investment pipeline remain positives. Targeted growth along key corridors (Ryan, Loomis, business parks) supports the long-term tax base. Proactive planning and infrastructure coordination can convert interest into taxable value.

Deferred Maintenance Mitigation (Johnson Controls, Inc. Project):

Energy and building-system upgrades (e.g., Library boiler/chiller/solar; citywide controls) reduce utility costs and failure risk, improve reliability, and free future budgets from reactive fixes. While upfront costs are significant, these projects mitigate long-term risks and reduce reactive spending.

Energy and building-system upgrades (e.g., Library boiler/chiller/solar; citywide controls) reduce utility costs and failure risk, improve reliability, and free future budgets from reactive fixes.

Enterprise Fleet Management:

Smoothing replacement cycles reduces downtime, improves service reliability, and stabilizes annual costs. Data-driven refresh planning helps avoid one-time capital spikes.

Lifecycle Road Strategy:

Maintaining an estimated \$3 million per year investment target helps sustain network conditions and avoid costly reconstruction. Coordinated packaging can improve bid results and timing.

Maintaining the approximately \$3 million per year investment target helps sustain network conditions and avoid costly reconstruction. Coordinated packaging can improve bid results and timing.

Grants and Partnerships:

MMSD PPII, transportation aids, energy incentives, and targeted state/federal programs can stretch local dollars, provided matches and life-cycle costs are planned.

Process Modernization:

UDO rewrite, fee schedule updates, purchasing/documentation, and performance management can improve customer experience and revenue alignment.

**2026 BUDGET
POTENTIAL OPPORTUNITIES AND THREATS
FRANKLIN'S CURRENT AND FUTURE FISCAL PLANS**

OPPORTUNITIES

Assessment Services and Transparency:

Forward Appraisal's MarketDrive tools and support for the Board of Review strengthen equity and forecasting, aiding budget credibility.

Technology and Cybersecurity Investments:

Microsoft 365 posture, access control/AV improvements, and network hardening mitigate outage and security risks that would otherwise disrupt services.

Community Impact Management (Noise):

Pending results of JPM's sound study may inform compliance strategies and reduce neighborhood impacts.

JPM's sound study will provide actionable recommendations that can reduce neighborhood impacts and create clearer compliance pathways.

CIP Prioritization and Funding Mix:

Balancing Funds 42/46/47 with enterprise/grants keeps first-year projects aligned to capacity, risk reduction, and long-term cost control.

**2026 BUDGET
POTENTIAL OPPORTUNITIES AND THREATS
FRANKLIN'S CURRENT AND FUTURE FISCAL PLANS**

THREATS

State Revenue Framework:

Levy limits and evolving state-aid structures constrain flexibility. Uncertainty in shared revenue, levy limits, and Act 12 replacement payments requires cautious forecasting.

Levy limits and evolving state-aid structures constrain flexibility. Continued monitoring of Act 12 replacement payments is warranted.

Inflation and Labor Market:

Elevated costs for construction, services, and utilities persist. Competitive labor markets create challenges related to compression and retention.

Infrastructure Backlog:

Roads and facilities require sustained, multi-year investment; deferral compounds costs and increases risks.

Developer Compliance & Legal Workload:

Complex agreements, compliance enforcement, and litigation may increase workload and risk exposure.

Complex development agreements and enforcement actions draw significant staff and legal resources.

Recruitment and Retention:

Workload intensity and market wages can increase the risk of turnover and delay service delivery.

Technology & Cybersecurity Exposure:

Security incidents/outages remain a material risk without continued investment and adherence to policy.

Grant Match & Operating Impacts:

Grants can provide leverage but may require local matches or create recurring O&M obligations. The total cost of ownership must be carefully planned and managed.

External awards sometimes require a local match or add recurring O&M; the total cost of ownership must be planned.

Assessment Appeals/Volatility:

Market shifts or high appeal volumes may alter the distribution of the tax base and increase the Board of Review workload.

Market shifts and appeal volumes can alter tax-base distribution and increase BOR workload.

**2026 BUDGET
POTENTIAL OPPORTUNITIES AND THREATS
FRANKLIN'S CURRENT AND FUTURE FISCAL PLANS**

THREATS

Declining Legacy Revenues:

Cable franchise/PEG revenues continue to decline, requiring exploration of replacement revenues or efficiencies.

Cable franchise/PEG revenues continue to trend down; alternative revenues or efficiencies are needed.

Emergency Management & Climate Resilience:

Severe weather/flooding can strain operations and budgets, requiring resiliency planning and cost recovery.

Additional items will be monitored and incorporated as conditions change.

City of Franklin, Milwaukee County
2025 Statement of Real Estate Assessments
Manufacturing values suppressed

Assessments by Tax Classification

Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Residential	12,321	11,742	6,891.830	\$1,267,301,300	\$3,655,598,600	\$4,922,899,900	\$1,267,301,300	\$3,655,547,300	\$4,922,848,600
Commercial	567	407	2,810.932	\$317,392,400	\$1,018,067,300	\$1,335,459,700	\$317,392,400	\$1,018,067,300	\$1,335,459,700
Manufacturing	69	54	700.951	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	174	0	2,774.975	\$75,836,800	\$0	\$75,836,800	\$962,700	\$0	\$962,700
1st grade tillable	172	0	2,679.638	\$74,018,200	\$0	\$74,018,200	\$942,400	\$0	\$942,400
3rd grade tillable	2	0	92.688	\$1,605,800	\$0	\$1,605,800	\$20,100	\$0	\$20,100
Pasture	1	0	2.649	\$212,800	\$0	\$212,800	\$200	\$0	\$200
Undeveloped	134	0	1,408.923	\$14,151,100	\$0	\$14,151,100	\$7,078,000	\$0	\$7,078,000
Residential	1	0	0.400	\$700	\$0	\$700	\$400	\$0	\$400
Commercial	11	0	82.926	\$3,897,400	\$0	\$3,897,400	\$1,949,000	\$0	\$1,949,000
Gravel mining	1	0	3.200	\$64,000	\$0	\$64,000	\$32,000	\$0	\$32,000
Swamp	119	0	1,302.135	\$10,018,000	\$0	\$10,018,000	\$5,011,000	\$0	\$5,011,000
Pond	3	0	4.262	\$6,700	\$0	\$6,700	\$3,400	\$0	\$3,400
Primary forest	2	0	16.000	\$164,300	\$0	\$164,300	\$82,200	\$0	\$82,200
Agricultural use forest	7	0	64.600	\$1,001,300	\$0	\$1,001,300	\$500,800	\$0	\$500,800
Primary forest	7	0	64.600	\$1,001,300	\$0	\$1,001,300	\$500,800	\$0	\$500,800
Productive forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Primary forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Agricultural homesite	72	70	177.029	\$10,758,500	\$21,644,600	\$32,403,100	\$10,758,500	\$21,644,600	\$32,403,100
Exempt	270	22	5,295.770	\$40,444,100	\$29,534,200	\$69,978,300	\$0	\$0	\$0
Exempt federal	2	0	4.100	\$101,100	\$0	\$101,100	\$0	\$0	\$0
Exempt state	15	0	134.002	\$178,700	\$0	\$178,700	\$0	\$0	\$0
Exempt county	84	6	3,469.635	\$12,451,400	\$516,100	\$12,967,500	\$0	\$0	\$0
Exempt local	109	4	1,288.876	\$9,872,100	\$8,400	\$9,880,500	\$0	\$0	\$0
Exempt other	60	12	399.157	\$17,840,800	\$29,009,700	\$46,850,500	\$0	\$0	\$0
Total for all tax classes*	13,377	12,293	20,150.150	\$1,727,275,200	\$4,724,844,700	\$6,452,119,900	\$1,604,383,400	\$4,695,259,200	\$6,299,642,600

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Assessments by Sanitary District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
MMSD	13,377	12,293	20,150.150	\$1,727,275,200	\$4,724,844,700	\$6,452,119,900	\$1,604,383,400	\$4,695,259,200	\$6,299,642,600
Residential	12,321	11,742	6,891.830	\$1,267,301,300	\$3,655,598,600	\$4,922,899,900	\$1,267,301,300	\$3,655,547,300	\$4,922,848,600
Commercial	567	407	2,810.932	\$317,392,400	\$1,018,067,300	\$1,335,459,700	\$317,392,400	\$1,018,067,300	\$1,335,459,700
Manufacturing	69	54	700.951	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	174	0	2,774.975	\$75,836,800	\$0	\$75,836,800	\$962,700	\$0	\$962,700
1st grade tillable	172	0	2,679.638	\$74,018,200	\$0	\$74,018,200	\$942,400	\$0	\$942,400
3rd grade tillable	2	0	92.688	\$1,605,800	\$0	\$1,605,800	\$20,100	\$0	\$20,100
Pasture	1	0	2.649	\$212,800	\$0	\$212,800	\$200	\$0	\$200
Undeveloped	134	0	1,408.923	\$14,151,100	\$0	\$14,151,100	\$7,078,000	\$0	\$7,078,000
Residential	1	0	0.400	\$700	\$0	\$700	\$400	\$0	\$400
Commercial	11	0	82.926	\$3,897,400	\$0	\$3,897,400	\$1,949,000	\$0	\$1,949,000
Gravel mining	1	0	3.200	\$64,000	\$0	\$64,000	\$32,000	\$0	\$32,000
Swamp	119	0	1,302.135	\$10,018,000	\$0	\$10,018,000	\$5,011,000	\$0	\$5,011,000
Pond	3	0	4.262	\$6,700	\$0	\$6,700	\$3,400	\$0	\$3,400
Primary forest	2	0	16.000	\$164,300	\$0	\$164,300	\$82,200	\$0	\$82,200
Agricultural use forest	7	0	64.600	\$1,001,300	\$0	\$1,001,300	\$500,800	\$0	\$500,800
Primary forest	7	0	64.600	\$1,001,300	\$0	\$1,001,300	\$500,800	\$0	\$500,800
Productive forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Primary forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Agricultural homesite	72	70	177.029	\$10,758,500	\$21,644,600	\$32,403,100	\$10,758,500	\$21,644,600	\$32,403,100
Exempt	270	22	5,295.770	\$40,444,100	\$29,534,200	\$69,978,300	\$0	\$0	\$0
Exempt federal	2	0	4.100	\$101,100	\$0	\$101,100	\$0	\$0	\$0
Exempt state	15	0	134.002	\$178,700	\$0	\$178,700	\$0	\$0	\$0
Exempt county	84	6	3,469.635	\$12,451,400	\$516,100	\$12,967,500	\$0	\$0	\$0
Exempt local	109	4	1,288.876	\$9,872,100	\$8,400	\$9,880,500	\$0	\$0	\$0
Exempt other	60	12	399.157	\$17,840,800	\$29,009,700	\$46,850,500	\$0	\$0	\$0
Total for all sanitary districts*	13,377	12,293	20,150.150	\$1,727,275,200	\$4,724,844,700	\$6,452,119,900	\$1,604,383,400	\$4,695,259,200	\$6,299,642,600

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Assessments by School District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Franklin School District	10,695	9,792	16,920.154	\$1,331,037,600	\$3,650,539,500	\$4,981,577,100	\$1,230,563,300	\$3,648,414,900	\$4,878,978,200
Residential	9,943	9,431	5,695.295	\$1,042,210,200	\$3,050,357,000	\$4,092,567,200	\$1,042,210,200	\$3,050,305,700	\$4,092,515,900
Commercial	337	233	1,905.180	\$170,925,600	\$576,633,700	\$747,559,300	\$170,925,600	\$576,633,700	\$747,559,300
Manufacturing	59	45	583.761	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	159	0	2,603.886	\$60,727,600	\$0	\$60,727,600	\$902,500	\$0	\$902,500
1st grade tillable	157	0	2,508.549	\$58,909,000	\$0	\$58,909,000	\$882,200	\$0	\$882,200
3rd grade tillable	2	0	92.688	\$1,605,800	\$0	\$1,605,800	\$20,100	\$0	\$20,100
Pasture	1	0	2.649	\$212,800	\$0	\$212,800	\$200	\$0	\$200
Undeveloped	121	0	1,220.117	\$10,768,200	\$0	\$10,768,200	\$5,386,200	\$0	\$5,386,200
Residential	1	0	0.400	\$700	\$0	\$700	\$400	\$0	\$400
Commercial	9	0	59.480	\$1,685,700	\$0	\$1,685,700	\$843,100	\$0	\$843,100
Gravel mining	1	0	3.200	\$64,000	\$0	\$64,000	\$32,000	\$0	\$32,000
Swamp	109	0	1,139.787	\$8,849,000	\$0	\$8,849,000	\$4,426,200	\$0	\$4,426,200
Pond	2	0	1.250	\$4,500	\$0	\$4,500	\$2,300	\$0	\$2,300
Primary forest	2	0	16.000	\$164,300	\$0	\$164,300	\$82,200	\$0	\$82,200
Agricultural use forest	5	0	38.870	\$602,500	\$0	\$602,500	\$301,300	\$0	\$301,300
Primary forest	5	0	38.870	\$602,500	\$0	\$602,500	\$301,300	\$0	\$301,300
Productive forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Primary forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Agricultural homesite	70	68	171.409	\$10,447,800	\$21,475,500	\$31,923,300	\$10,447,800	\$21,475,500	\$31,923,300
Exempt	222	17	4,676.496	\$34,966,000	\$2,073,300	\$37,039,300	\$0	\$0	\$0
Exempt federal	2	0	4.100	\$101,100	\$0	\$101,100	\$0	\$0	\$0
Exempt state	12	0	132.062	\$161,700	\$0	\$161,700	\$0	\$0	\$0
Exempt county	65	4	2,956.923	\$12,203,400	\$276,100	\$12,479,500	\$0	\$0	\$0
Exempt local	97	4	1,248.890	\$9,627,000	\$8,400	\$9,635,400	\$0	\$0	\$0
Exempt other	46	9	334.521	\$12,872,800	\$1,788,800	\$14,661,600	\$0	\$0	\$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Oak Creek-Franklin School Dist	1,779	1,623	2,756.237	\$286,873,800	\$811,099,600	\$1,097,973,400	\$264,456,300	\$783,638,700	\$1,048,095,000
Residential	1,550	1,489	915.311	\$151,298,600	\$421,754,600	\$573,053,200	\$151,298,600	\$421,754,600	\$573,053,200
Commercial	163	120	721.265	\$110,895,500	\$361,715,000	\$472,610,500	\$110,895,500	\$361,715,000	\$472,610,500
Manufacturing	8	7	114.889	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	15	0	171.089	\$15,109,200	\$0	\$15,109,200	\$60,200	\$0	\$60,200
1st grade tillable	15	0	171.089	\$15,109,200	\$0	\$15,109,200	\$60,200	\$0	\$60,200
Undeveloped	13	0	188.806	\$3,382,900	\$0	\$3,382,900	\$1,691,800	\$0	\$1,691,800
Commercial	2	0	23.446	\$2,211,700	\$0	\$2,211,700	\$1,105,900	\$0	\$1,105,900
Swamp	10	0	162.348	\$1,169,000	\$0	\$1,169,000	\$584,800	\$0	\$584,800
Pond	1	0	3.012	\$2,200	\$0	\$2,200	\$1,100	\$0	\$1,100
Agricultural use forest	2	0	25.730	\$398,800	\$0	\$398,800	\$199,500	\$0	\$199,500
Primary forest	2	0	25.730	\$398,800	\$0	\$398,800	\$199,500	\$0	\$199,500
Agricultural homesite	2	2	5.620	\$310,700	\$169,100	\$479,800	\$310,700	\$169,100	\$479,800
Exempt	42	5	613.527	\$5,478,100	\$27,460,900	\$32,939,000	\$0	\$0	\$0
Exempt state	3	0	1.940	\$17,000	\$0	\$17,000	\$0	\$0	\$0
Exempt county	17	2	508.953	\$248,000	\$240,000	\$488,000	\$0	\$0	\$0
Exempt local	10	0	39.728	\$245,100	\$0	\$245,100	\$0	\$0	\$0
Exempt other	12	3	62.906	\$4,968,000	\$27,220,900	\$32,188,900	\$0	\$0	\$0
Whitnall School District	903	878	473.759	\$109,363,800	\$263,205,600	\$372,569,400	\$109,363,800	\$263,205,600	\$372,569,400
Residential	828	822	281.224	\$73,792,500	\$183,487,000	\$257,279,500	\$73,792,500	\$183,487,000	\$257,279,500
Commercial	67	54	184.487	\$35,571,300	\$79,718,600	\$115,289,900	\$35,571,300	\$79,718,600	\$115,289,900
Manufacturing	2	2	2.301	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	6	0	5.747	\$0	\$0	\$0	\$0	\$0	\$0
Exempt county	2	0	3.759	\$0	\$0	\$0	\$0	\$0	\$0
Exempt local	2	0	0.258	\$0	\$0	\$0	\$0	\$0	\$0
Exempt other	2	0	1.730	\$0	\$0	\$0	\$0	\$0	\$0
Total for all school districts*	13,377	12,293	20,150.150	\$1,727,275,200	\$4,724,844,700	\$6,452,119,900	\$1,604,383,400	\$4,695,259,200	\$6,299,642,600

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Assessments by TIF District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
TIF5	21	10	154.439	\$24,944,600	\$71,093,000	\$96,037,600	\$19,560,100	\$71,093,000	\$90,653,100
Residential	8	4	7.020	\$968,700	\$386,700	\$1,355,400	\$968,700	\$386,700	\$1,355,400
Commercial	13	6	118.418	\$18,591,400	\$70,706,300	\$89,297,700	\$18,591,400	\$70,706,300	\$89,297,700
Exempt	2	0	29.001	\$5,384,500	\$0	\$5,384,500	\$0	\$0	\$0
Exempt local	2	0	29.001	\$5,384,500	\$0	\$5,384,500	\$0	\$0	\$0
TIF6	105	75	224.673	\$21,671,400	\$36,130,100	\$57,801,500	\$17,171,000	\$36,130,100	\$53,301,100
Residential	96	71	84.929	\$12,879,000	\$32,487,300	\$45,366,300	\$12,879,000	\$32,487,300	\$45,366,300
Commercial	4	3	56.334	\$4,052,900	\$3,393,000	\$7,445,900	\$4,052,900	\$3,393,000	\$7,445,900
Agricultural	4	0	61.080	\$4,446,900	\$0	\$4,446,900	\$21,500	\$0	\$21,500
1st grade tillable	4	0	61.080	\$4,446,900	\$0	\$4,446,900	\$21,500	\$0	\$21,500
Undeveloped	3	0	20.830	\$150,000	\$0	\$150,000	\$75,000	\$0	\$75,000
Swamp	3	0	20.830	\$150,000	\$0	\$150,000	\$75,000	\$0	\$75,000
Agricultural homesite	1	1	1.500	\$142,600	\$249,800	\$392,400	\$142,600	\$249,800	\$392,400
TIF7	4	3	23.818	\$5,723,000	\$36,237,600	\$41,960,600	\$5,723,000	\$36,237,600	\$41,960,600
Commercial	4	3	23.818	\$5,723,000	\$36,237,600	\$41,960,600	\$5,723,000	\$36,237,600	\$41,960,600
TIF8	49	28	568.165	\$37,418,900	\$96,223,400	\$133,642,300	\$20,479,300	\$69,024,600	\$89,503,900
Commercial	29	23	196.781	\$19,686,100	\$69,021,100	\$88,707,200	\$19,686,100	\$69,021,100	\$88,707,200
Manufacturing	3	2	49.851	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	12	0	160.939	\$13,856,700	\$0	\$13,856,700	\$56,500	\$0	\$56,500
1st grade tillable	12	0	160.939	\$13,856,700	\$0	\$13,856,700	\$56,500	\$0	\$56,500
Undeveloped	9	0	104.098	\$749,600	\$0	\$749,600	\$375,100	\$0	\$375,100
Swamp	9	0	104.098	\$749,600	\$0	\$749,600	\$375,100	\$0	\$375,100
Agricultural use forest	2	0	25.730	\$398,800	\$0	\$398,800	\$199,500	\$0	\$199,500
Primary forest	2	0	25.730	\$398,800	\$0	\$398,800	\$199,500	\$0	\$199,500
Agricultural homesite	1	1	3.500	\$162,100	\$3,500	\$165,600	\$162,100	\$3,500	\$165,600
Exempt	4	2	27.266	\$2,565,600	\$27,198,800	\$29,764,400	\$0	\$0	\$0
Exempt local	1	0	8.670	\$0	\$0	\$0	\$0	\$0	\$0
Exempt other	3	2	18.596	\$2,565,600	\$27,198,800	\$29,764,400	\$0	\$0	\$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
TIF9	24	14	230.856	\$13,386,800	\$29,641,600	\$43,028,400	\$7,458,200	\$29,641,600	\$37,099,800
Residential	10	7	18.210	\$1,586,300	\$1,484,300	\$3,070,600	\$1,586,300	\$1,484,300	\$3,070,600
Commercial	10	6	89.374	\$5,724,700	\$28,157,300	\$33,882,000	\$5,724,700	\$28,157,300	\$33,882,000
Agricultural	5	0	91.942	\$4,467,900	\$0	\$4,467,900	\$32,300	\$0	\$32,300
1st grade tillable	5	0	91.942	\$4,467,900	\$0	\$4,467,900	\$32,300	\$0	\$32,300
Undeveloped	3	0	11.190	\$229,600	\$0	\$229,600	\$114,900	\$0	\$114,900
Swamp	3	0	11.190	\$229,600	\$0	\$229,600	\$114,900	\$0	\$114,900
Exempt	1	1	20.140	\$1,378,300	\$0	\$1,378,300	\$0	\$0	\$0
Exempt local	1	1	20.140	\$1,378,300	\$0	\$1,378,300	\$0	\$0	\$0
Total for all tif districts*	203	130	1,201.951	\$103,144,700	\$269,325,700	\$372,470,400	\$70,391,600	\$242,126,900	\$312,518,500

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Assessments by Vtech School District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
MATC	13,377	12,293	20,150.150	\$1,727,275,200	\$4,724,844,700	\$6,452,119,900	\$1,604,383,400	\$4,695,259,200	\$6,299,642,600
Residential	12,321	11,742	6,891.830	\$1,267,301,300	\$3,655,598,600	\$4,922,899,900	\$1,267,301,300	\$3,655,547,300	\$4,922,848,600
Commercial	567	407	2,810.932	\$317,392,400	\$1,018,067,300	\$1,335,459,700	\$317,392,400	\$1,018,067,300	\$1,335,459,700
Manufacturing	69	54	700.951	\$0	\$0	\$0	\$0	\$0	\$0
Agricultural	174	0	2,774.975	\$75,836,800	\$0	\$75,836,800	\$962,700	\$0	\$962,700
1st grade tillable	172	0	2,679.638	\$74,018,200	\$0	\$74,018,200	\$942,400	\$0	\$942,400
3rd grade tillable	2	0	92.688	\$1,605,800	\$0	\$1,605,800	\$20,100	\$0	\$20,100
Pasture	1	0	2.649	\$212,800	\$0	\$212,800	\$200	\$0	\$200
Undeveloped	134	0	1,408.923	\$14,151,100	\$0	\$14,151,100	\$7,078,000	\$0	\$7,078,000
Residential	1	0	0.400	\$700	\$0	\$700	\$400	\$0	\$400
Commercial	11	0	82.926	\$3,897,400	\$0	\$3,897,400	\$1,949,000	\$0	\$1,949,000
Gravel mining	1	0	3.200	\$64,000	\$0	\$64,000	\$32,000	\$0	\$32,000
Swamp	119	0	1,302.135	\$10,018,000	\$0	\$10,018,000	\$5,011,000	\$0	\$5,011,000
Pond	3	0	4.262	\$6,700	\$0	\$6,700	\$3,400	\$0	\$3,400
Primary forest	2	0	16.000	\$164,300	\$0	\$164,300	\$82,200	\$0	\$82,200
Agricultural use forest	7	0	64.600	\$1,001,300	\$0	\$1,001,300	\$500,800	\$0	\$500,800
Primary forest	7	0	64.600	\$1,001,300	\$0	\$1,001,300	\$500,800	\$0	\$500,800
Productive forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Primary forest	2	0	25.140	\$389,700	\$0	\$389,700	\$389,700	\$0	\$389,700
Agricultural homesite	72	70	177.029	\$10,758,500	\$21,644,600	\$32,403,100	\$10,758,500	\$21,644,600	\$32,403,100
Exempt	270	22	5,295.770	\$40,444,100	\$29,534,200	\$69,978,300	\$0	\$0	\$0
Exempt federal	2	0	4.100	\$101,100	\$0	\$101,100	\$0	\$0	\$0
Exempt state	15	0	134.002	\$178,700	\$0	\$178,700	\$0	\$0	\$0
Exempt county	84	6	3,469.635	\$12,451,400	\$516,100	\$12,967,500	\$0	\$0	\$0
Exempt local	109	4	1,288.876	\$9,872,100	\$8,400	\$9,880,500	\$0	\$0	\$0
Exempt other	60	12	399.157	\$17,840,800	\$29,009,700	\$46,850,500	\$0	\$0	\$0
Total for all vtech school districts*	13,377	12,293	20,150.150	\$1,727,275,200	\$4,724,844,700	\$6,452,119,900	\$1,604,383,400	\$4,695,259,200	\$6,299,642,600

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

WISCONSIN DEPARTMENT OF REVENUE
2025 STATEMENT OF CHANGES IN EQUALIZED VALUES BY CLASS AND ITEM

County 40 Milwaukee
City 226 Franklin

REAL ESTATE	2024 RE Equalized Value	Removal of Prior Year Compensation	% Change	\$ Amount of Economic Change	% Change	\$ Amount of New Constr	% Change	Correction & Compensation	% Change	\$ Amount of All Other Changes	% Change	2025 RE Equalized Value	Total \$ Change in R.E. Value	% Change
Residential														
Land	986,555,000	-13,300	0%	79,342,600	8%	3,514,200	0%	10,481,400	1%	-2,014,300	0%	1,077,865,600	91,310,600	9%
Imp	3,827,369,700	-11,300	0%	306,491,400	8%	58,073,500	2%	7,569,000	0%	-1,781,700	0%	4,197,710,600	370,340,900	10%
Total	4,813,924,700	-24,600	0%	385,834,000	8%	61,587,700	1%	18,050,400	0%	-3,796,000	0%	5,275,576,200	461,651,500	10%
Commercial														
Land	338,053,700	-16,000	0%	39,342,300	12%	1,883,400	1%	-20,370,000	-6%	-5,383,600	-2%	353,509,800	15,456,100	5%
Imp	1,106,061,000	572,000	0%	136,478,800	12%	38,494,100	3%	61,380,800	6%	-47,879,700	-4%	1,295,107,000	189,046,000	17%
Total	1,444,114,700	556,000	0%	175,821,100	12%	40,377,500	3%	41,010,800	3%	-53,263,300	-4%	1,648,616,800	204,502,100	14%
Manufacturing														
Land	38,512,300	0	0%	5,633,700	15%	0	0%	0	0%	8,109,900	21%	52,255,900	13,743,600	36%
Imp	156,951,000	0	0%	5,518,700	4%	5,582,200	4%	0	0%	42,625,700	27%	210,677,600	53,726,600	34%
Total	195,463,300	0	0%	11,152,400	6%	5,582,200	3%	0	0%	50,735,600	26%	262,933,500	67,470,200	35%
Agricultural														
Land/Total	1,029,800	0	0%	61,300	6%	0	0%	-75,200	-7%	-26,400	-3%	989,500	-40,300	-4%
Undeveloped														
Land/Total	2,904,000	0	0%	700	0%	0	0%	3,679,200	127%	589,100	20%	7,173,000	4,269,000	147%
Ag Forest														
Land/Total	406,000	0	0%	16,300	4%	0	0%	98,000	24%	0	0%	520,300	114,300	28%
Forest														
Land/Total	700,000	0	0%	20,000	3%	0	0%	-280,000	-40%	-217,500	-31%	222,500	-477,500	-68%
Other														
Land	5,915,000	0	0%	482,500	8%	0	0%	13,260,000	224%	-1,080,000	-18%	18,577,500	12,662,500	214%
Imp	22,059,700	0	0%	2,059,700	9%	788,200	4%	7,373,600	33%	-1,366,300	-6%	30,914,900	8,855,200	40%
Total	27,974,700	0	0%	2,542,200	9%	788,200	3%	20,633,600	74%	-2,446,300	-9%	49,492,400	21,517,700	77%
Total Real Estate														
Land	1,374,075,800	-29,300	0%	124,899,400	9%	5,397,600	0%	6,793,400	0%	-22,800	0%	1,511,114,100	137,038,300	10%
Imp	5,112,441,400	560,700	0%	450,548,600	9%	102,938,000	2%	76,323,400	1%	-8,402,000	0%	5,734,410,100	621,968,700	12%
Total	6,486,517,200	531,400	0%	575,448,000	9%	108,335,600	2%	83,116,800	1%	-8,424,800	0%	7,245,524,200	759,007,000	12%
TOTAL EQUALIZED VALUE	2024 Total											2025 Total	Total \$ Change	% Change
Real Estate	6,486,517,200											7,245,524,200	759,007,000	12%