

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2002- 5370

RESOLUTION FOR ADOPTING THE "COMPREHENSIVE OUTDOOR RECREATION PLAN" AS AN ELEMENT OF THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared and adopted the Comprehensive Master Plan for the City of Franklin, Wisconsin on May 20, 1992; and

WHEREAS, Meehan & Company, Inc., a professional land planning firm assisted the City Parks Commission and City Plan Commission in the preparation of the Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated February 2002, which sets forth applicable data, analyses, and statements addressing population projections and forecasts for determining outdoor recreation needs; outdoor recreation definitions; public park, open space, outdoor recreation, and natural resource protection standards; an inventory of all City of Franklin existing public outdoor recreation facilities and service radii delineations; analysis and forecast of future year 2020 outdoor recreation park, open space, trail, and outdoor recreation needs for the City of Franklin; an outdoor recreation plan for the City of Franklin; the identification of new public park, open space, trail, and outdoor recreation facilities; community recreation center building needs analysis; capital cost estimates; and recommended outdoor recreation plan implementation; and

WHEREAS, the City of Franklin Plan Commission did on the 21st day of March, 2002, adopt by City Plan Commission Resolution the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated February 2002 as an element of, and an amendment and addition to, the City's Comprehensive Master Plan and has submitted a certified copy of that resolution to the Common Council of the City of Franklin; and

WHEREAS, the Common Council of the City of Franklin concurs with the City Plan Commission and the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002), dated February 2002;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002), dated February 2002, in the form and content as annexed hereto, be and the same is hereby adopted as an element of, and amendment and addition to, the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin.

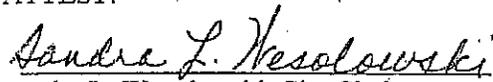
Introduced at a regular meeting of the Common Council of the City of Franklin this 16th day of April, 2002 by Alderman Bergmann.

Passed and adopted by the Common Council of the City of Franklin this 16th day of April, 2002.

APPROVED:


Frederick F. Klimetz, Mayor

ATTEST:


Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0

COMPREHENSIVE OUTDOOR RECREATION PLAN: 2020

for the

CITY OF FRANKLIN
Milwaukee County, Wisconsin

February 2002

*copy charge
#24.65*

MEEHAN
& COMPANY, INC.

PLANNING DESIGN ZONING

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Chapter 1

Introduction

INTRODUCTION

A Comprehensive Outdoor Recreation Plan (sometimes called "CORP") is a fundamental tool utilized in sound public park, open space, and recreational facilities planning practices and is a key element of community planning. The City of Franklin Comprehensive Outdoor Recreation Plan is designed to address projected and prioritized needs through the year 2020 with progress reviews annually and a more extensive review and/or update ideally every five years. An approved and adopted Comprehensive Outdoor Recreation Plan is required by the Wisconsin Department of Natural Resources in order for communities to be eligible for participation in most cost-sharing (grant) programs.

City Growth, Development, and Natural Resource Preservation

The City of Franklin is a suburban community with a multitude of recreational needs based upon both its current population level and projected year 2020 increases in population. The City experienced an increasing population level from 1980 to 2000—representing an increase of from 16,871 to 29,494 persons, or about 74.8 percent during the 20-year period. This Comprehensive Outdoor Recreation Plan indicates that the City may reach a population of about 50,250 persons by the year 2020 (see Chapter 2). Based upon both the existing and projected year 2020 Milwaukee County age group breakdowns, there will also continue to be a variety of age groups in the City which will need to be served by the provision of diverse and properly located outdoor recreation facilities.

This Comprehensive Outdoor Recreation Plan (*an update of the City of Franklin's 1994 Comprehensive Outdoor Recreation Plan*) sets forth the City of Franklin's vision for the future growth and development of its outdoor recreation parks and facilities. *This Plan is generally intended to guide the City's outdoor recreation facility development to the year 2020.*

Sound planning is important to City of Franklin officials, landowners, and residents. The City of Franklin stands at a crucial point in time in terms of making decisions about its future growth and development including its outdoor recreation parks and facilities. The City has experienced continual and relatively rapid urban and suburban growth over the last several decades. This growth, as data set forth in Chapter 2 indicates, is expected to continue to the year 2020. Therefore, it is prudent planning practice to ensure that the expected continued growth, infill, and development of the City results in the provision of adequate park and recreation facilities to serve City residents. The City should strive to provide diversity in function, location, size, development, and service area of recreation facilities to meet the steadily increasing needs. This can be accomplished if the City takes the lead in assuring that the Comprehensive Outdoor Recreation Plan objectives and needs are met through timely land acquisition, development, improvement, and continued maintenance of recreational facilities.

The continued preservation of the City's natural resources including the Root River Parkway, the City's remaining remnant oak savannahs (oftentimes referred to as "oak openings"), as well as other natural resource features (other woodlands, wetlands, and floodplains) is also important for the open space aspects of outdoor recreation planning.

Comprehensive Outdoor Recreation Plan as an Element of the City's Comprehensive Master Plan

In 1992, the City of Franklin completed the preparation of its Comprehensive Master Plan. *The proposed Comprehensive Outdoor Recreation Plan is intended to be consistent with the City's Comprehensive Master Plan and other plans and policies of the City.* The Comprehensive Outdoor Recreation Plan, as an element of the City's Comprehensive Master Plan, provides the planning framework to effectively deal with the actual protection of natural and environmentally sensitive areas and the provision of open space at development sites (while avoiding the "taking" of private property rights).

It is also very important to recognize that the outdoor recreation facilities provided in the City of Franklin are also an integral part of a larger outdoor recreation system. This system includes facilities which have not only local but countywide and regional importance. Therefore, it is very important that the City of Franklin Outdoor Recreation Plan be carefully integrated with, as well as consistent with, various County and regional outdoor recreation planning activities.

LEGAL BASIS FOR THE PREPARATION OF A COMPREHENSIVE OUTDOOR RECREATION PLAN AND THE PREPARATION OF A PUBLIC FACILITIES NEEDS ASSESSMENT FOR PARKS, PLAYGROUNDS, AND OTHER RECREATIONAL FACILITIES

Section 27.08 of the Wisconsin Statutes provides that cities may create, by ordinance, a board of park commissioners. Under the provisions of Section 27.08, the board of park commissioners is empowered and directed to:

1. Govern, manage, control, improve and care for all public parks, parkways, boulevards and pleasure drives located within, or partly within and partly without, the corporate limits of the City, and secure the quiet, orderly, and suitable use and enjoyment thereof by the people; also to adopt rules and regulations to promote those purposes.
2. Acquire in the name of the City for park, parkway, boulevard or pleasure drive purposes by gift, devise, bequest or condemnation, either absolutely or in trust, money, real or personal property, or any incorporeal right or privilege (subject to the approval of the Common Council).
3. Buy or lease lands in the name of the City for park, parkway, boulevard or pleasure drive purposes within or without the City and, to sell or exchange property no longer required for its purposes (subject to the approval of the Common Council).
4. Change or improve all parks, parkways, boulevards or pleasure drives within the City limits, controlled by the board, at the expense of the real estate to be benefited thereby.

In response to these State laws, the City of Franklin created such a commission--the City of Franklin Parks Commission--with the following powers and duties as set forth under the provisions of Chapter 10-7 of the City of Franklin Municipal Code as amended:

1. Such powers and duties as are provided by Chapter 27.08, 27.09, and 27.10 of the Wisconsin Statutes.

2. To appoint such agents and employees subject to approval of the Mayor and Council as may be necessary to carry out the functions of the Parks Commission.
3. To have charge and supervision of all City parks and recreation programs, subject to Mayor and Council supervision.
4. To make reports and recommendations, including budgetary items, to the Mayor and Council.

MISSION STATEMENT OF THE CITY OF FRANKLIN PARKS COMMISSION

The goal of the City of Franklin Parks Commission is to provide and maintain designated lands as public parks to be used for active or passive recreation and educational purposes for the residents of the City of Franklin, its friends, and future generations.

Major areas of responsibility:

1. *Insure adequate land is set aside to plan for:
 - a. *adequate park facilities in new residential areas*
 - b. *additional park areas in existing residential areas**
2. *Maintain park areas located within the City of Franklin boundaries by budgeting funds for equipment, walkways, structures, vegetation, and animal life preservation.*
3. *Consult with other city and county agencies as well as private citizens on any matters affecting the city of Franklin park areas either directly or indirectly.*
4. *Educate city residents as to the proper use of park areas and enforce any rules and regulations governing the use of the park areas.*
5. *Plan for future park growth and maintenance.*
6. *Serve on subcommittees whose actions may affect the City of Franklin park areas.*

Section 62.23 of the Wisconsin Statutes sets forth the enabling legislation for the creation of city plan commissions such as the City of Franklin Plan Commission. In addition, Section 62.23 of the Statutes also sets forth the legislation necessary for cities to prepare comprehensive master plans for the physical development of the municipality. The Comprehensive Outdoor Recreation Plan set forth in this document represents an element of the City's Comprehensive Master Plan and, thereby, the City's response to the requirements of Section 62.23 of the Wisconsin Statutes.

This Comprehensive Outdoor Recreation Plan also presents a public facilities needs assessment for parks, playgrounds, and other recreational facilities in the City of Franklin and is specifically intended to fulfill the requirements of a "Public Facilities Needs Assessment" for parks, playgrounds, and other recreational facilities as required under the provisions of Section 66.0617 "Impact Fees" of the Wisconsin Statutes. Section 66.0617(4) of the Wisconsin Statutes indicates that:

"Before enacting an ordinance that imposes impact fees or amending an ordinance that

imposes impact fees by revising the amount of the fee or altering the public facilities for which impact fees may be imposed, a political subdivision shall prepare a needs assessment for the public facilities for which it is anticipated that impact fees may be imposed."

Pursuant to the requirements of Section 66.0617 of the Wisconsin Statutes, the City of Franklin "Public Facilities Needs Assessment" for parks, playgrounds, and other recreational facilities addresses and presents the following:

1. An inventory of existing public facilities, including an identification of any existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.
2. An identification of the new public facilities, or improvements or expansions of existing public facilities, that will be required because of land development for which it is anticipated that impact fees may be imposed. This identification shall be based on explicitly identified service areas and service standards.
3. A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities identified in Paragraph 2 above, including an estimate of the effect of recovering these capital costs through impact fees on the availability of affordable housing within the City of Franklin.
4. Geographically defined zones, or service areas, within the City of Franklin may be identified. If such zones, or service areas, are identified, the public facilities needs assessment that is required under Section 66.0617(4) of the Wisconsin Statutes (and as described in Paragraphs 1 through 3 above) shall explicitly identify the differences, such as land development or the need for those public facilities, which justify the differences between zones in the amount of impact fees which may be imposed.

EXISTING PLANS

The following summarizes those plans prepared over the last 20-year period which impact outdoor recreation planning in the City of Franklin. Many of the plans listed below have already addressed (in a well-documented and published fashion) the physical and natural resources of the City of Franklin as well as providing detailed inventories of Milwaukee County, regional, and other public and private recreation facilities which serve City of Franklin residents. Those physical and natural resources of the City of Franklin as well as the various detailed inventories of Milwaukee County, regional, and other public and private recreation facilities, also form an integral part, by reference, of the City of Franklin's Comprehensive Outdoor Recreation Plan.

Regional Plans

On December 1, 1977, the Southeastern Wisconsin Regional Planning Commission adopted SEWRPC Planning Report No. 27 titled *A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000*. The Regional Park and Open Space Plan sets forth a detailed inventory as well as park and open space objectives with a plan intended to guide the preservation, acquisition, and development of lands needed for outdoor recreation to the year 2000. The Regional Park and Open Space Plan also calls for the protection of the natural resource base of the seven-county southeastern Wisconsin region also to the year 2000. Recognizing the importance of intergovernmental coordination, the City of Franklin's

Comprehensive Outdoor Recreation Plan, as documented herein, includes by this reference all of those detailed land resources and facility inventory features of the *A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000* which pertain to the City of Franklin. In addition, the detailed park and open space standards set forth in the *A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000* have been carefully integrated into the City of Franklin's Comprehensive Outdoor Recreation Plan as, in part, its basis for park and open space objectives, principles, and standards (see Chapter 3).

An outdoor recreation plan was also advanced by the State of Wisconsin, but on a larger scale. In 1981, the Wisconsin Department of Natural Resources published the *State Comprehensive Outdoor Recreation Plan* which set forth statewide park and open space acquisition and development objectives.

In December 1994, SEWRPC published Planning Report No. 43 titled *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010*. The regional bicycle and pedestrian facilities system plan also is inclusive of the City of Franklin. Recognizing the importance of intergovernmental coordination, the City of Franklin's Comprehensive Outdoor Recreation Plan, as documented herein, includes by this reference all of those detailed land resources and facility inventory features of the *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010* which pertain to the City of Franklin.

In September 1997, SEWRPC published Planning Report No. 42 titled *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*. The Regional Natural Areas and Critical Species Habitat Protection and Management Plan advances the *natural areas and critical species habitat protection* concept which is also embraced by the City of Franklin Comprehensive Outdoor Recreation Plan (see Chapters 3 and 4). The Regional Natural Areas and Critical Species Habitat Protection and Management Plan calls for the protection, wise use, and proper management of those areas identified as high-quality natural areas and critical species habitat.

Milwaukee County Plans

In November 1991, SEWRPC published Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County*. The various recreation sites and facilities proposed to be provided under the park and open space plan for Milwaukee County included major parks (County and regional) and natural resource-oriented recreational facilities; recreation corridors, including parkways and linear or trail-related facilities; and boat access facilities, including facilities providing access to Lake Michigan, major inland lakes, and major rivers. Planned community and neighborhood level parks for the City of Franklin were generally addressed in the Milwaukee County plan as well as inventories of the existing City facilities. Recognizing the importance of intergovernmental coordination, the City of Franklin's Comprehensive Outdoor Recreation Plan, as documented herein, includes by this reference all of those detailed land resources and facility inventory features of the *A Park and Open Space Plan for Milwaukee County* which pertain to the City of Franklin. In addition, the detailed park and open space standards set forth in the *A Park and Open Space Plan for Milwaukee County* have been carefully integrated into the City of Franklin's Comprehensive Outdoor Recreation Plan as, in part, its basis for park and open space objectives, principles, and standards (see Chapter 3).

City Plans

In August 1992, the City of Franklin completed its *Comprehensive Master Plan* with professional planning assistance from Lane Kendig, Inc. The City's Comprehensive Master Plan addresses such issues as population projections and forecasts; natural resource base features; existing land use and community character; existing zoning and real property; development objectives, principles, standards, and urban design criteria; transportation system plan for arterial streets and highways; City of Franklin land use and detailed neighborhood plans; park and open space plan; public sanitary sewer and public water

supply plans; public building facilities plan; and plan implementation recommendations. The City's completed Comprehensive Master Plan's detailed plans for various neighborhoods and planning districts indicates locations for public parks and trails in the City. While the Comprehensive Outdoor Recreation Plan is intended to be generally consistent with the City's completed Comprehensive Master Plan and other policies of the City, it is also intended to take those plans into a greater level of specificity and detail.

As indicated earlier in this Chapter, the Comprehensive Outdoor Recreation Plan (as prepared by Meehan & Company, Inc.) represents an update to the earlier Comprehensive Outdoor Recreation Plan for the City of Franklin prepared by Landscape Architects, Inc. in April 1994.

The City's Stormwater Management Plan as prepared by Bonestro, Rosene, Anderlik & Associates in 1993 identifies those areas of the City which will be preserved and retained for stormwater detention and/or retention and establishes location, size, and flood elevations of stormwater ponding or storage areas. These types of facilities, typically, assist in the preservation of open space and natural areas.

School District Plans

The City of Franklin is served by three school districts: Franklin Public School District, Oak Creek-Franklin School District, and Whitnall School District. Only one of these school districts has school and recreational facilities located within the City of Franklin--Franklin Public School District.

Franklin Public School District Sites: In 2000, Franklin Public School District informed Meehan & Company, Inc. that the "1996 Citizen's Long Range Planning Committee for Buildings and Sites" study identified three sites for new school in the City of Franklin. These are described briefly below.

The first site so identified in the study is called the "Woodview" site. The "Woodview" site is 70-acre parcel of land planned for a high school and currently under a "right of first refusal" agreement for purchase by Franklin Public School District. The site is located west of the intersection of S. 76th Street (CTH U) and north of W. Ryan Road (STH 100) in the southern portion of the City of Franklin's Comprehensive Master Plan-delineated Woodview Neighborhood west of and contiguous to the planned Stonewood Glen elementary school site (see below discussion).

The second site so identified in the study is called the "Stonewood Glen" site. The "Stonewood Glen" site is a 20-acre parcel of planned for an elementary school. The site is currently owned by Franklin Public School District. The site is also located west of the intersection of S. 76th Street (CTH U) and north of W. Ryan Road (STH 100) in the southern portion of the City of Franklin's Comprehensive Master Plan-delineated Woodview Neighborhood east of and contiguous to the planned "Woodview" high school site (see above discussion).

The third site so identified in the study is called the "Hill Crest" site. The "Hill Crest" site is about 12 acres in area and is planned for an elementary school. The site is not owned by Franklin Public School District. The site is located north of W. Ryan Road (STH 100), southwest of St. Martins Road (STH 100), and southeast of W. Loomis Road (STH 36/45) in the western portion of the City of Franklin's Comprehensive Master Plan-delineated Hillcrest Neighborhood).

More recently, representatives from Franklin Public School District and the City of Franklin have also discussed the possibility of:

1. Locating a new middle school site at the southwest corner of the intersection of S. 51st Street and W. Puetz Road north of the Milwaukee County Sports Complex and Froemming Park (located on the east side of the City of Franklin's Comprehensive Master Plan-delineated Froemming Park Planning District); and

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2. Locating a new elementary school site near the northeast corner of the intersection of S. 68th Street and W. Drexel Avenue north of and contiguous to Quarry View Park (located on the west side of the City of Franklin's Comprehensive Master Plan-delineated Quarry View Planning District).

Oak Creek-Franklin School District and the Whitnall School District: In 2000, both the Oak Creek-Franklin School District and the Whitnall School District indicated to Meehan & Company, Inc. that no school-related facilities (including recreational facilities) were planned to be constructed within the corporate limits of the City of Franklin.

The City of Franklin Comprehensive Outdoor Recreation Plan recognizes that some outdoor recreational facilities are owned and operated by Milwaukee County, Franklin Public School District, and various public and private entities. While the intent of the City of Franklin Comprehensive Outdoor Recreation Plan is to be as "comprehensive" as possible with regard to the levels and types of services and facilities provided at various park and school sites, it must also be recognized by City of Franklin officials that park and recreational areas owned and operated by other entities--such as Milwaukee County, Franklin Public School District, and various other public and private entities--cannot be directly or economically controlled by the City of Franklin relative to the maintenance of existing improvements, the construction of new improvements, or the establishment of priority levels for improvements to those facilities.

GENERAL REVIEW OF THE 1994 CITY OF FRANKLIN COMPREHENSIVE OUTDOOR RECREATION PLAN

As stated earlier, in April 1994 a Comprehensive Outdoor Recreation Plan for the City of Franklin was prepared by Landscape Architects, Inc. The plan set forth a community profile, an outdoor park and open space needs assessment, an evaluation of the existing park system, a park facilities inventory, action plan for various parks, and a capital improvements program. The plan served the City from 1994 to 2000.

Ideally, such plans need to be updated about once every five years due to the emergence of new data, changes in the community and/or policy changes of the community, and to assure that such documents provide the best and most up-to-date information to assist in making long-range, as well as short-term, decisions. Based upon a review of the 1994 City of Franklin Comprehensive Outdoor Recreation Plan, the following need to be either newly introduced or updated:

1. The integration of the City of Franklin Outdoor Recreation Plan with various County and regional outdoor recreation planning activities in order to achieve plan consistency within both a County and regional planning framework.
2. The development of up-to-date park, open space, outdoor recreation, trail, and recreational facility standards based, in part, upon:
 - a. National Recreation and Park Association and the American Academy for Park and Recreation Administration guidelines set forth in their December 1995 publication titled Park, Recreation, Open Space and Greenway Guidelines;
 - b. SEWRPC Planning Report No. 27 titled A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000 dated November 1977;
 - c. SEWRPC Community Assistance Planning Report No. 132 titled A Park

and Open Space Plan for Milwaukee County, November 1991;

- d. SEWRPC Planning Report No. 43 titled *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010*, December 1994; and
 - e. SEWRPC Planning Report No. 42 titled *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997.
3. The development of natural resource protection standards for the planned protection of both public and private open space with natural resource features. This new element will also provide a planning "linkage" between such standards set forth in the City of Franklin adopted Unified Development Ordinance (*the combined Zoning and Land Division Ordinances*).
 4. The preparation of year 2020 population projections and forecasts in order to determine the need for various recreation facilities through that future time period.
 5. Based upon the updated standards proposed under Paragraph 2 above, a new analysis of future park, open space, and outdoor recreation needs and service area delineations needs to be conducted.
 6. Based upon the results of Paragraph 5 above, new public parks, open space, trail, and recreation facilities may need to be proposed--particularly a community recreation center building.
 7. Preparation of specific site design concepts for various City-owned park lands--some of which have been recently acquired by the City of Franklin.
 8. New capital cost estimates need to be prepared for any new facilities identified under Paragraph 6 above and to take into consideration price increases from 1994--requiring updating to the year 2000.
 9. Traditional and new tools for plan implementation are introduced including proposed amendments to the City of Franklin Unified Development Ordinance for park land dedication and Impact Fee Ordinance amendments for park and recreational facility impact fees.

REVIEW OF THE 1998 NEEDS ASSESSMENT SURVEY FOR THE FRANKLIN COMMUNITY EDUCATION AND RECREATION DEPARTMENT

In October 1998 a needs assessment survey was conducted by Research Associates for the City of Franklin Community Education and Recreation Department and published as the *Needs Assessment Survey: Community Education and Recreation Department, City of Franklin*. The Needs Assessment Survey collected data from community participants in Department activities to determine trends, needs, and issues related to the delivery of programs and services. The participants in the Needs Assessment Survey included community participants (168 surveys, 12% of total sample size), youths at their schools (576 surveys, 43% of total sample size), high school students (532 surveys, 40% of total sample size), and senior citizens during an organized activity (64 surveys, 5% of total sample size). Many of the findings of the Needs Assessment Survey are focused upon such things as program marketing, promotional methods, program image, child care and transportation availability, life-long learning activities, group

or social activities, activities which offer new experience, cost of the program, etc. However, also identified sports and leisure activities in which participants of the Needs Assessment Survey have participated, plan to participate, and are unlikely to participate. The Needs Assessment Survey identified Franklin Public School District as a major provider of community recreation services.

The Needs Assessment Survey found City of Franklin resident participation in various recreation activities in 1998 as summarized in Table 1.1.

Table 1.1

SUMMARY RANKING OF CITY OF FRANKLIN
RESIDENT PARTICIPATION IN RECREATIONAL ACTIVITIES: 1998

TYPE OF RECREATIONAL ACTIVITY	Past Participation	Participation Planned	Participation Considered	Participation Unlikely
Swimming	1	8	15	18
Trips and Travel	2	15	19	19
Basketball	3	3	14	12
Walking/Hiking	4	19	6	15
Biking/Cycling	5	4	2	16
Reading	6	12	17	5
Softball/Baseball	7	5	12	14
Going to Library	8	13	1	8
Running/Jogging	9	2	11	9
Volleyball	10	16	9	4
Computer Interests	11	11	5	10
Golf	12	6	7	11
Fishing	13	10	13	7
Arts and Crafts	14	18	18	1
Tennis	15	7	4	13
Woodworking	16	14	8	6
Aerobics	17	17	10	2
Going to Cultural Event/Lectures	18	1	16	17
Racquetball	19	9	3	3

Note: In the above Table 1.1, 1 represents the highest ranking of the survey respondents in each of the categories and 19 represents the lowest ranking of the survey respondents.

Source: Research Associates. Needs Assessment Survey: Community Education and Recreation Department, City of Franklin dated October 1998 and Meehan & Company, Inc.

APPROACH TO THE PREPARATION OF THE COMPREHENSIVE OUTDOOR RECREATION PLAN

The approach used to prepare the City's Comprehensive Outdoor Recreation Plan consists of several components. These are outlined and described in detail below.

First, existing 2000 and year 2010 to 2020 population projections and forecasts were reviewed and prepared for the City of Franklin. This was done for both total population levels to be expected as well as for the various age groups which comprise the resident population. This data is presented in Chapter

2 of the Comprehensive Outdoor Recreation Plan titled "Population Projections and Forecasts."

Second, a review of the Comprehensive Outdoor Recreation Plan prepared by Landscape Architects, Inc. in April 1994 was conducted. Those portions of the plan which needed to be updated or amended were identified. A review of the various definitions and public recreation facilities standards of the 1994 Comprehensive Outdoor Recreation Plan was conducted and those definitions and recreation facilities standards were updated as necessary. Also, the National Recreation and Park Association's and the American Academy for Park and Recreation Administration's December 1995 Park, Recreation, Open Space and Greenway Guidelines publication of park and open space planning standards and related level of service standards were reviewed. These national standards, as well as the more local-oriented standards set forth in the Milwaukee County park and open space plan, the regional park and open space plan, the regional bicycle and pedestrian facilities system plan, and the regional natural areas and critical species habitat protection and management plan described earlier, were used to evaluate the City of Franklin's current standards and formed, in part, the basis for updating of the City's current standards including those standards dealing with level of service. Also, the protection and wise use of natural and environmentally sensitive areas are addressed through the development of levels of protection standards for natural resource features found in the City as set forth in the City's Unified Development Ordinance. These are presented in Chapter 3 of the Comprehensive Outdoor Recreation Plan titled "Public Park, Open Space, Outdoor Recreation, Trail, and Natural Resource Protection Standards."

Third, an inventory and analysis of existing outdoor recreation facilities and service area delineations were conducted. This information is included in an updated description and inventory of all City parks and identified natural areas as set forth in Chapter 4 of the Comprehensive Outdoor Recreation Plan titled "Existing Outdoor Recreation Facilities, Service Area Delineations, and Natural Areas."

Fourth, a public facilities needs assessment was conducted providing an analysis and forecast of future outdoor recreation needs. Under this element, Meehan & Company, Inc. examined the year 2020 population projections and forecasts for the City of Franklin. Based upon the year 2020 population forecasts, future recreational land and facility needs were determined. These identified needs are set forth in Chapter 5 of the Comprehensive Outdoor Recreation Plan titled "Public Facilities Needs Assessment: Analysis and Forecast of Future Park, Open Space, Trail, and Outdoor Recreation Needs."

Fifth, an identification of any existing deficiencies in the quantity or quality of existing outdoor recreational facilities was detailed. These deficiencies are set forth in Chapter 6 of the Comprehensive Outdoor Recreation Plan titled "Identification of Existing Deficiencies in the Quantity or Quality of Existing Outdoor Recreational Facilities to Serve New Development."

Sixth, an action program is presented consisting of the Comprehensive Outdoor Recreation Plan. This program attempts to resolve existing identified outdoor recreational deficiencies by the identification of new public parks, open space, trail, and outdoor recreation facilities and by presenting a plan to address anticipated future needs. The action program also addresses park acquisition and the development and/or redevelopment of existing City recreation facilities. The action program is set forth in Chapter 7 of the Comprehensive Outdoor Recreation Plan titled "Identification of New Public Park, Open Space, Trail, and Outdoor Recreation Facilities: The Outdoor Recreation Facility Plan."

Seventh, two special elements of the Comprehensive Outdoor Recreation Plan were prepared as Chapter 8 titled "Community Recreation Center Building Needs Analysis" and Chapter 9 titled "Priority Park Site Concept Plans." A community recreation center building needs analysis was conducted based upon the existing and future population of the City. This building needs analysis provides data on the total square feet such a building may expect to have in order to adequately serve the City to the year 2020 and beyond. The types of facilities such a community recreation center building may have housed within it are presented. In Chapter 9, site concept plans are developed for several City-owned parks. These site concept plans identify environmentally sensitive areas to be preserved, the location of on-site

park facilities and functional site areas including various types of active and passive recreational areas, potential paths and trails, and generalized location of landscaping.

Eighth, a detailed estimate of the capital costs of providing the new public recreation facilities, or the improvements or expansions in existing public recreation facilities is presented. The capital cost estimates include both a short-term and long-term capital improvements program for outdoor recreation facilities. These cost estimates include cost estimates for improvements to City-owned parks as well as for the construction of a new community center building. These costs are presented in Chapter 10 of the Comprehensive Outdoor Recreation Plan titled "Capital Cost Estimates."

Ninth, the action program is continued by specifying the Comprehensive Outdoor Recreation Plan's implementation measures. These implementation measures are presented in Chapter 11 of the Comprehensive Outdoor Recreation Plan titled "Plan Implementation."

And, finally, various adopting resolutions for the formal adoption of the Comprehensive Outdoor Recreation Plan by the City Plan Commission and Common Council are presented in the various appendices of the Comprehensive Outdoor Recreation Plan.

AMENDING AND UPDATING THE PLAN

One of the most *trite* expressions used in planning is: "*the plan is not cast in concrete.*" At one time, this phrase was intended to convey the message that a plan could be modified, if need be, to meet changing conditions or to correct errors. The phrase has now become the standard introduction or a handy statement to justify deviating, or simply ignoring, a community's plan or plan element--such as the Comprehensive Outdoor Recreation Plan. Modification of an adopted Comprehensive Outdoor Recreation Plan should not be done without careful study and valid reasons.

However, changes in long-range planning documents, such as this Comprehensive Outdoor Recreation Plan, may be needed. This Comprehensive Outdoor Recreation Plan is based on various types of data and projections which, if inaccurate or outdated, could cause the need for reassessment of Comprehensive Outdoor Recreation Plan standards and/or policies. Thus, this Comprehensive Outdoor Recreation Plan needs a certain amount of flexibility to deal with unforeseen situations without requiring a plan amendment.

If a plan needs frequent amending, residents and local officials will begin to think of a plan amendment as a normal "everyday" occurrence rather than *an action which should be undertaken only after careful study*. In addition, landowners and citizens may also lose faith in the plan itself and find their public trust in the plan greatly compromised. There are various strategies the City has adopted as an integral part of this Comprehensive Outdoor Recreation Plan to minimize the number of amendments needed.

This Comprehensive Outdoor Recreation Plan avoids making detailed projections or forecasts for factors that have high projection or forecast error rates. The forecasts of population (Chapter 2) and forecast outdoor recreation facility needs (Chapter 5) used several projection techniques and forecast sources for data. Nevertheless, any plan that uses projections, forecasts, and assumptions should have provisions for amendment.

The following sets forth the ground rules for updating this Comprehensive Outdoor Recreation Plan.

Types of Plan Changes

Basically, there are *two types of plan changes*--the *periodic update* and the *correction*. The periodic update is like "fine-tuning" a plan; that is, it adjusts the course of the plan according to changing

conditions or new information. The correction is exactly what it sounds like. If a plan is based on inaccurate data, a correction may need to be made in the objectives, principles, standards, policies, and/or plan text or map that were based on the faulty data. All changes to this Comprehensive Outdoor Recreation Plan should be accomplished by City Parks Commission recommendation to the City Plan Commission, followed by formal City Plan Commission and Common Council resolutions.

Rationale and Justification for Plan Amendment

Adjustments to this Comprehensive Outdoor Recreation Plan should be made as required by changing conditions. Consequently, one of the important tasks of Plan implementation is a periodic reevaluation of the Plan to ensure that it continues to properly reflect current conditions. It is recommended that a general Comprehensive Outdoor Recreation Plan reevaluation take place at least on an annual basis, or more frequently as changing conditions in the community may warrant. Since communities are dynamic rather than static places of human habitat, they continue to evolve and change. Thus, periodic monitoring and updating is an integral part of this Comprehensive Outdoor Recreation Plan.

A more comprehensive review of the Comprehensive Outdoor Recreation Plan is necessary every five years. It is recommended that the 5-year comprehensive review utilize, to the extent practicable, an up-to-date data base.

Factors contributing to the possible need to amend this Comprehensive Outdoor Recreation Plan are due to the long-range nature of this type of document. These factors are laid-out in this Chapter to provide the necessary guidance in conducting a Comprehensive Outdoor Recreation Plan amendment. The important aspect of *Plan amendment*, however, is that it *should not be taken lightly*. A Plan amendment should be undertaken only after careful study and by reason of one of the following basic six factors—projections and forecasts, assumptions, data error, new issues, comprehensiveness, and data updates/emergence of new data.

Projections and Forecasts: Plans are based on projections or forecasts because plans deal with future situations. If projections or forecasts are in error, or require modification due to the emergence of new data, then this Comprehensive Outdoor Recreation Plan may need to be adjusted. The City should monitor this Plan based on the preparation of new projections or forecasts. Comparisons should then be made between what was projected or forecast and what is actually happening. If warranted and deemed necessary by the City Parks Commission and City Plan Commission, this Plan should be amended to accommodate the new projections or forecasts.

Assumptions: A number of assumptions have been made upon which this Comprehensive Outdoor Recreation Plan is to be based. Assumptions may have to do with demographics, capital investment, or national policy. For example, during the late 1960s and early 1970s a dramatic shift in birth rates occurred. Any plans based on the assumption that the birth rate of the 1950s would continue were dramatically affected by the change in birth rates which actually occurred.

Likewise, the 2000s appear to need careful monitoring of demographic trends. The emergence of new roles for federal, state, and local government in the adequate funding of capital facilities requires extreme caution by the City in committing to capital investments. Such changes typically require planning adjustments.

As stated earlier, the City, through its City Parks Commission and Plan Commission, should review this Comprehensive Outdoor Recreation Plan on an annual basis—affording an opportunity to review and reexamine the accuracy of any assumptions upon which this Comprehensive Outdoor Recreation Plan was based.

Data Error: An error in planning data differs from an assumption in that the faulty information is quantifiable. This, too, requires a plan reassessment and, perhaps, a Comprehensive Outdoor Recreation Plan amendment.

New Issues: Issues may evolve that were not critical or foreseen when this Comprehensive Outdoor Recreation Plan was initially developed. New issues may require modification of Comprehensive Outdoor Recreation Plan standards or policies--or the creation of new Plan standards or policies--to effectively deal with new issues as well as changes to the Plan text or maps. New factors affecting current issues can also present situations where this Plan may have to be amended.

Comprehensiveness: The various elements of this Comprehensive Outdoor Recreation Plan are well addressed and flexible in order to guide future City outdoor recreation facility actions and specific decisions. This Comprehensive Outdoor Recreation Plan recognizes, however, that the Plan may benefit from more detailed study and analysis. For major issues that require greater analysis than offered by this Comprehensive Outdoor Recreation Plan, a Plan amendment may be justified if additional analysis presented to the City indicates such an amendment is needed. The amendment may be recommended by the City Parks Commission to the City Plan Commission at any time. The further detailed planning of specific areas of the City or of specific public parks, as described earlier, would also fall into this type of Plan amendment--such as the preparation of detailed site and landscape plans for each individual public park which is owned by the City (for example, see Chapter 9 "Priority Park Site Concept Plans").

Data Updates/Emergence of New Data: The maps, tables, and statistics upon which this Comprehensive Outdoor Recreation Plan is based are factual in nature but some types of data are temporal as well as factual in nature (such as population data) and, therefore, may change through time. Thus, the general annual review of this Comprehensive Outdoor Recreation Plan is necessary and, where deemed appropriate by the City Parks Commission or City Plan Commission, amendments to this Plan should be made to keep this data current.

Plan Amendment Process

It is critical to have and to follow guidelines when determining if an amendment to the Comprehensive Outdoor Recreation Plan is appropriate. All projections, forecasts, and assumptions should be reviewed in detail at meetings where City officials and citizens are provided information on all new factors which might affect this Comprehensive Outdoor Recreation Plan. Officials and citizens should be asked to submit any additional concerns. This Comprehensive Outdoor Recreation Plan should be revised in a manner similar to its original development, with citizen participation, significant participation of the City Parks Commission, and City Plan Commission resolution, prior to any formal Comprehensive Outdoor Recreation Plan change.

In developing this Comprehensive Outdoor Recreation Plan, special care has been taken to address forecast needs. Only a major change in land use, such as one involving significant changes in community or neighborhood character, intensity of development, or required services, would require a significant change in the Comprehensive Outdoor Recreation Plan. The need for Plan changes on a yearly basis is unlikely, but a general review on a yearly basis is still important. A significant update to this Plan every five years, therefore, may be a sufficient response to changing conditions or public attitudes.

Chapter 2

Population Projections and Forecasts

INTRODUCTION

This chapter presents alternative and recommended population projections and forecasts for the City of Franklin to the year 2020. The analysis and establishment of reasonable population projections and forecasts have significant importance in guiding and properly targeting the City's recreational needs through the year 2020. These projections and forecasts serve, in part, as the rationale, or basis, for the development of public outdoor recreation objectives, principles, and standards as presented in Chapter 3. The projections and forecasts, when used in conjunction with the various public outdoor recreation standards presented in Chapter 3, will result in ascertaining the City's public outdoor recreational needs to the year 2020 as described in Chapter 5.

CITY OF FRANKLIN POPULATION GROWTH: HISTORIC PERSPECTIVE

Population projections and forecasts are based upon an analysis of historic and current population data in order to project or forecast future population levels. As such, prior to making population projections and forecasts it is necessary to have an historical data base from which to work. Table 2.1 indicates the actual historic population levels for both Milwaukee County and the City of Franklin from 1850 through 2000. Figure 2.1 graphically illustrates the population growth trend for the City of Franklin from 1960 (the City of Franklin was incorporated in 1956) to 2000. As can be noted from Figure 2.1, this trend has been towards increased City population. An important public outdoor recreation planning-related implication of this trend will be, as discussed in Chapters 5, 6, and 7, the provision of an adequate level of such facilities during the planning period from the years 2000 to 2020.

As can be noted from Table 2.1, Milwaukee County has decreased in population from 1970 to 2000 by about 114,085 persons, or about 10.8 percent. During this same period, however, the City of Franklin has gained 17,247 persons representing an overall population increase of about 140.8 percent which is a significantly higher growth rate than that experienced by the declining County population during that same period.

Much of the growth which the City of Franklin has experienced during the last 30-year period can be attributed to the large amounts of vacant and undeveloped land available to accommodate growth, increases in residential construction, the expansion of the City's commercial base in the S. 27th Street corridor area, the expansion of the City's industrial park area, and the quality of life afforded by the City which attracts new residents to the City.

Table 2.1

HISTORIC POPULATION OF MILWAUKEE COUNTY AND
THE CITY OF FRANKLIN: 1850 TO 2000

Year	Milwaukee County		City of Franklin	
	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period
1850	31,077	--	1,176 (a)	--
1860	62,518	101.2	1,773 (a)	50.8
1870	89,930	43.8	2,090 (a)	17.9
1880	138,537	54.0	1,819 (a)	-13.0
1890	236,101	70.4	1,868 (a)	2.7
1900	330,541	40.0	1,738 (a)	-7.0
1910	433,187	31.1	1,770 (a)	1.8
1920	539,459	24.5	1,712 (a)	-3.3
1930	725,263	34.4	2,012 (a)	17.5
1940	766,885	5.7	2,304 (a)	14.5
1950	871,047	13.6	3,886 (a)	68.7
1960	1,036,047	18.9	10,006 (b)	157.5
1970	1,054,249	1.8	12,247	22.4
1980	964,988	-8.5	16,871	37.8
1990	959,275	-0.6	21,855	29.5
2000	940,164	-2.0	29,494	34.9

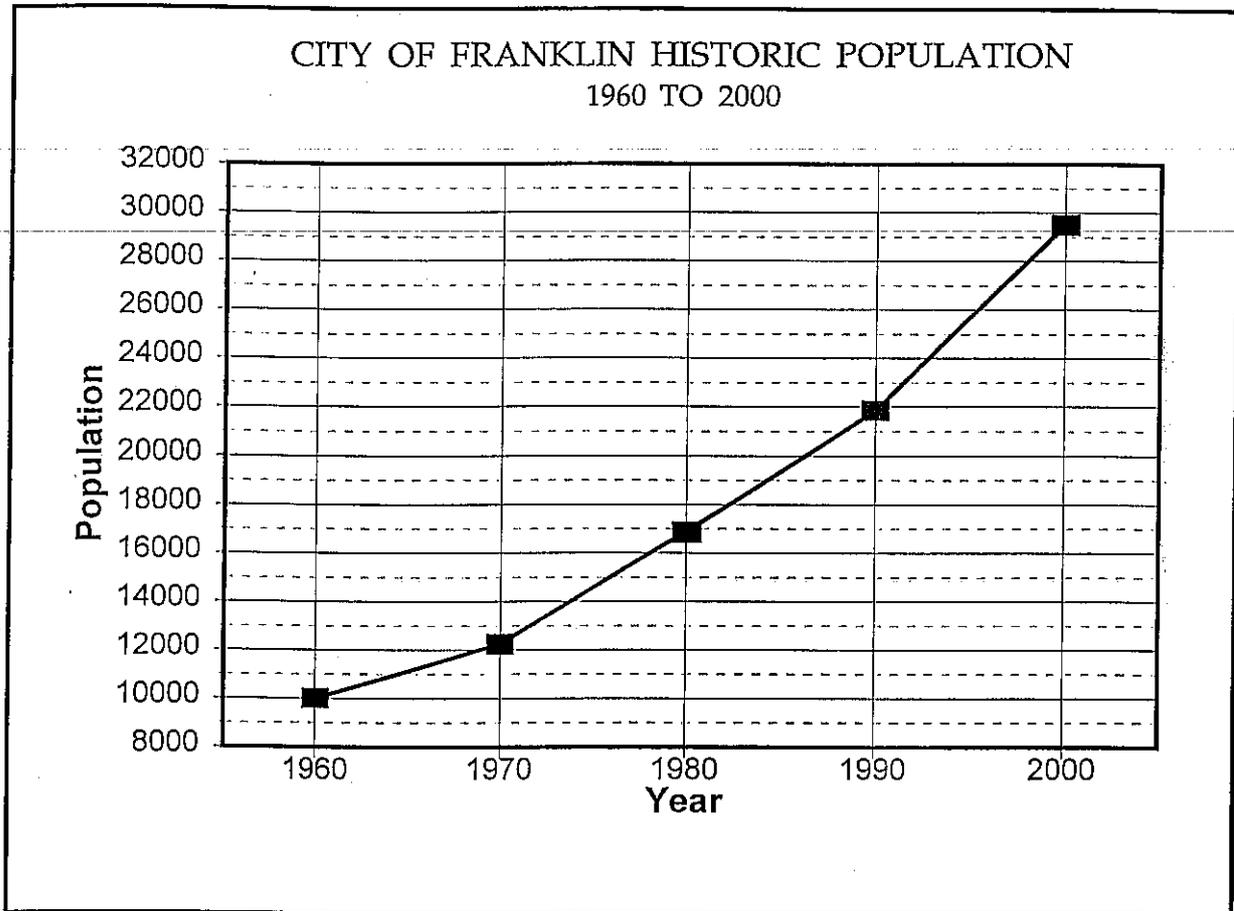
(a) Indicates data for the former Town of Franklin.

(b) The City of Franklin was incorporated as the City of Franklin in 1956.

Source: U.S. Bureau of the Census, SEWRPC, and Meehan & Company, Inc.

Figure 2.1

HISTORIC POPULATION GROWTH IN THE CITY OF FRANKLIN:
1960 TO 2000



Source: U.S. Bureau of the Census and Meehan & Company, Inc.

POPULATION PROJECTIONS AND FORECASTS

Before presenting and discussing various projections and forecasts for the City of Franklin, it is first important to understand the difference between a *projection* and a *forecast*. For the purposes of the Comprehensive Outdoor Recreation Plan, a *projection* is defined as a numerical value determined from a mathematical formula and is based upon past trends. On the other hand, a *forecast* is defined as a numerical value determined from a mathematical formula based upon past trends and tempered with judgement. The formulation of projections and forecasts for the City of Franklin is a particularly difficult task fraught with numerous uncertainties. Therefore, it should be borne in mind that projections only represent trends based upon past conditions and forecasts are modified by judgement, when necessary, in order to present the best estimate of a future condition.

Population projections for the City of Franklin for the years 1995, 2000, 2005, 2010, and 2015 were prepared by the Demographic Services Center of the Wisconsin Department of Administration in June 1993.

Population projections were also prepared for the City of Franklin (SEWRPC's Planning Analysis Area No. 17) for the year 2020 by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in December 1997 as part of its planning effort for the preparation of SEWRPC Planning Report No. 45 titled *A Regional Land Use Plan for Southeastern Wisconsin: 2020*.

In addition, population projections were made for the City of Franklin by Meehan & Company, Inc. using a variety of population projection techniques and computer-based models. These various projections and forecasts are also presented and described in this Chapter.

Wisconsin Department of Administration Projections

In accordance with Wisconsin Statutes Section 16.96, the Demographic Services Center of the Wisconsin Department of Administration periodically prepares a consistent set of statewide small area population projections. The small area projections tally with the Department's state and county level population projections. The Department's projections are based on past and recent population trends.

In the use of these projections, the Department cautions that the smaller the community, the wider is the margin of error. The Department indicates that when using its projections, it is advisable to use a 5- to 10-year projection instead of a 25-year projection if possible. In addition, the Department urges that these projections be examined along with available forecasts which incorporate additional information such as land use, zoning regulations, and planned and proposed developments.

The Demographic Services Center of the Wisconsin Department of Administration population projections for Milwaukee County and the City of Franklin (actual 1970 to 1990 and projected for the years 1995, 2000, 2005, 2010, and 2015) are shown in Table 2.2 and graphically indicated for the City of Franklin through the year 2015 in Figure 2.2.

The past trend in the population growth of the City of Franklin since 1960 indicates a trend of somewhat significant growth which is higher than the Department's projections for the City of Franklin. In view of the historic trend, as well as the current City growth trend, the Department's projected population of 33,522 persons by the year 2015 will probably occur sooner than the year 2015 since the actual year 2000 population for the City of Franklin was already at 29,494 persons.

Table 2.2

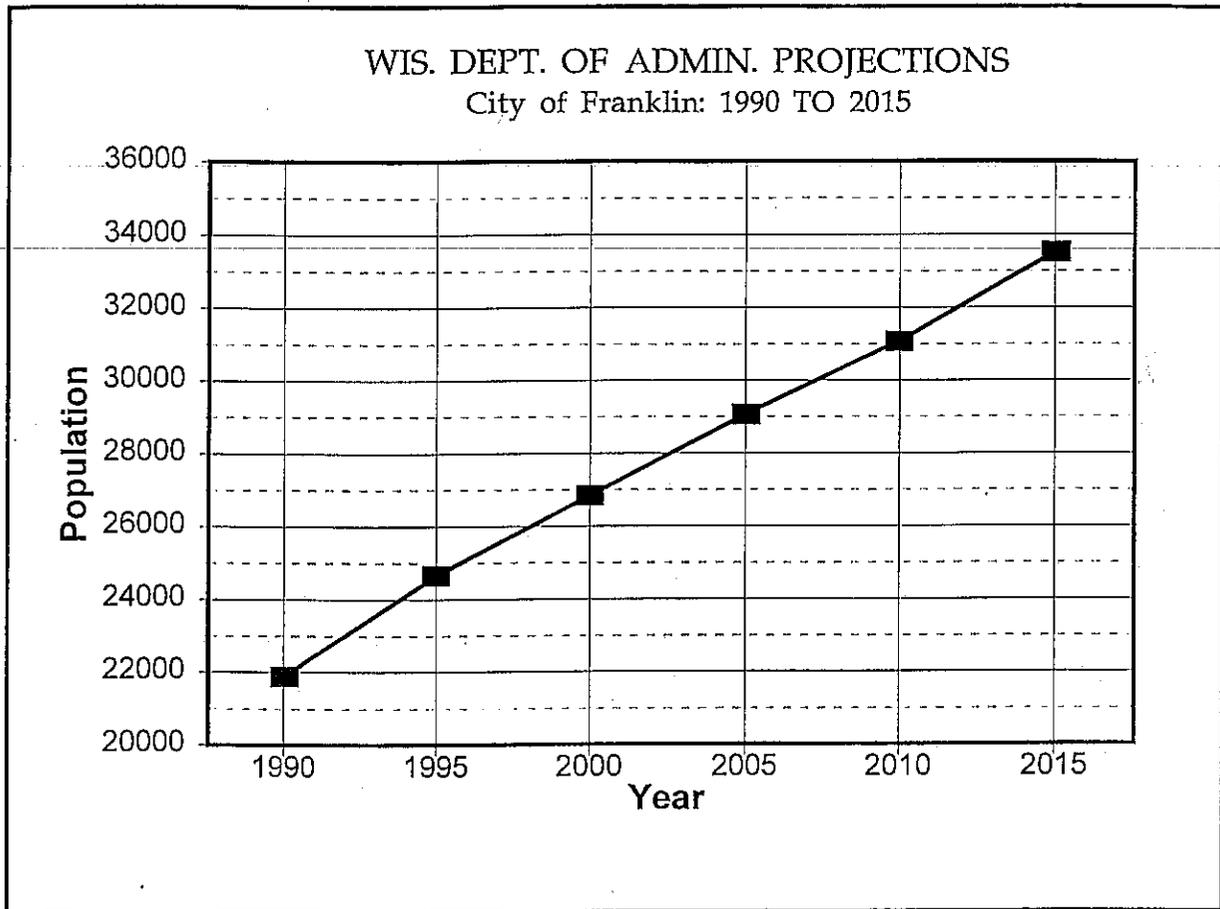
ACTUAL AND PROJECTED POPULATION LEVELS FOR
MILWAUKEE COUNTY AND THE CITY OF FRANKLIN: 1970 TO 2015
PREPARED BY THE WISCONSIN DEPARTMENT OF ADMINISTRATION

Year	Milwaukee County		City of Franklin	
	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period
ACTUAL				
1970	1,054,249	1.8	12,247	22.4
1980	964,988	-8.5	16,871	37.8
1990	959,275	-0.6	21,855	29.5
WISCONSIN DEPARTMENT OF ADMINISTRATION PROJECTED				
1995	982,097	2.4	24,660	12.8
2000	1,006,867	2.5	26,832	22.8
2005	1,030,851	2.4	29,064	8.3
2010	1,055,561	2.4	31,070	6.9
2015	1,081,656	2.5	33,522	7.9

Source: U.S. Bureau of the Census, Demographic Services Center of the Wisconsin Department of Administration, and Meehan & Company, Inc.

Figure 2.2

ACTUAL AND PROJECTED POPULATION LEVELS FOR
THE CITY OF FRANKLIN: 1990 TO 2015
PREPARED BY THE WISCONSIN DEPARTMENT OF ADMINISTRATION



Source: U.S. Bureau of the Census, Demographic Services Center of the Wisconsin Department of Administration, and Meehan & Company, Inc.

Southeastern Wisconsin Regional Planning Commission (SEWRPC) Forecasts

Population forecasts prepared by SEWRPC for the City of Franklin and Milwaukee County were based upon an alternative futures approach to the preparation of forecasts and plans. This approach was used by SEWRPC for the preparation of its year 2020 regional land use plan for Southeastern Wisconsin which is documented in SEWRPC Planning Report No. 45 titled A Regional Land Use Plan for Southeastern Wisconsin-2020 (Waukesha, WI: SEWRPC, December 1997). Under the alternative futures approach, the Regional Planning Commission's alternative plans for the region are not based upon the traditional planning approach (where a single most probable projection or forecast of future conditions in the region is used) but rather upon a number of alternative futures chosen to represent a range of conditions which may reasonably expect to occur over the forecast period. These SEWRPC-prepared forecasts for the year 2020 have been termed "2020 Recommended Plan," "2020 High-Growth Decentralized Plan," and "2020 High-Growth Centralized Plan" scenarios.

The SEWRPC forecasts for the City of Franklin are shown in Table 2.3. Table 2.3 indicates forecasts for total population and total households. Figure 2.3 graphically indicates each of the three alternative SEWRPC population forecasts for the City of Franklin—"2020 Recommended Plan," "2020 High-Growth Decentralized Plan," and "2020 High-Growth Centralized Plan" scenarios.

As indicated earlier, the year 2000 actual population for the City of Franklin is 29,494 persons—an increase of 7,639 persons, or about 34.9 percent, over only a 10-year period. It can be noted from Table 2.3 that both the "2020 Recommended Plan" and "2020 High-Growth Decentralized Plan" growth forecasts for the year 2020 indicate only modest growth of the City of Franklin population during the 20-year planning period—an increase of only from about 3,906 to 4,306 persons, or only from 13.2 to 14.6 percent, actual year 2000 population of 29,494 persons. It can also be noted from Table 2.3 that the "2020 High-Growth Centralized Plan" growth forecast for the year 2020 indicates a rapid growth of the City of Franklin population during the 20-year planning period—a significantly high increase of 28,706 persons, or 97.3 percent, over the actual year 2000 population of 29,494 persons.

The past trend in the population growth of the City of Franklin since 1960 indicates a trend of somewhat significant growth which is higher than both SEWRPC's "2020 Recommended Plan" and "2020 High-Growth Decentralized Plan" growth forecasts for the City of Franklin but not as high as the SEWRPC "2020 High-Growth Centralized Plan." In view of the historic trend, as well as the current City growth trend, the SEWRPC forecast population of 33,800 to 33,400 persons under the 2020 Recommended Plan" and "2020 High-Growth Decentralized Plan" (respectively) may occur sooner than the year 2020. The SEWRPC "2020 High-Growth Centralized Plan" forecast, on the other hand, appears unrealistically high by calling for the population of the City of Franklin to almost double in only 20 years.

Table 23

ALTERNATIVE SEWRPC POPULATION AND HOUSEHOLD FORECASTS
FOR THE CITY OF FRANKLIN: 2000 TO 2020

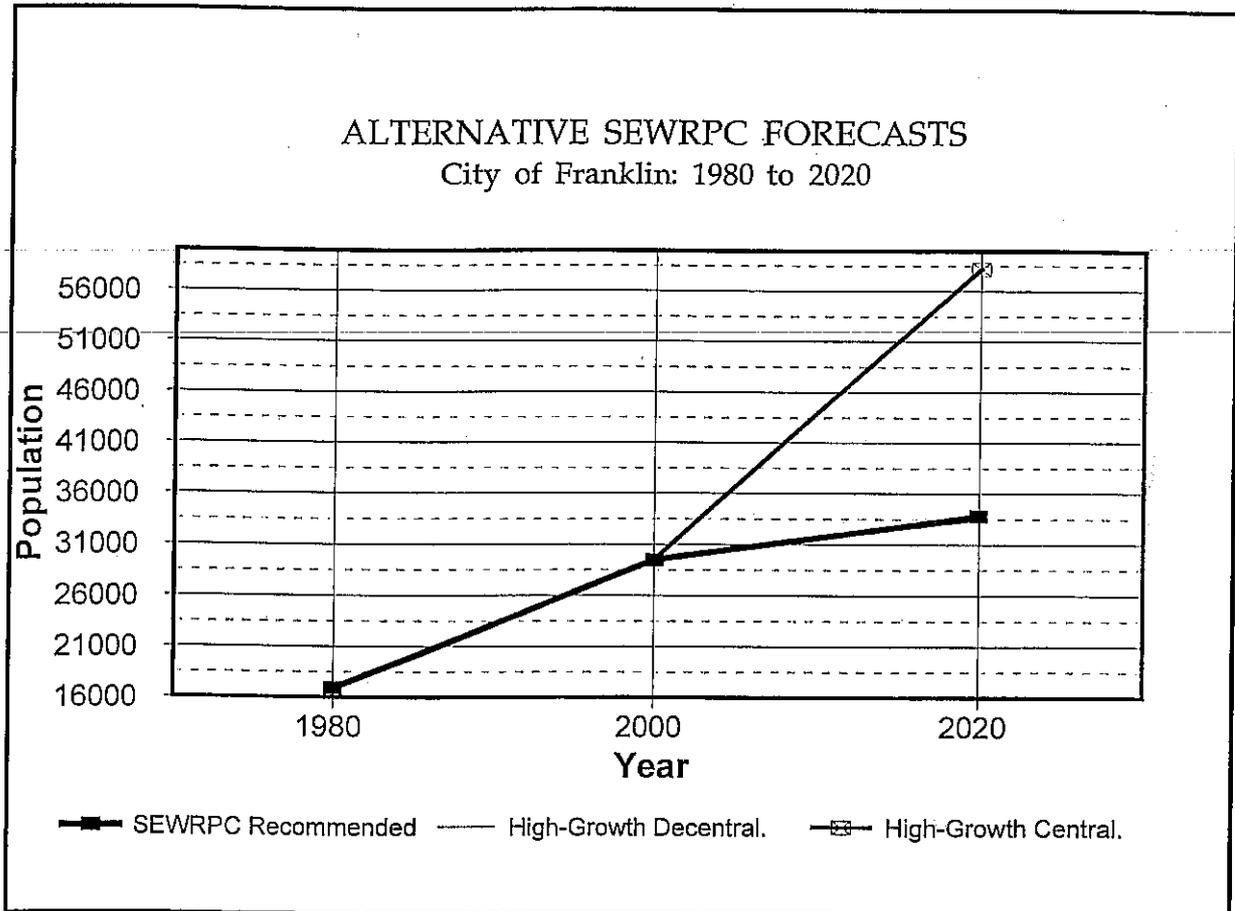
Forecast Type	2000 Actual	2020 Recommended Plan	2020 High-Growth Decentralized Plan	2020 High-Growth Centralized Plan
Total Population	24,494	33,800	33,400	58,200
Total Households	10,602	13,100	11,700	21,500
Persons per Household	2.58	NA	NA	NA

NA = Not Available.

Source: U.S. Bureau of the Census, SEWRPC, and Meehan & Company, Inc

Figure 2.3

ALTERNATIVE SEWRPC POPULATION FORECASTS
FOR THE CITY OF FRANKLIN: 1980 TO 2020



Source: U.S. Bureau of the Census, SEWRPC, and Meehan & Company, Inc.

Other Population Projection Models

Due, in part, to the uncertainties which may result from the exclusive use of any one population projection or forecast, as well as the uncertainties involved in projecting future population levels in general, several additional trend-related population projections were prepared for the City of Franklin. For the preparation of these additional projections, five trend-related population models were used by Meehan & Company, Inc. The results of these additional projections were obtained through the use of computer programs prepared for these models.

Trend-related population projections are based, as the term implies, upon the historic population trends which have taken place in the City of Franklin over time. As such, and with respect to City population projections, they are based upon the data gathered from the previous five decennial census—specifically from 1960 through 2000. The models which were used were the linear ("straight line" or direct), the linear (regression), the exponential (direct), the exponential (regression), and the modified exponential models. These five models are summarized in graphic form in Figure 24 and each is described below. These models were chosen for the preparation of the City of Franklin population projections (in addition to the Wisconsin Department of Administration projections described earlier) since they are also based upon currently acceptable planning practice and statistical methodology.

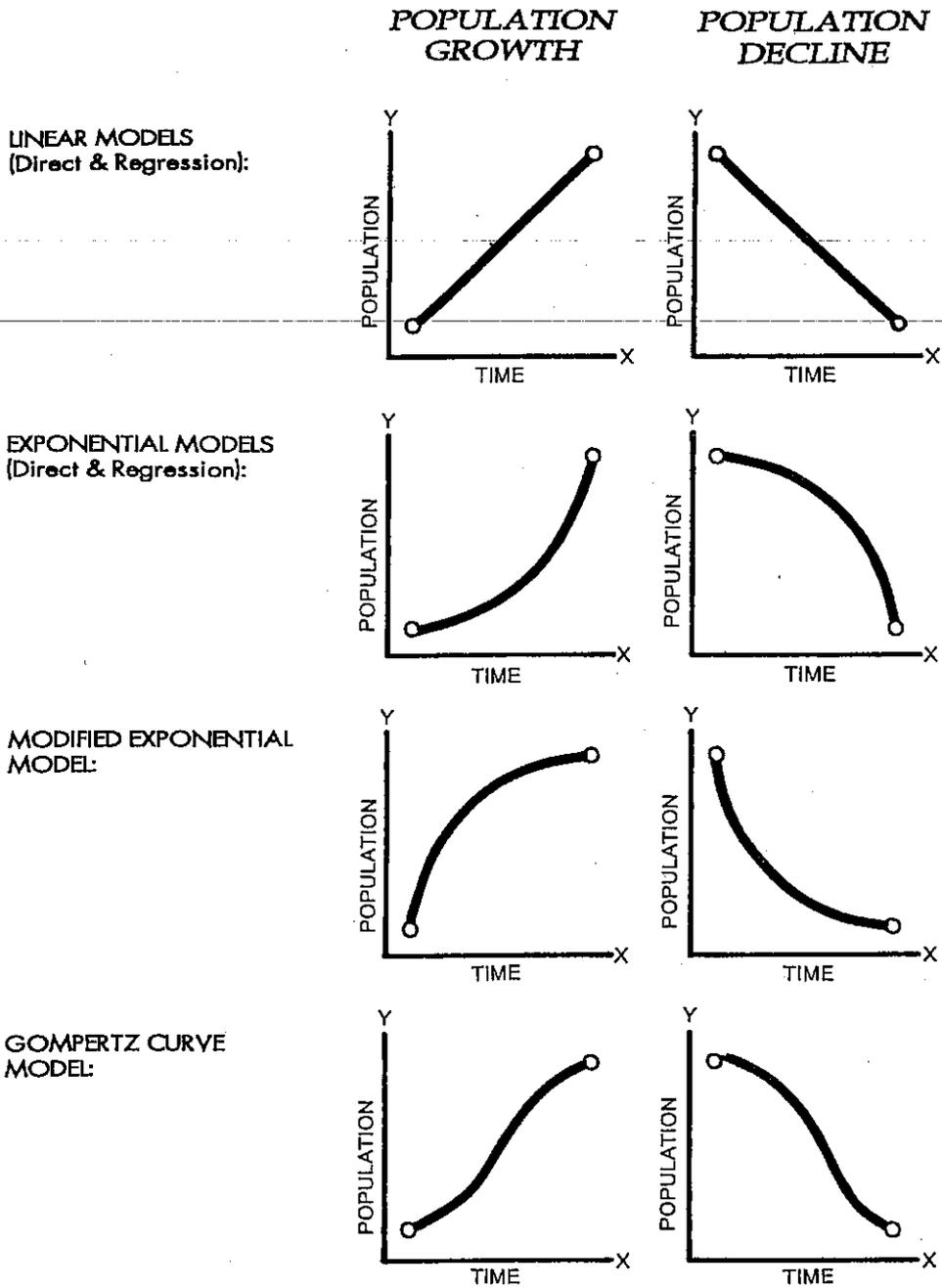
Linear ("Straight Line," or Direct, and Regression) Model: This model describes a population which has exhibited a history of very steady growth in terms of absolute numbers. Employing this model for population projections will yield a projection of a direct continuation of a past trend into the future. Although this model is one of the easiest to understand, it may not yield adequate results if recent events in an area make past data difficult to use in a meaningful manner. This, however, is not the case for the City of Franklin. Two variations of this model were applied—the "straight line" (or direct) and the regression.

Exponential (Direct and Regression) Model: Under a population growth scenario, this model describes a population which is growing at an increasing increment each decade. It describes a population which is expanding at a constant rate or percentage. Under this model, as the population expands, the constant percentage of growth yields increasing numbers each decade. This growth model accurately depicts the population of very rapidly growing areas. Such trends typically do not continue over long periods of time (exceptions to this are only a few counties in Florida and Texas which have been able to keep these trends over a period of more than thirty years). Two variations of this model were applied to the City of Franklin—the direct and the regression. The historic decennial population growth of the City of Franklin (see Table 2.1 and Figure 2.1) resembles an exponential model. Also, recent yearly starts in the construction of new dwelling units in the City of Franklin indicate a trend similar to an exponential model.

Modified Exponential Model: This model is designed to work with the assumption that there is an upper limit to the amount of growth that a jurisdiction, or an area of a constant size, can accommodate. This model utilizes a declining rate of growth which yields smaller increments of additional population over time. The great majority of jurisdictions with a fixed area and severe limitations on the availability of vacant developable land typically exhibit this type of a growth pattern. While surrounded by incorporated municipalities on the north, east, and west, the City does have the opportunity to annex new land area from the southerly abutting Town of Raymond in Racine County. Thus, the City of Franklin does not have a fixed area or severe limitations on the availability of vacant developable land. For the purposes of using this model, however, a *hypothetical* assumption was made that the upper limit of such growth may be 60,000 persons. However, from a realistic standpoint, no such level of growth is expected to occur by the year 2020 given the past growth trends of both the City of Franklin and Milwaukee County as a whole.

Figure 24

GRAPHIC SUMMARY OF OTHER POPULATION PROJECTION MODELS



Source: Meehan & Company, Inc.

Gompertz Curve Model: This model combines the effects of both the exponential and the modified models, described above, over time. The resulting population levels exhibit an "S-shaped" pattern with an initial period of rapid growth followed by a period of gradual reduction of this pattern and which eventually reaches an upper growth limit. Many cities and highly urbanized counties (such as Chicago, Cleveland, Milwaukee, and St. Louis) have followed this pattern for a significant portion of their existence. Typically, the Gompertz curve growth pattern has been followed by a period of population decline which somewhat resembles a negative exponential model. Although Milwaukee County does exhibit this type of pattern, the City of Franklin does not yet exhibit these historic conditions and, therefore, the Gompertz curve model was not used. Also, realistically no such population decline is expected for the City of Franklin during the 20-year planning period.

For the Comprehensive Outdoor Recreation Plan, five alternative population projections were prepared utilizing the following models: two versions of the linear model (a "straight line" and regression approach), two versions of the exponential model (a direct and a regression approach), and the modified exponential model. These projections are shown in Table 2.4 and graphically indicated in Figure 2.5. *The projection models which yielded the highest population for the City were the exponential direct and exponential regression models with a projected year 2020 population of 50,740 and 50,250, respectively.*

It must be remembered, however, that these population projection models are merely statistical tools which produce mathematically-based population projections. Their usefulness comes from the fact that many areas, such as the City of Franklin, have a population trend which, typically, conforms to one of these patterns. It should also be noted that *the projections prepared using the exponential direct and the exponential regression models most clearly represent the trends in population growth in the City of Franklin since 1960* and are significantly higher than the projections prepared by the Wisconsin Department of Administration (see Table 2.2) and the Southeastern Wisconsin Regional Planning Commission (see Table 2.3). The other three models--the linear direct, linear regression, and modified exponential--on the other hand, do *not* represent contemporary trends in population growth for the City.

Recommended Year 2020 Population Projection

Based upon the foregoing analyses and findings, it is recommended that the Meehan & Company, Inc.-prepared year 2020 population exponential (regression) projection of 50,250 persons (from Table 2.4 and Figure 2.5) be used as the projected year 2020 population during the City's Comprehensive Outdoor Recreation Plan preparation process.

Table 2.4

ACTUAL DECENNIAL POPULATION GROWTH AND
ALTERNATIVE POPULATION PROJECTIONS FOR THE CITY OF FRANKLIN:
1960 TO 2020

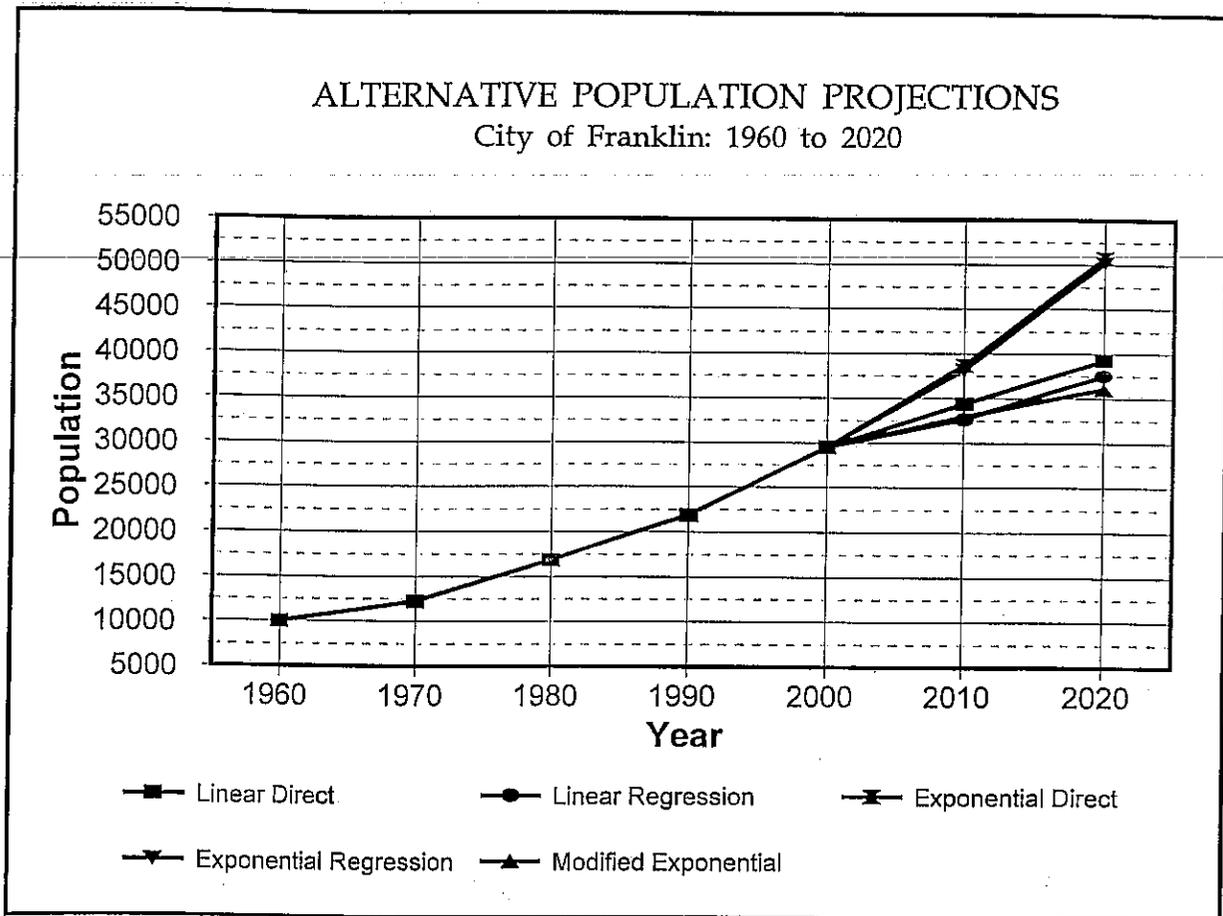
Year	Linear (Direct)	Linear (Regression)	Exponential (Direct)	Exponential (Regression)	Modified Exponential
ACTUAL(a)					
1960	10,006	10,006	10,006	10,006	10,006
1970	12,247	12,247	12,247	12,247	12,247
1980	16,871	16,871	16,871	16,871	16,871
1990	21,855	21,855	21,855	21,855	21,855
2000	29,494	29,494	29,494	29,494	29,494
PROJECTED(b)					
2010	34,366	32,670 (c)	38,685	38,202 (d)	32,983
2020	39,238	37,528 (c)	50,740	50,250 (d)	36,073

- (a) Indicates actual population for the City of Franklin in all columns.
- (b) Trends based upon actual decennial U.S. Bureau of the Census data for the City of Franklin population since 1960.
- (c) Correlation coefficient of 0.9811363.
- (d) Correlation coefficient of 0.997979.

Source: U.S. Bureau of the Census and Meehan & Company, Inc.

Figure 2.5

ACTUAL DECENNIAL POPULATION GROWTH AND
ALTERNATIVE POPULATION PROJECTIONS FOR THE CITY OF FRANKLIN:
1960 TO 2020



Source: U.S. Bureau of the Census and Meehan & Company, Inc.

HISTORIC AND PROBABLE FUTURE AGE DISTRIBUTION

The 1990 age distribution for residents of the City of Franklin is indicated in Table 2.5 and graphically shown in Figure 2.6.

Based upon the forecast year 2020 age cohorts for Milwaukee County prepared by the Southeastern Wisconsin Regional Planning Commission as described in SEWRPC Technical Report No. 11 *The Population of Southeastern Wisconsin--3rd Edition*, October 1995 (p. 193) and Meehan & Company, Inc.'s year 2020 City of Franklin population projection of 50,250 persons, age distribution forecast ranges for the City of Franklin were prepared for the following age groups: less than 5 years (representing pre-school children), 5 to 9 years (representing elementary school grades K-4), 10 to 14 years (representing school grades 5-9), 15 to 19 years (generally representing high school age population including grades 10-12) 20 to 64 years (representing the working age population), and over 65 years (representing the elderly population). These year 2020 age-related population forecast ranges are comparatively summarized, relative to 2000 U.S. Bureau of the Census data for the City of Franklin, in Table 2.5 and also graphically shown in Figure 2.6.

In the year 2000, the age group of less than 5 years represented 1,663 persons, or 5.6 percent of the City's total population. In 2020, this group will increase to about 4,020 persons in the City of Franklin representing about 8.0 percent of the City's total population. The increase of persons in this age group will be about 2,357 persons, or about 141.7 percent, over the planning period. This increase will result in a corresponding increase in the need for pre-school, or toddler, recreational facilities in the City's neighborhood and community parks.

In the year 2000, the age group of 5 to 9 years represented 1,836 persons, or 6.2 percent of the City's total population. In 2020, this group will increase to about 3,668 persons in the City of Franklin representing about 7.3 percent of the total population. The increase in persons in this age group will be about 1,832 persons, or about 99.8 percent, over the planning period. This increase will impact the provision of adequate neighborhood park facilities as well as the provision of parks and playgrounds associated with elementary school facilities.

In the year 2000, the age group of 10 to 14 years represented 2,159 persons, or 7.1 percent of the City's total population. In 2020, this group will increase to about 3,417 persons in the City of Franklin representing about 6.8 percent of the City's total population. The increase in persons in this age group will be about 1,336 persons, or about 64.2 percent, over the planning period. As in the age group 5 to 9 years, this increase will also impact the provision of adequate neighborhood park facilities as well as the provision of parks and playgrounds associated with elementary and junior high school facilities.

In the year 2000, the age group of 15 to 19 years represented 2,159 persons, or 7.3 percent of the City's total population. In 2020, this group will increase to about 3,417 persons in the City of Franklin representing about 6.8 percent of the City's total population. The increase in persons in this age group will be about 1,258 persons, or about a 58.3 percent increase over the planning period. As in the previous two age groups, this dramatic increase will impact the neighborhood park facilities as well as the provision of parks and playgrounds associated with middle school and high school facilities.

In the year 2000, the age group of 20 to 64 years represented 18,835 persons, or about 63.9 percent of the City's total population. In 2020, this group is expected to increase to about 28,643 persons in the City of Franklin representing about 57.0 percent of the City's total population. The increase in persons in this age group will be about 9,808 persons, representing a 52.1 percent increase during the planning period. This increase will result in a demand for a variety of recreational facilities in order to accommodate this age group adequately.

Table 2.5

HISTORIC AND FORECAST POPULATION FOR
THE CITY OF FRANKLIN BY AGE GROUP: 2000 & 2020

Age Group (Years)	2000 Actual		2020	
	Number	Percent of Total	Number	Percent of Total
Less than 5	1,663	5.6	4,020	8.0
5 to 9	1,836	6.2	3,668	7.3
10 to 14	2,081	7.1	3,417	6.8
15 to 19	2,159	7.3	3,417	6.8
20 to 64	18,835	63.9	28,643	57.0
65 and Over	2,920	9.9	7,085	14.1
TOTAL	29,494	100.0	50,250	100.0

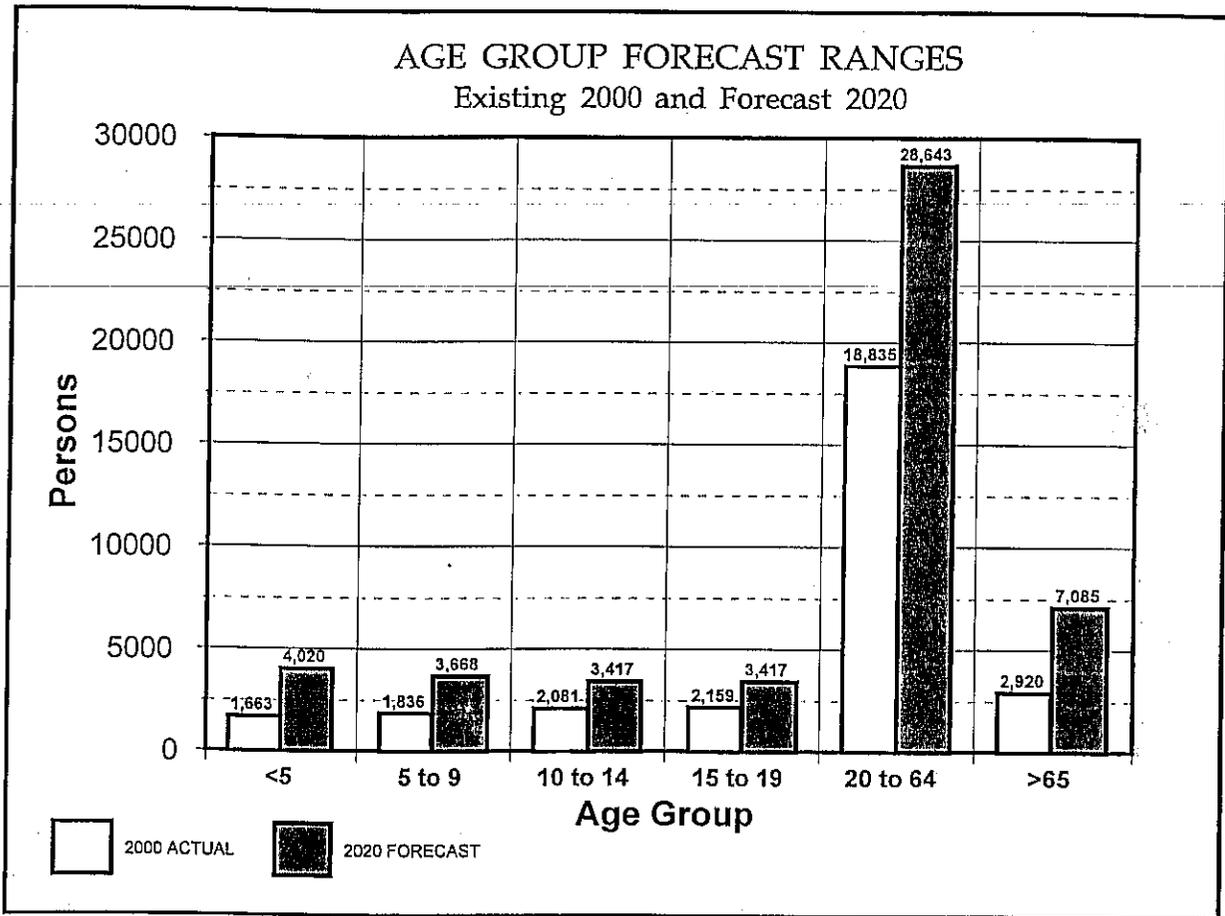
Source: U.S. Bureau of the Census, SEWRPC, and Meehan & Company, Inc

In the year 2000, the age group of 65 years or older represented 2,920 persons in the City, or about 9.9 percent of the City's total population. By 2020, this group is expected to greatly increase to about 7,085 persons in the City of Franklin representing about 14.1 percent of the total population. The increase in persons in this age group will be at about 4,165 persons, representing a 142.6 percent increase during the planning period. This quite dramatic increase in the elderly age group will result in a corresponding dramatic increase for the need for special elderly-related recreational facilities for these City of Franklin residents.

These potential forecast changes in both the population and age composition of the population of the City of Franklin have important implications for the sound planning of a variety of outdoor and indoor recreational facilities within the City.

Figure 2.6

HISTORIC 2000 AND FORECAST 2020 POPULATION RANGE
FOR THE CITY OF FRANKLIN BY AGE GROUP



Source: U.S. Bureau of the Census, SEWRPC, and Meehan & Company, Inc.

Chapter 3

Public Park, Open Space, Outdoor Recreation, Trail, and Natural Resource Protection Standards

INTRODUCTION

The City of Franklin Comprehensive Outdoor Recreation Plan definitions, objectives, principles, and standards presented in this Chapter reflect the public outdoor recreation development policies or development guidelines of the City of Franklin's citizens and officials. In general, these guidelines were drafted recognizing the need for the long-term provision of adequate outdoor recreation facilities to serve the increasing Franklin population.

Since good planning is a rational process for preparing and meeting objectives, the Comprehensive Outdoor Recreation Plan should be based upon sound objectives and principles and their supporting standards. This will ensure that the Comprehensive Outdoor Recreation Plan prepared for the City of Franklin is realistic, has public support, and is implemented.

Therefore, the preparation of sound and rational public outdoor recreation objectives, principles, and standards is an essential task which must be undertaken as the process of the preparation of the City of Franklin's Comprehensive Outdoor Recreation Plan is continued. This Chapter of the City of Franklin's Comprehensive Outdoor Recreation Plan sets forth the City of Franklin's public outdoor recreation development objectives, principles, and their supporting standards. These objectives, principles, and standards relate to the continuance of the City of Franklin's provision of an adequate variety of various types of public outdoor recreation facilities. They also relate to the allocation and distribution of the various types of public outdoor recreation facilities required to meet the needs of the existing and probable future resident population of the City of Franklin to the year 2020 (see Chapter 2).

The standards set forth in this Chapter are, generally, those advanced by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for individual community park planning in the southeastern Wisconsin region. These standards are based upon significant study of the southeastern Wisconsin region including both the City of Franklin and Milwaukee County. They have been applied elsewhere in the region quite successfully over the last two decades. They are also embraced in the SEWRPC Planning Report No. 27 titled *A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000*; SEWRPC Planning Report No. 43 titled *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010*; and the SEWRPC Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County*. In addition, these standards were used, in part, in the development of the City of Franklin's *Comprehensive Master Plan* (dated August 1992).

General "national" standards for public outdoor recreation planning have been prepared over the last two decades by the National Recreation and Park Association (NRPA), in its publications titled *Recreation, Park and Open Space Standards and Guidelines* (Alexandria, VA: National Recreation and Park Association, 1983) and its more recent *Park, Recreation, Open Space and Greenway Guidelines* (December 1995). In its 1983 publication, the National Recreation and Park Association, warned that:

"Without expensive and extensive long-term research, there is no way to apply the standards [of the National Recreation and Park Association] in the same manner in all

locations. The uniqueness of every village, town, city and county—with their differing socioeconomic, climatic, geographic, and cultural characteristics—makes it almost impossible, and undesirable, to apply all of the [National Recreation and Park Association] standards in every community." [Recreation, Park and Open Space Standards and Guidelines, p. 7.]

After considerable further study by the National Recreation and Park Association, the Association in 1995 generally reaffirmed its statement from 1983:

"... facility standards are useful as guidelines, but ... a community should determine what mix of facilities best meets its specific needs." [Park, Recreation, Open Space and Greenway Guidelines, p. 122]

The National Recreation and Park Association recognizes the importance of establishing and using park and recreation standards as:

- A guideline to determine the minimum land requirements for various kinds of park and recreation areas and facilities.
- A basis for relating recreational needs to spatial analysis within a community-wide system of parks and open space areas.
- One of the major structuring elements that can be used to guide and assist development.
- A means to justify the need for parks and open space within the overall land use pattern of the community.

National Recreation and Park Association standards were generally used in the preparation of the City of Franklin's earlier 1994 *Comprehensive Outdoor Recreation Plan* prepared by Landscape Architects, Inc. of Milwaukee, Wisconsin.

The public outdoor recreation development guidelines and standards of the City of Franklin's Comprehensive Outdoor Recreation Plan represent minimum requirements. These requirements can be exceeded, when in the public interest, to assure quality public outdoor recreation development.

DEFINITIONS

General Planning Terminology

Planning-related terms (*i.e., objective, principle, standard, plan, policy, and program*) have been known to be subject to a range of interpretations. In order to clarify their meanings, as they are used within the context of the City of Franklin's Comprehensive Outdoor Recreation Plan, these terms are defined as follows:

- Objective: A goal or end toward the attainment of which plans and policies are directed.
- Principle: A fundamental, generally accepted tenet used to support objectives and prepare standards and plans.

-
- **Standard:** A criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.
 - **Plan:** A design which seeks to achieve agreed-upon objectives.
 - **Policy:** A rule or course of action used to ensure plan implementation.
 - **Program:** A coordinated series of policies and actions to carry out a plan.

Although the City of Franklin's Comprehensive Outdoor Recreation Plan deals with only the first four of these terms, an understanding of their interrelationship and the concepts they represent is essential in order to better understand the Comprehensive Outdoor Recreation Plan.

Recreation-Related Definitions

Broadly defined, *recreation* is an activity or experience undertaken solely for the pleasure or satisfaction derived from it. Recreation can be experienced indoors or outdoors. It encompasses a broad range of human activities, ranging from rest and reflection to learning and teaching, from development of personal and social skills to meeting challenges and recovering from failures. Recreation is fun and enjoyment and includes both mental and physical exercise, personal and interpersonal experience, and self-provided and socially-observed entertainment. Although recreational preferences may vary from individual to individual, recreation occupies a necessary and significant place in every person's life.

Diversity in recreation areas necessitates that persons involved in recreation and park planning share a common language. The following are the terms used to describe the various recreational facilities found in the City of Franklin (*i.e., recreational areas typically associated with the City of Franklin, Franklin School District, Oak Creek-Franklin School District, and the Whitnall School District*) and which are of a scale less than regional and/or multi-community parks.

- **Community Level Public Outdoor Recreation Land:** Community level public outdoor recreation land is an outdoor recreation site serving several neighborhoods and generally containing more open space and natural resource oriented areas than typical "Neighborhood Level Public Outdoor Recreation Land" as described below. Active recreational facilities located in such areas can include, but not necessarily be limited to, baseball, softball, tennis, basketball, playground or playfield (which may be associated with a junior or high school), picnicking, swimming, recreational and hiking trails, shelter houses, tennis courts, toilets, nature study areas, bandstands, winter-related facilities, passive activity areas, etc. Such recreational land typically serves an urban area with a radius of about two (2) miles and provides sufficient useable land area per capita to meet the standards set forth in this Chapter. The size of such areas typically ranges from twenty-five (25) to ninety-nine (99) acres in area. Typically, "Community Level Public Outdoor Recreation Land" is associated with a public park site and/or junior and high school sites. The "Community Playfield" described below is a type of Community Level Public Outdoor Recreation Land" which is smaller than twenty-five (25) acres.
- **Community Playfields:** The Community Playfield provides active recreation space for children and adults. These areas frequently include lighted ballfields and athletic fields and are the sites of organized recreational activities. Because of the acreage demands of such activities, playfields are generally between ten (10) and twenty (20) acres in size, with twelve (12) acres as a desirable

minimum. Playfields have a tendency to be used by adults from throughout the community and from outlying areas as well.

- Neighborhood Level Public Outdoor Recreation Land: Neighborhood level public outdoor recreation land is an outdoor recreation site serving a single neighborhood and generally containing less open space and natural resource oriented areas than typical "Community Level Public Outdoor Recreation Land" described above. Active recreational facilities located in such areas can include, but not necessarily be limited to, baseball, softball, tennis, basketball, playground or playfield (which may be associated with an elementary school), picnicking, ice skating area, recreational trails, walkways, benches, landscaping, playlot for young children, and passive activity areas, etc. Such recreational land typically serves an urban area with a radius of from about one-half (0.5) to one (1) mile and provides sufficient useable land area per capita to meet the standards set forth in this Chapter. The size of such areas is typically between five (5) and twenty-five (25) acres in area. Access to these recreation areas should be safe and easy, avoiding major thoroughfares and other obstacles. Typically, "Neighborhood Level Public Outdoor Recreation Land" is associated with public parks and/or elementary school sites in the form of a "Neighborhood Playground" (as described below).
- Neighborhood Playground: Neighborhood playgrounds serve approximately the same geographic areas as do neighborhood parks and provide elementary school age children with playground and playfield equipment. Frequently these playgrounds are associated with a public elementary school or a neighborhood park. When associated with the latter, residents are afforded both passive and active outdoor opportunities. These areas generally accommodate ballfields, basketball backboards, open play fields, skating rinks in the winter, playground equipment, and tennis courts. The desirable minimum acreage for a neighborhood playground is eight (8) acres.
- Mini Level Public Outdoor Recreation Land (Playlots and Totlots): Mini park level public outdoor recreation land (*i.e., playlots or totlots*) are frequently found in high density areas of neighborhoods. They typically substitute for the backyard as an area of supervision and play for small children and are typically less than five (5) acres in area. Playlots are typically within short walking distances of home, generally no longer than 1/8 mile. These areas can and should be equipped with safe and creative play devices.
- Specialized Recreational Areas: For City of Franklin outdoor recreation planning purposes, these are areas which are limited in recreational value, are limited as to who desires to use them, or are undeveloped for recreation. Examples of these specialized recreational areas include conservancy areas, floodplains, woodland areas, historic sites, etc. These areas perform important functions and should be considered as part of the City of Franklin's outdoor recreation system. They vary in size and service area.

The following terms are also used in the City of Franklin's Comprehensive Outdoor Recreation Plan:

- Service Area: The reasonable area which a public outdoor recreation site or facility serves as set forth in the standards of this Plan.
- Public Outdoor Recreation Facility Need: The need for a public outdoor recreation facility as determined by the application of the various public outdoor

recreation standards set forth in this Chapter as well as the anticipated City of Franklin growth anticipated during the planning period (to the year 2020) as set forth in Chapter 2.

- Passive Recreation Site. A park primarily designed for picnicking, walking/hiking, and other non-organized recreation interests. This type of facility often emphasizes natural settings and de-emphasizes active recreation areas.
- Active Recreation Site. A park designed primarily to provide active recreation for one or more age groups. This type of park may have, as primary features, playfields, playground apparatus, ballfields, ball courts, or a combination thereof.

OBJECTIVES, PRINCIPLES, AND STANDARDS

Each City of Franklin public outdoor recreation objective, together with its supporting principles and standards, follows:

Outdoor Recreation Objective - The provision of an integrated system of public general use outdoor recreation sites and related open space areas, areas for intensive non-resource-oriented outdoor recreational activities, areas for intensive resource-oriented outdoor recreational activities, land-based outdoor recreational activities, and water-based outdoor recreational activities, which will allow the resident population of the City of Franklin adequate opportunity to participate in a wide range of outdoor recreation activities.

General Outdoor Recreation Principle - The attainment and maintenance of good physical and mental health is an inherent right of all residents of the City of Franklin. The provision of outdoor recreation sites and related open space areas contributes to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities. An integrated park and related open space system properly related to the natural resource base, such as the existing surface water network, can generate the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resource amenities. Finally, an integrated system of outdoor recreation sites and related open space areas can contribute to the orderly growth of the City of Franklin by lending form and structure to suburban and urban development patterns.

Public Outdoor Recreation Land Allocation Objective - A balanced allocation of space to the various categories of public outdoor recreation land which meets the needs of the City of Franklin.

Public Outdoor Recreation Land Allocation Principle - The planned supply of land set aside for public outdoor recreation use should approximate the known and anticipated demand for that use.

Public Outdoor Recreation Land Allocation Standard - The amount of land area set aside for public outdoor recreation use to accommodate the forecast growth in the City of Franklin should be determined, in part, by the application of the standards set forth below in Table 3.1.

Table 3.1

PUBLIC OUTDOOR RECREATION MINIMUM STANDARDS
FOR THE CITY OF FRANKLIN

Facility Category	Minimum Development Standard (Gross Area) (a)
Public Outdoor Recreation	
Regional & Multi-Community	No Standard (b)
Community (in park sites)	2.2 acres per 1,000 persons (c)
Community (in middle school or high school sites)	0.9 acre per 1,000 persons (c)
Neighborhood (in park sites)	1.7 acres per 1,000 persons (c)
Neighborhood (in elementary school sites)	1.6 acres per 1,000 persons (c)
Mini Parks (in park sites)	1.0 acre per 1,000 persons (c)

(a) Gross areas include associated street rights-of-way and off-street parking for each land use category. These minimum standards have been based upon existing land use studies of the Southeastern Wisconsin region since 1963 performed by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and are reasonably responsive to expected future as well as present conditions. These minimum standards exclude any additional required stormwater detention/retention areas, open space, or areas with natural resource features such as wetlands and woodlands and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Table 3.6.

(b) As recommended in SEWRPC's Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin-2000 (Waukesha, WI: SEWRPC, November 1977) and SEWRPC's Community Assistance Planning Report No. 132, A Park and Open Space Plan for Milwaukee County (Waukesha, WI: SEWRPC, November 1991).

(c) Excluding stormwater detention/retention areas and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Table 3.6.

Source: Meehan & Company, Inc., SEWRPC, and the National Recreation and Park Association.

Public Outdoor Recreational Facility Minimum Site Area and Service Radii Standards - Sites for public outdoor recreational facilities serving the City, County, and region should be provided in accordance with the minimum standards set forth below in Table 3.2

Table 3.2

FACILITY SITE AREA AND SERVICE RADII MINIMUM STANDARDS

Type of Recreation Facility	Typical Maximum Number of Persons Served	Typical Minimum Required Site Area (Gross Acres)	Maximum Walking Distance (Miles)
Public Outdoor Recreational Facilities			
Regional	Varies	250 or more (d)	10
Multi-Community	---	100 to 249 (d)	4-suburban 10-rural
Community	Varies	25 to 99 (d)	2
Neighborhood	6,500	21.5 (b,d)	0.25 to 0.50 (c)
Mini Parks	1,250(a)	1 (a,d)	0.25 (a)

- (a) To be determined on an individual basis for those smaller areas of the City which are not an integral part of a specific neighborhood area.
- (b) Including both land for a combined neighborhood park (13.5 acres) and associated neighborhood school-related outdoor recreation and playground facilities (8 acres). Also see Tables 3.4 and 3.5.
- (c) Typical maximum walking distance from neighborhood served.
- (d) Excluding stormwater detention/retention areas and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Table 3.6.

Source: Meehan & Company, Inc, SEWRPC, and the National Recreation and Park Association.

Public General Use Outdoor Recreation Sites Principle - Public general use outdoor recreation sites promote the maintenance of proper physical and mental health both by providing opportunities to participate in such athletic recreational activities as baseball, swimming, tennis, and ice-skating--activities that facilitate the maintenance of proper physical health because of the exercise involved--as well as opportunities to participate in such less athletic activities as pleasure walking, picnicking, or just rest and reflection. These activities tend to reduce everyday tensions and anxieties and thereby help maintain proper physical and mental well-being. Well designed and properly located public general use outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thus contribute to the desirability and stability of the City of Franklin's residential neighborhoods, and therefore, the City of Franklin as a whole.

Minimum Public General Use Outdoor Recreation Site Standards for Community Parks - The public sector should provide, or cause to be provided, general use outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resource or man-made amenities appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner which provides ready access by the resident population. To achieve this standard, the site requirements for outdoor recreational facilities indicated in Tables 3.2 and 3.3 should be met in community parks.

Minimum Public Community Recreation Center Standard - One (1) Community Recreation Center building per 25,000 persons.

Minimum Public General Use Outdoor Recreation Site Standards for Neighborhood Parks - The public sector should provide, or cause to be provided, general use outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resource or man-made amenities appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner which provides ready access by the resident population. To achieve these standards, the site requirements for outdoor recreational facilities indicated in Tables 3.2, 3.4, and 3.5 should be met in neighborhood parks (as applicable).

Trail Standards - Multi-functional trails serving bicycle and pedestrian facilities which, through their location and design, will encourage increased levels of utilitarian bicycle and pedestrian travel should meet or exceed the following standards:

1. Trails intended for utilitarian travel should provide direct and continuous routes which minimize delays and maximize safety.
2. Trails should be provided to assist in the interconnection of the City of Franklin with Milwaukee, Racine, and Waukesha urbanized areas.
3. Trails should be provided in the City of Franklin to connect residential areas with City activity centers and parks.
4. Trails used for pedestrians or as bicycle paths should be separated from motorized vehicular traffic by open space or barriers, and may be located within the public right-of-way of a street or highway or in an independent right-of-way or easement.
5. Trails used for bicycle lanes of roadways should be designated with directional and informational markers, striping, signing, and pavement markings for bicycle use and may be located within the public right-of-way of a street or highway.
6. Trails intended to be used for bicycle paths or bicycle lanes should follow the American Association of State Highway and Transportation Officials (AASHTO) *Guide for the Development of Bicycle Facilities* as amended and the Wisconsin Department of Transportation's *Facilities Development Manual* criteria for the design of bicycle facilities as amended.

Table 3.3

DETAILED PUBLIC OUTDOOR RECREATION
FACILITY MINIMUM REQUIREMENTS FOR TYPICAL
COMMUNITY PARKS

Facility Type	Minimum Per Capita Standard. Public Facility Requirement (acres)	Number of Facilities Required	Minimum Total Acreage Required per Community Park
Active Recreation Facilities (c)			
Baseball Diamond	0.09 per 1,000	0.59 = 1	4.5
Playfield(a)	0.39 per 1,000	2.5 = 3	4.95
Soccer	0.69 per 1,000	1.45 = 2	3.3
Softball Diamond	0.53 per 1,000	3.4 = 2	5.36
Swimming	0.015 per 1,000	1	1.22
Tennis Court	0.50 per 1,000	3.3 = 3	0.96
Subtotal	---	---	20.29
Passive and Other Recreation Facilities (d)			
Passive Recreation (d)	Add 10 percent of active recreation area total (d)		2.0 (d)
Community Center Building	1 per 25,000	1	3 to 5 acres
Other Recreation (b,d)	Add 10 percent of active recreation area total (d)		2.0 (d)
TOTAL	---	---	27.29 to 29.29 minimum (d)

- (a) Can also be used for soccer field.
- (b) Picnicking facilities, as well as other passive facilities, should also be provided in a community park.
- (c) Facilities needing similar space requirements may be substituted based upon City needs.
- (d) Excluding stormwater detention/retention areas land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Table 3.6.

Source: Meehan & Company, Inc, SEWRPC, and the National Recreation and Park Association.

Table 3.4

DETAILED PUBLIC OUTDOOR RECREATION FACILITY
 MINIMUM REQUIREMENTS FOR TYPICAL NEIGHBORHOOD PARKS
WITH NEIGHBORHOOD ELEMENTARY SCHOOL FACILITIES

Facility Type	Minimum Per Capita Standard Public Facility Requirement (acres)	Number of Facilities Required	Minimum Total Acreage Required per Neighborhood Park
Active Recreation Facilities (c)			
Baseball Diamond	0.09 per 1,000	0.59 = 1	4.5
Basketball Goal	0.91 per 1,000	5.9 = 6	0.42
Ice-Skating(a)	0.15 per 1,000	0.98 = 1	0.35
Playfield(a)	0.39 per 1,000	2.5 = 3	4.95
Playground	0.35 per 1,000	2.3 = 2	1.24
Softball Diamond	0.53 per 1,000	3.4 = 2	5.36
Tennis Court	0.50 per 1,000	3.3 = 3	0.96
Subtotal	---	---	17.78
Passive and Other Recreation Facilities (c)			
Passive Recreation (c)	Add 10 percent of active recreation area total (c)		1.8 (c)
Other Recreation (b,c)	Add 10 percent of active recreation area total (c)		1.8 (c)
TOTAL	---	---	21.38 minimum (c)

- (a) Can also be used for soccer field.
- (b) Picnicking facilities, as well as other passive facilities, should also be provided in a neighborhood park.
- (c) Excluding stormwater detention/retention areas land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Table 3.6.

Source: Meehan & Company, Inc, SEWRPC, and the National Recreation and Park Association.

Table 3.5

DETAILED PUBLIC OUTDOOR RECREATION FACILITY
 MINIMUM REQUIREMENTS FOR TYPICAL NEIGHBORHOOD PARKS
WITHOUT NEIGHBORHOOD ELEMENTARY SCHOOL FACILITIES

Facility Type	Minimum Per Capita Standard Public Facility Requirement (acres)	Number of Facilities Required	Minimum Total Acreage Required per Neighborhood Park
Active Recreation Facilities (c)			
Baseball Diamond	0.09 per 1,000	0.59 = 1	4.5
Basketball Goal	0.91 per 1,000	5.9 = 6	0.42
Ice-Skating(a)	0.15 per 1,000	0.98 = 1	0.35
Playfield(a)	0.39 per 1,000	2.5 = 3	4.95
Softball Diamond	0.53 per 1,000	3.4 = 2	5.36
Tennis Court	0.50 per 1,000	3.3 = 3	0.96
Subtotal	---	---	16.54
Passive and Other Recreation Facilities (c)			
Passive Recreation (c)	Add 10 percent of active recreation area total (c)		1.65 (c)
Other Recreation (b,c)	Add 10 percent of active recreation area total (c)		1.65 (c)
TOTAL	---	---	19.84 minimum (c)

- (a) Can also be used for soccer field.
- (b) Picnicking facilities, as well as other passive facilities, should also be provided in a neighborhood park.
- (c) Excluding stormwater detention/retention areas land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards set forth in Table 3.6.

Source: Meehan & Company, Inc, SEWRPC, and the National Recreation and Park Association.

The objectives, principles, and standards presented in this Chapter express the basis for the development of public outdoor recreation facilities for the City of Franklin. The standards perform a particularly important function in designing the Comprehensive Outdoor Recreation Plan since they form the basis upon which estimates of future City of Franklin recreation land and facility needs are based. Forecast City of Franklin recreation land needs are set forth in Chapter 5 for the year 2020 based, in part, upon these objectives, principles, and standards.

NATURAL RESOURCE FEATURES

The health, safety, and welfare of the City of Franklin is, in part, dependent upon the preservation of its natural resources. Sound planning practice requires that the various natural resources of the City of Franklin should be held in high regard—including their value for passive recreational open space. Therefore, special emphasis must be given to the preservation of the City of Franklin's natural resources, since these resources play an important role in defining the City of Franklin as a unique community.

In order to form a rational approach to addressing these issues under the Comprehensive Outdoor Recreation Plan element of the Comprehensive Master Plan, resources should be distinguished between different resource categories and components of the resource base (i.e., floodplains, woodlands, and other features). Most crucial of all is an understanding of the various interrelated aspects of the environment. Since each resource element, or environmental unit, is a component of one or more environmental systems, the protection of each resource feature and its function within that system is important.

The public role to be played in environmental resource protection logically follows from the essentially public character and impact of these resources. This public character and resource impact, coupled with the fact that the private market often does not adequately consider the protection of these resources, compels the government—in this case, the City of Franklin—to use its police powers to better guide the location, extent, and intensity of development in order to protect the environment insofar as public health, safety, and welfare are concerned.

Resource protection needs to be accomplished while, at the same time, protecting private property rights.

Chapter 3 titled "Natural Resource Base Features" of the City of Franklin Comprehensive Master Plan prepared in August 1992 addresses in great detail how natural resource features in the City of Franklin are to be protected through the use of "*natural resource protection standards*." The use of this concept is already an integral part of the City of Franklin's Unified Development Ordinance.

Obviously, natural resources, or environmental limitations such as floodplains or wetlands, are constraints on development in the City of Franklin as a whole as well as on specific sites. Since all sites are unique, the presence of these features may dramatically alter the development potential of certain sites within the City of Franklin. *It must be understood that the emphasis relating to land development should be placed on working with the environment and avoiding construction in unsuitable areas which would damage natural resources.*

Natural resource protection standards, such as those already in place in the City of Franklin, will continue to assist in enabling the City of Franklin to make environmentally sensitive decisions when reviewing development proposals. Such decisions should result in developments which are both consistent with the standards advanced as well as rational from a resource protection standpoint.

The Concept of Natural Resource Features Protection Standards

As described in Chapter 3 titled "Natural Resource Base Features" of the City of Franklin Comprehensive Master Plan, the *natural resource features protection standard* concept is also used as the basis for the minimum standards presented in this Comprehensive Outdoor Recreation Plan for the protection of the following resources: water bodies including lakes and ponds (based upon size factors); streams; drainageways; shore buffers; floodlands and floodplains (including 100-year recurrence interval floodplains and floodways); wetlands and shoreland wetlands; both mature and young woodland and forest areas; and steep slopes. These are the natural resource features which are closely associated with the maintenance of the public health, safety, and welfare of the City of Franklin and which provide the community important benefits--such as privately and publicly held passive recreational open space--which are oftentimes ignored by the private market.

The natural resource protection standard, as used in this Comprehensive Outdoor Recreation Plan and in the City's Comprehensive Master Plan, measures the proportion of the natural features of a site (excluding land occupied by public street rights-of-way), which will remain undeveloped and protected and is specifically designated for natural resource protection. The natural resource protection standards set forth specific minimum numerical levels (or standards) at which the natural resource feature should operate in the City of Franklin. Any development of the land must be done in such a way so that the natural resource continues to function at this minimum level. Natural resource features protection through this method is intended to benefit the City of Franklin as a whole by protecting the natural resource base features, providing (in some instances) passive, privately-owned and/or publicly-owned recreational and open space areas, and by setting forth, or maintaining, the intrinsic natural character of an area. The use of natural resource protection standards does not require the designation of construction techniques or even specific site planning but rather allows the developer to choose his own system of providing for the continuation of the natural resource feature within the parameters of the minimum protection level specified by the natural resource protection standard.

The use of natural resource protection standards as a planning tool represents a sound land use planning approach towards the protection of an area's dwindling natural resource base. Such natural resource loss is typically caused by resource destruction due to growth and development.

The natural resource protection standards used in the City of Franklin are carefully constructed in order to ensure that the standards and resulting regulations are fair relative to both the community's and landowner's interests in order to avoid the "taking" of property or property rights. Balancing mechanisms within the regulatory process can be used--such as the on-site or off-site mitigation of some natural resource features--in order to reduce negative impacts to both the community and the landowner. In addition, the use of natural resource protection standards in both the City of Franklin Comprehensive Master Plan (or its elements, such as this Comprehensive Outdoor Recreation Plan) and its implementing Unified Development Ordinance, sets forth uniform standards for all land users--including passive and active outdoor recreation areas.

The intent of natural resource protection standards is to allow for the reasonable development of property (located in areas where development is planned to occur) while still preserving those natural resource features which are important to the City of Franklin. In this respect, the *natural resource protection standard* can be defined--by providing a method for determining the amount of a resource to be protected--by the following simple equation as it relates to a single natural resource element:

$$\begin{array}{r} \text{Natural Resource Protection Standard} \\ \times \\ \text{Acres of Land In Resource} \\ = \\ \text{Amount of Resource to be Protected} \end{array}$$

An example of how this equation would work, for instance, for the protection of mature woodlands on a site 80 acres in size with 25 acres of such mature woodland areas is shown below. Under this scenario, it is assumed (as a local public policy) that the mature woodlands would be protected under a natural resource protection standard of 0.70.

Where,

$$\begin{array}{l} \text{Natural Resource Protection Standard} = 0.70 \\ \text{Acres of Land in Resource} = 25.0 \end{array}$$

Then,

$$0.70 \times 25.0 = 17.5$$

Therefore, based upon the above equation, 17.5 acres of the mature woodlands would have to be protected.

In situations where more than one natural resource element are present on the same area of land (i.e., areas where various natural resource features actually overlap), only the most restrictive natural resource protection standard is used for the purposes of protecting all of the affected resource features in the overlapping area. This occurs in the City of Franklin often, particularly in the case of wooded floodplain areas and wetlands which may be located within a 100-year floodplain.

The City Comprehensive Master Plan's intended implementing regulations have set specific definitions and levels of open space required to protect the City of Franklin's natural resource features as preserved natural open space. Such passive recreational open space areas with protected and preserved natural resource features can be either under private or public ownership. When under *private ownership*, the resources are typically an integral part of a privately-owned buildable lot where the resources are protected by conservation/preservation easements, deed restrictions, and protective covenants. When under private ownership, the resources would remain on the City of Franklin's tax rolls with only limited public access. When under *public ownership*, the resources are typically a part of an unbuildable outlot where the resources are also protected by conservation easements, deed restrictions, protective covenants, and designated by the City as a "Special Park." When under public ownership, the public would be responsible for the continued maintenance of the open space and the public would, therefore, have access to such passive recreational open space areas.

Table 3.6 indicates the City of Franklin's adopted natural resource protection standards which are in addition to the earlier presented public outdoor active and passive recreation standards.

Environmental Corridors and Isolated Natural Areas

Using the individual resource protection standards approach to natural resource protection, as described earlier, will assist the City of Franklin in developing the necessary implementation tools. In order to provide the Comprehensive Outdoor Recreation Plan with an overall environmentally sensitive structure for Plan development, the *environmental corridor* and *isolated natural areas* concept advanced by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) is also embraced by the Comprehensive Outdoor Recreation Plan. Neither the natural resource feature protection standard approach nor the environmental corridor/isolated natural area approach are mutually exclusive of the other--they work interdependently since each is based upon individual natural resource base features. The environmental corridors and isolated natural areas for the City of Franklin are presented in SEWRPC Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* dated November 1991 (see also Maps 9 and 19 of *A Park and Open Space Plan for Milwaukee County*).

Table 3.6

NATURAL RESOURCE PROTECTION STANDARDS

NATURAL RESOURCE FEATURE	ZONING DISTRICT TYPE					
	Agricultural		Residential (a)		Nonresidential (b)	
	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted	Protection Standard	Mitigation Permitted
Steep Slopes:						
10-19%	0%	N/A	60%	No	40%	No
20-30%	65%	No	75%	No	70%	No
+30%	90%	No	85%	No	80%	No
Woodlands & Forests:						
Mature	70%	No	70%	No	70%	Yes
Young	50%	No	50%	Yes	50%	Yes
Lakes & Ponds	100%	No	100%	Yes	100%	Yes
Streams	100%	No	100%	No	100%	No
Shore Buffers	100% (c)	No	100%(c)	No	100%(c)	No
Floodplains/ Floodways/ Floodlands	100%	No	100%	No	100%	Yes
Drainageways	30%	Yes	30%	Yes	30%	Yes
Wetlands & Shoreland Wetlands	100%	No	100%	No	100%	Yes

N/A=Not Applicable

(a) Including residential "Planned Development Districts" (or residential portions thereof).

(b) Including non-residential "Planned Development Districts" (or non-residential portions thereof).

(c) As regulated by the City of Franklin Unified Development Ordinance.

SEWRPC's delineated environmental corridors and isolated natural areas in the City of Franklin encompass those areas containing concentrations of recreational, aesthetic, ecological, and cultural resources. Such delineated environmental corridors and isolated natural areas should generally be preserved and protected in essentially natural open use. Such areas normally include one or more of the following seven elements of the natural resource base which are essential to the maintenance of both the ecological balance and natural beauty of an area:

- Lakes, rivers, streams, and their associated shorelands and floodlands.
- Wetlands.
- Woodlands.
- Prairie.
- Wildlife habitat areas.
- Wet, poorly drained, and organic soils.
- Rugged terrain and high-relief topography.

Five additional elements which are also considered include: 1) existing park and open space sites; 2)

potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and, 5) natural and scientific areas. A detailed description of how environmental corridors, and their subordinate isolated natural areas, are delineated is presented in the SEWRPC's *Technical Record* (Vol. 4, No. 2, pp. 1-21).

Primary environmental corridors include a wide variety of the important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width.

Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in size and one mile in length.

Isolated natural areas are at least five acres in size and consist of those smaller concentrations of natural resource base elements that are separated physically from environmental corridors by either open land or development.

A significant primary environmental corridor is located along the Root River in the City of Franklin.

Open Space Preservation and Protection Objective - The preservation of sufficient high-quality open space lands—including environmental corridors and isolated natural areas—for the protection of the underlying and sustaining natural resource base and enhancement of the social and economic well-being and environmental quality of the area.

Open Space Preservation and Protection Principle - Ecological balance and natural beauty are important determinants of the City of Franklin's ability to provide a pleasant and habitable environment for all forms of life and to maintain the City's social and economic well-being. Preservation of the most significant aspects of the natural resource base, that is, environmental corridors, isolated natural areas, and the various resource components which comprise those features contributes to the maintenance of ecological balance, natural beauty, and the economic well-being of the City.

Natural Areas and Critical Species Habitat

The *natural areas and critical species habitat protection* concept is advanced by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in its SEWRPC Planning Report No. 42 titled *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin* dated September 1997 and this concept is also embraced by the City of Franklin Comprehensive Outdoor Recreation Plan. The Regional Natural Areas and Critical Species Habitat Protection and Management Plan calls for the protection, wise use, and proper management of those areas identified as high-quality natural areas and critical species habitat.

A "*natural area*" is defined as those tracts of land or water so little modified by human activity, or which have sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Natural area sites may be ranked according to several factors, including diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activity, such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal communities present; the size of the area; any unique natural features within the area; and the educational and scientific value. Generally, natural areas contain ecosystems consisting of intricately interactive groups of living species existing in conjunction with their

environments. These areas serve as living museums of plants and animals. As such, natural areas need to be protected and preserved in order to assure and preserve biological diversity.

A "*critical species habitat*" is defined as those tracts of land or water which support Federally or State-listed rare, threatened, and/or endangered plant or animal species as defined by State or Federal agencies. These habitats include the abiotic and biotic factors necessary for the long-term support of the critical species population. A Federally-designated endangered species is any species or subspecies designated by the U.S. Congress as being in danger of extinction throughout all, or a significant portion, of its range. A State-designated endangered species is any species native to the State of Wisconsin whose continued existence as a viable component of the State's wild animals or wild plants is determined by the Wisconsin Department of Natural Resources, on the basis of scientific evidence, to be in jeopardy.

Environmental Corridors & Isolated Natural Areas Principle - The primary and secondary environmental corridors and isolated natural areas are a composite of the best individual elements of the natural resource base including lakes, rivers, and streams and their associated floodlands (floodplains and floodways), wetlands, woodlands, wildlife habitat areas; rugged terrain consisting of slopes twelve (12) percent or greater; wet, poorly drained or organic soils; and significant geological formations. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

Primary Environmental Corridors Areas Preservation Standard - All remaining undeveloped lands within the designated primary environmental corridors in the City of Franklin should be encouraged to be preserved in essentially natural, open use.

Secondary Environmental Corridors and Isolated Natural Areas Preservation Standard - All remaining undeveloped lands within the designated secondary environmental corridors and isolated natural areas in the City of Franklin should be considered for preservation as urban or suburban development proceeds and used as drainageways, floodwater detention areas, and private or public open space.

Environmental Corridors and Isolated Natural Areas Linkage to Public Parks Standard - To the extent practicable, environmental corridors and isolated natural areas should be linked with public parks located in the City of Franklin.

Natural Areas and Critical Species Habitat Objective - To maintain social and economic well-being, environmental quality, and biodiversity of the City of Franklin by preserving lands having important natural areas and critical species habitat.

Natural Areas and Critical Species Habitat Principle - Natural areas and critical species habitats are important in a number of ways—including economically, insofar as they support advances in agriculture and medicine; functionally, insofar as they enhance surface water and groundwater quality, minimize erosion, and enhance air quality; educationally; recreationally; aesthetically; in basic scientific research; and in maintaining biological and genetic diversity. In a less tangible but equally important way, natural areas and critical species habitats contribute to mental well-being and to the overall quality of human life.

Natural Areas and Critical Species Habitat Standard - The remaining natural areas and critical species habitat areas should be preserved and protected to the maximum extent practicable.

Chapter 4

Existing Outdoor Recreation Facilities, Service Area Delineations, and Natural Areas

INTRODUCTION

This Chapter of the City of Franklin's Comprehensive Outdoor Recreation Plan presents an inventory of each of the City of Franklin-owned park and recreational sites and facilities. The inventory also includes other facilities not owned by the City but lying within the City boundaries which allow for general public access including those facilities owned by Milwaukee County and the Franklin Public School District. No facilities owned by the Oak Creek-Franklin School District or the Whitnall School District are located in the City of Franklin. The inventory was conducted by Meehan & Company, Inc. in March and April 2000. Map 4.1 graphically shows the location of each of the outdoor recreation sites described in this Chapter. Table 4.1 provides a brief summary of the various outdoor recreation sites and the area of each site described in this Chapter. Table 4.1 also presents each of the sites relative to park type (see Chapter 3)—that is, regional/multi-community, community (in park sites), community (in middle school or high school sites), neighborhood (in park sites), neighborhood (in elementary school sites), mini-parks (in park sites), and special parks (in park sites).

The focus of the City of Franklin's Comprehensive Outdoor Recreation Plan is the provision of *public* park facilities accessible to all of the residents of the City. However, various privately-owned outdoor recreational facilities are also located in the City of Franklin. These privately-owned outdoor recreational facilities are also very briefly described near the end of this Chapter.

This Chapter also presents a detailed inventory of known "natural area" sites in the City of Franklin and their location.

Table 4.1

**SUMMARY OF PUBLICLY-OWNED OUTDOOR RECREATION SITES
(INCLUDING AREA) IN THE CITY OF FRANKLIN: 2000**

SITE NAME	AREA OF SITE (Acres)	PARK OWNERSHIP	LOCATION MAP 4.1 NUMBER
REGIONAL AND MULTI-COMMUNITY PARKS			
Root River Parkway <i>(including Anderson Lake Park)</i>	2,110.0 (in City of Franklin)	Milwaukee County	R1
Whitnall Park	388.0 (in City of Franklin)	Milwaukee County	R2
Oakwood Park and Golf Course	278.3	Milwaukee County	R3
Milwaukee County Sports Complex	132+/-	Milwaukee County	R4
Crystal Ridge	92+/-	Land is Privately Leased from Milwaukee County	R5
SUBTOTAL	3,000.3+/-		--
COMMUNITY PARKS (at Park Sites)			
Franklin Park	164.6	Milwaukee County	C1
Grobschmidt Park	143.0 (in City of Franklin)	Milwaukee County	C2
Lion's Legend Park	38.0+/-	City of Franklin	C3
Froemming Park <i>(Not including land used or proposed to be used by the Milwaukee County Sports Complex; included as a "Community Park" due to its contiguity with the Milwaukee County Sports Complex.)</i>	16.25	Milwaukee County	C4
SUBTOTAL	218.85+/-		--
COMMUNITY (Playfields at Middle School or High School Sites)			
Franklin High School	76.92(a)	Franklin Public School District	C5
Forest Park Middle School and Franklin Public Schools Environmental Education Center	40.0(a)	Franklin Public School District	C6
SUBTOTAL	116.92+/-		--

Table 4.1

SUMMARY OF PUBLICLY-OWNED OUTDOOR RECREATION SITES
(INCLUDING AREA) IN THE CITY OF FRANKLIN: 2000

SITE NAME	AREA OF SITE (Acres)	PARK OWNERSHIP	LOCATION MAP 4.1 NUMBER
NEIGHBORHOOD PARKS (at Park Sites)			
St. Martins <i>(Robinwood)</i> Neighborhood Park	19.2	Milwaukee County (currently leased to Franklin Public School District)	N1
Pleasant View Neighborhood Park <i>(proposed)</i>	15.0	City of Franklin	N2
Jack E. Workman Neighborhood Park	12.5+/-	City of Franklin	N3
Southwood Glen Neighborhood Park <i>(County Park Site #59)</i>	8.9	Milwaukee County (currently leased to Franklin Public School District)	N4
Quarry View Park <i>(owned by Payne & Dolan and leased to the City for 40 years beginning in 1991)</i>	6.5	Payne & Dolan (currently leased to the City of Franklin)	N5
SUBTOTAL	62.1+/-		--
NEIGHBORHOOD (Playgrounds at Elementary School Sites)			
Pleasant View Elementary School	15.0(a)	Franklin Public School District	NS1
Ben Franklin Elementary School	12.25(a)	Franklin Public School District	NS2
Country Dale Elementary School	9.26(a)	Franklin Public School District	NS3
Southwood Glen Elementary School	8.89(a)	Franklin Public School District	NS4
Robinwood Elementary School	8.64(a)	Franklin Public School District	NS5
SUBTOTAL	54.04		--
MINI-PARKS (at Park Sites)			
Ollie Pederson Field <i>(Franklin Lions Youth League Ball Diamond)</i>	9.4+/-	City of Franklin	M1
Cascade Creek Park <i>(formerly City Park #4-- located south of the Cascade Heights and Root River Heights developments)</i>	9.0+/-	City of Franklin	M2

Table 4.1

**SUMMARY OF PUBLICLY-OWNED OUTDOOR RECREATION SITES
(INCLUDING AREA) IN THE CITY OF FRANKLIN: 2000**

SITE NAME	AREA OF SITE (Acres)	PARK OWNERSHIP	LOCATION MAP 4.1 NUMBER
County Park Site #64 <i>(Tuckaway Green Valley Park)</i>	5.5	Milwaukee County	M3
Friendship Park <i>(formerly City Park #1-- Sharon and Anita Park)</i>	1.58	City of Franklin	M4
Glenn Meadows Park <i>(formerly City Park #2-- 35th-Street-Park)</i>	1.0	City of Franklin	M5
SUBTOTAL	26.48+/-		--
SPECIAL PARKS			
Rainbow Airport Park	56+/-	Milwaukee County	S1
Franklin Woods Nature Center <i>(formerly Camp Arthur Davidson)</i>	40.0	City of Franklin	S2
Franklin Little League Complex	25.71+/-	Milwaukee County <i>(currently leased by the Franklin Little League)</i>	S3
Meadowlands Park	15.0+/-	City of Franklin	S4
Ernie Lake Park <i>(unofficial name)</i>	14.0+/-	City of Franklin	S5
Mission Hills Neighborhood Wetlands <i>(located north of W. Church Street)</i>	14.0+/-	City of Franklin	S6
Market Square <i>(formerly City Park #3 located in the "Village" of St. Martins)</i>	0.5	City of Franklin	S7
SUBTOTAL	165.21		--
GRAND TOTAL	3,643.9+/-		--

(a) Includes entire school site area including school building and associated off-street parking.

Source: City of Franklin and Meehan & Company, Inc

REGIONAL AND MULTI-COMMUNITY PARKS

Root River Parkway: The Root River Parkway is an approximate 2,110-acre park (that portion of this extensive parkway located in the City of Franklin) owned by Milwaukee County. The Root River parkway is located in the eastern one-half of the City of Franklin extending along both sides of the Root River (see Map 4.1). As indicated on Map 4.1, the corridor extends through the City in a general north/south direction.

The Root River Parkway is a part of the Milwaukee County Park System and is a "recreation corridor." "Recreation corridors" are defined as trails which are at least 15 miles long and located within areas of scenic, scientific, historic, or other cultural interest. Recreation corridors provide opportunities for such linear outdoor recreation activities such as hiking, biking, horseback-riding, nature study, and ski-touring. The Root River Parkway recreation corridor is 22 miles long, of which 8.2 miles are located within the City of Franklin. The total Root River recreation corridor is intended to provide for a variety of trail activities including biking, hiking, horseback-riding, nature study, and ski-touring. Of the total 22 miles located in the County, about seven miles of trails are located within park and parkway sites. The Root River recreation corridor is very important, since it links significant portions of the greater Milwaukee metropolitan area: the New Berlin corridor, in Waukesha County, on the west; the Underwood Creek corridor on the north; and the Root River corridor, in Racine County, on the south.

The Root River Parkway also includes the Anderson Lake Park (located north of W. Rawson Avenue east of S. 68th Street).

Facilities and amenities at the Root River Parkway in the City of Franklin include:

- Trails.
- Picnic areas.
- Natural areas including the Root River Canal Woods (located U.S. Public Land Survey Section 34) and the Root River Wet-Mesic Woods (located in U.S. Public Land Survey Section 35 and 36) in the southern area of the Root River Parkway (also see Table 4.3) and the Root River Parkway Prairie (located in U.S. Public Land Survey Section 27).
- Model Airplane Park.

Whitnall Park: Whitnall Park is a 640.1-acre major park site owned by Milwaukee County and located partially in the City of Franklin (388 acres) and partially in the Village of Hales Corners. Whitnall Park is located south of W. Grange Avenue, north of W. Rawson Avenue, east of STH 100 and west of S. 76th Street. Whitnall Park is located within the City of Franklin's Comprehensive Master Plan-delineated Whitnall North Planning Area.

Facilities and amenities at Whitnall Park include:

- Wehr Nature Center.
- Boerner Botanical Garden.
- Natural area consisting of the Whitnall Park Woods located in U.S. Public Land Survey Sections 5 and 8 (also see Table 4.3).
- 18-hole golf course.
- Archery range.
- Picnic areas.
- Totlots.
- Trails.
- Sled hill.
- Cross-country skiing.
- Camp lodge.

- Restrooms.
- Maintenance facilities.
- Off-street parking.
- Wetlands.
- Woodlands.

Oakwood Park and Golf Course: Oakwood Park and Golf Course is a 278.3-acre regional park owned by Milwaukee County and located adjacent to the Root River Parkway located in the southern, more rural area of the City (see Map 4.1). Oakwood Park is located within the City of Franklin's Comprehensive Master Plan-delineated Oakwood Park Planning District. The natural area at Oakwood Park and Golf Course consists of a small dry-mesic oak woods of moderate quality, with a large population of black haw, a State-designated special concern species.

Facilities and amenities at Oakwood Park and Golf Course include:

- A regulation 18-hole golf course.
- Clubhouse with pro shop.
- Picnic/patio area.
- Maintenance and storage facilities.
- Asphalt paved off-street parking area.
- Picnic tables.
- Concession stand.
- Natural area (also see Table 4.3)

Milwaukee County Sports Complex: The Milwaukee County Sports Complex is an approximate 132+/- acre regional public park facility owned by Milwaukee County. The Milwaukee County Sports Complex is located at the intersection of S. 60th Street and W. Ryan Road (STH 100) (6000 W. Ryan Road) in the southeast quadrant of the City of Franklin (see Map 4.1). The Milwaukee County Sports Complex is located within the City of Franklin's Comprehensive Master Plan-delineated Froemming Park Planning District.

Indoor facilities at the Milwaukee County Sports Complex include:

- Four (4) indoor soccer/multipurpose fields.
- One (1) indoor in-line hockey rink.
- Four (4) indoor volleyball courts.
- One (1) indoor full size basketball court.
- One (1) indoor basketball practice court.
- Two (2) team rooms
- Two (2) meeting rooms.

Outdoor facilities at the Milwaukee County Sports Complex include:

- One (1) outdoor stadium field with bleachers.
- Five (5) outdoor soccer fields.
- One (1) asphalt paved off-street parking lot with 103 parking spaces.
- One (1) gravel off-street parking area with about 421+/- parking spaces.

Crystal Ridge: Crystal Ridge is a 92+/- acre regional private park located on land owned by Milwaukee County. Crystal Ridge is located along Crystal Ridge Drive near the intersection of W. Loomis Road (STH 36) and W. Rawson Avenue in the northern area of the City (see Map 4.1). Crystal Ridge is

located within the City of Franklin's Comprehensive Master Plan-delineated Crystal Ridge Planning District.

Facilities and amenities at Crystal Ridge include:

- Ski hill with lift.
- Clubhouse.
- Golf driving range.

COMMUNITY LEVEL PUBLIC OUTDOOR RECREATION LAND (Community Parks at Park Sites)

Franklin Park: Franklin Park is a 1646-acre undeveloped major park site owned by Milwaukee County and located north of, and contiguous to, W. Oakwood Road and approximately a mile east of S. 112th Street and a mile west of S. 92nd Street (see Map 4.1). Franklin Park is located within the City of Franklin's Comprehensive Master Plan-delineated Willow Edge Planning District. No facilities were at Franklin Park in the year 2000. The wooded portion of Franklin Park is a former oak savanna, but only the north portion of the wooded area retains this appearance. In the north portion of the wooded area there are large, scattered, open-grown bur oaks, but the understory consists mainly of weeds, with a few prairie species persisting. The south portion of the wooded area has degraded further into a dense shrub land. According to the Southeastern Wisconsin Regional Planning Commission (SEWRPC) The wooded portion of Franklin Park, especially the north portion, would be a prime candidate for oak savanna restoration.

Facilities and amenities at Franklin Park include:

- Natural area (also see Table 4.3).

Grobschmidt Park: Grobschmidt Park is a 155-acre undeveloped (for active recreation) major park site located partially in the City of Franklin (143 acres) owned by Milwaukee County and located south of W. College Avenue, north of W. Tumblecreek Drive, east of S. 51st Street, and west of, and contiguous to, S. 35th Street (see Map 4.1). The northwest corner of the park is partially in the Village of Greendale. Grobschmidt Park is located within the City of Franklin's Comprehensive Master Plan-delineated Xaverian Neighborhood. Grobschmidt Park contains 80 acres of land consisting of a combination of moderate quality deep and shallow marsh, sedge meadow, shrub-carr, and disturbed dry-mesic woods as well as a restored prairie (also see Table 4.3 for further information on its "Natural Area" classification).

Facilities at Grobschmidt Park include:

- Mud Lake.
- Natural area consisting of the wetlands and upland woodlands described above (also see Table 4.3).
- Nature trails (with access from S. 35th Street).
- On-street parking on S. 35th Street.

Lion's Legend Park: Lion's Legend Park is a 38+/- acre community level park owned by the City of Franklin and located on the east side of W. Loomis Road (STH 36) east of the intersection of W. Loomis Road (STH 36) and W. Drexel Avenue (see Map 4.1). Lion's Legend Park is located within the City of Franklin's Comprehensive Master Plan-delineated Civic Center Planning District.

Facilities and amenities at Lion's Legend Park include:

- One (1) asphalt paved off-street parking lot with 54 parking spaces serving the eastern portion of Lion's Legend Park.
- Steel and wooden foot bridge across creek and wetland area.
- Historic "village" buildings of former Town of Franklin including the Whelen School (1851), the Sheehan-Godsell Cabin (1834), the Franklin Town Hall (1856), and the St. Peters Church (1857).
- One (1) softball diamond with backstop (unlighted).
- One (1) sand volleyball court.
- Three (3) tennis courts (unlighted).
- Flat platform "stage" area.
- Open-air pavilion with restrooms and concessions (constructed in 1977).
- One (1) bicycle rack.
- Picnic tables.
- One (1) water fountain.
- Grills and barbecue pit.
- One (1) totlot on the west side of the park with two (2) play structures, three (3) spring toys, one (1) slide, one (1) 4-seat swing set with, one (1) 3-seat toddler swing set, one (1) play station with driving wheel, one (1) funnel ball apparatus, three (3) park benches.
- One (1) flag pole.
- Asphalt paved trail system on east side of park
- Public telephone.

Froemming Park: Froemming Park is a 16.25-acre park site owned by Milwaukee County and located on the west side of S. 51st Street south of W. Puetz Road, and one-half mile north of W. Ryan Road (STH 100) (see Map 4.1). Froemming Park is located within the City of Franklin's Comprehensive Master Plan-delineated Froemming Park Planning District.

Facilities and amenities at Froemming Park include:

- One (1) softball diamond (unlighted) with bleachers.
- One (1) hardball diamond (unlighted) with bleachers.
- Two (2) tennis courts (unlighted).
- One (1) sand volley ball court.
- Picnic area.
- One (1) open air pavilion with roof and attached restrooms.
- Storage facilities.
- Asphalt paved off-street parking area with 54 parking spaces.
- Two (2) bicycle racks.
- Drinking fountain.
- Picnic tables.
- Telephone.
- One (1) totlot with one (1) play structure, one (1) 4-seat swing set of which 2 seats are for toddlers, and one (1) horizontal climbing apparatus.
- Park benches.
- Asphalt paved trail.
- Wehr Astronomical Society Observatory.
- Wetland area.

COMMUNITY LEVEL PUBLIC OUTDOOR RECREATION LAND (Playfields at Middle School or High School Sites)

Franklin High School: The Franklin High School occupies a 76.92-acre site near the southeast corner of the intersection of S. 51st Street and W. Drexel Avenue (8222 S. 51st Street) (see Map 4.1). Franklin High School is owned by Franklin Public School District. Franklin High School is located within the northwest corner of the City of Franklin's Comprehensive Master Plan-delineated Hunting Park Neighborhood.

Facilities and amenities at Franklin High School include:

- One (1) indoor gymnasium with a posted capacity of 1,648 persons.
- One (1) indoor weight room.
- One (1) indoor swimming pool which is 4,575 square feet in area and has a 210,000 gallon capacity.
- One (1) combined football, soccer, and paved track field with bleachers, concession stand, press box, scoreboard, and field lighting.
- One (1) cross country running course.
- One (1) hardball baseball diamond with backstop, bleachers, dugout structures, and scoreboard (unlighted).
- One (1) softball diamond with backstop (unlighted).
- One (1) playfield (located at far south end of property).
- One shot put enclosure.
- One (1) storage/garage structure.
- One (1) stormwater retention pond (with fishing).
- One (1) bicycle rack.
- Asphalt paved off-street parking.

Forest Park Middle School and Franklin Public Schools Environmental Education Center: The Forest Park Middle School and Franklin Public Schools Environmental Education Center occupies a 40-acre site south of the W. Forest Hill Avenue and west of S. 76th Street (8225 W. Forest Hill Avenue) (see Map 4.1). Forest Park Middle School and Franklin Public Schools Environmental Education Center are owned by Franklin Public School District. Forest Park Middle School and Franklin Public Schools Environmental Education Center are located within the City of Franklin's Comprehensive Master Plan-delineated Forest Hills Neighborhood.

Facilities and amenities at Forest Park Middle School include:

- One (1) indoor gymnasium with a posted capacity of 696 persons.
- One (1) playfield.
- One (1) hardball baseball diamond (unlighted).
- Three (3) soccer fields (unlighted).
- Three (3) basketball goals.
- One (1) bicycle rack.
- Asphalt paved off-street parking lot with 39 parking spaces located contiguous to playfield.

NEIGHBORHOOD LEVEL PUBLIC OUTDOOR RECREATION LAND (Neighborhood Parks at Park Sites)

St. Martins (Robinwood) Neighborhood Park: The St. Martins (Robinwood) Neighborhood Park occupies a 19.2-acre site owned by Milwaukee County (currently leased to Franklin Public School District) and is located between W. Robinwood Lane and W. Allwood Drive south of W. Church Street. (see Map 4.1) St. Martins (Robinwood) Neighborhood Park is within the central portion of the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Facilities and amenities at St. Martins (Robinwood) Park include:

- Two (2) basketball courts with four (4) goals.
- One (1) softball diamond with backstop.
- One (1) pavilion with restrooms.
- One (1) totlot with one (1) 4-seat toddler swing set, two (2) climbing apparatuses, and three (3) benches.
- One (1) asphalt paved playground area.
- No off-street parking area is provided on-site. However, the easterly abutting Robinwood Elementary School site provides adequate asphalt paved off-street parking.
- Lighted asphalt paved path system through the Park's eastern-located active recreation areas.
- Northern and western portions of the site consist of woodlands and wetland area.

Pleasant View Neighborhood Park: The Pleasant View Neighborhood Park occupies an undeveloped 15-acre site owned by the City of Franklin and is located on the south side of and abutting Pleasant View Elementary School between W. Marquette Avenue and W. Drexel Avenue (see Map 4.1). Pleasant View Neighborhood Park is in the southwestern portion of the City of Franklin's Comprehensive Master Plan-delineated Pleasant View Neighborhood.

Facilities and amenities at Pleasant View Neighborhood Park include:

- A prairie restoration area (planned to be developed in year 2000).
- Off-street parking located at the abutting Pleasant View Elementary School.

Jack E. Workman Neighborhood Park: The Jack E. Workman Neighborhood Park occupies an undeveloped 12.5+/- acre site owned by the City of Franklin on the north side of W. Forest Hill Drive between S. Lakeview Drive on the west and S. 36th Street on the east (see Map 4.1). The Jack E. Workman Neighborhood Park is in the City of Franklin's Comprehensive Master Plan-delineated Hunting Park Neighborhood.

Facilities and amenities at Jack E. Workman Neighborhood Park include:

- Wetlands.

Southwood Glen Neighborhood Park (County Park Site #59): The Southwood Glen Neighborhood Park (County Park Site #59) occupies a 8.9-acre site owned by Milwaukee County (currently leased to Franklin Public School District) and located between S. 35th Street and S. 33rd Street north of W. Southwood Drive (see Map 4.1). Southwood Glen Neighborhood Park abuts and is north of the Southwood Glen Elementary School. Southwood Glen Neighborhood Park is in the eastern portion of the City of Franklin's Comprehensive Master Plan-delineated Southwood Neighborhood.

Facilities and amenities at Southwood Glen Neighborhood Park include:

- One (1) large playfield.
- One (1) softball diamond with backstop.
- Totlot with one (1) 6-seat swing set of which 2-seats are for toddlers, two (2) spring toys, one (1) spring platform, and one (1) play structure.
- One (1) sand volleyball court (in need of repair).
- Picnic areas.
- One (1) picnic table.
- Trash receptacles.
- Off-street parking located at the abutting Southwood Glen Elementary School.

Quarry View Park: Quarry View Park is a 6.5-acre park site located on the east side of S. 68th Street north of Robinwood Lane and about 800 feet north of W. Drexel Avenue (see Map 4.1). Quarry View Park is owned by Payne & Dolan and leased to the City of Franklin for 40 years beginning in 1991. Quarry View Park is located within the City of Franklin's Comprehensive Master Plan-delineated Orchard View Planning Area.

Facilities and amenities at Quarry View Park include:

- One (1) softball diamond with backstop.
- One (1) playfield.
- One (1) totlot with one (1) 4-seat swing set with 2 seats for toddlers, one (1) 4-seat swing set, one (1) 2-seat toddler swing set, two (2) climbing/play structures, and three (3) spring toys.
- Picnic area.
- Two (2) picnic tables.
- Eight (8) park benches.
- Asphalt paved off-street parking area (not striped) with 12 parking spaces.
- Trash receptacles.

NEIGHBORHOOD LEVEL PUBLIC OUTDOOR RECREATION LAND (Playgrounds at Elementary School Sites)

Pleasant View Elementary School: The Pleasant View Elementary School occupies a 15-acre site and is owned by Franklin Public School District. Pleasant View Elementary School is located on the north side of Pleasant View Park between W. Marquette Avenue and W. Drexel Avenue (4601 W. Marquette Avenue) (see Map 4.1). Pleasant View Elementary School is in the southwestern portion of the City of Franklin's Comprehensive Master Plan-delineated Pleasant View Neighborhood.

Facilities and amenities at Pleasant View Elementary School include:

- One (1) indoor gymnasium with a posted capacity of 599 persons.
- Two (2) soccer fields with soccer goals.
- One (1) playfield.
- One (1) asphalt paved playground.
- One (1) basketball court with two (2) goals.
- One (1) running track.
- Three (3) totlots with three (3) sand boxes and three (3) play structures.
- One (1) funnel ball apparatus.
- One (1) bicycle rack.
- Off-street parking available.

- One (1) playfield located at the southeast of the school building.
- One (1) basketball court with two (2) goals and one (1) goal located along a driveway.
- One (1) asphalt paved playground with painted floor games and sprinting lane.
- Two (2) toflots with two (2) climbing structures, one (1) sandbox, and three (3) hanging bars.
- One (1) picnic table.
- Three (3) benches.
- Small Southwood Glen "Sunshine Prairie" restoration area with path.
- One (1) bicycle rack.
- Off-street parking available.

Robinwood Elementary School: The Robinwood Elementary School occupies a 8.64-acre site and is owned by Franklin Public School District. Robinwood Elementary School is located between W. Robinwood Lane and W. Allwood Drive south of Church Street and west of S. Chapel Hill Drive (10705 W. Robinwood Lane) (see Map 4.1). Robinwood Elementary School is in the central portion of the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Facilities and amenities at Robinwood Elementary School include:

- One (1) indoor gymnasium with a posted capacity of 458 persons.
- One (1) playfield located at the northeast corner of the site.
- One (1) passive open space recreation area located on the south side of the school building.
- One (1) asphalt paved playground.
- Three (3) play apparatus areas with one (1) multi-functional play apparatus equipment at each.
- One (1) funnel ball apparatus.
- Four (4) hanging bar apparatuses.
- One (1) large picnic table.
- Off-street parking available.

MINI-PARK LEVEL OUTDOOR RECREATION LAND (Mini-Parks)

Ollie Pederson Field (Franklin Lions Youth League Ball Diamond): Ollie Pederson Field (Franklin Lions Youth League Ball Diamond) is a 9.4+/- acre park located at the south terminus of and east of S. 80th Street south of the intersection of S. 80th Street and W. Ryan Road (STH 100) (see Map 4.1). Ollie Pederson Field is located in the City of Franklin's Comprehensive Master Plan-delineated Willow Edge Rural Planning District.

Facilities and amenities at Ollie Pederson Field (Franklin Lions Youth League Ball Diamond) include:

- Two (2) hardball baseball diamonds (unlighted) with backstops, bleachers, and benches.
- One (1) enclosed concession stand.
- One (1) storage/garage structure.
- One (1) flagpole.
- One (1) security light pole.
- Off-street gravel parking for 100+/- cars.

Cascade Creek Park (City Park #4): Cascade Creek Park (City Park #4) is a 9+/- acre undeveloped park which occupies a 9+/- acre site about 150 feet south of the intersection of S. 60th Street and W. Cascade Drive (see Map 4.1). Cascade Creek Park (City Park #4) is in the southwest corner of the City of

Franklin's Comprehensive Master Plan-delineated Root River Planning Area.

Facilities and amenities at Cascade Creek Park (City Park #4) include:

- One (1) playfield (open space grass area).
- One (1) short, 5-foot wide asphalt paved path leading into the park from S. 60th Street.

County Park Site #64 (also known as Tuckaway Green Valley Park): County Park Site #64 (also known as Tuckaway Green Valley Park) is an undeveloped park which occupies a 5.5-acre site on Imperial Drive north of W. Drexel Avenue and west of S. 76th Street (see Map 4.1). County Park Site #64 abuts Ben Franklin Elementary School. County Park #64 is in the eastern portion of the City of Franklin's Comprehensive Master Plan-delineated Green Valley Neighborhood.

Facilities and amenities at County Park Site #64 (Tuckaway Green Valley Park) include:

- One (1) playfield (open grass area which is undeveloped).
- One (1) small wooded area (approximately one acre in area).
- One (1) paved and lighted trail connection to Ben Franklin Elementary School.

Friendship Park (formerly City Park #1--Sharon and Anita Park): Friendship Park (formerly City Park #1--Sharon and Anita Park) is a 1.58-acre park located between W. Sharon Lane and W. Anita Lane east of S. 39th Street and west of S. 34th Street (see Map 4.1). Friendship Park is located in the City of Franklin's Comprehensive Master Plan-delineated Hunting Park Neighborhood.

Facilities and amenities at Friendship Park include:

- One (1) small playfield.
- One (1) tofplot (located contiguous to W. Sharon Lane) with: one (1) 4-seat swing set of which 2-seats are for toddlers, one (1) 3-seat toddler swing set, two (2) slides, one (1) play "digger," three (3) spring toys, and one (1) climbing structure.
- One (1) child play area (located contiguous to W. Anita Lane) with: two (2) hanging bar apparatuses and one (1) 6-seat swing set.
- One (1) basketball goal.
- One (1) utility building.
- One (1) softball diamond with backstop
- Six (6) park benches.
- On-street parking only.

Glenn Meadows Park (formerly City Park #2--35th Street Park): Glenn Meadows Park (formerly City Park #2--35th Street Park) occupies a 1-acre site on the north side of W. Madison Boulevard between S. 36th Street and S. 37th Street (see Map 4.1). Power lines traverse the site in a north-south direction. Glenn Meadows Park is in the eastern portion of the City of Franklin's Comprehensive Master Plan-delineated Pleasant View Neighborhood.

Facilities and amenities at Glenn Meadows Park include:

- One (1) playfield (no baseball allowed).
- One (1) asphalt paved basketball court with two (2) goals.
- One (1) tofplot with: one (1) 2-seat swingset, one (1) 2-seat toddler swing set, one (1) play "digger," one (1) slide, two (2) spring toys, one (1) climbing structure, one (1) merry-go-round,

-
- Three (3) park benches.
 - On-street parking only.

SPECIAL PARKS

Rainbow Airport Park: Rainbow Airport Park is a 56+/- acre undeveloped (as a park) park located on the east side of S. 76th Street about 2,000 feet south of STH 100 (Ryan Road) (see Map 4.1). Rainbow Airport Park is located in the east central portion of the City of Franklin's Comprehensive Master Plan-delineated Willow Edge Planning District.

Facilities and amenities at Rainbow Airport Park include:

- Several remnant former airport-related structures.

Franklin Woods Nature Center (formerly Camp Arthur Davidson): Franklin Woods Nature Center is a 40-acre park site located on the south side of W. Puetz Road generally between S. 42nd Street on the west and S. 35th Street on the east (see Map 4.1). Franklin Woods Nature Center is located in the City of Franklin's Comprehensive Master Plan-delineated Southwood Neighborhood. Franklin Woods Nature Center is also situated along the headwaters of Oak Creek, the natural area at Franklin Woods Nature Center consists of mature dry-mesic hardwoods, lowland hardwoods, and stands of younger growth. The rich and diverse flora includes black haw, a State-designated special concern species.

Facilities and amenities at Franklin Woods Nature Center include:

- Natural area (also see Table 4.3)
- Nature trails (crushed stone) including a twelve-box Blue Bird trail.
- Open air pavilion.
- One (1) crushed stone off-street parking lot with about 14 parking spaces.
- Wetland/stormwater drainage area.
- Woodlands.

Franklin Little League Complex: The Franklin Little League Complex is 25.71-acre park located on the east side of S. 76th Street south of the intersection with W. Puetz Road (see Map 4.1). The Franklin Little League Complex is located in the southwest portion of the City of Franklin's Comprehensive Master Plan-delineated Willow Edge Planning District.

Facilities and amenities at Franklin Little League Complex include:

- Five (5) hardball baseball diamonds with dugout structures and bleachers (unlighted) of which two (2) of the diamonds have scoreboards.
- One (1) softball diamond with dugout structure and bleachers (unlighted).
- One (1) enclosed concession stand.
- One (1) storage structure/garage.
- Portable restroom facilities.
- Off-street asphalt paved parking facilities for 230 cars of which 87 are unmarked including 28 unmarked spaces situated at the eastern extension of the southeast located parking lot and 59 unmarked spaces located at the southern parking lot. The southeast located parking lot is in disrepair and in need of repaving.
- Off-street gravel parking facilities for 19+ cars located at the northern extension of the northwestern parking lot.

Meadowlands Park: Meadowlands Park is a 15+/- acre passive recreation park located near the intersection of S. 84th Street and W. Elm Court between W. Elm Court and W. Redwing Drive and also west of W. Redwing Drive south of W. Elm Court (see Map 4.1). Meadowlands Park is in the City of Franklin's Comprehensive Master Plan-delineated Woodview Neighborhood.

Facilities and amenities at Meadowlands Park include:

- A wood-chip walking trail.
- Wetland area.

Ernie Lake Park (unofficial name): Ernie Lake Park (unofficial name) is a 14+/- acre undeveloped park located between S. Sceptor Drive on the east and S. Chapel Hill Drive on the west and north of W. Beacon Hill Drive and south of W. Church Street (see Map 4.1). Ernie Lake Park is located in the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Facilities and amenities at Ernie Lake Park include:

- Natural area consisting of wetlands which are a part of a constructed stormwater retention/water quality basin (also see Table 4.3).

Mission Hills Neighborhood Wetlands: The Mission Hills Neighborhood Wetlands is a 14+/- acre park located on the north side of W. Church Street at its intersection with S. Chapel Hill Drive (see Map 4.1). The Mission Hills Neighborhood Wetlands is located in the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Facilities and amenities at the Mission Hills Neighborhood Wetlands include:

- Natural area (also see Table 4.3).
- Woodlands.
- Wetlands.

Market Square (formerly City Park #3 in St. Martins): Market Square (formerly City Park #3 in St. Martins) is a 0.5-acre park site located in the "Village" of St. Martins at the north corner of the intersection of Church Street and Franklin Street about one block north of St. Martins Road (CTH MM) (see Map 4.1). Market Square is located in the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood and St. Martins Planning District.

Facilities and amenities at Market Square include:

- One (1) open air gazebo.
- Small "village green" area.

EXISTING TRAIL SYSTEMS

Milwaukee County Oak Leaf Trail System

The Milwaukee County Oak Leaf Trail System consists of about 90 total miles of bicycle paths throughout Milwaukee County. The Oak Leaf Trail consists of about 34 miles of off-road paths, about 31 miles of parkway drives, and about 25 miles on municipal connecting streets. The Oak Leaf Trail System is recognized as one of the premier bicycling facilities in the country. The off-road path portions

of the system are designed to support multiple uses, and on any given weekend day during the warm months one can find large numbers of people participating in a wide variety of trail related recreational activities including in-line skating, jogging, and bicycling. During the winter months, the trails are used by heartier commuters and by cross-country skiers.

In the City of Franklin, the main route of the Oak Leaf Trail extends in a north/south direction along the S. 60th Street right-of-way for a distance of about 1.5 miles (between the northern City limits and W. Drexel Avenue on the south) and for about two and one-half miles along the W. Drexel Avenue right-of-way (from S. 60th Street on the west to the eastern City limits). The segment of the W. Drexel Avenue right-of-way bicycle route was signed and designated during the 1976 Bicentennial as the "76 Mile" bike trail.

City of Franklin Bike and Hiking Trail

In the year 2001, the City of Franklin Bike and Hiking Trail consisted of two segments of crushed limestone trail located along the Wisconsin Electric Power Company right-of-way in the northwest quadrant of the City: an approximate 750-foot long north/south oriented segment extending from about W. Spring Street on the south to St. Martins Road (CTH MM) on the north and an approximate 2,640-foot long east/west oriented segment extending from about W. Swiss Street on the east to the Milwaukee/Waukesha County line on the west (see Map 4.1). The City of Franklin Bike and Hiking Trail is located within the St. Martins Neighborhood. The trail was developed in cooperation with the Wisconsin Electric Power Company. While located within a Wisconsin Electric Power Company utility owned right-of-way, the trail is maintained by the City of Franklin. These segments of trail are intended to serve as a catalyst for further the development of a larger City-wide trail system in the City of Franklin.

FACILITY SERVICE RADII AND SERVICE AREAS OF EXISTING OUTDOOR RECREATION FACILITIES

Based upon the various facility service radii standards set forth in Table 3.2 of Chapter 3, the following maps illustrate the existing service area radii and service areas of each of the existing outdoor recreation facilities described earlier in this Chapter as follows:

- Map 4.2 indicates the existing service area radii of both existing community (in park sites) and community (in middle school or high school sites) outdoor recreation facilities.
- Map 4.3 indicates the existing service area radii of both existing neighborhood (in park sites) and existing neighborhood (in elementary school sites) outdoor recreation facilities.
- Map 4.4 indicates the existing service area radii of existing mini-parks (in park sites).

An analysis and forecast of various community, neighborhood, and mini-park needs based, in part, upon the service radii exhibited in Maps 4.2 through 4.4, as well as per capita standards (see Chapter 3), are presented in Chapter 5.

PRIVATE OUTDOOR RECREATION FACILITIES

Although the focus of the City of Franklin's Comprehensive Outdoor Recreation Plan is the provision of public park facilities accessible to all of the residents of the City, it is recognized that some

recreational needs of the community and surrounding areas are being met by various private outdoor recreation facilities. When considering such facilities for serving the long-term needs of all persons of the community, however, it is important to recognize that such private facilities are:

- Not being provided within a comprehensive area wide outdoor recreation planning framework;
- Cannot be depended upon for the provision of long-term community outdoor recreation need fulfillment; and
- May only be available to certain segments of the community population based upon membership, economic means, and/or religious affiliation.

The various privately-owned outdoor recreational facilities which are located in the City of Franklin are indicated in Table 4.2.

Table 4.2

SUMMARY OF PRIVATE OUTDOOR RECREATION FACILITIES
IN THE CITY OF FRANKLIN: 2001

NAME	LOCATION	TYPES OF FACILITIES PROVIDED
Croatian Park	9100 S. 76th Street	Sport playfields.
Golf Park	11027 S. 27th Street	Indoor golf dome, video golf simulators, golf club center and retail store, Milwaukee Golf Academy, outdoor driving range with 62 tee stations, and restaurant/bar.
Jubilee Christian Church and School	3639 W. Ryan Road	Playfield and totlot.
New Hope Church (building was formerly Holy Assumption Catholic Church)	11321 W. St. Martins Road	Playfield.
The Polish Center of Wisconsin	6941 S. 68th Street	Under development in early 2000.
Polonia Club Park	10200 W. Loomis Road	Sport playfields.
Risen Savior Lutheran Church	9501 W. Drexel	Totlot and picnic tables.
Sacred Heart School of Theology	7335 S. Lovers Lane Road (USH 45/STH 100)	Indoor gymnasium.
St. James Catholic Church and Pre-School	7219 S. 27th Street	Playfield.
St. Martin of Tours Catholic Church and School	7963 S. 116th Street	Indoor gymnasium, paved playground, two basketball goals, multipurpose play apparatus, one (1) softball diamond with backstop, two (2) baseball diamonds, and one (1) playfield.
St. Paul's Lutheran Church and School	6881 S. 51st Street	Playfield and multipurpose play apparatus located in totlot.
Tuckaway Country Club	6901 W. Drexel Avenue	18 hole golf course, clubhouse, indoor swimming pool, etc.

Source: Meehan & Company, Inc.

NATURAL AREAS IN THE CITY OF FRANKLIN

As described in Chapter 3, a "natural area" is defined as those tracts of land or water so little modified by human activity, or which have sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Natural area sites may be ranked according to several factors, including diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activity, such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal communities present; the size of the area; any unique natural features within the area; and the educational and scientific value. Generally, natural areas contain ecosystems consisting of intricately interactive groups of living species existing in conjunction with their environments. These areas serve as living museums of plants and animals. As such, natural areas need to be protected and preserved in order to assure and preserve biological diversity.

Table 4.3 summarizes the natural areas inventory data for the City of Franklin as described by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in its SEWRPC Planning Report No. 42 titled *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin* dated September 1997. Table 4.3 provides the natural area name, natural area classification code, general location in the City of Franklin, ownership, its size in acres, description and comments, and a reference number to Map 4.5 of this Chapter.

Table 4.3 use of the natural area classification code is based upon the Natural Areas, or NA, system traditionally used in Wisconsin to distinguish between natural areas of different quality as having statewide, regional, or local importance--NA-1, NA-2, or NA-3 areas, respectively. Those sites which do not meet the criteria of any NA classification are excluded from the inventory.

Areas designated as NA-1 are of statewide significance. These areas contain excellent examples of nearly complete and relatively undisturbed plant and animal communities which are believed to closely resemble those present during pre-European settlement times. *There are no areas currently designated as NA-1 in the City of Franklin.*

Areas designated as NA-2 are native biotic communities judged to be of lower than NA-1 significance, perhaps on a county or multi-county basis. NA-2 areas are probably so designated because of evidence of a limited amount of human disturbance. They may also be of the highest biotic quality, but be of less than minimum size for NA-1 ranking. In the future, some NA-2 sites may become of higher significance due to recovery from past disturbance, or because of a sudden substantial decrease in the acreage of a once common type, or after a more detailed inventory is performed. *There are no areas currently designated as NA-2 in the City of Franklin.*

Areas designated as NA-3 are substantially altered by human activities, but are of local natural area significance. They often contain excellent wildlife habitat, and also provide refuge for a large number of native plant species which no longer exist in the surrounding region due to land use activities. *There are currently 13 areas designated as NA-3 in the City of Franklin totally about 887 acres.*

Table 4.3

KNOWN NATURAL AREAS IN THE CITY OF FRANKLIN

AREA NAME	CLASSIFI- CATION CODE	LOCATION (U.S. Public Land Survey Section Number)	OWNER	SIZE (acres)	DESCRIPTION & COMMENTS	MAP 4.5 NO.
Root River Canal Woods	NA-2 (RSH)	Section 34	Milwaukee County and private	121	A mixture of good-quality dry-mesic and lowland hardwood forest along the Root River canal. One of the largest intact forested tracts in this part of southeastern Wisconsin. Extends south into Racine County.	1
Root River Wet- Mesic Woods-- West	NA-2 (RSH)	Sections 35 and 36	Milwaukee County and private	260	Mixture of medium-aged lowland and upland hardwoods that are recovering well from past disturbance. The ground flora is particularly rich and diverse, including good populations of several rare species. This is an important part of the Root River environmental corridor.	2
Grobschmidt Park Wetlands and Upland Woods	NA-3 (RSH)	Sections 1 and 2	Milwaukee County and private	80	A combination of moderate quality deep and shallow marsh, sedge meadow, shrub-carr, and disturbed dry-mesic woods. Site contains a restored prairie.	3
Whitnall Park Woods--South	NA-3 (RSH)	Sections 5 and 8	Milwaukee County and private	137	Site consists of several more or less connected strands of dry-mesic upland woods. The area of highest quality is surrounded by golf links. Here, mature red oaks and sugar maples provide a canopy over a representative ground flora that includes two State- designated special concern species: American gromwell and Black hawk.	4
Monastery Lake Wetlands	NA-3 (RSH)	Section 8	Nature Foundation and private	45	A diverse wetland plant community complex consisting of deep and shallow marsh, sedge meadow, fresh (wet) meadow, shrub-carr, and the last surviving tamaracks in Milwaukee County.	5

Table 4.3

KNOWN NATURAL AREAS IN THE CITY OF FRANKLIN

AREA NAME	CLASSIFICATION CODE	LOCATION (U.S. Public Land Survey Section Number)	OWNER	SIZE (acres)	DESCRIPTION & COMMENTS	MAP 4.5 NO.
Mission Hills Wetlands	NA-3	Sections 16 and 17	City of Franklin	38	Complex of sedge meadow, shallow marsh, and wet prairie.	6
Franklin Woods (Puetz Road)	NA-3 (RSH)	Sections 23 and 24	City of Franklin	28	Situated along the headwaters of Oak Creek, this site consists of mature dry-mesic hardwoods, lowland hardwoods, and stands of younger growth. The rich and diverse flora includes black haw, a State-designated special concern species.	7
Fitzsimmons Road Woods	NA-3 (RSH)	Section 25	Milwaukee County and private	42	The south and east portions of this dry-mesic woods are mostly second-growth; the west portion is less disturbed, with larger, mature trees. In the northwest are several ephemeral ponds where the State-designated endangered hoplike sedge is found.	8
Oakwood Park Oak Woods	NA-3 (RSH)	Sections 25 and 26	Milwaukee County and private	22	This is a small dry-mesic oak woods of moderate quality, with a large population of black haw, a State-designated special concern species.	9
Root River Parkway Prairie	NA-3	Section 27	Milwaukee County	27	Wet-mesic prairie located within the Root River Parkway wetland complex. Characteristic species include big bluestem, saw-toothed sunflower, Virginia mountain mint, prairie cordgrass, leadplant, azure aster, bottle gentian, prairie dock, and slender ladies'-tresses orchid. It is the largest prairie remaining in Milwaukee County.	10
Ryan Creek Woods	NA-3	Section 28	Private	87	One of the larger woodlots remaining in Milwaukee County, this is a dry-mesic woods of varying quality that is recovering from past disturbance. An east-west stream crosses the south end.	11

Table 4.3

KNOWN NATURAL AREAS IN THE CITY OF FRANKLIN

AREA NAME	CLASSIFI- CATION CODE	LOCATION (U.S. Public Land Survey Section Number)	OWNER	SIZE (acres)	DESCRIPTION & COMMENTS	MAP 4.5 NO.
Franklin Oak Woods and Oak Savanna	NA-3	Section 29	Milwaukee County	76	The entire site is a former oak savanna, but only the north portion retains this appearance. Here are large, scattered, open-grown bur oaks, but the understory consists mainly of weeds, with a few prairie species persisting. The south portion has degraded further into a dense shrub land. This site, especially the north portion, would be a prime candidate for savanna restoration.	12
Elm Road Woods	NA-3 (RSH)	Section 36	Private	20	A small, mostly second-growth woodlot of southern mesic forest and lowland hardwoods. American beech is present at the western edge of its range. Contains good populations of two State-designated special concern species: American gromwell and black haw.	13

(RSH) Indicates a "Rare Species Habitat" which identifies the site as a site which supports rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources.

Source: SEWRPC Planning Report No. 42, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin* (Waukesha, WI: SEWRPC), September 1997, pp. 192-194 and Meehan & Company, Inc.

Chapter 5

Public Facilities Needs Assessment: Analysis and Forecast of Future Park, Open Space, Trail, and Outdoor Recreation Needs

INTRODUCTION

The determination of park needs for the City of Franklin is an important component in the preparation of the City's Comprehensive Outdoor Recreation Plan. Generally, there are four methodologies which can be used to analyze the City of Franklin's current and future outdoor recreation needs as follows:

1. The most common methodology is to relate spatial park needs to the number of people (per capita demand)—the "level of service" approach. The "level of service" approach uses ratios typically expressed as acres per capita which represent the minimum amount of ground space needed to provide the level of quality park and recreation services desired by the community (see Chapter 3).
2. The second methodology appraises each park's accessibility and its serviceability to the age groups most likely to use the facilities and the geographic service area of each facility.
3. The third methodology determines future demand for facilities and activities based upon recognized public demand.
4. The fourth methodology does not attempt to quantify need, but rather to identify and preserve valuable land for parks. The fourth approach is typically used for the preservation of environmental corridors and/or isolated natural areas due, typically, to the importance of their inherent natural characteristics and passive recreational value.

The Comprehensive Outdoor Recreation Plan utilizes, primarily, the first two of the four possible methodologies mentioned above. In addition, the fourth methodology is used insofar as the City of Franklin Comprehensive Outdoor Recreation Plan recognizes past detailed Milwaukee County planning efforts in the City—particularly as these efforts pertain to the preservation of environmental corridors associated with the Root River and the planning efforts of the Southeastern Wisconsin Regional Planning Commission for the preservation of environmental corridors and natural areas throughout the City of Franklin. The methodology of the Comprehensive Outdoor Recreation Plan is described below.

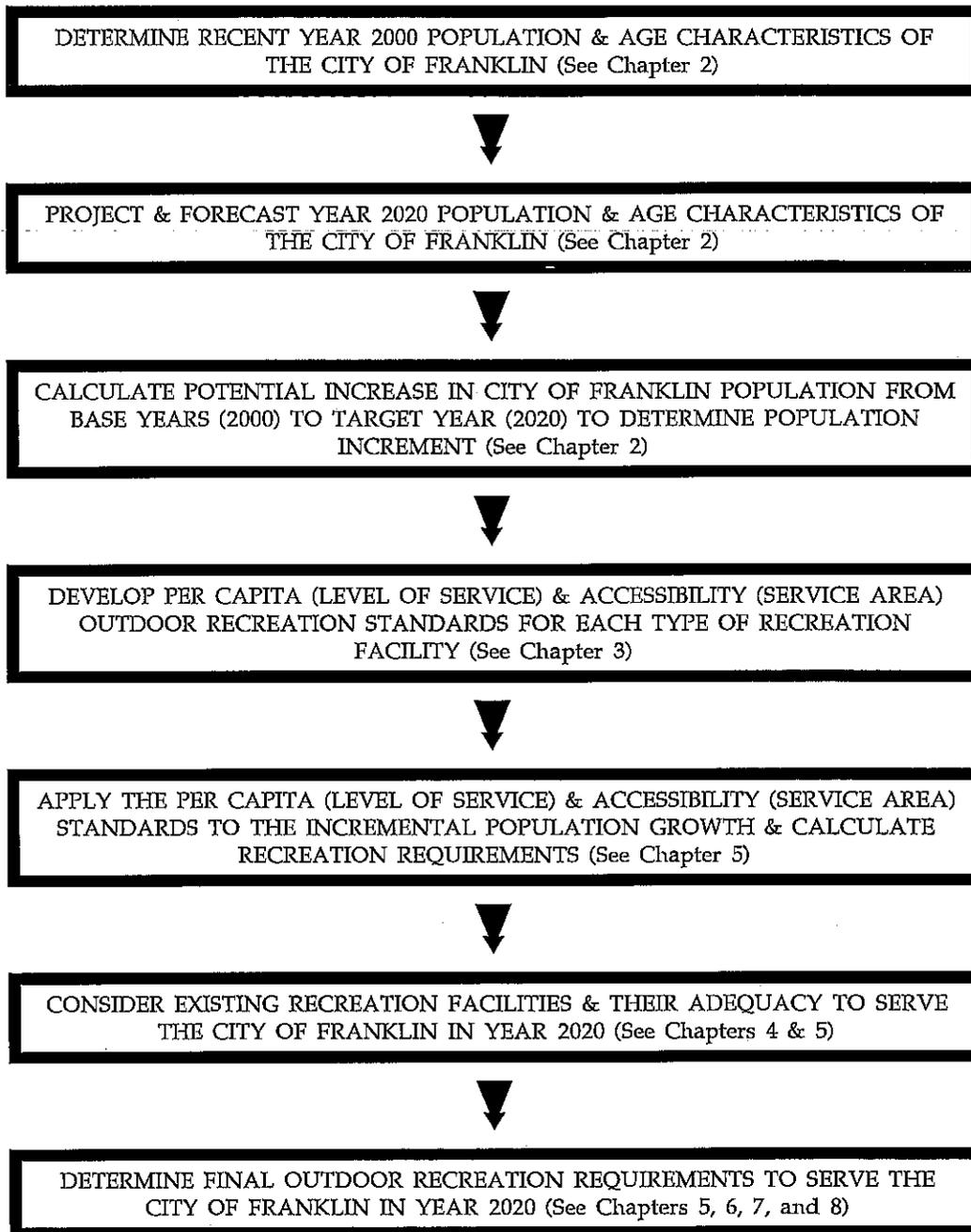
METHODOLOGY

Figure 5.1 outlines the process used to determine year 2020 outdoor recreation needs for the City of Franklin. In the case of the City of Franklin's Comprehensive Outdoor Recreation Plan, the outdoor recreation requirements of the probable future resident population of the City of Franklin were determined by applying two basic types of planning standards: namely, *per capita standards* (i.e., level

of service standards), expressed as the number of acres of a given type of park or park facility per thousand population, and *accessibility standards* expressed as maximum service area radii for each park type and/or recreational facility.

Figure 5.1

PROCESS USED FOR DETERMINING YEAR 2020
OUTDOOR RECREATION NEEDS FOR THE CITY OF FRANKLIN



Source: Meehan & Company, Inc.

The per capita (level of service) standards help estimate the total number of acres of land needed to satisfy the basic land area requirements for parks through the year 2020. The various park accessibility standards assure that the park land allocations are spatially distributed in a manner convenient and efficient to the population which they are to serve. The accessibility standards, as outlined in Chapter 3, as well as the per capita standards (also outlined in Chapter 3) are embodied in the Comprehensive Outdoor Recreation Plan presented in Chapter 7. It should be recognized that in some situations, however, while per capita standards may seemingly be met, a need may still exist for additional park sites or recreational facilities because of the relative inaccessibility or distance of an existing park or recreational facility to some of the resident population in the City of Franklin.

There is some danger in adhering to this technique exclusively. A quantitative measurement of recreation acreage says nothing about the provision of private recreational facilities available in a community, the diversity of park land available, the type and condition of the land and facilities provided, the need for additional acreage at some of the existing parks, or whether residents are best served by the existing acreage. For these reasons, recommendations in the City's Comprehensive Outdoor Recreation Plan (see Chapter 7) are based upon more than a need for additional acreage.

Land Needs Based Upon Per Capita Standards

Table 5.1 summarizes the future community and neighborhood public outdoor recreation land area needs for the City through the year 2020. Table 5.1 is based upon the per capita public outdoor recreation standards set forth in Table 3.1 of Chapter 3 as well as a forecast year 2020 population for the City of 50,250 persons as indicated in Chapter 2. It should be recognized, however, that while forecasts of future population levels must be prepared and utilized in the application of public outdoor recreation land standards, these forecasts involve uncertainty and, therefore, must be used with caution and tempered by the City's policies and the desires of City residents in general. Population forecasts cannot take into account events which are unpredictable but which may have major effects upon future conditions. The validity of the public outdoor recreation needs and requirements determined through the application of standards to forecast population levels must, therefore, be periodically reexamined by the City's Planning Department, Park Commission, and the Plan Commission. Chapter 11 indicates, at a minimum, when such reexamination of the City of Franklin Comprehensive Outdoor Recreation Plan should take place.

Based upon per capita standards exclusively, Table 5.1 indicates that by the year 2020 there will be a need for the following:

- *No* additional land area for community level public outdoor recreation land in either park sites or middle school or high school sites. This does not, however, preclude the need for additional community level public outdoor recreation land at new middle school or new high school sites to serve the new middle school or new high school student population. Nor does it preclude the need for a community level park upon which to build the needed Community Recreation Center Building.
- The need for a minimum of 23.32 additional acres of neighborhood level public outdoor recreation land in park sites.
- The need for a minimum of 26.36 additional acres of neighborhood level public outdoor recreation land at elementary school sites. It should be borne in mind, however, that if a new additional elementary school(s) is/are not constructed by the year 2020, this need for additional land would have to be filled at neighborhood park sites used exclusively for recreational purposes and not necessarily associated with an elementary school. Based upon the standards set

forth in Table 3.5 of Chapter 3, the minimum area for a full-function neighborhood park (without elementary school facilities) should be 19.84 acres.

- The need for a minimum of 23.77 additional acres of mini park sites.

Table 5.1

YEAR 2020 COMMUNITY AND NEIGHBORHOOD LEVEL
PUBLIC OUTDOOR RECREATION LAND AREA NEEDS FOR THE
CITY OF FRANKLIN BASED UPON PER CAPITA STANDARDS

Facility Category	Development Standard (Gross Acres per 1,000 Persons)	Year 2020 Land Area Needs Based Upon Forecast Population (a) (Gross Acres)	Year 2000/2001 Existing Land Area (Gross Acres)	Additional Land Area Needed by Year 2020 Based On Per Capita Standards Only (Gross Acres)
Community (in park sites)	2.2	110.55	218.85+/-	0
Community (in middle school or high school sites)	0.9	45.23	116.92+/-	0
Neighborhood (in park sites)	1.7	85.42	62.1+/-	23.32+/-
Neighborhood (in elementary school sites)	1.6	80.40	54.04	26.36
Mini Parks (in park sites)	1.0	50.25	26.48+/-	23.77+/-
TOTAL	7.4	371.85	478.39+/-	73.45+/-

(a) Based upon Meehan & Company, Inc's projection of 50,250 persons in the City of Franklin by the year 2020.

Source: Meehan & Company, Inc.

Land Needs Based Upon Accessibility Standards

Map 5.1 generally indicates the following concerning the year 2000 accessibility of community, neighborhood, and mini park facilities in the City of Franklin:

- Those areas of the City of Franklin *not* served by a community park in the year 2000.
- Those areas of the City of Franklin *not* served by either a neighborhood or mini park in the year 2000.

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- Those areas of the City of Franklin served by a neighborhood park in the year 2000.
 - Those areas of the City of Franklin served by a mini park in the year 2000.
 - Those areas of the City of Franklin served by both a neighborhood park and a mini park in 2000.

More detailed information is provided on Maps 4.1 through 4.4 of Chapter 4 relative to the location and extent of existing community, existing neighborhood, and existing mini parks and their respective 2-mile, 1/2-mile, and 1/4-mile service radii.

The per capita land area needs described earlier in this Chapter notwithstanding, Map 5.1 indicates community park needs based upon the accessibility standards set forth in Chapter 3 in both the far northwest corner of the City and the far southeast corner of the City. With respect to the community park accessibility deficiency associated with the far northwest corner of the City, this need may be accommodated by public park facilities at the nearby Whitnall Park (a 388-acre regional park facility) and by traveling an additional 1/4 to 3/4 mile to access the City of Franklin's Lion's Legend Park. With respect to the community park accessibility deficiency associated with the far southeast corner of the City, the *City of Franklin Comprehensive Master Plan* (dated August 1992) indicates the western portion of the unserved area to remain rural and the eastern portion of the unserved area to be developed as industrial uses--no residential uses are planned. Therefore, there is no need for a community park to serve the unserved area located at the far southeast corner of the City.

The per capita land area needs described earlier in this Chapter notwithstanding, Map 5.1 indicates the following neighborhood park and mini park land area deficiencies and needs based upon the accessibility standards set forth in Chapter 3:

- With the exception of areas located in the far northwest corner of the City and the far southeast corner of the City noted above, all other areas of the City of Franklin are served by community parks (as defined in Chapter 3) and there is significant overlap of those community park service areas (see Map 4.2 of Chapter 4).
- All existing neighborhood parks are located north of W. Ryan Road and all but one neighborhood park is located north of W. Puetz Road. Those areas of the City *not* served by neighborhood parks are:
 - The southern 1/2 of the City located south of W. Puetz Road and west of S. 43rd Street.
 - The entire northern 1/6 of the City located north of W. Rawson Avenue.
- There is a need to develop several mini parks of 1 to 5 acres in size in those areas of the City which cannot effectively be served by a neighborhood park facility due to inadequate and/or insufficient vacant land being available. The area of the City which is in the most need for such facilities is located at the northwest corner of the City west of W. Forest Home Avenue and north of W. Rawson Avenue. The acquisition of sufficient additional park lands of less than 5 acres to accommodate new mini parks will be difficult to achieve in certain developed areas of the City--particularly in those areas located west of W. Forest Home Avenue and north of W. Rawson Avenue.

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- As indicated on Maps 4.2 (Chapter 4) and 5.1, much of the area of the City of Franklin located outside the 1/2-mile service radius of the existing neighborhood parks and neighborhood playgrounds are served by community parks and community playfields. However, none of these facilities individually fulfills the need for the provision of "*neighborhood-centralized*" neighborhood parks which are about 21.5 contiguous acres in area serving a 1/2-mile radius (see Table 3.2 of Chapter 3).
 - Since development in the City of Franklin has taken place at a relatively rapid pace and at a pace which is likely to continue over the next two decades (as indicated by the year 2020 population projection of 50,250 person in the City presented in Chapter 2), the acquisition of sufficient additional lands of about 21.5 acres in area to accommodate new *neighborhood parks* is important to achieve at an early date, prior to rezoning for residential uses, and prior to the submission of a preliminary plat for development.

Overall Needs for Continued Park Land Acquisition.

Community Park Needs: Based upon the foregoing analyses and findings, there does not appear to be a need for additional land for active recreation-oriented community parks. There is a need, however, for improvements to be made at existing community parks and community playfields. More detailed discussion of recommended improvements at various community park sites is presented in Chapter 7.

The lack of need for additional active recreation land for community parks, however, does not preclude the need to implement those portions of the *A Park and Open Space Plan for Milwaukee County* and the *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010* which call for the acquisition of passive community-oriented open space sites and/or trail and/or bicycle path areas. The acquisition of passive community-oriented open space sites and/or trail and/or bicycle path areas, as set forth in these Milwaukee County and regional plans, would further the linkage of both active and passive recreational lands forming an open space framework for the City and surrounding environs.

Community Recreation Center/Building Needs: Chapter 8 sets forth the various standards for the provision of an indoor community recreation center building to serve indoor active and passive recreational needs for a variety of age groups. Based upon those standards, the provision of a centrally located and adequately sized community recreation center building should be considered by City of Franklin officials during the 20-year planning period.

Neighborhood Park Needs: The need for the provision of neighborhood parks within a reasonable distance from the population being served (the per capita requirements described earlier in this Chapter notwithstanding) should be fulfilled as outlined earlier in this Chapter. Detailed discussion of recommended improvements at various existing neighborhood park sites is presented in Chapter 7. Detailed discussion of recommended new neighborhood park site locations is also presented in Chapter 7.

Mini Parks and Specialized Recreational Area Needs: As stated earlier, there is a need to develop several mini parks of 5 acres or less in size in those areas of the City which are currently not served by existing mini park facilities. As stated earlier, the acquisition of sufficient additional park lands of less than 5 acres to accommodate new mini parks will be difficult to achieve in certain developed areas of the City--particularly in those areas located west of W. Forest Home Avenue and north of W. Rawson Avenue. Detailed discussion of recommended new mini park site locations is presented in Chapter 7.

Chapter 6

Identification of Existing Deficiencies in the Quantity or Quality of Existing City-Owned Outdoor Recreational Facilities to Serve New Development

INTRODUCTION

This Chapter presents an identification of any existing deficiencies in the quantity or quality of those existing City parks, playgrounds, and other recreational facilities to serve new land development for which it is anticipated that an impact fee may be imposed.

EXISTING PARK DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT

The following Table 6.1 indicates existing parks, playgrounds, and other recreational facilities and deficiencies and future needs at *existing City-owned parks*. Pursuant to the requirements set forth in Wisconsin Statutes Section 66.0617(6)(f), no impact fees may be collected by the City ". . . to address existing deficiencies in public facilities." Based upon the data set forth in Table 6.1 and the service area radii standards set forth in Chapter 3, five of the *existing City-owned parks, playgrounds, and other recreational facilities will need to add or improve existing facilities in order to meet the needs and demand generated by new land development occurring within their respective service areas.*

The *per capita standards* used in this needs assessment:

1. Are based upon the *proportionate share* of minimum required park, playground, and recreational land area and facilities needed to accommodate a unit of population (described as persons and/or dwelling units); and
2. Bear a rational relationship -- which is *proportional* -- to the need for new, expanded, or improved public park, playground, and recreational facilities that are required to serve land development.

Based upon the *proportionate share* relationship between the per capita standards and the impact fees recommended to be imposed by this needs assessment, *no existing* park, playground, or other recreational facility *deficiencies* relating to the needs of *existing land development* are included or intended to be financed by the imposition of the impact fees.

Other future new parks, playgrounds, and other recreational facility needs at future planned park sites (which are planned to be owned by the City) are addressed in Chapter 7 titled "Identification of New Public Park, Open Space, Trail, and Outdoor Recreation Facilities: The Outdoor Recreation Facilities Plan" and are needed due to forecast and projected City of Franklin population and housing growth increases expected to occur over the planning period (also see Chapter 2).

Table 6.1

EXISTING DEFICIENCIES & NEEDS OF EXISTING CITY-OWNED PARKS, PLAYGROUNDS, & OTHER RECREATIONAL FACILITIES IN THE CITY: 2000

PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2000 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT
COMMUNITY PARKS (at Park Sites Owned by the City of Franklin)				
Lion's Legend Park	C3	38.0+/-	<ul style="list-style-type: none"> ■ One (1) asphalt paved off-street parking lot with 54 parking spaces serving the eastern portion of Lion's Legend Park. ■ Steel and wooden foot bridge across creek and wetland area. ■ Historic "village" buildings of former Town of Franklin including the Whelen School (1851), the Sheehan-Godsell Cabin (1834), the Franklin Town Hall (1856), and the St. Peters Church (1857). ■ One (1) softball diamond with backstop (unlighted). ■ One (1) sand volleyball court. ■ Three (3) tennis courts (unlighted). ■ Flat platform "stage" area. ■ Open-air pavilion with restrooms and concessions (constructed in 1977). ■ One (1) bicycle rack. ■ Picnic tables. ■ One (1) water fountain. ■ Grills & barbecue pit. ■ One (1) totlot on the west side of the park with two (2) play structures, three (3) spring toys, one (1) slide, one (1) 4-seat swing set with, one (1) 3-seat toddler swing set, one (1) play station with driving wheel, one (1) funnel ball apparatus, three (3) park benches. ■ One (1) flag pole. ■ Asphalt paved trail system on east side of park. 	<p><u><i>The following are needs to serve new development:</i></u></p> <ul style="list-style-type: none"> ■ Preparation of a detailed landscape plan for the park. ■ One (1) asphalt paved off-street parking lot (lighted) with 76 additional parking spaces serving the eastern portion of Lion's Legend Park. ■ Second 4,700 square-foot open-air pavilion with restroom facilities, water fountain, and concessions located at northeast corner of park which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements. ■ A 20-foot diameter bandstand with adjoining audience area which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements. ■ One (1) tennis court (unlighted) to expand (in a northerly direction) the existing three (3) tennis courts located at the western edge of the park. ■ One (1) softball diamond (unlighted) with backstop and bleachers on east side of park. ■ One (1) soccer field (unlighted) with goals on the east side of park. ■ Two (2) bicycle racks located on east side of park (for pavilion and bandstand areas). ■ Installation of all additional park signage including directional signage. ■ Development of a pre-school and school-age play area on the northeast side of the park in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements. ■ Installation of park benches, picnic tables, grills, etc. Some of these park benches, picnic tables, grills, etc. may be permanently anchored. ■ Installation of additional landscape plant materials where needed as determined by the landscape plan for the park. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

Table 6.1

EXISTING DEFICIENCIES & NEEDS OF EXISTING CITY-OWNED PARKS, PLAYGROUNDS, & OTHER RECREATIONAL FACILITIES IN THE CITY: 2000

PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2000 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT
NEIGHBORHOOD PARKS (at Park Sites Owned by the City of Franklin)				
Pleasant View Neighborhood Park	N2	15	<ul style="list-style-type: none"> ■ A prairie restoration area (planned to be developed in year 2000). ■ Off-street parking located at the abutting Pleasant View Elementary School. 	<p><u><i>The following are needs to serve new development:</i></u></p> <ul style="list-style-type: none"> ■ Preparation of a detailed landscape plan for the entire park site. ■ Grading of the park for level playing fields. ■ Four (4) basketball goals (about 0.28-acre needed). ■ One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers. ■ Playfield (about 1.65-acres needed). ■ Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements. ■ Three (3) tennis courts (unlighted, about 0.96-acre needed). ■ One (1) sand volleyball court. ■ Ice-skating area (about 0.35-acre needed). ■ Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain area). ■ Passive (picnicking, etc.) and other recreation area (1.32 acres needed). ■ Installation of landscape plant materials in areas located outside of the playfield areas. ■ Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored. ■ Provision of hard-surfaced, paved off-street parking which is clearly marked and lighted. ■ Installation of all park signage. ■ Provision of a walking/education trail. ■ Provision of outdoor fitness stations along the walking/education trail. ■ Linkage of the park to the abutting elementary school. ■ Installation of an 80-foot wide collector street with paving and improvements to service Pleasant View Park. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

Table 6.1

EXISTING DEFICIENCIES & NEEDS OF EXISTING CITY-OWNED PARKS,
PLAYGROUNDS, & OTHER RECREATIONAL FACILITIES IN THE CITY: 2000

PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2000 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT
Jack E. Workman Neighborhood Park	N3	12.5+/-	■Wetlands.	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■Preparation of a detailed landscape plan for the entire neighborhood park site. ■Grading of the park for level playing fields. ■Two (2) basketball goals (about 0.14-acre needed). ■One (1) tennis courts (unlighted, about 0.32-acre needed). ■One (1) sand volleyball court. ■One (1) softball diamond (about 2.68 acres needed, if site configuration permits) with backstop and bleachers. ■Playfield (about 1.65-acres needed). ■Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school-age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements. ■Ice-skating area (about 0.35-acre needed). ■Passive (picnicking, etc.) and other recreation area (1.32 acres needed). ■Installation of landscape plant materials in areas located outside of the playfield areas. ■Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored. ■Installation of all park signage. ■Provision of a walking/education trail. ■Provision of outdoor fitness stations along the walking/education trail. ■Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

Table 6.1

EXISTING DEFICIENCIES & NEEDS OF EXISTING CITY-OWNED PARKS, PLAYGROUNDS, & OTHER RECREATIONAL FACILITIES IN THE CITY: 2000

PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2000 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT
MINI PARKS (at Park Sites Owned by the City of Franklin)				
Ollie Pederson Field <i>(Franklin Lions Youth League Ball Diamond)</i>	M1	9.4+/-	<ul style="list-style-type: none"> ■ Two (2) hardball baseball diamonds (unlighted) with backstops, bleachers, and benches. ■ One (1) enclosed concession stand. ■ One (1) storage/garage structure. ■ One (1) flagpole. ■ One (1) security light pole. ■ Off-street gravel parking for 100+/- cars. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Preparation of a detailed landscape plan for the park. ■ Installation of landscape plant materials in areas located outside of the baseball diamond areas. ■ Provision of adequate, <u>hard-surfaced</u>, paved off-street parking which is clearly marked and lighted.
Cascade Creek Park <i>(formerly City Park #4--located south of the Cascade Heights and Root River Heights developments)</i>	M2	9.0+/-	<ul style="list-style-type: none"> ■ One (1) playfield (open space grass area). ■ One (1) short, 5-foot wide asphalt paved path leading into the park from S. 60th Street. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Ice-skating area <u>without</u> fencing or any other structures (about 0.35-acre needed). ■ Provision of adequate, paved, clearly marked 8-space off-street parking. ■ Installation of all park signage (outside of all 100-year recurrence interval floodplain areas). ■ Provision of a walking/education trail. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Friendship Park <i>(formerly City park #1--Sharon and Anita Park)</i>	M4	1.58	<ul style="list-style-type: none"> ■ One (1) small playfield. ■ One (1) totlot (located contiguous to W. Sharon Lane) with: one (1) 4-seat swing set of which 2-seats are for toddlers, one (1) 3-seat toddler swing set, two (2) slides, one (1) play "digger," three (3) spring toys, and one (1) climbing structure. ■ One (1) child play area (located contiguous to W. Anita Lane) with: two (2) hanging bar apparatuses and one (1) 6-seat swing set. ■ One (1) basketball goal. ■ One (1) utility building. ■ One (1) softball diamond with backstop ■ Six (6) park benches. ■ On-street parking only. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Preparation of a detailed landscape plan for the park. ■ Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.

Table 6.1

EXISTING DEFICIENCIES & NEEDS OF EXISTING CITY-OWNED PARKS, PLAYGROUNDS, & OTHER RECREATIONAL FACILITIES IN THE CITY: 2000

PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2000 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT
Glenn Meadows Park <i>(formerly City Park #2-35th Street Park)</i>	M5	1	<ul style="list-style-type: none"> ■ One (1) playfield (no baseball allowed). ■ One (1) asphalt paved basketball court with two (2) goals. ■ One (1) totlot with: one (1) 2-seat swingset, one (1) 2-seat toddler swing set, one (1) play "digger," one (1) slide, two (2) spring toys, one (1) climbing structure, one (1) merry-go-round, ■ Three (3) park benches. ■ On-street parking only. 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ Preparation of a detailed landscape plan for the park. ■ Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.
<p>SPECIAL PARKS (serving the City of Franklin at Park Sites Owned by the City of Franklin)</p>				
Franklin Woods Nature Center <i>(formerly Camp Arthur Davidson)</i>	S2	40	<ul style="list-style-type: none"> ■ Natural area (also see Table 4.3) ■ Nature trails (crushed stone). ■ Open air pavilion. ■ One (1) crushed stone off-street parking lot with about 14 parking spaces. ■ Wetland/stormwater drainage area ■ Woodlands. 	<p><i>The following are needs to serve new development</i></p> <ul style="list-style-type: none"> ■ Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements. ■ Provision of additional park benches as demand increases over the planning period. Some of these park benches may be permanently anchored. ■ Provision of lighting for the paved off-street parking lot. ■ Installation of all park signage, including signage relating to plant material and species identification, throughout the park. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Meadowlands Park	S4	15.0+/-	<ul style="list-style-type: none"> ■ A wood-chip walking trail. ■ Wetland area. 	<p><i>The following are existing deficiencies:</i></p> <ul style="list-style-type: none"> ■ Provision of permanently anchored park benches as demand increases over the planning period. ■ Installation of all park signage, including signage relating to plant material and species identification, throughout the park. ■ Expansion of the internal walkway/education trail to also serve the western portion of the park. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

Table 6.1

EXISTING DEFICIENCIES & NEEDS OF EXISTING CITY-OWNED PARKS, PLAYGROUNDS, & OTHER RECREATIONAL FACILITIES IN THE CITY: 2000

PARK NAME	LOCATION (Map 4.1 Number)	AREA (acres)	EXISTING YEAR 2000 FACILITIES	DEFICIENCIES AND NEEDS TO SERVE NEW DEVELOPMENT
Ernie Lake Park <i>(unofficial name)</i>	S5	14.0+/-	<ul style="list-style-type: none"> ■ Natural area consisting of wetlands which are a part of a constructed stormwater retention/water quality basin (also see Table 4.3). 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Provision of permanently anchored park benches. ■ Installation of all park signage, including signage relating to plant material and species identification, throughout the park. ■ Provision of a walkway/education trail. ■ Provision of outdoor fitness stations along the walking/education trail. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Mission Hills Neighborhood Wetlands <i>(located north of W. Church Street)</i>	S6	14.0+/-	<ul style="list-style-type: none"> ■ Natural area (also see Table 4.3). ■ Woodlands. ■ Wetlands. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Provision of permanently anchored park benches. ■ Installation of all park signage, including signage relating to plant material and species identification, throughout the park. ■ Potential provision of a walkway/education trail. ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
Market Square <i>(formerly City Park #3 located in the "Village" of St. Martins)</i>	S7	0.5	<ul style="list-style-type: none"> ■ One (1) open air gazebo. ■ Small "village green" area. 	<p><u>The following are existing deficiencies:</u></p> <ul style="list-style-type: none"> ■ Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
COMMUNITY TRAILS (not located at Park Sites nor owned by Milwaukee County)				
City of Franklin Bike and Hiking Trail	Located on the south side of St. Martins Road east of the intersection of St. Martins Road and W. Forest Home Avenue	2,070 +/- lineal feet in length (a)	<ul style="list-style-type: none"> ■ 750+/- foot long north/south segment and 2,640+/- foot long north/south segment of crushed limestone trail. 	<p><u>The following are needs to serve new development:</u></p> <ul style="list-style-type: none"> ■ Additional trails to be developed in compliance with Chapter 7 (see Map 7.1) of this Comprehensive Outdoor Recreation Plan are needed due to forecast and projected City of Franklin population and housing growth increases expected to occur over the planning period (also see Chapter 2).

(a) Not measured here in acres.

Source: Meehan & Company, Inc

Chapter 7

Identification of New Public Park, Open Space, Trail, and Outdoor Recreation Facilities: The Outdoor Recreation Facilities Plan

INTRODUCTION

This Chapter of the Comprehensive Outdoor Recreation Plan sets forth the plans for both existing and future community, neighborhood, mini, and special parks in the City of Franklin to the year 2020. It serves as the mechanism which links and integrates the preceding six Chapters of the Comprehensive Outdoor Recreation Plan with the actual park and recreation development of the City. This Chapter, along with Chapter 10 titled "Plan Implementation," sets forth the *action program* for both park development and improvement for the short-term future (about five years) as well as to the year 2020. The development and improvement plans specified in this Chapter are a direct response to the projected population growth anticipated for the City of Franklin to the year 2020 (see Chapter 2); the City's public outdoor recreation definitions, objectives, principles, and standards (see Chapter 3); an inventory and examination of existing park and recreation facilities, service area delineations, and natural areas (see Chapter 4); the forecast outdoor recreation facility needs (see Chapter 5); and the identification of existing deficiencies in the quantity or quality of existing City-owned outdoor recreation facilities to serve new development (see Chapter 6). Chapter 8 sets forth a specific detailed needs analysis for the development of a community recreation center building. Chapter 9 presents capital cost estimates for the construction of various potential elements of the new outdoor recreation facilities as well as impact fees. Chapter 10 of the Outdoor Recreation plan identifies the various plan implementation tools available to the City of Franklin to effectively implement the Comprehensive Outdoor Recreation Plan.

Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan for public outdoor recreation sites in the City of Franklin. Parks under the jurisdiction, or potential jurisdiction, of the City of Franklin are indicated on Map 7.1 as well as those parks under the jurisdiction of Milwaukee County and the Franklin Public School District. The plan for parks and open space under the jurisdiction of Milwaukee County is set forth in SEWRPC Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* (Waukesha, WI: SEWRPC, November 1991). Map 7.1 also indicates the existing recreation corridor (trails and bicycle route) as well as planned trails and bicycle routes.

IDENTIFIED AND POTENTIAL IMPROVEMENTS TO EXISTING OUTDOOR RECREATION FACILITIES

The following is a description of the identified/potential improvements to existing outdoor recreation facilities in the City over the next five-year period. The list is broken down by outdoor recreation facility type: regional and multi-community parks, community level public outdoor recreation land (community parks), community level public outdoor recreation land (playfields), neighborhood level public outdoor recreation land (neighborhood parks), neighborhood level public outdoor recreation land (neighborhood playgrounds), mini park level public outdoor recreation land (in park sites), and special

parks (in park sites).

Park Improvement Priority Levels

Each park is assigned a "priority level" of from 1 to 3 based upon park use and the need to accomplish any desired planned improvements within the five-year time period. Priority level 1 indicates a high priority park--that is, a need to investigate/accomplish any desired improvements within 1 to 2 years. Priority level 2 indicates a moderate priority park--that is, a need to investigate/accomplish any desired improvements within 2 to 5 years. Priority level 3 indicates a low priority park--that is, a need to accomplish desired improvements (if there are any improvements planned) after the next 5 years. The City is also to consider the use of an Americans with Disabilities Act (ADA) compliance transition plan to assist with the overall priority implementation of the ADA compliance components of the Comprehensive Outdoor Recreation Plan. Each of the park improvement priority levels also has corresponding operations and maintenance implications which also need to be considered by both the City of Franklin Parks Commission and Common Council as well as on an individual basis throughout the Comprehensive Outdoor Park Plan implementation.

Existing Regional and Multi-Community Parks

Root River Parkway: As stated earlier in Chapter 4, the Root River Parkway is an approximate 2,110-acre park (that portion of this extensive parkway located in the City of Franklin) owned by Milwaukee County. The Root River parkway is located in the eastern one-half of the City of Franklin extending along both sides of the Root River (see Map 7.1). As indicated on Map 7.1, the corridor extends through the City in a general north/south direction. The Root River Parkway also includes the Anderson Lake Park (located north of W. Rawson Avenue east of S. 68th Street).

Existing facilities and amenities at the Root River Parkway in the City of Franklin include:

- Trails.
- Picnic areas.
- Natural areas including the Root River Canal Woods (located U.S. Public Land Survey Section 34) and the Root River Wet-Mesic Woods (located in U.S. Public Land Survey Section 35 and 36) in the southern area of the Root River Parkway (also see Table 4.3) and the Root River Parkway Prairie (located in U.S. Public Land Survey Section 27).
- Model Airplane Park.

SEWRPC's Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* (Waukesha, WI: SEWRPC, November 1991, p. 61) indicates that Milwaukee County's plans for the Root River Parkway include that the Root River Parkway continue to provide a variety of resource-oriented outdoor recreation facilities including trail facilities for bicycling, hiking, horseback riding, nature study, and ski touring within the Root River recreation corridor. In addition, *A Park and Open Space Plan for Milwaukee County* (p. 73) indicates the planned land area expansion of the Root River Parkway in the City of Franklin (also see Map 7.1).

Since this facility is not under the control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Whitnall Park: As stated earlier in Chapter 4, Whitnall Park is a 640.1-acre major park site owned by Milwaukee County and located partially in the City of Franklin (388 acres) and partially in the Village

of Hales Corners. Whitnall Park is located south of W. Grange Avenue, north of W. Rawson Avenue, east of STH 100 and west of S. 76th Street. Whitnall Park is located within the City of Franklin's Comprehensive Master Plan-delineated Whitnall North Planning Area.

Existing facilities and amenities at Whitnall Park include:

- Wehr Nature Center.
- Boerner Botanical Garden.
- Natural area consisting of the Whitnall Park Woods located in U.S. Public Land Survey Sections 5 and 8 (also see Table 4.3).
- 18-hole golf course.
- Archery range.
- Picnic areas.
- Totlots.
- Trails.
- Sled hill.
- Cross-country skiing.
- Camp lodge.
- Restrooms.
- Maintenance facilities.
- Off-street parking.
- Wetlands.
- Woodlands.

SEWRPC's Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* (Waukesha, WI: SEWRPC, November 1991, p. 38) indicates that Milwaukee County's plans for Whitnall Park include the continued maintenance and improvement of the park as necessary. In addition, *A Park and Open Space Plan for Milwaukee County* (p. 73) indicates the planned land area expansion of Whitnall Park to include Monastery Lake located south of W. Rawson Avenue and other lands southwest of S. Lovers Lane Road (US 45/STH 100) in the City of Franklin (also see Map 7.1).

Since this facility is not under the control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Oakwood Park and Golf Course: As stated earlier in Chapter 4, Oakwood Park and Golf Course is a 278.3-acre regional park owned by Milwaukee County and located adjacent to the Root River Parkway located in the southern, more rural area of the City (see Map 7.1). Oakwood Park is located within the City of Franklin's Comprehensive Master Plan-delineated Oakwood Park Planning District. The natural area at Oakwood Park and Golf Course consists of a small dry-mesic oak woods of moderate quality, with a large population of black haw, a State-designated special concern species.

Existing facilities and amenities at Oakwood Park and Golf Course include:

- A regulation 18-hole golf course.
- Clubhouse with pro shop.
- Picnic/patio area.
- Maintenance and storage facilities.
- Asphalt paved off-street parking area.
- Picnic tables.
- Concession stand.
- Natural area (also see Table 4.3)

SEWRPC Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* (pp. 40-43) recommends this park be expanded to encompass approximately 1,710 acres of additional lands located within the Root River Parkway, including about 1,400 acres owned by the County and about 310 acres proposed for County acquisition and located south of the existing Oakwood Park area. Under the adopted Root River Watershed and Areawide Water Quality Management Plans, it is recommended that a 660-acre lake, known as Oakwood Lake, be constructed on these parkway lands near the confluence of the north branch of the Root River and the Root River Canal. Oakwood Lake would be used for recreation and stormwater drainage low-flow augmentation purposes.

The 1991 adopted County park and open space plan recommends, after construction of the multi-purpose reservoir, that swimming, camping, picnicking facilities, and the necessary support facilities be provided by the Wisconsin Department of Natural Resources (DNR). The County Board has requested that the DNR operate the proposed Oakwood regional park site as a State facility. The SEWRPC plan for the County suggests that Milwaukee County be responsible for the completion of the acquisition of additional lands necessary for the park site, and the DNR be responsible for the construction of Oakwood Lake and the provision of related recreational facilities.

The costs associated with the acquisition of the 310 acres (in 1988 dollars) would be \$955,000. The costs of the construction of Oakwood Lake and associated water quality measures was estimated at \$10 million in 1976 in the adopted regional water quality management plan, and no new cost estimates have been prepared. The costs associated with the development of the proposed picnicking, camping, and other outdoor recreation facilities have been estimated at \$761,000 (1988 dollars).

Since the site is located along the proposed Root River recreation corridor, trail facilities would extend through the site. The plan proposes Oakwood Park--including the existing and proposed Root River Parkway lands--would encompass a total area of about 1,988 acres, and would provide opportunities for participation in a wide variety of outdoor recreational activities.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Milwaukee County Sports Complex: As stated earlier in Chapter 4, the Milwaukee County Sports Complex is an approximate 132+/-acre regional public park facility owned by Milwaukee County. The Milwaukee County Sports Complex is located at the intersection of S. 60th Street and W. Ryan Road (STH 100) (6000 W. Ryan Road) in the southeast quadrant of the City of Franklin (see Map 7.1). The Milwaukee County Sports Complex is located within the City of Franklin's Comprehensive Master Plan-delineated Froemming Park Planning District.

Indoor facilities at the Milwaukee County Sports Complex include:

- Four (4) indoor soccer/multipurpose fields.
- One (1) indoor in-line hockey rink.
- Four (4) indoor volleyball courts.
- One (1) indoor full size basketball court.
- One (1) indoor basketball practice court.
- Two (2) team rooms
- Two (2) meeting rooms.

Outdoor facilities at the Milwaukee County Sports Complex include:

-
- One (1) outdoor stadium field with bleachers.
 - Five (5) outdoor soccer fields.
 - One (1) asphalt paved off-street parking lot with 103 parking spaces.
 - One (1) gravel off-street parking area with about 421+/- parking spaces

Plans prepared for the Milwaukee County Sports Complex include the addition of 17 more outdoor soccer fields and additional off-street parking.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Crystal Ridge: As stated earlier in Chapter 4, Crystal Ridge is a 92+/- acre regional private park located on land owned by Milwaukee County. Crystal Ridge is located along Crystal Ridge Drive near the intersection of W. Loomis Road (STH 36) and W. Rawson Avenue in the northern area of the City (see Map 7.1). Crystal Ridge is located within the City of Franklin's Comprehensive Master Plan-delineated Crystal Ridge Planning District.

Existing facilities and amenities at Crystal Ridge include:

- Ski hill with lift.
- Clubhouse.
- Golf driving range.

The Crystal Ridge Planning District plan of the City of Franklin Comprehensive Master Plan is comprised of Crystal Ridge Park which is to be retained as a park.

Since this facility is private and not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and it has not been assigned a priority level.

Existing Community Level Public Outdoor Recreation Land (Community Parks at Park Sites)

Franklin Park: As stated earlier in Chapter 4, Franklin Park is a 164.6-acre undeveloped major park site owned by Milwaukee County and located north of, and contiguous to, W. Oakwood Road and approximately a mile east of S. 112th Street and a mile west of S. 92nd Street (see Map 7.1). Franklin Park is located within the City of Franklin's Comprehensive Master Plan-delineated Willow Edge Planning District. No facilities were at Franklin Park in the year 2000. The wooded portion of Franklin Park is a former oak savanna, but only the north portion of the wooded area retains this appearance. In the north portion of the wooded area there are large, scattered, open-grown bur oaks, but the understory consists mainly of weeds, with a few prairie species persisting. The south portion of the wooded area has degraded further into a dense shrub land. According to the Southeastern Wisconsin Regional Planning Commission (SEWRPC) The wooded portion of Franklin Park, especially the north portion, would be a prime candidate for oak savanna restoration.

Existing facilities and amenities at Franklin Park include:

- Natural area (also see Table 4.3).

The SEWRPC Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* (pp. 41-43) recommends facility development including the provision of picnic areas; playfields; hiking and nature trails; community park facilities, such as ball diamonds and tennis courts; and necessary support facilities. In addition, special day camp facilities designed to promote participation in musical and other cultural activities, including such facilities as an amphitheater, would be provided. The costs associated with the development of this facility, based upon SEWRPC estimates (in 1988 dollars), would be \$2,750,000. On September 5, 1991, the Milwaukee County Board of Supervisors, by resolution, File No. 91-531, adopted the park and open space plan for Milwaukee County subject to the following modification for Franklin Park: *"The references to Franklin Park with respect to the development of a day camp facility designed to promote participation in musical and other cultural activities shall be understood to be an art and music camp designed to solicit and attract funding to increase art and musical programming pursuant to the 1984 adopted budget amendment."*

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Grobschmidt Park: As stated earlier in Chapter 4, Grobschmidt Park is a 155-acre undeveloped (for active recreation) major park site located partially in the City of Franklin (143 acres) owned by Milwaukee County and located south of W. College Avenue, north of W. Tumblecreek Drive, east of S. 51st Street, and west of, and contiguous to, S. 35th Street (see Map 7.1). The northwest corner of the park is partially in the Village of Greendale. Grobschmidt Park is located within the City of Franklin's Comprehensive Master Plan-delineated Xaverian Neighborhood. Grobschmidt Park contains 80 acres of land consisting of a combination of moderate quality deep and shallow marsh, sedge meadow, shrub-carr, and disturbed dry-mesic woods as well as a restored prairie (also see Table 4.3 for further information on its "Natural Area" classification).

Facilities at Grobschmidt Park include:

- Mud Lake.
- Natural area consisting of the wetlands and upland woodlands described above (also see Table 4.3).
- Nature trails constructed around Mud Lake (with access from S. 35th Street).
- On-street parking on S. 35th Street.

The SEWRPC Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* recommends facility development including provision of picnic areas; playfields; hiking and nature trails; community park facilities, such as ball diamonds and tennis courts; and necessary support facilities. As indicated above, a trail has been constructed around Mud Lake. The costs associated with the development of this facility, based upon SEWRPC estimates (1988 dollars), would be \$2,750,000.

The Xaverian Neighborhood plan of the City of Franklin Comprehensive Master Plan also indicates Grobschmidt Park as a community park.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Lion's Legend Park: As stated earlier in Chapter 4, Lion's Legend Park is a 38+/- acre community level park owned by the City of Franklin and located on the east side of W. Loomis Road (STH 36) east of the intersection of W. Loomis Road (STH 36) and W. Drexel Avenue (see Map 7.1). Lion's Legend Park is located within the City of Franklin's Comprehensive Master Plan-delineated Civic Center Planning District.

Existing facilities and amenities at Lion's Legend Park include:

- One (1) asphalt paved off-street parking lot with 54 parking spaces serving the eastern portion of Lion's Legend Park.
- Steel and wooden foot bridge across creek and wetland area.
- Historic "village" buildings of former Town of Franklin including the Whelen School (1851), the Sheehan-Godsell Cabin (1834), the Franklin Town Hall (1856), and the St. Peters Church (1857).
- One (1) softball diamond with backstop (unlighted) on west side of park.
- One (1) sand volleyball court.
- Three (3) tennis courts (unlighted).
- Flat platform "stage" area.
- Open-air pavilion with restrooms and concessions located at southwest corner of park (constructed in 1977).
- One (1) bicycle rack located on west side of park.
- Picnic tables.
- One (1) water fountain.
- Grills and barbecue pit.
- One (1) totlot on the west side of the park with two (2) play structures, three (3) spring toys, one (1) slide, one (1) 4-seat swing set with, one (1) 3-seat toddler swing set, one (1) play station with driving wheel, one (1) funnel ball apparatus, three (3) park benches.
- One (1) flag pole.
- Asphalt paved trail system on east side of park.
- Public telephone.

Vacant land is available at Lion's Legend Park to accommodate future park expansion opportunities. A detailed development plan for Lion's Legend Park was prepared as part of the City's 1994 Comprehensive Outdoor Recreation Plan activities and another "Master Plan" for Lion's Legend Park was prepared in 1998. The following improvements are additional planned improvements to Lion's Legend Park:

- Preparation of a detailed landscape plan for the park.
- One (1) asphalt paved off-street parking lot (lighted) with 76 additional parking spaces serving the eastern portion of Lion's Legend Park.
- Second 4,700 square-foot open-air pavilion with restroom facilities, water fountain, and concessions located at northeast corner of park which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements.
- A 20-foot diameter bandstand with adjoining audience area which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements.
- One (1) tennis court (unlighted) to expand (in a northerly direction) the existing three (3) tennis courts located at the western edge of the park.
- One (1) softball diamond (unlighted) with backstop and bleachers on east side of park.
- One (1) soccer field (unlighted) with goals on the east side of park.
- Two (2) bicycle racks located on east side of park (for pavilion and bandstand areas).
- Installation of all additional park signage including directional signage.
- Development of a pre-school and school-age play area on the northeast side of the park in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.

- Installation of park benches, picnic tables, grills, etc. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.
- Installation of additional landscape plant materials where needed as determined by the landscape plan for the park.
- Continued maintenance of this facility and wetlands over the planning period.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

Park development has a priority level of 1.

Froemming Park: As stated earlier in Chapter 4, Froemming Park is a 16.25-acre park site owned by Milwaukee County and located on the west side of S. 51st Street south of W. Puetz Road, and one-half mile north of W. Ryan Road (STH 100) (see Map 7.1). Froemming Park is located within the City of Franklin's Comprehensive Master Plan-delineated Froemming Park Planning District.

Existing facilities and amenities at Froemming Park include:

- One (1) softball diamond (unlighted) with bleachers.
- One (1) hardball diamond (unlighted) with bleachers.
- Two (2) tennis courts (unlighted).
- One (1) sand volley ball court.
- Picnic area.
- One (1) open air pavilion with roof and attached restrooms.
- Storage facilities.
- Asphalt paved off-street parking area with 54 parking spaces.
- Two (2) bicycle racks.
- Drinking fountain.
- Picnic tables.
- Telephone.
- One (1) totlot with one (1) play structure, one (1) 4-seat swing set of which 2 seats are for toddlers, and one (1) horizontal climbing apparatus.
- Park benches.
- Asphalt paved trail.
- Wehr Astronomical Society Observatory.
- Wetland area.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Existing Community Level Public Outdoor Recreation Land (Playfields at Middle School or High School Sites)

Franklin High School: As stated earlier in Chapter 4, the Franklin High School occupies a 76.92-acre site near the southeast corner of the intersection of S. 51st Street and W. Drexel Avenue (8222 S. 51st Street) (see Map 7.1). Franklin High School is owned by Franklin Public School District. Franklin High School is located within the northwest corner of the City of Franklin's Comprehensive Master Plan-delineated Hunting Park Neighborhood.

Existing facilities and amenities at Franklin High School include:

- One (1) indoor gymnasium with a posted capacity of 1,648 persons.

- One (1) indoor cardiovascular exercise room.
- One (1) indoor swimming pool which is 4,575 square feet in area and has a 210,000 gallon capacity.
- One (1) combined football, soccer, and paved track field with bleachers, concession stand, press box, scoreboard, and field lighting.
- One (1) cross country running course.
- One (1) hardball baseball diamond with backstop, bleachers, dugout structures, and scoreboard (unlighted).
- One (1) softball diamond with backstop (unlighted).
- One (1) playfield (located at far south end of property).
- One shot put enclosure.
- One (1) storage/garage structure.
- One (1) stormwater retention pond (with fishing).
- One (1) bicycle rack.
- Asphalt paved off-street parking.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Forest Park Middle School and Franklin Public Schools Environmental Education Center: As stated earlier in Chapter 4, the Forest Park Middle School and Franklin Public Schools Environmental Education Center occupies a 40-acre site south of the W. Forest Hill Avenue and west of S. 76th Street (8225 W. Forest Hill Avenue) (see Map 7.1). Forest Park Middle School and Franklin Public Schools Environmental Education Center are owned by Franklin Public School District. Forest Park Middle School and Franklin Public Schools Environmental Education Center are located within the City of Franklin's Comprehensive Master Plan-delineated Forest Hills Neighborhood.

Existing facilities and amenities at Forest Park Middle School include:

- One (1) indoor gymnasium with a posted capacity of 696 persons.
- One (1) playfield.
- One (1) hardball baseball diamond (unlighted).
- Three (3) soccer fields (unlighted).
- Three (3) basketball goals.
- One (1) bicycle rack.
- Asphalt paved off-street parking lot with 39 parking spaces located contiguous to playfield.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Existing Neighborhood Level Public Outdoor Recreation Land (Neighborhood Parks at Park Sites)

St. Martins (Robinwood) Neighborhood Park: As stated earlier in Chapter 4, the St. Martins (Robinwood) Neighborhood Park occupies a 19.2-acre site owned by Milwaukee County (currently leased to Franklin Public School District) and is located between W. Robinwood Lane and W. Allwood Drive south of W. Church Street. (see Map 7.1) St. Martins (Robinwood) Neighborhood Park is within the central portion of the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Existing facilities and amenities at St. Martins (Robinwood) Park include:

- Two (2) basketball courts with four (4) goals.
- One (1) softball diamond with backstop.
- One (1) pavilion with restrooms.
- One (1) totlot with one (1) 4-seat toddler swing set, two (2) climbing apparatuses, and three (3) benches.
- One (1) asphalt paved playground area.
- No off-street parking area is provided on-site. However, the easterly abutting Robinwood Elementary School site provides adequate asphalt paved off-street parking.
- Lighted asphalt paved path system through the park's eastern-located active recreation areas.
- Northern and western portions of the site consist of woodlands and wetland area.

The Mission Hills Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the continued development and completion of this existing neighborhood park site located contiguous to Robinwood Elementary School. For instance, the park pavilion building is not open to the public and, therefore, is of little use. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends that this neighborhood park continue as a park during the planning period.

Since this facility is not under the control of the City of Franklin, City recommendations regarding other improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Pleasant View Neighborhood Park: As stated earlier in Chapter 4, the Pleasant View Neighborhood Park occupies an undeveloped 15-acre site owned by the City of Franklin and is located on the south side of and abutting Pleasant View Elementary School between W. Marquette Avenue and W. Drexel Avenue (see Map 7.1). Pleasant View Neighborhood Park is in the southwestern portion of the City of Franklin's Comprehensive Master Plan-delineated Pleasant View Neighborhood.

Existing facilities and amenities at Pleasant View Neighborhood Park include:

- A prairie restoration area (planned to be developed in year 2000).
- Off-street parking located at the abutting Pleasant View Elementary School.

The Pleasant View Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the development of a neighborhood park site at the Pleasant View Neighborhood Park site. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in this neighborhood. A trail system is planned for this neighborhood which extends along the existing waterway linking various portions of the neighborhood to the park and open space areas. Other active recreational facilities are provided by Pleasant View Elementary School (see discussion regarding the recreational facilities located at the adjoining Pleasant View Elementary School).

The Comprehensive Outdoor Recreation Plan identifies the following potential improvements for the Pleasant View Neighborhood Park:

- Agreement between Franklin Public School District and the City of Franklin regarding how and where the northerly adjoining Pleasant View Elementary School and the Pleasant View Neighborhood Park are to be linked with pedestrian trails and/or vehicular access.
- Preparation of a detailed landscape plan for the entire park site.
- Grading of the park for level playing fields.

- Four (4) basketball goals (about 0.28-acre needed).
- One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers.
- Playfield (about 1.65-acres needed).
- Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Three (3) tennis courts (unlighted, about 0.96-acre needed).
- One (1) sand volleyball court.
- Ice-skating area (about 0.35-acre needed).
- Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain area).
- Passive (picnicking, etc.) and other recreation area (1.32 acres needed).
- Installation of landscape plant materials in areas located outside of the playfield areas.
- Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.
- Provision of hard-surfaced, paved off-street parking which is clearly marked and lighted.
- Installation of all park signage.
- Provision of a walking/education trail.
- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the abutting elementary school.
- Installation of an 80-foot wide collector street with paving and improvements to service Pleasant View Park.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.
- Continued maintenance of any 100-year recurrence interval floodplain over the planning period.

Figure 7.1 graphically illustrates a "Site Concept Plan" for Pleasant View Neighborhood Park.

Park development has a priority level of 1.

Jack E. Workman Neighborhood Park: As stated earlier in Chapter 4, the Jack E. Workman Neighborhood Park occupies an undeveloped 12.5+/- acre site owned by the City of Franklin on the north side of W. Forest Hill Drive between S. Lakeview Drive on the west and S. 36th Street on the east (see Map 7.1). The Jack E. Workman Neighborhood Park is in the City of Franklin's Comprehensive Master Plan-delineated Hunting Park Neighborhood.

Existing facilities and amenities at Jack E. Workman Neighborhood Park include:

- Wetlands.

The Hunting Park Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the development of a neighborhood park site somewhat centrally located within the neighborhood in conjunction with a planned elementary school site. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in this neighborhood.

The Comprehensive Outdoor Recreation Plan identifies the following potential improvements for the Jack E. Workman Neighborhood Park:

- Preparation of a detailed landscape plan for the entire neighborhood park site.

- Grading of the park for level playing fields.
- Two (2) basketball goals (about 0.14-acre needed).
- One (1) tennis courts (unlighted, about 0.32-acre needed).
- One (1) sand volleyball court.
- One (1) softball diamond (about 2.68 acres needed, if site configuration permits) with backstop and bleachers.
- Playfield (about 1.65-acres needed).
- Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school-age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Ice-skating area (about 0.35-acre needed).
- Passive (picnicking, etc.) and other recreation area (1.32 acres needed).
- Installation of landscape plant materials in areas located outside of the playfield areas.
- Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.
- Installation of all park signage.
- Provision of a walking/education trail.
- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.

Figure 7.2 graphically illustrates a "Site Concept Plan" for Jack E. Workman Neighborhood Park.

Park development has a priority level of 1.

Southwood Glen Neighborhood Park (County Park Site #59): As stated earlier in Chapter 4, the Southwood Glen Neighborhood Park (County Park Site #59) occupies a 8.9-acre site owned by Milwaukee County (currently leased to Franklin Public School District) and located between S. 35th Street and S. 33rd Street north of W. Southwood Drive (see Map 7.1). Southwood Glen Neighborhood Park abuts and is north of the Southwood Glen Elementary School. Southwood Glen Neighborhood Park is in the eastern portion of the City of Franklin's Comprehensive Master Plan-delineated Southwood Neighborhood.

Existing facilities and amenities at Southwood Glen Neighborhood Park include:

- One (1) large playfield.
- One (1) softball diamond with backstop.
- Totlot with one (1) 6-seat swing set of which 2-seats are for toddlers, two (2) spring toys, one (1) spring platform, and one (1) play structure.
- One (1) sand volleyball court (in need of repair).
- Picnic areas.
- One (1) picnic table.
- Trash receptacles.
- Off-street parking located at the abutting Southwood Glen Elementary School.

The Southwood Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the development of a neighborhood park site at this location in conjunction with the Southwood Glen Elementary School site. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in this general location.

Since this facility is not under the control of the City of Franklin, City recommendations regarding

improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Quarry View Park: As stated earlier in Chapter 4, Quarry View Park is a 6.5-acre park site located on the east side of S. 68th Street north of Robinwood Lane and about 800 feet north of W. Drexel Avenue (see Map 7.1). Quarry View Park is owned by Payne & Dolan and leased to the City of Franklin for 40 years beginning in 1991. Quarry View Park is located within the City of Franklin's Comprehensive Master Plan-delineated Orchard View Planning Area.

Existing facilities and amenities at Quarry View Park include:

- One (1) softball diamond with backstop.
- One (1) playfield.
- One (1) totlot with one (1) 4-seat swing set with 2 seats for toddlers, one (1) 4-seat swing set, one (1) 2-seat toddler swing set, two (2) climbing/play structures, and three (3) spring toys.
- Picnic area.
- Two (2) picnic tables.
- Eight (8) park benches.
- Asphalt paved off-street parking area (not striped) with 12 parking spaces.
- Trash receptacles.

Under the Orchard View Planning Area plan of the City of Franklin's Comprehensive Master Plan, the existing small 6.5-acre Quarry View Park was intended to be only a temporary mini park. The Orchard View Planning Area plan of the City of Franklin's Comprehensive Master Plan indicates the development of a full neighborhood-sized park site developed with, and contiguous to, a planned elementary school site located in the eastern portion of the planning area. This will fulfill neighborhood park needs, in part, for the abutting Quarry View Planning District to the east and the northerly abutting Koepmier Lake Planning District, St. Peter's View Planning District, and St. Paul Planning Area.

Since this facility is located on privately-owned land only leased to the City of Franklin and not under the permanent control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and it has not been assigned a priority level. It is recommended, however, that the City seek permanent and exclusive ownership of this park as well as the adjoining lands in order to accommodate a full-sized neighborhood park meeting the minimum land area requirements set forth in Chapter 3.

Existing Neighborhood Level Public Outdoor Recreation Land (Playgrounds at Elementary School Sites)

Pleasant View Elementary School: As stated earlier in Chapter 4, the Pleasant View Elementary School occupies a 15-acre site and is owned by Franklin Public School District. Pleasant View Elementary School is located on the north side of Pleasant View Park between W. Marquette Avenue and W. Drexel Avenue (4601 W. Marquette Avenue) (see Map 7.1). Pleasant View Elementary School is in the southwestern portion of the City of Franklin's Comprehensive Master Plan-delineated Pleasant View Neighborhood.

Existing facilities and amenities at Pleasant View Elementary School include:

- One (1) indoor gymnasium with a posted capacity of 599 persons.
- Two (2) soccer fields with soccer goals.
- One (1) playfield.

- One (1) asphalt paved playground.
- One (1) basketball court with two (2) goals.
- One (1) running track.
- Three (3) totlots with three (3) sand boxes and three (3) play structures.
- One (1) funnel ball apparatus.
- One (1) bicycle rack.
- Off-street parking available.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Ben Franklin Elementary School: As stated earlier in Chapter 4, the Ben Franklin Elementary School occupies a 12.25-acre site on the east side of S. 83rd Street south of W. Southview Drive and north of W. Drexel Avenue (7620 S. 83rd Street) (see Map 7.1). Ben Franklin Elementary School is owned by Franklin Public School District. Ben Franklin School abuts County Park Site #64 (also known as Tuckaway Green Valley Park). Ben Franklin Elementary School is located in the City of Franklin's Comprehensive Master Plan-delineated Green Valley Neighborhood.

Existing facilities and amenities at Ben Franklin Elementary School include:

- One (1) indoor gymnasium with a posted capacity of 550 persons.
- One (1) small playfield.
- One (1) asphalt paved playground.
- Two (2) basketball courts with four (4) goals.
- Two (2) multipurpose play/climbing apparatus.
- One (1) funnel ball apparatus.
- One (1) paved and lighted trail connection to County Park Site #64 (also known as Tuckaway Green Valley Park).
- Two (2) bicycle racks.
- Asphalt paved off-street parking available.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Country Dale Elementary School: As stated earlier in Chapter 4, the Country Dale Elementary School occupies a 9.26-acre site north of St. Martins Road between W. Forest Home Avenue and North Cape Road (7380 S. North Cape Road) (see Map 7.1). Country Dale Elementary School is owned by Franklin Public School District. Country Dale Elementary School is located in the City of Franklin's Comprehensive Master Plan-delineated Hales Neighborhood.

Existing facilities and amenities at Country Dale Elementary School include:

- One (1) indoor gymnasium with a posted capacity of 560 persons.
- One (1) asphalt paved playground.
- Two (2) basketball courts with four (4) goals.
- Two (2) softball diamonds with backstops (unlighted)
- One (1) soccer field with goals.
- One (1) multipurpose play/climbing apparatus.
- Five (5) climbing bar apparatuses.
- Two (2) geodesic dome type climbing structures.

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- Four (4) benches.
 - Two (2) red and white balls (mounted on tall poles) play apparatuses.
 - One (1) pair of balance bars.
 - One (1) bicycle rack.
 - Asphalt paved off-street parking.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Southwood Glen Elementary School: As stated earlier in Chapter 4, the Southwood Glen Elementary School occupies an 8.89-acre site and is owned by Franklin Public School District. Southwood Glen Elementary School is located between S. 35th Street and S. 33rd Street north of W. Southwood Drive (9090 S. 35th Street) (see Map 7.1). The Southwood Glen Elementary School abuts the Southwood Glen Neighborhood Park (County Park Site #59). The Southwood Glen Elementary School is in the eastern portion of the City of Franklin's Comprehensive Master Plan-delineated Southwood Neighborhood.

Existing facilities and amenities at Southwood Glen Elementary School include:

- One (1) indoor gymnasium with a posted capacity of 600 persons.
- One (1) playfield located at the southeast of the school building.
- One (1) basketball court with two (2) goals and one (1) goal located along a driveway.
- One (1) asphalt paved playground with painted floor games and sprinting lane.
- Two (2) totlots with two (2) climbing structures, one (1) sandbox, and three (3) hanging bars.
- One (1) picnic table.
- Three (3) benches.
- Small Southwood Glen "Sunshine Prairie" restoration area with path.
- One (1) bicycle rack.
- Off-street parking available.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Robinwood Elementary School: As stated earlier in Chapter 4, the Robinwood Elementary School occupies a 8.64-acre site and is owned by Franklin Public School District. Robinwood Elementary School is located between W. Robinwood Lane and W. Allwood Drive south of Church Street and west of S. Chapel Hill Drive (10705 W. Robinwood Lane) (see Map 7.1). Robinwood Elementary School is in the central portion of the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Existing facilities and amenities at Robinwood Elementary School include:

- One (1) indoor gymnasium with a posted capacity of 458 persons.
- One (1) playfield located at the northeast corner of the site.
- One (1) passive open space recreation area located on the south side of the school building.
- One (1) asphalt paved playground.
- Three (3) play apparatus areas with one (1) multi-functional play apparatus equipment at each.
- One (1) funnel ball apparatus.

- Four (4) hanging bar apparatuses.
- One (1) large picnic table.
- Off-street parking available.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Existing Mini Park Level Outdoor Recreation Land (Mini Parks)

Ollie Pederson Field (Franklin Lions Youth League Ball Diamond): As stated earlier in Chapter 4, Ollie Pederson Field (Franklin Lions Youth League Ball Diamond) is a 9.4+/- acre park located at the south terminus of and east of S. 80th Street south of the intersection of S. 80th Street and W. Ryan Road (STH 100) (see Map 7.1). Ollie Pederson Field is located in the City of Franklin's Comprehensive Master Plan-delineated Willow Edge Rural Planning District.

Existing facilities and amenities at Ollie Pederson Field (Franklin Lions Youth League Ball Diamond) include:

- Two (2) hardball baseball diamonds (unlighted) with backstops, bleachers, and benches.
- One (1) enclosed concession stand.
- One (1) storage/garage structure.
- One (1) flagpole.
- One (1) security light pole.
- Off-street gravel parking for 100+/- cars.

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for Ollie Pederson Field (Franklin Lions Youth League Ball Diamond):

- Preparation of a detailed landscape plan for the park.
- Installation of landscape plant materials in areas located outside of the baseball diamond areas.
- Provision of adequate, *hard-surfaced*, paved off-street parking which is clearly marked and lighted.
- Continued maintenance of this facility over the planning period.

Park development has a priority level of 3.

Cascade Creek Park (City Park #4): As stated earlier in Chapter 4, Cascade Creek Park (City Park #4) is a 9+/- acre undeveloped park which occupies a 9+/- acre site about 150 feet south of the intersection of S. 60th Street and W. Cascade Drive (see Map 7.1). Cascade Creek Park (City Park #4) is in the southwest corner of the City of Franklin's Comprehensive Master Plan-delineated Root River Planning Area.

Existing facilities and amenities at Cascade Creek Park (City Park #4) include:

- One (1) playfield (open space grass area).
- One (1) short, 5-foot wide asphalt paved path leading into the park from S. 60th Street.

Due to the fact that almost the entire park is located within a 100-year recurrence interval floodplain of the Root River (and is zoned in the FW Floodway District), the development potential of the park

is significantly limited to open space uses which do not include any structures. The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for Cascade Creek Park (City Park #4):

- Ice-skating area *without* fencing or any other structures (about 0.35-acre needed).
- Provision of adequate, paved, clearly marked 8-space off-street parking.
- Installation of all park signage (outside of all 100-year recurrence interval floodplain areas).
- Provision of a walking/education trail.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.
- Continued maintenance of the 100-year recurrence interval floodplain over the planning period.

Figure 7.3 graphically illustrates a "Site Concept Plan" for Cascade Creek Park.

Park development has a priority level of 2.

County Park Site #64 (also known as Tuckaway Green Valley Park): As stated earlier in Chapter 4, County Park Site #64 (also known as Tuckaway Green Valley Park) is an undeveloped park which occupies a 5.5-acre site on Imperial Drive north of W. Drexel Avenue and west of S. 76th Street (see Map 7.1). County Park Site #64 abuts Ben Franklin Elementary School. County Park #64 is in the eastern portion of the City of Franklin's Comprehensive Master Plan-delineated Green Valley Neighborhood.

Existing facilities and amenities at County Park Site #64 (Tuckaway Green Valley Park) include:

- One (1) playfield (open grass area which is undeveloped).
- One (1) small wooded area (approximately one acre in area).
- One (1) paved and lighted trail connection to Ben Franklin Elementary School.

The Green Valley Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for a northerly 4-acre expansion of this neighborhood park site so that the entire park site area would be about 9.5 acres. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in this neighborhood in this general location.

Since this facility is not under the control of the City of Franklin, City recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and, therefore, it has not been assigned a priority level.

Friendship Park (formerly City Park #1-Sharon and Anita Park): As stated earlier in Chapter 4, Friendship Park (formerly City Park #1-Sharon and Anita Park) is a 1.58-acre park located between W. Sharon Lane and W. Anita Lane east of S. 39th Street and west of S. 34th Street (see Map 7.1). Friendship Park is located in the City of Franklin's Comprehensive Master Plan-delineated Hunting Park Neighborhood.

Existing facilities and amenities at Friendship Park include:

- One (1) small playfield.
- One (1) totlot (located contiguous to W. Sharon Lane) with: one (1) 4-seat swing set of which 2-seats are for toddlers, one (1) 3-seat toddler swing set, two (2) slides, one (1) play "digger," three (3) spring toys, and one (1) climbing structure.
- One (1) child play area (located contiguous to W. Anita Lane) with: two (2) hanging

- bar apparatuses and one (1) 6-seat swing set.
- One (1) basketball goal.
- One (1) utility building.
- One (1) softball diamond with backstop
- Six (6) park benches.
- On-street parking only.

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for Friendship Park:

- Preparation of a detailed landscape plan for the park.
- Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.
- Continued maintenance of this facility over the planning period.

Park development has a priority level of 2.

Glenn Meadows Park (formerly City Park #2-35th Street Park): As stated earlier in Chapter 4, Glenn Meadows Park (formerly City Park #2-35th Street Park) occupies a 1-acre site on the north side of W. Madison Boulevard between S. 36th Street and S. 37th Street (see Map 7.1). Power lines traverse the site in a north-south direction. Glenn Meadows Park is in the eastern portion of the City of Franklin's Comprehensive Master Plan-delineated Pleasant View Neighborhood.

Existing facilities and amenities at Glenn Meadows Park include:

- One (1) playfield (no baseball allowed).
- One (1) asphalt paved basketball court with two (2) goals.
- One (1) tofplot with: one (1) 2-seat swingset, one (1) 2-seat toddler swing set, one (1) play "digger," one (1) slide, two (2) spring toys, one (1) climbing structure, one (1) merry-go-round,
- Three (3) park benches.
- On-street parking only.

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for Glenn Meadows Park:

- Preparation of a detailed landscape plan for the park.
- Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.
- Continued maintenance of this facility over the planning period.

Park development has a priority level of 2.

Existing Special Parks

Rainbow Airport Park: As stated earlier in Chapter 4, Rainbow Airport Park is a 56+/- acre undeveloped (as a park) park located on the east side of S. 76th Street about 2,000 feet south of STH 100 (Ryan Road) (see Map 7.1). Rainbow Airport Park is located in the east central portion of the City of Franklin's Comprehensive Master Plan-delineated Willow Edge Planning District.

Existing facilities and amenities at Rainbow Airport Park include:

-
- Several remnant former airport-related structures.

Since this facility is not under the control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan. Since this park is not under the control of the City of Franklin and serves a regional population, it has not been assigned a priority level.

Franklin Woods Nature Center (formerly Camp Arthur Davidson): As stated earlier in Chapter 4, Franklin Woods Nature Center is a 40-acre park site located on the south side of W. Puetz Road generally between S. 42nd Street on the west and S. 35th Street on the east (see Map 7.1). Franklin Woods Nature Center is located in the City of Franklin's Comprehensive Master Plan-delineated Southwood Neighborhood. Franklin Woods Nature Center is also situated along the headwaters of Oak Creek, the natural area at Franklin Woods Nature Center consists of mature dry-mesic hardwoods, lowland hardwoods, and stands of younger growth. The rich and diverse flora includes black haw, a State-designated special concern species.

Existing facilities and amenities at Franklin Woods Nature Center include:

- Natural area (also see Table 4.3)
- Nature trails (crushed stone).
- Open air pavilion.
- One (1) paved off-street parking lot serving about 14 parking spaces.
- Wetland/stormwater drainage area.
- Woodlands.

Due to its rich abundance of natural resource features, this park is planned under the City of Franklin's Comprehensive Master Plan to remain a natural area and is designated as a "Special Park." No active recreational functions are planned to be accommodated at the Franklin Woods Nature Center due to their potential adverse effects on the park itself.

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for the Franklin Woods Nature Center:

- Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements.
- Provision of additional park benches as demand increases over the planning period. Some of these park benches may be permanently anchored.
- Provision of lighting for the paved off-street parking lot.
- Installation of all park signage, including signage relating to plant material and species identification, throughout the park.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility and wooded areas of the park over the planning period.

Figure 7.4 graphically illustrates a "Site Concept Plan" for the Franklin Woods Nature Center.

Park development has a priority level of 3.

Franklin Little League Complex: As stated earlier in Chapter 4, the Franklin Little League Complex is 25.71-acre park located on the east side of S. 76th Street south of the intersection with W. Puetz Road (see Map 7.1). The Franklin Little League Complex is located in the southwest portion of the City of

Franklin's Comprehensive Master Plan-delineated Willow Edge Planning District.

Existing facilities and amenities at Franklin Little League Complex include:

- Five (5) hardball baseball diamonds with dugout structures and bleachers (unlighted) of which two (2) of the diamonds have scoreboards.
- One (1) softball diamond with dugout structure and bleachers (unlighted).
- One (1) enclosed concession stand.
- One (1) storage structure/garage.
- Portable restroom facilities.
- Off-street asphalt paved parking facilities for 230 cars of which 87 are unmarked including 28 unmarked spaces situated at the eastern extension of the southeast located parking lot and 59 unmarked spaces located at the southern parking lot. The southeast located parking lot is in disrepair and in need of repaving.
- Off-street gravel parking facilities for 19+ cars located at the northern extension of the northwestern parking lot.

Since this facility is not under the control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan and it, therefore, has not been assigned a priority level.

Meadowlands Park: As stated earlier in Chapter 4, Meadowlands Park is a 15+/- acre passive recreation park located near the intersection of S. 84th Street and W. Elm Court between W. Elm Court and W. Redwing Drive and also west of W. Redwing Drive south of W. Elm Court (see Map 7.1). Meadowlands Park is in the City of Franklin's Comprehensive Master Plan-delineated Woodview Neighborhood.

Existing facilities and amenities at Meadowlands Park include:

- Wood-chip walking trail.
- Wetland area.

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for the Meadowlands Park:

- Provision of permanently anchored park benches as demand increases over the planning period.
- Installation of all park signage, including signage relating to plant material and species identification, throughout the park.
- Expansion of the internal walkway/education trail to also serve the western portion of the park.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility and wooded and wetland areas of the park over the planning period.

Park development has a priority level of 2.

Ernie Lake Park (unofficial name): As stated earlier in Chapter 4, Ernie Lake Park (unofficial name) is a 14+/- acre undeveloped park located between S. Sceptor Drive on the east and S. Chapel Hill Drive on the west and north of W. Beacon Hill Drive and south of W. Church Street (see Map 7.1). Ernie Lake Park is located in the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Existing facilities and amenities at Ernie Lake Park include:

- Natural area consisting of wetlands which are a part of a constructed stormwater retention/water quality basin (also see Table 4.3).

The Mission Hills Neighborhood plan of the adopted City of Franklin Comprehensive Master Plan calls for the this park to be designated as a "Special Park."

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for the Ernie Lake Park:

- Provision of permanently anchored park benches.
- Installation of all park signage, including signage relating to plant material and species identification, throughout the park.
- Provision of a walkway/education trail.
- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility and wooded and wetland areas of the park over the planning period.

Park development has a priority level of 1.

Mission Hills Neighborhood Wetlands: As stated earlier in Chapter 4, the Mission Hills Neighborhood Wetlands is a 14+/- acre park located on the north side of W. Church Street at its intersection with S. Chapel Hill Drive (see Map 7.1). The Mission Hills Neighborhood Wetlands is located in the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood.

Existing facilities and amenities at the Mission Hills Neighborhood Wetlands include:

- Natural area (also see Table 4.3).
- Woodlands.
- Wetlands.

The Mission Hills Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for this park to be designated as a "Special Park."

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for the Mission Hills Neighborhood Wetlands:

- Provision of permanently anchored park benches.
- Installation of all park signage, including signage relating to plant material and species identification, throughout the park.
- Potential provision of a walkway/education trail.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility and wooded and wetland areas of the park over the planning period.

Park development has a priority level of 2.

Market Square (formerly City Park #3 in St. Martins): As stated earlier in Chapter 4, Market Square (formerly City Park #3 in St. Martins) is a 0.5-acre park site located in the "Village" of St. Martins at the north corner of the intersection of Church Street and Franklin Street about one block north of St.

Martins Road (CTH MM) (see Map 7.1). Market Square is located in the City of Franklin's Comprehensive Master Plan-delineated Mission Hills Neighborhood and St. Martins Planning District.

Existing facilities and amenities at Market Square include:

- One (1) open air gazebo.
- Small "village green" area.
- Park benches.

The Village of St. Martins Planning District plan of the City of Franklin Comprehensive Master Plan calls for the this park to be designated as a "village green."

The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements for the Market Square:

- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.

Park development has a priority level of 2.

Other Private Outdoor Recreation Facilities

As stated earlier in Chapter 4, although the focus of the City of Franklin's Comprehensive Outdoor Recreation Plan is the provision of *public* park facilities accessible to *all* of the residents of the City, it is recognized that some recreational needs of the community and surrounding areas are being met by various private outdoor recreation facilities. When considering such facilities for serving the long-term needs of *all* persons of the community, however, it is important to recognize that such private facilities:

- Are not being provided within a comprehensive areawide outdoor recreation planning framework;
- Cannot be depended upon for the provision of *long-term* community outdoor recreation need fulfillment; and
- May only be available to certain segments of the community population based upon membership, economic means, and/or religious affiliation.

Therefore, recommendations regarding these types of facilities (see Table 4.2 of Chapter 4) are *not* set forth in the Comprehensive Outdoor Recreation Plan.

RECOMMENDED AND PLANNED NEW PUBLIC PARKS

Recommended and Planned New Community Parks

Community Recreation Center Building Park: The planned Community Recreation Center Building Park is an approximate 6-acre community-level public park facility proposed to be owned by the City of Franklin. The planned Community Recreation Center Building Park is proposed to be located in the east one-half of the City of Franklin at the southwest corner of the intersection of W. Puetz Road and S. 51st Street. (see Map 7.1). The planned Community Recreation Center Building Park is planned to be located within the City of Franklin's Comprehensive Master Plan-delineated Froemming Park Planning District.

As also described in Chapter 1, Franklin Public School District is also considering this area for the

location a new middle school site in the southwest quadrant of the intersection of S. 51st Street and W. Puetz Road north of the Milwaukee County Sports Complex and Froemming Park (located on the east side of the City of Franklin's Comprehensive Master Plan-delineated Froemming Park Planning District). In 2001, there appeared to be adequate vacant land in the southwest quadrant of the intersection of S. 51st Street and W. Puetz Road to accommodate both facilities as well as the outdoor recreation facilities associated with a middle school.

The planned Community Recreation Center Building Park is intended to accommodate indoor recreational facilities as described in Chapter 8 "Community Recreation Center Building Needs Analysis." The Comprehensive Outdoor Recreation Plan identifies the following potential improvements for the planned Community Recreation Center Building Park:

- Preparation of a boundary survey of the portion of the property to be used for the community park. A detailed topographic map may also have to be prepared with a contour interval of one foot.
- Preparation of a detailed site development plan and accompanying landscape plan for the entire park site. Such a plan should be done so as to assure the maximum and efficient use of the property.
- Acquisition of the site by the City of Franklin for public community park purposes.
- Grading of the park.
- Construction of a Community Recreation Center Building with the various recreational-related functional spaces described in Chapter 8 in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Construction of a 120-space, paved off-street parking lot which is clearly marked and lighted.
- Passive open space area (about 2.8 acres).
- Installation of landscape plant materials.
- Provision of park benches permanently anchored.
- Installation of all park signage.
- Provision of an internal walkway system.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.

Park development has a priority level of 3.

Recommended and Planned New Neighborhood Parks

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan for public outdoor recreation sites in the City of Franklin—including the location of potential neighborhood parks. Based upon both per capita standards and accessibility standards for neighborhood parks, Chapter 5 identified that by the year 2020 there will be a need for the following relative to neighborhood park development:

- A minimum of 23.32 additional acres of neighborhood level public outdoor recreation land in park sites.
- A minimum of 26.36 additional acres of neighborhood level public outdoor recreation land at elementary school sites. It should be borne in mind, however, that if a new additional elementary school(s) is/are not constructed by the year 2020, this need for additional land would have to be filled at neighborhood park sites used exclusively for recreational purposes and not necessarily associated with an elementary school. Based upon the standards set forth in

Table 3.5 of Chapter 3, the minimum area for a full-function neighborhood park (without elementary school facilities) should be 19.84 acres.

- Since development in the City of Franklin has taken place at a relatively rapid pace and at a pace which is likely to continue over the next two decades (as indicated by the year 2020 population projection of 50,250 persons in the City presented in Chapter 2), the acquisition of sufficient additional lands of about 21.5 acres in area to accommodate new neighborhood parks is important to achieve at an early date, prior to rezoning for residential uses, and prior to the submission of a preliminary plat for development.

It is recognized, however, that the total minimum 49.68 additional acres of neighborhood park land (both in park sites and at elementary school sites) needed to serve the total forecast population of the City of Franklin cannot be reasonably acquired. This is the case since much of the need for neighborhood parks is in areas of the City where significant urban development has already taken place and there is a lack of suitable vacant land to accommodate new neighborhood parks.

Map 7.1 indicates the planned locations of four potential new neighborhood parks for the City of Franklin. The specific plans for each of these potential new neighborhood park sites is described below.

Forest Hills Neighborhood Park: The Forest Hills Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a neighborhood park site located west of and contiguous to the Forest Park Middle School. The 1991 adopted A Park and Open Space Plan for Milwaukee County also recommends a neighborhood park in the Forest Hills Neighborhood.

In general, the planned development of the Forest Hills Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. It is also important for the Forest Hills Neighborhood Park not to duplicate recreational facilities already offered by the easterly abutting Forest Park Middle School. The Comprehensive Outdoor Recreation Plan identified the following potential improvements for the Forest Hills Neighborhood Park:

- Acquisition of the site by the City of Franklin for public neighborhood park purposes.
- Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.
- Detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.
- Grading of the park for level playing fields.
- Softball diamond (about 2.68 acres needed, if adequate site area and configuration permits).
- Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Three (3) tennis courts (unlighted, about 0.96-acre needed).
- Ice-skating area (about 0.35-acre needed).
- Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements.
- Passive (picnicking, etc.) and other recreation area (1.32 acres needed).
- Installation of landscape plant materials in areas located outside of the playfield areas.
- Provision of park benches, picnic tables, grills, etc. as demand increases over the

planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.

- Provision of adequate, paved, clearly marked and lighted, off-street parking.
- Installation of all park signage.
- Provision of an internal walkway system.
- Linkage of the park to the abutting middle school.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.

Site acquisition by the City has a priority level of 1 and park development has a priority level of 2.

Hillcrest Neighborhood: The Hillcrest Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a neighborhood park site somewhat centrally located within the neighborhood in conjunction with a planned elementary school site planned to be located generally south of W. Elm Court between W. Loomis Road (STH 36/45) and St. Martins Road (STH 100). The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in the Hillcrest Neighborhood.

In general, the planned development of the Hillcrest Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan identifies the following potential improvements for the Hillcrest Neighborhood Park:

- Acquisition of the site by the City of Franklin for public neighborhood park purposes.
- Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.
- Preparation of a detailed site development plan and accompanying landscape plan should be prepared for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.
- Grading of the park for level playing fields.
- Six (6) basketball goals (about 0.42-acre needed).
- One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers.
- Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers.
- Playfield (about 1.65-acres needed).
- Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Three (3) tennis courts (unlighted, about 0.96-acre needed).
- Ice-skating area (about 0.35-acre needed).
- Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain area).
- Passive (picnicking, etc.) and other recreation area (1.32 acres needed).
- Installation of landscape plant materials in areas located outside of the playfield areas.
- Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.
- Provision of hard-surfaced, paved off-street parking which is clearly marked and lighted.
- Installation of all park signage.
- Provision of a walking/education trail.

- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the abutting elementary school.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.
- Continued maintenance of any 100-year recurrence interval floodplain over the planning period.

Site acquisition by the City has a priority level of 1 and park development has a priority level of 3.

St. Martins Neighborhood: The St. Martins Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a new neighborhood park site on the west side of S. 116th Street near W. Mayers Drive in conjunction with a new elementary school site. The 1991 adopted *Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in the St. Martins Neighborhood.

In general, the planned development of the St. Martins Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan identifies the following potential improvements for the St. Martins Neighborhood Park:

- Acquisition of the site by the City of Franklin for public neighborhood park purposes.
- Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.
- Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.
- Grading of the park for level playing fields.
- Six (6) basketball goals (about 0.42-acre needed).
- One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers.
- Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers.
- Playfield (about 1.65-acres needed).
- Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Three (3) tennis courts (unlighted, about 0.96-acre needed).
- Ice-skating area (about 0.35-acre needed).
- Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain area).
- Passive (picnicking, etc.) and other recreation area (1.32 acres needed).
- Installation of landscape plant materials in areas located outside of the playfield areas.
- Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.
- Provision of hard-surfaced, paved, clearly marked and lighted, off-street parking.
- Installation of all park signage.
- Provision of a walking/education trail.
- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the abutting elementary school.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

- Continued maintenance of this facility over the planning period.
- Continued maintenance of any 100-year recurrence interval floodplain over the planning period.

Site acquisition by the City has a priority level of 1 and park development has a priority level of 3.

Woodview Neighborhood: The Woodview Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a combined neighborhood and special park site located within the northern one-half of the neighborhood. However, since the preparation of the City of Franklin's Comprehensive Master Plan, a significant portion of the planned neighborhood park site was developed as a single-family residential subdivision. Therefore, an alternative site will need to be specifically located to accommodate the needed neighborhood park site. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in this neighborhood.

In general, the planned development of the Woodview Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan identifies the following potential improvements for the Woodview Neighborhood Park:

- Acquisition of the site by the City of Franklin for public neighborhood park purposes.
- Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.
- Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.
- Grading of the park for level playing fields.
- Six (6) basketball goals (about 0.42-acre needed).
- One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers.
- Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers.
- Playfield (about 1.65-acres needed).
- Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Three (3) tennis courts (unlighted, about 0.96-acre needed).
- Ice-skating area (about 0.35-acre needed).
- Provision of an enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain area).
- Passive (picnicking, etc.) and other recreation area (1.32 acres needed).
- Installation of landscape plant materials in areas located outside of the playfield areas.
- Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.
- Provision of hard-surfaced, paved off-street parking which is clearly marked and lighted.
- Installation of all park signage.
- Provision of a walking/education trail.
- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the future abutting elementary, and/or middle and/or high schools.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).

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- Continued maintenance of this facility over the planning period.
 - Continued maintenance of any 100-year recurrence interval floodplain over the planning period.

Site acquisition by the City has a priority level of 1 and park development has a priority level of 2.

Recommended and Planned New Mini Parks

Based upon both per capita standards and accessibility standards for neighborhood parks, Chapter 5 identified that by the year 2020 there will be a need for the following relative to mini park development:

- A minimum of 23.77 additional acres of mini park sites.
- Development of several mini parks of 1 to 5 acres in size in those areas of the City which cannot effectively be served by a neighborhood park facility due to inadequate and/or insufficient vacant land being available. The acquisition of sufficient additional park lands of less than 5 acres to accommodate new mini parks will be difficult to achieve in certain developed areas of the City—particularly in those areas located west of W. Forest Home Avenue and north of W. Rawson Avenue.

Map 7.1 indicates a planned mini park serving the northwest corner of the City west of W. Forest Home Avenue and north of W. Rawson Avenue. In this instance, a general site location is designated on Map 7.1; however, if the Common Council desires, an alternative location for a mini park in this part of the City could be the vacated Fire Station No. 2 located at 11615 W. Rawson Avenue which is about 3 acres in area and may be suitable for such a mini park.

A total of eight new mini parks are planned (see Map 7.1) which would be no less than 1-acre each. In general, the Comprehensive Outdoor Recreation Plan identifies the following potential improvements for each of the eight proposed mini parks:

- Acquisition of the site by the City of Franklin for public mini park purposes.
- Preparation of a boundary survey of the portion of the property to be used for the mini park. A detailed topographic map may also have to be prepared with a contour interval of one foot.
- Preparation of a detailed site development plan and accompanying landscape plan for each mini park site. Such a plan should be done so as to assure the maximum and efficient use of the property.
- Grading of the park for level playing fields.
- Playfield and ice-skating area (about 1.65-acres needed).
- Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.
- Provision of an open-air pavilion/gazebo which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside the 100-year recurrence interval floodplain area).
- Installation of landscape plant materials in areas located outside of the playfield areas.
- Provision of park benches and/or picnic tables. Some of these park benches and/or picnic tables may be permanently anchored.

- Provision of hard-surfaced, paved off-street parking which is clearly marked and lighted.
- Installation of all park signage.
- Provision of a walking/education trail.
- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.
- Continued maintenance of any wetlands (if any) or 100-year recurrence interval floodplain areas (if any) over the planning period.

Site acquisition by the City has a priority level of 1 and park development has a priority level of 3.

Planned Special Parks

Three new Special Parks are identified by the City of Franklin Comprehensive Outdoor Recreation Plan--the Fitzsimmons Road Woods Special Park, the Pleasant View Special Park, and the Hunting Park Special Park.

Fitzsimmons Road Woods: The Fitzsimmons Road Woods Special Park is located south of W. Fitzsimmons Road in U.S. Public Land Survey Section 25. The south and east portions of this dry-mesic woods are mostly second-growth; the west portion is less disturbed, with larger, mature trees. In the northwest are several ephemeral ponds where the State-designated endangered hoplike sedge is found. SEWRPC Planning Report No. 42, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin* (p. 494) recommends that this particular site be acquired by the City of Franklin as a natural area and critical species habitat. Therefore, a "Special Park" designation is appropriate.

Pleasant View Special Park: The Pleasant View Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the development of a Special Park located in the central portion of the neighborhood on the north side of W. Marquette Avenue (see Map 7.1).

Hunting Park Special Park: The Hunting Park Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the development of a "Special Park" site for passive recreational activities to be located west of S. 42nd Street.

While the Fitzsimmons Road Woods Special Park, the Pleasant View Special Park, and the Hunting Park Special Park do not lend themselves to active recreation pursuits, they do function as open space. There are no plans for any active recreation facility improvements at any of the Special Park sites due to the need to protect their natural resource features and vistas. However, the Comprehensive Outdoor Recreation Plan identifies the following potential improvements to each of these Special Parks:

- Preparation of a boundary survey of the property.
- Development of a detailed site development plan and landscape plan for the park.
- Installation of all park signage (including interpretive plant signage).
- Use of the park for passive recreation pursuits.
- Provision of an adequate paved, clearly marked 8-space off-street parking area with curb and gutter (lighted and no storm sewer)
- Provision of a walking/education trail.
- Addition of park benches and picnic tables if demand increases over the planning period. Some of these park benches and picnic tables may be permanently anchored.
- Provision of outdoor fitness stations along the walking/education trail.
- Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).
- Continued maintenance of this facility over the planning period.
- Continued maintenance of any wetlands (if any), woodlands (if any), and/or 100-year

recurrence interval floodplain areas (if any) over the planning period.

Site acquisition by the City has a priority level of 1 and park development has a priority level of 3.

EXISTING AND PLANNED TRAILS, BICYCLE ROUTES, AND LINKAGES

Milwaukee County Oak Leaf Trail System

As stated earlier in Chapter 4, the Milwaukee County Oak Leaf Trail System consists of about 90 total miles of bicycle paths throughout Milwaukee County. The Oak Leaf Trail consists of about 34 miles of off-road paths, about 31 miles of parkway drives, and about 25 miles on municipal connecting streets. The Oak Leaf Trail System is recognized as one of the premier bicycling facilities in the country. The off-road path portions of the system are designed to support multiple uses, and on any given weekend day during the warm months one can find large numbers of people participating in a wide variety of trail related recreational activities including in-line skating, jogging, and bicycling. During the winter months, the trails are used by heartier commuters and by cross-country skiers.

In the City of Franklin, the main route of the Oak Leaf Trail extends in a north/south direction along the S. 60th Street right-of-way for a distance of about 1.5 miles (between the northern City limits and W. Drexel Avenue on the south) and for about two and one-half miles along the W. Drexel Avenue right-of-way (from S. 60th Street on the west to the eastern City limits). The segment of the W. Drexel Avenue right-of-way bicycle route was signed and designated during the 1976 Bicentennial as the "76 Mile" bike trail.

Existing City of Franklin Bike and Hiking Trail

As stated earlier in Chapter 4, in the year 2001, the City of Franklin Bike and Hiking Trail consisted of two segments of crushed limestone trail located along the Wisconsin Electric Power Company right-of-way in the northwest quadrant of the City: an approximate 750-foot long north/south oriented segment extending from about W. Spring Street on the south to St. Martins Road (CTH MM) on the north and an approximate 2,640-foot long east/west oriented segment extending from about W. Swiss Street on the east to the Milwaukee/Waukesha County line on the west (see Map 4.1). The City of Franklin Bike and Hiking Trail is located within the St. Martins Neighborhood. The trail was developed in cooperation with the Wisconsin Electric Power Company. While located within a Wisconsin Electric Power Company utility owned right-of-way, the trail is maintained by the City of Franklin. These segments of trail are intended to serve as a catalyst for further the development of a larger City-wide trail system in the City of Franklin.

Planned Trails, Bicycle Routes, and Linkages

SEWRPC's Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* (Waukesha, WI: SEWRPC, November 1991) indicates a generalized location for a recreation corridor (trails) extending through the City of Franklin along the Root River Parkway. The generalized extent and location of this trail is indicated on Map 7.1. In addition, SEWRPC's Planning Report No. 43, *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010* (Waukesha, WI: SEWRPC, December 1994) indicates the regional bicycle way system plan for the year 2010 which is inclusive of the City of Franklin (see Chapter 1, Map 1.1). Map 7.1 indicates the location of existing and planned trails, bicycle routes, and linkages between public park facilities in the City of Franklin. The total length of trails planned to be located outside of parks and requiring new public rights-of-way or public easements and associated improvements is 34,200 feet, or 6.48 miles (excluding the length of trails proposed to be placed within existing public street rights-of-way). The land acquisition (where needed) and development of these trails and bicycle ways which form park linkages have a priority level of 2.

Chapter 8

Community Recreation Center Building Needs Analysis

INTRODUCTION

The preparation of a City of Franklin Community Recreation Center building needs analysis was accomplished in conjunction with the preparation of the City of Franklin Comprehensive Outdoor Recreation Plan.

Using population projections and forecasts developed and described in Chapter 2, data were gathered in order to:

1. Assist in the definition of Community Recreation Center building user characteristics for various age groups (see Chapter 2);
2. Determine the existing spatial needs for the building facilities; and,
3. Form a logical and sound basis for formulating the year 2020 Community Recreation Center building facility spatial needs and corresponding architectural building program.

The data presented in Chapter 2 are used so that the Community Recreation Center facility can be properly designed and sized for meeting those anticipated Community Recreation Center facility needs during the next 20-year period and beyond. In addition, the Community Recreation Center building program information presented in this Chapter provides the basis from which this capital improvement can be properly budgeted by the City in a timely fashion. Also, under the provisions of Section 66.0617 of the Wisconsin Statutes, impact fees may be collected for such a recreational facility.

In order to truly provide for the long-term public building space needs of the still growing City, long-term building programs are necessary which extend well into a twenty-year period--in this case, to the year 2020.

A typical planning standard to use to determine the need for a Community Recreation Center building within a community is that there should be one (1) such center per 25,000 persons. While the City of Franklin is served by various similar recreational facilities housed at public schools (see Chapter 4), there currently is no City of Franklin public Community Recreation Center building.

YEAR 2020 CITY OF FRANKLIN POPULATION PROJECTION

As indicated earlier in Chapter 2, the Meehan & Company, Inc.-prepared year 2020 population exponential (regression) projection of 50,250 persons (from Table 24 and Figure 25 of Chapter 2) is used as the projected year 2020 population during the City's Comprehensive Outdoor Recreation Plan preparation process.

Based upon the above year 2020 forecast population of 50,250, Chapter 2 also provides a forecast breakdown of that future population by age groups--persons less than 5 years, 5 to 9 years, 10 to 14 years, 15 to 19 years, 20 to 64 years, and 65 years and older (see Chapter 2, Table 2.5). These potential forecast changes in both the population and age composition of the population of the City have important implications for the sound planning of community facilities and buildings within the City. To the extent possible, these were taken into consideration in the development of the Community Recreation Center building program presented in this Chapter.

ARCHITECTURAL PROGRAMMING OF THE COMMUNITY RECREATION CENTER

Architectural programming is a process leading to the determination of building spatial requirements. These requirements are to be met in order to satisfy both existing, as well as future, building space needs and in assisting in finding a solution to the design of constructed buildings. Architectural programming for the needs of the City of Franklin's Community Recreation Center building constitutes, in effect, problem definition; while the ultimate architectural design of the building constitutes the solution to the defined problem.

The proper allocation of space for each activity to be performed at the City of Franklin's Community Recreation Center building will, to a large degree, determine the efficiency of the final facility design. The user needs, as determined from the forecast user characteristics set forth in Chapter 2, must be translated into square foot areas of space required to meet those needs. These square foot area determinations are typically based upon acceptable architectural design practice that has been established over the years; the various standards which are set forth in architectural design guides; and informed, professional judgement.

One of the important functions of an architectural building program is to provide a consolidated listing of all the building facility requirements believed necessary to serve the forecast spatial needs to a specified facility design year, in this case, the year 2020. Spatial requirements for the City of Franklin's Community Recreation Center building, or building program, were developed for forecast year 2020 needs. Thus, the building program for the City of Franklin's Community Recreation Center building allows for the building to serve the needs of the community to the year 2020. This is particularly important based upon the inevitable growth of the City through the year 2020. In addition, this will assure that the investment which the City makes and the building's life expectancy will extend well into the 21st Century.

The resulting Community Recreation Center building program presented in this Chapter is essential to the preparation of realistic cost estimates and budgets for the construction of the City of Franklin's Community Recreation Center building. These cost estimates are presented in detail in Chapter 9.

THE COMMUNITY RECREATION CENTER BUILDING AND SITE DEVELOPMENT PROGRAM

The following text and Table 8.1 presents the City of Franklin's Community Recreation Center building program. The spatial needs of the Community Recreation Center building can be thought of in terms of general space areas: public service areas, Community Recreation Center administration, special use spaces, and other ancillary and nonassignable spaces. Each of these overall functional areas and their subordinate component spaces is described in detail.

Even though the building program presented forecasts year 2020 needs, there should be on-site provisions made so that further expansion of the Community Recreation Center building can take place beyond the year 2020 planning period if deemed necessary in the future.

A. Public Service Area "The Commons"

Public Service Area "The Commons": The Public Service Area "The Commons" would include the space necessary to accommodate an enclosed vestibule. Such a vestibule will assist in minimizing the adverse conditions associated with opening outside doors in the winter. Space should also be allocated to accommodate the Community Recreation Center building lobby, public telephones, drinking fountains, waiting area, public display of notices and other bulletins or information, and necessary service counters. This area should also provide for the seating of a minimum of ten (10) persons. A standard to use for the provision of adequate space to accommodate lounge seating would be about twenty-five (25) square feet per person. Access should be afforded by this area to the public restroom facilities as well as the administration area and other areas of the building open to the public.

Snack Bar Area with Vending Machines: The snack bar area with vending machines should serve the entire facility. The snack bar area with vending machines should be large enough to accommodate the placement of tables and chairs. Ready access to the snack bar and vending machines should be afforded the "The Commons" area.

Lavatories/Restrooms: It is recommended that four (4) Lavatories/Restrooms be provided. Two (2) would be a public men's room and a public woman's room; a third would be a small public restroom which could serve either men or women; a fourth would be a private restroom for staff use. All lavatories and restrooms should be provided in accordance with the Wisconsin Building Code and ADA requirements. These should be placed within proximity to the Public Area of the building. The men's public restroom should provide water closets, urinals, lavatories, and diaper changing tables. The women's public restroom should provide water closets, lavatories, and diaper changing tables. The small public restroom should provide a minimum of one (1) water closet and one (1) lavatory. The private staff restroom should provide a minimum of one (1) water closet and one (1) lavatory. If the building is to be a two-story building, then a public men's restroom, a public woman's restroom, and a small public restroom which could serve either men or women would be needed on each floor.

B. Community Recreation Center Administration

Receptionist Space: A space to accommodate the Community Recreation Center's part-time or volunteer receptionist should be provided. This space should be readily accessible to the public service areas, be near the building's main entrance, as well as be easily accessible to Community Recreation Center administrative personnel. This area should serve as the initial processing center of incoming Community Recreation Center telephone calls as well as of visitors. Suitable office furniture such as a desk, chair, file cabinets, and shelves should be provided.

Administration Waiting Area: Space to accommodate a minimum of four (4) persons waiting to see Community Recreation Center administrative personnel should be provided. A standard to use for the provision of adequate space in this area would be twenty-five (25) square feet per person for lounge seating. This area should be located in proximity to the Receptionist Space as well as the Public Area of the building. A counter should also be provided which physically separates the general public from the staff and receptionist.

Community Recreation Center Manager's Office: From the Manager's Office, the Manager can efficiently administer the Community Recreation Center operations. The office should be designed to afford privacy. In addition, it should be large enough to accommodate the seating of up to six (6) guests. Suitable office furniture such as desks, chairs, file cabinets, shelves, and coat and supply closets should be provided.

Community Recreation Center Assistant Manager's Office: The Assistant Manager's Office should be in proximity of both the Manager's Office and staff offices. The office should be so situated so the Assistant Manager can effectively assist the Manager in the administration of the Community Recreation Center's functions. In addition, it should be large enough to accommodate the seating of up to three (3) guests. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided.

Secretary/Clerk Offices (Two): Two (2) centrally located Secretary/Clerk Offices should be located within the administration area. Ready access to this space should be afforded the Manager and Assistant Manager. Suitable office furniture such as desks, chairs, file cabinets, shelves, and coat and supply closets should be provided in each office.

Administrative File Space: Adequate space should be provided in order to accommodate the Community Recreation Center's administrative filing system.

Fireproof Records Storage Room: A Fireproof Records Storage Room should be provided which will accommodate the easy storage and retrieval of Community Recreation Center related records and files. The Fireproof Records Storage Room should afford easy access to files by the Manager, Assistant Manager, and other authorized personnel.

Centralized Administrative Storage (Office Supplies, Printing, and Paper Supplies): Adequate space needs to be provided for the Community Recreation Center's storage of office supplies, photocopy and printing machine(s), and other paper supplies and materials for the entire Community Recreation Center. Adequate space should be provided to accommodate a desk, chair, and shelving.

Small Conference Room: A Small Conference Room should be provided which accommodates the seating of a minimum of fifteen (15) persons. A standard to use for the provision of adequate space to accommodate this would be twenty-five (25) square feet of floor area per seat.

Staff/Employee Lounge/Lunch Room: A Staff/Employee Lounge/Lunch Room should be provided which will allow for the comfortable seating of a minimum of eight (8) persons at tables and a minimum of four (4) persons for lounge seating. A standard to use for the provision of adequate space to accommodate persons seated at tables would be about twenty-five (25) square feet per person. A standard to use for the provision of adequate space to accommodate the lounge chairs would be about forty (40) square feet per person. Employee lockers should also be provided in this area. In addition, adequate space should be provided to accommodate a small kitchenette facility served with a sink and adequate counter and cabinet space.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of twenty-five (25) coats for both staff and guests.

C. Kitchen and Concessions

Kitchen and Concessions: The kitchen and concessions area should serve the entire facility and be a nutrition providing area. Ready access to the concession area should be afforded the Multi-Purpose Room, Community Meeting Room, and Multi-Purpose Gymnasium.

Coat Closet: A Coat Closet or lockers should be provided which would adequately store a minimum of ten (10) coats for both staff and guests.

D. Multi-Purpose Room

Multi-Purpose Room: A flexible Multi-Purpose Room should be provided to accommodate large group, indoor activities and to provide flexible space for use by various age groups. If moveable seating is to be provided, seating should accommodate a minimum of two hundred fifty (250) persons for public gatherings and presentations which may require the use of audio visual equipment. The room should also provide for direct access from the outdoors as well as windows to the outdoors. The room should provide locked storage closets, adequate chair and table storage, a closet or coat rack, an audiovisual projection booth and/or projection television area. The room should be designed to be flexible so that the room can be partitioned easily into two (2) smaller subareas in order to accommodate meetings of at least one hundred (100) persons each. A lecture format meeting room should provide a minimum of ten (10) square feet per person (excluding the other space required for storage, etc.). This room is recommended to use one (1) flexible partition wall. Ready access to the concession area and "The Commons" should be afforded the Multi-Purpose Room

Audiovisual Projection Booth/Projection Television Area: Adequate space to accommodate an Audiovisual Projection Booth/Projection Television Area should be provided. This area would also provide for the storage of audiovisual related materials.

Storage Closet: Adequate space needs to be provided for storage of equipment and supplies.

Chair and Table Storage: Adequate space needs to be provided for storage of moveable chairs and tables.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of one hundred (100) coats for both staff and guests.

E. Community Meeting Rooms

Community Meeting Rooms: A flexible Community Meeting Room should be provided to have the flexibility to accommodate large group meetings or several smaller meetings. Seating should accommodate a minimum of two hundred and fifty (250) persons for public gatherings and presentations which may require the use of audio visual equipment. This room would allow for seating in either a meeting or lecture format. The room may, if scheduling permits, also serve as a general meeting room for other City activities. A small kitchenette area should be provided. The room should also provide for direct access from the outdoors as well as windows to the outdoors. The room should provide locked storage closets, adequate chair and table storage, a closet or coat rack, an audiovisual projection booth and/or projection television area, carpeting, built-in screens, and white boards. The room should be designed to be flexible so that the room can be partitioned easily into four (4) smaller subareas in order to accommodate meetings of at least fifty (50) persons each. A lecture format meeting room should provide a minimum of ten (10) square feet per person (excluding the other space required for storage, etc.). This room is recommended to use three (3) flexible partition walls. Ready access to the concession area and "The Commons" should be afforded the Community Meeting Room.

Audiovisual Projection Booth/Projection Television Area: Adequate space to accommodate an Audiovisual Projection Booth/Projection Television Area should be provided. This area would also provide for the storage of audiovisual related materials.

Storage Closet: Adequate space needs to be provided for storage of equipment and supplies.

Chair and Table Storage: Adequate space needs to be provided for storage of moveable chairs

and tables.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of one hundred (100) coats for both staff and guests.

F. Physical Fitness Activity Areas

Multi-Purpose Gymnasium: A flexible Multi-Purpose Gymnasium should be provided to accommodate various indoor sport activities. The Multi-Purpose Gymnasium should provide one (1) official basketball court (which can also be used as two youth courts), two (2) official volleyball courts, an upper deck running track, an office and observation room, storage areas, a sound system, small roll-up bleacher seating sections, minimum 25-foot high ceiling, and scoreboard. This room is recommended to use one (1) flexible partition wall. Ready access to the concession area should be afforded the Multi-Purpose Gymnasium. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Multi-Purpose Gymnasium Instructor/Staff Offices and Observation Room: Two (2) Instructor/Staff Offices should be located within the Multi-Purpose Gymnasium. Ready access to the Multi-Purpose Gymnasium should be afforded the instructor/staff. The offices should be placed so that when the Multi-Purpose Gymnasium is divided into two spaces, an office will serve each space. Suitable office furniture such as desks, chairs, file cabinets, shelves, and coat and supply closets should be provided in the offices.

Multi-Purpose Gymnasium Equipment Storage Areas: This space should be used to store any equipment used in the Multi-Purpose Gymnasium.

Fitness/Exercise Room: A Fitness/Exercise Room should be provided. This room would provide for the use of weights, exercise equipment, and other physical fitness apparatus. The room should be equipped with synthetic rubber flooring, a sound system, 12-foot to 15-foot high ceiling, and windows. This room should accommodate a minimum of thirty (30) persons with adequate space for the storage of exercise equipment. A minimum of ninety (90) square feet of such space should be provided per person. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Fitness/Exercise Room Instructor/Staff Office: One (1) Instructor/Staff Office should be located within the Fitness/Exercise Room. Ready access to the Fitness/Exercise Room should be afforded the instructor/staff. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided in the office.

Fitness/Exercise Room Storage Room: This space should be used to store any equipment used in the Fitness/Exercise Room.

Dance/Aerobic Exercise Room: A Dance/Aerobic Exercise Room should be provided. This room would provide for the use of ballet "barres" and other fitness apparatus as required. The room should be equipped with suspended wood flooring, mirrors, a sound system, and 12-foot to 15-foot high ceiling. This room should accommodate a minimum of fifty (50) persons with adequate space for the storage of exercise equipment. A minimum of sixty (60) square feet of such space should be provided per person. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Dance/Aerobic Exercise Room Instructor/Staff Office: One (1) Instructor/Staff Office should be located within the Dance/Aerobic Exercise Room. Ready access to the Dance/Aerobic Exercise Room should be afforded the instructor/staff. Suitable office furniture such as a desk, chairs,

file cabinets, shelves, and coat and supply closets should be provided in the office.

Dance/Aerobic Exercise Room Storage Room: This space should be used to store any equipment used in the Dance/Aerobic Exercise Room.

Locker Rooms/Showers: Separate men's and women's locker rooms with showers should be provided. Access from both indoor and outdoors should be considered depending upon the type of outdoor recreational facilities (if any) which may be associated with the site at which the Community Recreation Center is ultimately located.

Public Lavatories/Restrooms: Public lavatories and restrooms for both men and women should be provided ancillary to the Multi-Purpose Gymnasium, Fitness/Exercise Room, and Dance/Aerobic Exercise Room in accordance with the Wisconsin Building Code and ADA requirements. These should be placed with ready access to the Locker Rooms/Showers.

Children's Play Area: A pre-school children's play area is needed for the playing of small games. The room should be equipped with tile flooring and moveable furniture.

Children's Play Area Storage Room: Adequate space needs to be provided for the storage of children's play area related equipment and supplies.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of seventy (70) coats for both staff and guests.

G. Arts and Crafts Area

Arts and Crafts Area: An Arts and Crafts Area is needed. The room should be equipped with tile flooring, sinks, and moveable furniture. Adequate space should be provided to accommodate a desk and chair for the arts and crafts instructor/staff.

Arts and Crafts Area Storage Room: Adequate space needs to be provided for the storage of arts and crafts related equipment and supplies.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of twenty (20) coats for both staff and guests.

H. Community Recreation Center Support Areas

Primary Recreation Equipment Storage Room: This space would be a storage area where much of the equipment for the Community Recreation Center building is kept. The Primary Recreation Equipment Storage Room would be located so as to facilitate easy access from Community Recreation Center offices.

Receiving Bay: The Receiving Bay area should provide access to the Primary Storage Room.

I. Other Ancillary and Nonassignable Building Spaces

Other ancillary and nonassignable spaces include the janitor closet, mechanical equipment room, and other unassigned spaces. These types of spaces are not necessarily tailored to the functions of a Community Recreation Center building but are rather tied to human, architectural, mechanical, and structural needs.

General Use Janitor Closets: A Janitor's Closet is necessary for the storage of cleaning and maintenance materials including equipment storage and mop sink. On the ground floor, access to the outdoors should be provided. If the building is to be a two-story building, then a Janitor Closet would be needed on each floor.

Mechanical Equipment Room: A Mechanical Equipment Room is necessary for heating, ventilating, air conditioning, and water heating equipment, depending upon the type of mechanical systems selected for the building.

Other Unassigned Building Spaces: Other Unassigned Building Spaces include the space for unassigned circulation; and space to accommodate walls, partitions, the building's structure, and an elevator (in the case of a two-story building). It is recommended that a minimum of twenty-five (25) percent of the total of all spaces previously defined be allocated to the category of Other Unassigned Building Spaces and be added to the total of the previously defined spaces in order to determine the total gross floor area needs of the Community Recreation Center building.

I. Outdoor and Site-Related Functional Spaces

Buildings: The site of the Community Recreation Center building should provide sufficient site area for constructing the building expansion anticipated after the year 2020. In order to minimize the Community Recreation Center building "footprint," assure a compact functional facility, and preserve land area to allow for building expansion in the future, it is also assumed that the Community Recreation Center will be two-stories in height.

Off-Street Automobile Parking and Associated Circulation: Adequate off-street automobile parking and associated circulation should be provided at the site for all employees and visitors. It is recommended, based upon data set forth in the Institute of Transportation Engineers' Parking Generation: 2nd Edition (Washington, D.C.: Institute of Transportation Engineers, 1987), that a standard of providing 4.5 off-street parking spaces per one thousand (1000) square feet of gross building area be used.

A standard to use for the provision of adequate space for the parking of one (1) automobile, including the provision of adequate circulation drive space to access the parking space, is four hundred (400) square feet.

Landscaping and Setbacks: Adequate space at the site should be allowed for landscaping, open space, and adequate setbacks on all sides of the Community Recreation Center building. Under the City's requirement in the P-1 Park District, no more than fifty percent of the lot area may be occupied by buildings and structures, including accessory structures. A landscape surface ratio of 0.50 is assumed for the calculation of this area. Also, in order to assure that an adequate site area is selected, it is also assumed that the building will be two-stories in height.

Table 8.1

COMMUNITY RECREATION CENTER BUILDING
AND SITE DEVELOPMENT PROGRAM: 2020

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
BUILDING SPACE NEEDS	
A. PUBLIC SERVICE AREA "THE COMMONS":	
Public Service Area "The Commons"	1,500
Snack Bar with Vending Machine Area	1,050
Lavatories/Restrooms	500
B. COMMUNITY RECREATION CENTER ADMINISTRATION:	
Receptionist Space	150
Administration Waiting Area	100
Community Recreation Center Manager's Office	200
Community Recreation Center Assistant Manager's Office	150
Secretary/Clerk Offices (Two)	200
Administrative File Space	250
Fireproof Records Storage Room	200
Centralized Administrative Storage	300
Small Conference Room	375
Staff/Employee Lounge/Lunch Room	875
Coat Closet	25
C. KITCHEN AND CONCESSIONS:	
Kitchen and Concessions	750
Coat Closet	15
D. MULTI-PURPOSE ROOM:	
Multi-Purpose Room	3,000
Audiovisual Projection Booth/Projection Television Area	50
Storage Closet	50
Chair and Table Storage	350
Coat Closet	100

Table 8.1

COMMUNITY RECREATION CENTER BUILDING
AND SITE DEVELOPMENT PROGRAM: 2020

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
E. COMMUNITY MEETING ROOM:	
Community Meeting Room	2,500
Audiovisual Projection Booth/Projection Television Area	50
Storage Closet	50
Chair and Table Storage	350
Coat Closet	100
F. PHYSICAL FITNESS ACTIVITY AREAS:	
Multi-Purpose Gymnasium	9,900
Multi-Purpose Gymnasium Instructor/Staff Offices and Observation Room	150
Multi-Purpose Gymnasium Equipment Storage Areas	600
Fitness/Exercise Room	3,000
Fitness/Exercise Room Instructor/Staff Office	150
Fitness/Exercise Room Storage Room	400
Dance/Aerobic Exercise Room	3,000
Dance/Aerobic Exercise Room Instructor/Staff Office	100
Dance/Aerobic Exercise Room Storage Room	300
Locker Rooms/Showers	6,000
Public Lavatories/Restrooms	500
Children's Play Area	2,000
Children's Play Area Storage Room	300
Coat Closet	75
G. ARTS AND CRAFTS AREA:	
Arts and Crafts Area	770
Arts and Crafts Area Storage Room	100
Coat Closet	20
H. COMMUNITY RECREATION CENTER SUPPORT AREAS:	
Primary Recreation Equipment Storage Room	500
Receiving Bay	625
I. OTHER ANCILLARY AND NONASSIGNABLE BUILDING SPACES:	
General Use Janitor Closets	200
Mechanical Equipment Room	750
Other Unassigned Building Spaces	10,670
TOTAL BUILDING AREA REQUIRED	53,350

Table 8.1

COMMUNITY RECREATION CENTER BUILDING
AND SITE DEVELOPMENT PROGRAM: 2020

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
OUTDOOR AND SITE-RELATED FUNCTIONAL SPACE NEEDS	
J. OUTDOOR AND SITE-RELATED FUNCTIONAL SPACES:	
Buildings	26,675 (a)
Off-Street Automobile Parking and Associated Circulation	96,030
Landscaping and Setbacks	122,705
TOTAL GROSS SITE AREA REQUIRED	245,410 (a) (5.64 acres)

- (a) Assuming a two-story building. This number reflects one-half of the total required building area (53,350 square feet of total building area) and is only representative of the minimum needed building "footprint." If a one-story building is constructed, a total minimum site area of 272,085 square feet, or 6.25 acres, would need to be provided.

Source: Meehan & Company, Inc.

Chapter 9

Capital Cost Estimates and Impact Fees

INTRODUCTION

Chapter 7 of the Comprehensive Outdoor Recreation Plan sets forth the plans to the year 2020 for both existing and future community, neighborhood, mini, and special parks in the City of Franklin. Map 7.1 (see Chapter 7) presents the map of the Comprehensive Outdoor Recreation Plan for public outdoor recreation sites in the City of Franklin. Parks under the jurisdiction, or potential jurisdiction, of the City of Franklin are indicated on Map 7.1 as well as those parks under the jurisdiction of Milwaukee County and the Franklin Public School District *[as noted in Chapter 1, both the Oak Creek-Franklin School District and Whitnall School District have indicated to Meehan & Company, Inc. that no recreational facilities were planned to be constructed within the corporate limits of the City of Franklin during the planning period]*. Chapter 7 also provides a detailed description of the potential improvements to existing and planned outdoor recreation facilities in the City and sets forth park improvement priority levels. The list is broken down by outdoor recreation facility type: regional and multi-community parks, community level public outdoor recreation land (community parks), community level public outdoor recreation land (playfields), neighborhood level public outdoor recreation land (neighborhood parks), neighborhood level public outdoor recreation land (neighborhood playgrounds), mini park level public outdoor recreation land (in park sites), and special parks (in park sites). *The cost estimate analyses are presented utilizing constant year 2000 dollar amounts unless otherwise indicated*

PARK, PLAYGROUND, TRAIL, AND OTHER RECREATIONAL FACILITIES SERVICE AREAS/ZONES

Under Section 66.0617(5) of the Wisconsin Statutes for the creation of impact fees, geographically defined zones, or service areas, within the City of Franklin may be identified for the imposition of impact fees on land development. For the City of Franklin, this identification of geographically defined zones is based upon:

1. The planned urban and suburban development set forth in the adopted City's Comprehensive Master Plan;
2. The service area standards for various types of parks, playgrounds, trail, and recreational facilities set forth and described earlier in Chapter 3 and which are consistent with the City's Comprehensive Master Plan;
3. The minimum service area delineations set forth on Maps 4.2, 4.3, and 4.4 of this facility needs assessment and Comprehensive Outdoor Recreation Plan; and
4. The need for those public facilities which justifies the differences between zones in the amount of impact fees which may be imposed.

The resulting geographically defined zones, or service areas, within the City of Franklin are graphically shown on Maps 9.1 and 9.2. There are twenty (20) geographically defined zones, or service areas, within the City of Franklin as follows:

- Lion's Legend Community Park Service District/Zone No. 1.
- Franklin Woods Nature Center Service District/Zone No. 2.
- Community Recreation Center Building Park Service District/Zone No. 3.
- Community Recreation Trails Service District/Zone No. 4.

- Forest Hills Neighborhood Park Service District/Zone No. 1.
- Hillcrest Neighborhood Park Service District/Zone No. 2.
- St. Martin's Neighborhood Park Service District/Zone No. 3.
- Woodview Neighborhood Park Service District/Zone No. 4.
- Pleasant View Neighborhood Park Service District/Zone No. 5.

- PM1 Mini Park Service District/Zone No. 1.
- PM2 Mini Park Service District/Zone No. 2.
- PM3 Mini Park Service District/Zone No. 3.
- PM4 Mini Park Service District/Zone No. 4.
- PM5 Mini Park Service District/Zone No. 5.
- PM6 Mini Park Service District/Zone No. 6.
- PM7 Mini Park Service District/Zone No. 7.
- PM8 Mini Park Service District/Zone No. 8.

- Fitzsimmons Road Woods Special Park District/Zone No. 1.
- Pleasant View Special Park District/Zone No. 2.
- Hunting Park Special Park District/Zone No. 3.

As indicated on Maps 9.1 and 9.2, the "Lion's Legend Community Park Service District/Zone No. 1," "Franklin Woods Nature Center Service District/Zone No. 2," "Community Recreation Center Building Park Service District/Zone No. 3," "Community Recreation Trails Service District/Zone No. 4," "Fitzsimmons Road Woods Special Park District/Zone No. 1," "Pleasant View Special Park District/Zone No. 2," and "Hunting Park Special Park District/Zone No. 3" are established to serve the entire City of Franklin geographic area as community-wide facilities, respectively. And, therefore, the district/zone of each of these is the entire City of Franklin.

Each of the five "Neighborhood Park Service Districts/Zones" is established to serve subareas, or large neighborhoods, of the City of Franklin as delineated on Map 9.1. Each of the five "Neighborhood Park Service Districts/Zones" is planned to be served by a new neighborhood park of like size and similar on-site recreational facilities.

Since large contiguous areas of land meeting minimum site size standards for a neighborhood park are not available in the eight delineated "Mini Park Service Districts/Zones," each of the eight "Mini Park Service Districts/Zones," as delineated on Map 9.1, is proposed to be served by a smaller subneighborhood mini park consisting of playfields and/or playgrounds.

DETERMINATION OF THE AMOUNT OF LAND TO BE DEDICATED

The provision of City of Franklin park and recreation areas for this public facilities needs assessment are based upon the *per capita standards* as set forth in Chapter 3. Specifically, they are as indicated in Table 9.1.

Table 9.1

PER CAPITA STANDARDS FOR THE PROVISION OF PUBLIC OUTDOOR RECREATION LAND IN THE CITY OF FRANKLIN

Facility Category	Minimum Development Standard (Gross Area) (a)
Public Outdoor Recreation	
Regional & Multi-Community	No Standard
Community (including Special Community Parks, in park sites)	2.2 acres per 1,000 persons (general standard)
Community Center Building and Site	0.1243781 acre per 1,000 persons (b)
Community (in middle or high school sites)	0.9 acre per 1,000 persons
Community Trail System	0.3124871 acre per 1,000 persons (c)
Neighborhood (in park sites)	1.7 acres per 1,000 persons
Neighborhood (in elementary school sites)	1.6 acres per 1,000 persons
Mini Parks (in park sites)	1.0 acre per 1,000 persons
<i>Total Public Outdoor Recreation Land Dedication Required</i>	<i>7.8368652 acres per 1,000 persons</i>

- (a) Gross areas include off-street parking for each category. These minimum standards *exclude* any additional required stormwater detention/retention areas, open space, or areas with natural resource features such as wetlands and woodlands and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards.
- (b) Based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2) and 6.25 acres required for a one-story community recreation center (see Chapter 8).
- (c) Based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2). The total length of trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is 34,200 feet, or 6.48 miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of 15.702479 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements.

Based upon the per capita acreage standards for recreational facilities and the persons per household, the *proportionate share* amount of land to be dedicated per dwelling unit in the City of Franklin was calculated for the provision of public outdoor recreation land. These rates are based on the following formula:

$$\text{(acres required per standard)} / \text{(1,000 persons / 2.58 persons per household)} = \text{total acres required per dwelling unit}$$

The determination of the persons per household, or dwelling unit, is based upon the average number of persons per household as reported in the U.S. Census for the City of Franklin, Wisconsin. According

to the U.S. Bureau of the Census, in the year 2000 there were 2.58 persons per household in the City of Franklin. The following Table 9.2 represents the calculated determination of the amount of land which would be required for community parks, trails, neighborhood parks, and mini park playfield/playground areas on a per dwelling unit basis in the City of Franklin:

Table 9.2

**PUBLIC OUTDOOR RECREATION LAND DEDICATION REQUIREMENTS
IN ACRES PER DWELLING UNIT IN THE CITY OF FRANKLIN**

Facility Category	Public Outdoor Recreation Land Dedication Requirements (Acres Per Dwelling Unit)
Public Outdoor Recreation	
Community (in park sites)	-- (a)
Community Center Building and Site	0.0003208 (one 6.25 acre facility per 50,250 persons)
Community (in middle or high school sites)	0.002322
Community Trail System	0.0008062 (b)
Neighborhood (in park sites)	0.004386
Neighborhood (in elementary school sites)	0.004128
Mini Parks (in park sites)	0.00258

- (a) Varies and is to be calculated as a proportionate share based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2) and the acreage of each specific community and/or special park (also see Table 9.5).
- (b) Calculated as a proportionate share based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2). The total length of trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is 34,200 feet, or 6.48 miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of 15.702479 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements.

DETERMINATION OF VACANT LAND VALUATIONS FOR A COMMUNITY PARK, CITY-OWNED TRAILS, NEIGHBORHOOD PARKS, MINI PARKS, AND SPECIAL PARKS

Vacant land valuations which were used for park, playground, and recreational facilities are based upon detailed information which was furnished to Meehan & Company, Inc. by the City Assessor's Office relative to land valuations for specific parcels of land located in proximity to each of the planned park facilities. The valuation of planned City trail land (assuming a total length to be newly acquired of 34,200 feet, a minimum width of 20 feet, and occupying 15.702479 acres) was determined using an average of the per acre value of the various vacant land valuations furnished to Meehan & Company, Inc. by the City Assessor's Office for park, playground, and recreational facilities--this average per acre valuation for the year 2000 was \$8,460.

DETERMINATION OF COMMUNITY PARK, NEIGHBORHOOD PARK, MINI PARK, SPECIAL PARK, AND CITY TRAIL CAPITAL COSTS (LAND ACQUISITION AND DEVELOPMENT COSTS)

In conformance with Section 66.0617 "Impact Fees" of the Wisconsin Statutes, "capital costs" means the capital costs to construct, expand, or improve public facilities, including the cost of land, and including legal, engineering, and design costs to construct, expand, or improve public facilities, except that not more than 10 percent of capital costs may consist of legal, engineering, and design costs. "Capital costs" does not include other noncapital costs to construct, expand, or improve public facilities or the costs of equipment to construct, expand, or improve public facilities. The costs associated with implementing various park acquisitions and improvements called for by the Comprehensive Outdoor Recreation Plan are set forth in the following sections of this Chapter. All costs are indicated in constant year 2000 dollar amounts.

COSTS ASSOCIATED WITH THE IMPROVEMENT OF EXISTING PARKS

Existing Regional and Multi-Community Parks

Root River Parkway, Whitnall Park, Oakwood Park and Golf Course, Milwaukee County Sports Complex, and Crystal Ridge: As stated earlier in Chapter 7, since these facilities are not under the control of the City of Franklin, recommendations regarding improvements are not set forth in the Comprehensive Outdoor Recreation Plan for the City of Franklin.

Existing Community Level Public Outdoor Recreation Land (Community Parks)

Franklin Park, Grobschmidt Park, and Froemming Park: As stated earlier in Chapter 7, since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan for the City of Franklin.

Lion's Legend Park: As indicated in Chapter 7, vacant land is available at Lion's Legend Park to accommodate future park expansion opportunities. A detailed development plan for Lion's Legend Park was prepared as part of the City's 1994 Comprehensive Outdoor Recreation Plan activities and another "Master Plan" for Lion's Legend Park was prepared in 1998. The following are planned additional improvements to Lion's Legend Park and their estimated associated costs:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$0 (Land Already Owned by City of Franklin)
Recreation Facility Development	
Preparation of a detailed landscape plan for the park.	\$3,700
One (1) 76-space asphalt paved off-street parking lot (lighted) with curb, gutter, and storm sewer serving the eastern portion of Lion's Legend Park.	\$234,000

PARK IMPROVEMENT AND/OR ITEM	COST
Second one-story, 4,700 square-foot open-air pavilion with restroom facilities, water fountain, and concessions located at northeast corner of park which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements.	\$455,900 (Assuming \$97 per Square Foot in Year 2000 Dollars)
A 20-foot diameter bandstand with adjoining audience area which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements.	\$37,900
One (1) tennis court (unlighted) to expand (in a northerly direction) the existing three (3) tennis courts located at the western edge of the park.	\$36,500
One (1) softball diamond (unlighted) with backstop and bleachers on east side of park.	\$46,000
One (1) soccer field (unlighted) with goals on the east side of park.	\$30,000
Two (2) bicycle racks located on east side of park (for pavilion and bandstand areas).	\$2,000
Installation of all additional park signage including directional signage.	\$25,000
Development of a pre-school and school-age play area (including play equipment and surfacing) on the northeast side of the park in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements.	\$41,500
Installation of park benches, picnic tables, grills, etc. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$25,000
Installation of additional landscape plant materials where needed as determined by the landscape plan for the park.	\$25,000
Sanitary sewer lateral extension into the park (estimated 500+/- linear feet at about \$42.00 per foot).	\$21,000
Public water supply extension into the park (estimated 500+/- linear feet at about \$44.00 per foot).	\$22,000
Electric line extension into the park (estimated 500+/- linear feet at about \$4.25 per foot).	\$2,100
Subtotal of Capital Costs	\$1,007,600
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$100,760
TOTAL COST (38+/- acres)	\$1,108,360
TOTAL COST PER ACRE	\$29,168

Existing Community Level Public Outdoor Recreation Land (Playfields at Middle School or High School Sites)

Franklin High School, Forest Park Middle School, and Franklin Public Schools Environmental Education Center: As stated earlier in Chapter 7, these outdoor recreational facilities are owned by the Franklin Public School District. Since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan.

Existing Neighborhood Level Public Outdoor Recreation Land
(Neighborhood Parks at Park Sites)

St. Martin's (Robinwood) Neighborhood Park and Southwood Glen Neighborhood Park (County Park Site #59): As stated earlier in Chapter 7, these outdoor recreational facilities are owned by Milwaukee County. Since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan.

Pleasant View Neighborhood Park The Comprehensive Outdoor Recreation Plan identifies the following potential improvements and their estimated associated costs for the Pleasant View Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$0 (Land Already Owned by City of Franklin)
Recreation Facility Development	
Preparation of a detailed landscape plan for the entire park site.	\$3,700
Four (4) basketball goals (about 0.28-acre needed with fencing but no lighting).	\$23,000
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers (without lighting and without an irrigation system).	\$51,500
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
One (1) sand volleyball court.	\$5,000
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$20,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of a walking/education trail. (Assuming a length of about 4,535 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$102,265
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Installation of 950+/- lineal feet of 80-foot wide collector street with paving and improvements to service Pleasant View Park.	\$143,935 (a)
Sanitary sewer lateral extension into the park (estimated 230+/- linear feet at about \$42.00 per foot).	\$9,700
Public water supply extension into the park (estimated 230+/- linear feet at about \$44.00 per foot).	\$10,100
Electric line extension into the park (estimated 230+/- linear feet at about \$4.25 per foot).	\$1,000
Subtotal of Capital Costs	\$1,079,400
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$107,940
TOTAL COST (15 acres)	\$1,187,340
TOTAL COST PER ACRE	\$79,156

- (a) In the year 2000, SEWRPC estimated the cost of construction of an 80-foot wide fully improved urban collector street to be \$800,000 per mile, or \$151.51 per lineal foot.

Jack E. Workman Neighborhood Park: The Comprehensive Outdoor Recreation Plan identifies the following potential improvements and their estimated associated costs for the Jack E. Workman Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Preparation of a detailed landscape plan for the entire neighborhood park site.	\$3,700
Two (2) basketball goals (about 0.14-acre needed with fencing but no lighting).	\$11,500
One (1) tennis court (unlighted, about 0.32-acre needed).	\$36,500
One (1) sand volleyball court.	\$5,000
One (1) softball diamond (about 2.68 acres needed, if site configuration permits) with backstop and bleachers.	\$46,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school-age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Ice-skating area (about 0.35-acre needed).	\$0
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$20,000

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$20,000
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 1,350 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$30,500
Provision of outdoor fitness stations along the walking/education trail.	\$4,000
TOTAL	\$327,400

Quarry View Park: Since this facility is located on privately-owned land only leased to the City of Franklin and not under the permanent control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan.

Existing Neighborhood Level Public Outdoor Recreation Land (Neighborhood Playgrounds at Elementary School Sites)

Pleasant View Elementary School, Ben Franklin Elementary School, Country Dale Elementary School, Southwood Glen Elementary School, and Robinwood Elementary School: As stated earlier in Chapter 7, these outdoor recreational facilities are owned by the Franklin Public School District. Since these facilities are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan.

Existing Mini Park Level Public Outdoor Recreation Land

County Park Site #64 (also known as Tuckaway Green Valley Park): As stated earlier in Chapter 7, this outdoor recreational facility is owned by Milwaukee County. Since this facility is not under the control of the City of Franklin, recommendations regarding improvements to this facility are not set forth in the Comprehensive Outdoor Recreation Plan.

Ollie Pederson Field (Franklin Lions Youth League Ball Diamond): The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for the Ollie Pederson Field (Franklin Lions Youth League Ball Diamond):

PARK IMPROVEMENT AND/OR ITEM	COST
Preparation of a detailed landscape plan for the park.	\$3,700
Installation of landscape plant materials in areas located outside of the baseball diamond areas.	\$15,000
Provision of 100-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$308,000
TOTAL	\$326,700

Cascade Creek Park (City Park #4): The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for Cascade Creek Park (City Park #4):

PARK IMPROVEMENT AND/OR ITEM	COST
Ice-skating area <i>without</i> fencing or any other structures (about 0.35-acre needed).	\$0
Provision of adequate, paved, clearly marked, 8-space off-street parking with curb and gutter (unlighted and no storm sewer).	\$18,000
Installation of all park signage (outside of all 100-year recurrence interval floodplain areas).	\$2,500
Provision of a walking/education trail. (Assuming a length of about 1,450 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$32,700
TOTAL	\$53,200

Friendship Park (formerly City Park #1--Sharon and Anita Park): The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for Friendship Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Preparation of a detailed landscape plan for the park.	\$3,700
Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.	\$7,000
TOTAL	\$10,700

Glenn Meadows Park (formerly City Park #2--35th Street Park): The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for Glenn Meadows Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Preparation of a detailed landscape plan for the park.	\$3,700
Installation of landscape plant materials in areas located adjacent to abutting residential properties in order to help buffer those properties from the various park uses.	\$7,000
TOTAL	\$10,700

Existing Special Parks

Rainbow Airport Park and Franklin Little League Complex: As indicated in Chapter 7, since these facilities are under the control of Milwaukee County and are not under the control of the City of Franklin, recommendations regarding improvements to these facilities are not set forth in the Comprehensive Outdoor Recreation Plan.

Franklin Woods Nature Center (formerly Camp Arthur Davidson): The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for the Franklin Woods Nature Center:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of a one-story, 4,000 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$388,000 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Provision of additional park benches as demand increases over the planning period. Some of these park benches may be permanently anchored.	\$10,000
Provision of lighting for the paved off-street parking lot.	\$25,000
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,000
Sanitary sewer lateral extension into the park (estimated 370+/- linear feet at about \$42.00 per foot)	\$15,600
Public water supply extension into the park (estimated 370+/- linear feet at about \$44.00 per foot)	\$16,300
Electric line extension into the park (estimated 370+/- linear feet at about \$4.25 per foot)	\$1,600
Subtotal of Capital Costs	\$458,500
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$45,850
TOTAL COST (40 acres)	\$504,350
TOTAL COST PER ACRE	\$12,609

Meadowlands Park: The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for the Meadowlands Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of permanently anchored park benches as demand increases over the planning period.	\$5,000
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,000
Expansion of the internal walkway/education trail to also serve the western portion of the park. (Assuming a length of about 800 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$18,000
TOTAL	\$25,000

Ernie Lake Park (unofficial name): The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for the Ernie Lake Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of permanently anchored park benches.	\$3,000
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,500

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of a walkway/education trail. (Assuming a length of about 600+/- feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$13,550
Provision of outdoor fitness stations along the walking/education trail.	\$3,000
TOTAL	\$22,050

Mission Hills Neighborhood Wetlands: The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for the Mission Hills Neighborhood Wetlands:

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of permanently anchored park benches.	\$3,000
Installation of all park signage, including signage relating to plant material and species identification, throughout the park.	\$2,500
Potential provision of a walkway/education trail. (Assuming a length of about 1,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$22,550
TOTAL	\$28,050

Market Square (formerly City Park #3 in St. Martin's): The Comprehensive Outdoor Recreation Plan identifies the following potential additional improvements and their estimated associated costs for the Market Square:

PARK IMPROVEMENT AND/OR ITEM	COST
Linkage of the park to the Milwaukee County recreation corridor/trail (see Map 7.1).	\$0
TOTAL	\$0

COSTS ASSOCIATED WITH THE ACQUISITION AND IMPROVEMENT OF THE PLANNED NEW COMMUNITY LEVEL RECREATIONAL FACILITIES

Planned Trails, Bicycle Routes, and Linkages: As indicated in Chapter 7, Map 7.1 indicates the location of existing and planned trails, bicycle routes, and linkages between public park facilities in the City of Franklin. The total length of trails planned to be located outside of parks and requiring new public rights-of-way or public easements and associated improvements in the City of Franklin is 30,900 feet, or 5.85 miles (*excluding planned trails located within existing public street rights-of-way*). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20-feet in width. Based on the foregoing length and minimum width, a total of 14.187327 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements. The Comprehensive Outdoor Recreation Plan identifies the following improvements and their estimated associated costs for the planned trails, bicycle routes, and linkages between public park facilities in the City of Franklin:

TRAIL IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition	\$132,843 (a)
Recreation Facility Development	
Minimum 34,200 Lineal Feet of 10-foot Wide Bituminous Paved Trail Surface (Assuming a cost of about \$22.55 per linear foot.)	\$771,210 (b)
Subtotal of Capital Costs	\$904,053
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$90,405
TOTAL COST (15.702479 acres)	\$994,458
TOTAL COST PER ACRE	\$63,331

- (a) Assuming a minimum dedicated public right-of-way or public easement width of 20 feet x 34,200 lineal feet resulting in a total area of 15.702479 acres. This length is outside of existing dedicated public street rights-of-way. Also assuming an average year 2000 assessed valuation of \$8,460 per acre.
- (b) Assuming a year 2000 cost of \$22.55 per linear foot of 10-foot wide bituminous paved surface.

The generalized extent and location of planned trails, bicycle routes, and linkages are indicated on Map 7.1 for the City of Franklin. As indicated in Chapter 1, in December 1994, SEWRPC published Planning Report No. 43 titled *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010*. The *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010* (p. 134) indicates that the 1994 unit improvement costs for developing bicycle-way improvements were as follows:

- \$100,000 per mile for the construction of four-foot-wide bicycle lanes or four-foot-wide paved shoulders along both sides of a street.
- \$50,000 per mile for the construction of a ten-foot-wide asphalt bicycle path.
- \$25,000 per mile for the construction of a ten-foot-wide asphalt bicycle path surfaced with limestone screenings.
- \$500 per mile to establish an on-street bicycle route.
- The cost of acquiring right-of-way was assumed to be \$40,000 per acre for an on-street bicycle way and \$10,000 per acre for an off-street bicycle way.

For the City of Franklin Comprehensive Outdoor Recreation Plan, the above SEWRPC cost estimates were adjusted based upon the changes in the annual Consumer Price Index for the Milwaukee-Racine area between 1994 and 2000. In 1994, the annual Consumer Price Index was 147.0 and in mid-2000 it was 167.6, representing a change of 20.6, or 14.0136 percent. The adjustment results in the following costs for July 1, 2000:

- \$114,014 per mile for the construction of four-foot-wide bicycle lanes or four-foot-wide paved shoulders along both sides of a street.
- \$57,007 per mile for the construction of a ten-foot-wide asphalt bicycle path.
- \$28,503 per mile for the construction of a ten-foot-wide asphalt bicycle path

surfaced with limestone screenings.

- \$570 per mile to establish an on-street bicycle route.
- The cost of acquiring right-of-way was assumed to be \$45,605 per acre for an on-street bicycle way and \$11,401 per acre for an off-street bicycle way.

In order to determine the approximate costs associated with any particular segment of the City of Franklin trail system located within an existing dedicated public street right-of-way and indicated on Map 7.1 (see Chapter 7), the length of the segment (in miles and fractions thereof) should be measured and multiplied by the applicable per mile unit improvement costs for July 1, 2000 as listed above.

Community Recreation Center Building Park: The Comprehensive Outdoor Recreation Plan identifies the following improvements and their estimated associated costs for the planned Community Recreation Center Building Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 6.25 Acres Required).	\$52,875 (a)
Community Recreation Center Building (also see Table 9.4)	
Construction of a one-story or two-story, 53,350 square-foot Community Recreation Center Building with the various recreational-related functional spaces described in Chapter 8 in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements. <i>(Note: See detailed discussion presented at the end of Chapter 9 regarding the costs of the building).</i>	\$6,983,300
Subtotal of Community Center Building Costs	\$6,983,300
Other Recreational Facility Site Development Features	
Preparation of a boundary survey of the portion of the property to be used for the community park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$5,000
Provision of 120-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$369,600
Passive open space area (about 2.8 acres) including about 40 picnic tables at 0.07 acre per table and landscaping.	\$48,000
Installation of landscape plant materials.	\$40,000
Provision of park benches permanently anchored.	\$10,000
Installation of all park signage.	\$25,000
Provision of an internal walkway/trail system. (Assuming a length of about 1,000 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.) Provision of an internal walkway system.	\$22,550
Sanitary sewer lateral extension into the park (estimated 300+/- linear feet at about \$42.00 per foot).	\$12,600
Public water supply extension into the park (estimated 300+/- linear feet at about \$44.00 per foot).	\$13,200

PARK IMPROVEMENT AND/OR ITEM	COST
Electric line extension into the park (estimated 300+/- linear feet at about \$4.25 per foot).	\$1,275
Subtotal of Other Recreational Facility Capital Costs	\$550,225
Legal, Engineering, and Design Costs of Other Recreational Facilities at the Site Not Including Costs associated with the Community Recreational Center Building (10 percent of the above subtotal).	\$55,023
TOTAL COST (6.25 acres)	\$7,641,423
TOTAL COST PER ACRE	\$1,222,628

- (a) The site proposed for the Community Recreation Center Building Park was owned by Milwaukee County in 2000 and had no assessed property value. For purposes of the cost estimate an average year 2000 assessed valuation of \$8,460 per acre is assumed.

COSTS ASSOCIATED WITH THE ACQUISITION AND IMPROVEMENT OF THE RECOMMENDED NEW NEIGHBORHOOD PARKS

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan for public outdoor recreation sites in the City of Franklin—including the location of potential neighborhood parks. Map 6.1 indicates the potential locations of four new neighborhood parks for the City of Franklin—PN1 Forest Hills Neighborhood Park, PN2 Hillcrest Neighborhood Park, PN3 St. Martin's Neighborhood Park, and PN4 Woodview Neighborhood Park. The acquisition and improvement costs for each of these four sites are described below.

Forest Hills Neighborhood Park: As indicated in Chapter 7, the Forest Hills Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a neighborhood park site located west of and contiguous to the Forest Park Middle School. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in the Forest Hills Neighborhood. In general, the planned development of the Forest Hills Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. It is also important for the Forest Hills Neighborhood Park not to duplicate recreational facilities already offered by the easterly abutting Forest Park Middle School. The Comprehensive Outdoor Recreation Plan identified the following potential improvements and costs for the planned Forest Hills Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 12 Acres Which Could Be Available at a City of Franklin Year 2000 Assessed Valuation of \$12,671 Per Acre).	\$152,052
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700

PARK IMPROVEMENT AND/OR ITEM	COST
Softball diamond (about 2.68 acres needed without lighting and if adequate site area and configuration permits).	\$46,000
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of an internal walkway/trail system. (Assuming a length of about 1,500 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$33,825
Sanitary sewer lateral extension into the park (estimated 500+/- linear feet at about \$42.00 per foot).	\$21,000
Public water supply extension into the park (estimated 500+/- linear feet at about \$44.00 per foot).	\$22,000
Electric line extension into the park (estimated 500+/- linear feet at about \$4.25 per foot).	\$2,125
Subtotal of Capital Costs	\$802,150
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$80,215
TOTAL COST (12 acres)	\$1,034,417
TOTAL COST PER ACRE	\$86,202

Hillcrest Neighborhood Park: As indicated in Chapter 7, the Hillcrest Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a neighborhood park site somewhat centrally located within the neighborhood in conjunction with a planned elementary school site planned to be located generally south of W. Elm Court between W. Loomis Road (STH 36/45) and St. Martin's Road (STH 100). The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in the Hillcrest Neighborhood. In general, the planned development of the Hillcrest Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan identifies the following potential improvements and costs for the planned Hillcrest Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 19.84 Acres Required at a at City of Franklin Year 2000 Assessed Valuation of \$2,672 Per Acre).	\$53,012
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. A detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan should be prepared for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers without lighting (without lighting and without an irrigation system).	\$51,500
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting.	\$92,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 1,700 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$38,350
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Sanitary sewer lateral extension into the park (estimated 600+/- linear feet at about \$42.00 per foot).	\$25,200

PARK IMPROVEMENT AND/OR ITEM	COST
Public water supply extension into the park (estimated 600+/- linear feet at about \$44.00 per foot).	\$26,400
Electric line extension into the park (estimated 600+/- linear feet at about \$4.25 per foot).	\$2,550
Subtotal of Capital Costs	\$1,012,400
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$101,240
TOTAL COST (19.84 acres)	\$1,166,652
TOTAL COST PER ACRE	\$58,803

St. Martin's Neighborhood Park: As indicated in Chapter 7, the St. Martin's Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a new neighborhood park site on the west side of S. 116th Street near W. Mayers Drive in conjunction with a new elementary school site. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in the St. Martin's Neighborhood. In general, the planned development of the St. Martin's Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan identifies the following potential improvements and costs for the planned St. Martin's Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 19.84 Acres Required at a City of Franklin Year 2000 Assessed Valuation of \$619 Per Acre)	\$12,281
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. a detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers without lighting (without lighting and without an irrigation system).	\$51,500
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting.	\$92,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0

PARK IMPROVEMENT AND/OR ITEM	COST
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc. as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 1,300 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$29,300
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Sanitary sewer lateral extension into the park (estimated 700+/- linear feet at about \$42.00 per foot).	\$29,400
Public water supply extension into the park (estimated 700+/- linear feet at about \$44.00 per foot).	\$30,800
Electric line extension into the park (estimated 700+/- linear feet at about \$4.25 per foot).	\$3,000
Subtotal of Capital Costs	\$1,012,400
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$101,240
TOTAL COST (19.84 acres)	\$1,125,921
TOTAL COST PER ACRE	\$56,750

Woodview Neighborhood Park: As indicated in Chapter 7, the Woodview Neighborhood plan of the City of Franklin's Comprehensive Master Plan calls for the development of a combined neighborhood and special park site located within the northern one-half of the neighborhood. However, since the preparation of the City of Franklin's Comprehensive Master Plan, a significant portion of the planned neighborhood park site was developed as a single-family residential subdivision. Therefore, an alternative site will need to be specifically located to accommodate the needed neighborhood park site. The 1991 adopted *A Park and Open Space Plan for Milwaukee County* also recommends a neighborhood park in this neighborhood. In general, the planned development of the Woodview Neighborhood Park includes facilities similar to those typically provided by a neighborhood park as defined in Chapter 3, Table 3.5. The Comprehensive Outdoor Recreation Plan identifies the following potential improvements and costs for the planned Woodview Neighborhood Park:

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 19.84 Acres Required at a City of Franklin Year 2000 Assessed Valuation of \$540 Per Acre).	\$10,714
Recreation Facility Development	
Preparation of a boundary survey of the portion of the property to be used for the neighborhood park. a detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for the entire neighborhood park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Six (6) basketball goals (about 0.42-acre needed with fencing but no lighting).	\$34,500
One (1) baseball diamond (about 4.5 acres needed) with backstop and bleachers without lighting (without lighting and without an irrigation system).	\$51,500
Two (2) softball diamonds (about 2.68 acres each for a total of 5.36 acres) with backstop and bleachers without lighting.	\$92,000
Playfield (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Three (3) tennis courts (unlighted, about 0.96-acre needed).	\$109,500
Ice-skating area (about 0.35-acre needed).	\$0
Provision of a one-story, 2,400 square-foot enclosed park pavilion with indoor restroom facilities which meet all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$232,800 (Assuming \$97 per Square Foot in Year 2000 Dollars)
Passive (picnicking, etc.) and other recreation area (1.32 acres needed) including about 19 picnic tables (at 0.07 acre per table) and landscaping.	\$24,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$30,000
Provision of park benches, picnic tables, grills, etc as demand increases over the planning period. Some of these park benches, picnic tables, grills, etc. may be permanently anchored.	\$26,000
Provision of 59-space hard-surfaced, paved off-street parking lot with curb, gutter, and storm sewer which is clearly marked and lighted.	\$181,700
Installation of all park signage.	\$25,000
Provision of a walking/education trail. (Assuming a length of about 1,100 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$24,800
Provision of outdoor fitness stations along the walking/education trail.	\$5,000
Sanitary sewer lateral extension into the park (estimated 500+/- linear feet at about \$42.00 per foot).	\$21,000

PARK IMPROVEMENT AND/OR ITEM	COST
Public water supply extension into the park (estimated 500+/- linear feet at about \$44.00 per foot).	\$22,000
Electric line extension into the park (estimated 500+/- linear feet at about \$4.25 per foot).	\$2,100
Subtotal of Capital Costs	\$989,800
Legal, Engineering, and Design Costs (10 percent of the subtotal).	\$98,980
TOTAL COST (19.84 acres)	\$1,099,494
TOTAL COST PER ACRE	\$55,418

COSTS ASSOCIATED WITH THE ACQUISITION AND IMPROVEMENT OF THE RECOMMENDED NEW MINI PARKS

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan for public outdoor recreation sites in the City of Franklin—including the location of eight potential new mini parks identified on Map 7.1 as sites PM1 through PM8. The acquisition and improvement costs for each of these eight sites is described below. However, to achieve the desirable recreational space needed to accommodate the planned facilities at such mini park sites as set forth in Chapter 7 of the Comprehensive Outdoor Recreation Plan, the desirable acquisition of three acres was used to determine acquisition costs. Chapter 7 and Table 3.2 of Chapter 3 indicate that the minimum size for such a mini park would be one acre.

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition--MINI PARK SITE PM1 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$16,063 Per Acre).	\$48,189
Land Acquisition--MINI PARK SITE PM2 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$408 Per Acre).	\$1,224
Land Acquisition--MINI PARK SITE PM3 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$6,401 Per Acre).	\$19,203
Land Acquisition--MINI PARK SITE PM4 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$9,206 Per Acre).	\$27,618
Land Acquisition--MINI PARK SITE PM5 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$6,839 Per Acre).	\$20,517
Land Acquisition--MINI PARK SITE PM6 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$2,738 Per Acre).	\$8,214
Land Acquisition--MINI PARK SITE PM7 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$34,424 Per Acre).	\$103,272
Land Acquisition--MINI PARK SITE PM8 (Minimum Total of 3 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$314 Per Acre).	\$942

PARK IMPROVEMENT AND/OR ITEM	COST
Recreation Facility Development for Each Planned Mini Park	
Preparation of a boundary survey of the portion of the property to be used for the mini park. a detailed topographic map may also have to be prepared with a contour interval of one foot.	\$3,000
Preparation of a detailed site development plan and accompanying landscape plan for each mini park site. Such a plan should be done so as to assure the maximum and efficient use of the property.	\$3,700
Playfield and ice-skating area (about 1.65-acres needed). Cost includes grading, landscaping, walkways, drives, picnic facilities, signage, drinking fountain, and drainage.	\$59,700
Playground (about 0.62-acre needed). The playground is to include the development of a pre-school and school age play area in compliance with Americans with Disabilities Act, Barrier Free Design Standards, and Consumer Product Safety Commission requirements (including both play equipment and surfacing).	\$41,500
Provision of an open-air pavilion/gazebo (with concrete slab) which meets all applicable Americans with Disabilities Act and Barrier Free Design Standards requirements (located outside any 100-year recurrence interval floodplain areas).	\$16,000
Installation of landscape plant materials in areas located outside of the playfield areas.	\$10,000
Provision of park benches and/or picnic tables. Some of these park benches and/or picnic tables may be permanently anchored.	\$5,500
Provision of adequate, paved, clearly marked, 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Installation of all park signage.	\$8,000
Provision of a walking/education trail. (Assuming a length of about 400 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$9,000
Provision of outdoor fitness stations along the walking/education trail.	\$3,000
Subtotal of Capital Costs for Each Planned Mini Park	\$187,400
Legal, Engineering, and Design Costs (10 percent of the subtotal for each planned mini park)	\$18,740
TOTAL COST & COST PER ACRE -MINI PARK SITE PM1	\$254,329/\$84,777
TOTAL COST & COST PER ACRE -MINI PARK SITE PM2	\$207,364/\$69,122
TOTAL COST & COST PER ACRE -MINI PARK SITE PM3	\$225,343/\$75,115
TOTAL COST & COST PER ACRE -MINI PARK SITE PM4	\$233,758/\$77,920
TOTAL COST & COST PER ACRE -MINI PARK SITE PM5	\$226,657/\$75,553
TOTAL COST & COST PER ACRE -MINI PARK SITE PM6	\$214,354/\$71,452
TOTAL COST & COST PER ACRE -MINI PARK SITE PM7	\$309,412/\$103,138
TOTAL COST & COST PER ACRE -MINI PARK SITE PM8	\$207,082/\$69,028

COSTS ASSOCIATED WITH THE ACQUISITION AND IMPROVEMENT OF THE RECOMMENDED NEW SPECIAL PARKS

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan for public outdoor recreation sites in the City of Franklin—including the location of three new special parks identified on Map 7.1 as sites PS1 through PS3. These three special parks are the Fitzsimmons Road Woods Special Park, the Pleasant View Special Park, and the Hunting Park Special Park.

Fitzsimmons Road Woods Special Park: As indicated in Chapter 7, the Fitzsimmons Road Woods Special Park is located south of W. Fitzsimmons Road in U.S. Public Land Survey Section 25 (see Map 7.1). SEWRPC Planning Report No. 42, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin* (p. 494) recommends that this particular site be acquired by the City of Franklin as a natural area and critical species habitat. The acquisition and improvement costs for the Fitzsimmons Road Woods Special Park are described below.

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition (Minimum Total of 21 Acres of Woodlands at a City of Franklin Year 2000 Assessed Valuation of \$408 Per Acre)	\$8,568
Recreation Facility Development	
Preparation of a boundary survey of the property.	\$3,000
Development of a detailed site development plan and landscape plan for the park.	\$3,700
Installation of all park signage (including interpretive plant signage).	\$15,000
Provision of adequate, paved, clearly marked 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Provision of a walking/education trail. (Assuming a length of about 1,200 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$27,100
Addition of park benches and picnic tables if demand increases over the planning period. Some of these park benches and picnic tables may be permanently anchored.	\$5,000
Provision of outdoor fitness stations along the walking/education trail.	\$3,000
Subtotal of Capital Costs	\$84,800
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$8,480
TOTAL COST (21 acres)	\$101,848
TOTAL COST PER ACRE	\$4,850

Pleasant View Special Park: As indicated in Chapter 7, the Pleasant View Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the development of a Special Park located in the central portion of the neighborhood on the north side of W. Marquette Avenue (see Map 7.1). The acquisition and improvement costs for the Pleasant View Special Park are described below.

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition. (Minimum Total of 5.68 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$0 Per Acre)	\$0 (Owned by City of Franklin)
Recreation Facility Development	
Preparation of a boundary survey of the property.	\$3,000
Development of a detailed site development plan and landscape plan for the park.	\$3,700
Installation of all park signage (including interpretive plant signage).	\$15,000
Provision of adequate, paved, clearly marked 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Provision of a walking/education trail. (Assuming a length of about 700 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$15,800
Addition of park benches and picnic tables if demand increases over the planning period. Some of these park benches and picnic tables may be permanently anchored.	\$4,000
Provision of outdoor fitness stations along the walking/education trail.	\$2,000
Subtotal of Capital Costs	\$71,500
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$7,150
TOTAL COST (5.68 acres)	\$78,650
TOTAL COST PER ACRE	\$13,847

Hunting Park Special Park: As indicated in Chapter 7, the Hunting Park Neighborhood plan of the City of Franklin Comprehensive Master Plan calls for the development of a "Special Park" site for passive recreational activities to be located west of S. 42nd Street (see map 7.1). The acquisition and improvement costs for the Hunting Park Special Park are described below.

PARK IMPROVEMENT AND/OR ITEM	COST
Land Acquisition	
Land Acquisition. (Minimum Total of 18.63 Acres Desirable at a City of Franklin Year 2000 Assessed Valuation of \$242 Per Acre)	\$4,500
Recreation Facility Development	
Preparation of a boundary survey of the property.	\$3,000
Development of a detailed site development plan and landscape plan for the park.	\$3,700
Installation of all park signage (including interpretive plant signage).	\$15,000
Provision of adequate, paved, clearly marked 8-space off-street parking with curb and gutter (lighted and no storm sewer).	\$28,000
Provision of a walking/education trail. (Assuming a length of about 600 feet and a cost of about \$22.55 per linear foot of 10-foot wide bituminous paved surface.)	\$13,500

PARK IMPROVEMENT AND/OR ITEM	COST
Addition of park benches and picnic tables if demand increases over the planning period. Some of these park benches and picnic tables may be permanently anchored.	\$4,000
Provision of outdoor fitness stations along the walking/education trail.	\$2,000
Subtotal of Capital Costs	\$69,200
Legal, Engineering, and Design Costs (10 percent of the subtotal)	\$6,920
TOTAL COST (18.63 acres)	\$80,620
TOTAL COST PER ACRE	\$4,328

SUMMARY OF ESTIMATED PUBLIC PARK COSTS

The following Table 9.3 summarizes the total cost estimates for all of the aforementioned public parks.

Table 9.3	
SUMMARY OF THE TOTAL ESTIMATED COSTS FOR CITY OF FRANKLIN-OWNED PUBLIC PARKS: 2000	
PARK NAME AND/OR IDENTIFICATION NUMBER	ESTIMATED TOTAL COST
EXISTING COMMUNITY PARKS	
Lion's Legend Park	\$1,108,360
<i>Subtotal</i>	<i>\$1,108,360</i>
EXISTING NEIGHBORHOOD PARKS	
Pleasant View Neighborhood Park	\$1,187,395
Jack E. Workman Neighborhood Park	\$327,400
<i>Subtotal</i>	<i>\$1,514,795</i>
EXISTING MINI PARKS	
Ollie Pederson Field (Franklin Lions Youth League Ball Diamond)	\$326,700
Cascade Creek Park	\$53,200
Friendship Park	\$10,700
Glenn Meadows Park	\$10,700
<i>Subtotal</i>	<i>\$401,300</i>
EXISTING SPECIAL PARKS	
Franklin Woods Nature Center	\$504,350
Meadowlands Park	\$25,000
Ernie Lake Park	\$22,050
Mission Hills Neighborhood Wetlands	\$28,050
Market Square	\$0
<i>Subtotal</i>	<i>\$579,450</i>

Table 9.3

SUMMARY OF THE TOTAL ESTIMATED COSTS FOR
CITY OF FRANKLIN-OWNED PUBLIC PARKS: 2000

PARK NAME AND/OR IDENTIFICATION NUMBER	ESTIMATED TOTAL COST
PLANNED NEW COMMUNITY PARKS/FACILITIES	
Planned Trails, Bicycle Routes, and Linkages	\$994,458
Community Recreation Center Building & Park	\$7,641,423
<i>Subtotal</i>	<i>\$8,635,881</i>
PLANNED NEW NEIGHBORHOOD PARKS	
Forest Hills Neighborhood Park	\$1,034,417
Hillcrest Neighborhood Park	\$1,166,652
St. Martin's Neighborhood Park	\$1,125,921
Woodview Neighborhood Park	\$1,099,494
<i>Subtotal</i>	<i>\$4,426,484</i>
PLANNED NEW MINI PARKS	
Mini Park Site PM1	\$254,329
Mini Park Site PM2	\$207,364
Mini Park Site PM3	\$225,343
Mini Park Site PM4	\$233,758
Mini Park Site PM5	\$226,657
Mini Park Site PM6	\$214,354
Mini Park Site PM7	\$309,412
Mini Park Site PM8	\$207,082
<i>Subtotal</i>	<i>\$1,878,299</i>
PLANNED NEW SPECIAL PARKS	
Fitzsimmons Road Woods Special Park	\$101,848
Pleasant View Special Park	\$78,650
Hunting Park Special Park	\$80,620
<i>Subtotal</i>	<i>\$261,118</i>
GRAND TOTAL	\$18,805,687

COMMUNITY CENTER BUILDING COST ESTIMATES

As stated earlier, Map 7.1 presents the map of the Comprehensive Outdoor Recreation Plan for public outdoor recreation sites in the City of Franklin—including the location of the planned new Community Recreation Center Building Park as described in Chapter 8 "Community Recreation Center Building Needs Analysis."

The community center building facility cost estimate analyses developed and set forth in this Chapter

are based upon the forecast year 2020 building spatial needs analysis as set forth in Chapter 8. As stated earlier in this Chapter, the cost estimate analyses are presented utilizing constant year 2000 dollar amounts. The year 2000 square-foot cost for the construction of community centers with gymnasiums in the greater Milwaukee area for facilities of about 20,000+ square feet would be about \$80.80 per square foot of building area (assuming tilt-up concrete wall panels with steel frame construction). The square foot costs were derived, in part, from the publication *Means Square Foot Costs: 21st Annual Edition* published by the Robert Snow Means Company, Inc., with the Means Data Bank of Construction Costs adjusted to January 1, 2000, for the greater Milwaukee area.

It is important for the City of Franklin to establish a realistic budget for the community center if this project is to be undertaken. Should the cost estimates result in a total budget amount which is larger than the extent of funds that can reasonably be expected to be made available, or that the City is willing to pay, then the quality of construction or the scope of the project must be reduced. Cost factors which were addressed in preparing the building construction cost estimates include building costs, fixed equipment costs, total construction costs, site acquisition and/or demolition costs, professional fees, contingencies, movable equipment costs, administration costs to the City, and the total budget required by the City to complete the project. Each of these factors is defined below.

Building Costs

Building costs include all costs of construction within five feet of the building line, items required by codes, and items normally found in buildings regardless of building type.

Fixed Equipment

Fixed equipment costs include the costs of all equipment items which may be installed before completion of the building and which are a part of the construction contract. Movable equipment (addressed later in the cost estimates) would include special equipment such as chairs, tables, and desks.

Site Development

Site development costs include the costs of all work required on that portion of the building site which lies within the site boundary and up to five feet from the edge of the building, including grading, fencing, the construction of driveways and parking areas, utilities, landscape development (adjacent to the building only), the placement of walks, site lighting, and sign placement, and the costs required to overcome any unusual foundation conditions. The site development costs in this instance do not include other community park area site development costs.

Total Construction

The total construction cost represents the expected total budget for construction, including building costs fixed equipment costs, and site development costs. This figure should approximate the base bid of the building contract documents.

Site Acquisition and Demolition

The site acquisition and demolition cost represents the amount to be budgeted for acquisition and demolition of any existing structures on the site that is ultimately selected for the facility. These costs

have not been included in the following analysis since they are highly dependent upon the site selected and the negotiated purchase price.

Professional Fees

Professional fees include the costs of legal, architectural, landscape architecture, engineering, and land surveying services.

Contingencies

The contingency represents a percentage of the total construction reserve to meet unforeseen expenses.

Movable Equipment

~~Movable equipment includes special equipment, chairs, tables, desks, and other furniture as needed.~~

Administrative Cost to the City

Administrative costs include costs for which the City is responsible during the planning and building process, including insurance costs and the cost of City staff personnel time.

Total Budget

The total budget represents the amount required to completely construct a ready-to-occupy facility. These figures do not include any financing costs, any site acquisition and/or demolition costs, or the costs of municipal service extensions to the site.

Construction Cost Estimates

Table 9.4 provides a cost estimate analysis for the construction of the community center building defined by the building and site development programs presented in Chapter 8. The costs indicated in Table 9.4 are expressed in year 2000 dollars. These estimates should be used by City officials in order to establish realistic budgets for the community center building.

Table 9.4

**COST ESTIMATE ANALYSIS FOR THE CONSTRUCTION OF a
COMMUNITY CENTER BUILDING FOR THE CITY OF FRANKLIN
BASED UPON 2000 DOLLARS**

ITEM	ESTIMATED COSTS
A. Building Costs (a)	\$4,310,680
B. Fixed Equipment (10% of A)	\$431,068
C. Site Development for Building Site Footprint Area and Area Adjacent to Building Only and Not Other Community Park Area Site Development (varies depending upon site selected, but a figure of 10% of A can be used)	\$431,068
D. Total Construction Cost (A+B+C)	\$5,172,816
E. Site Acquisition/Demolition (varies depending upon the site selected)	\$0
F. Professional Fees (architects, engineers, etc.--8% of D)	\$413,825
G. Contingencies (10% of D)	\$517,281
H. Movable Equipment (15% of D)	\$775,922
I. Administrative Costs to the City (2% of D)	\$103,456
J. Total Building Budget Recommended (D+E+F+G+H+I)	\$6,983,300

(a) Assuming a 53,350 square-foot building.

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

Based upon the data presented relating to the acquisition and improvement costs (as applicable) associated with the provision of parks and recreational facilities in the City of Franklin, the following detailed proportionate share costs and impact fees were calculated on a per dwelling unit basis for each facility and are indicated in Table 9.5.

Table 9.5

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

PARK NAME AND CORRESPONDING SERVICE DISTRICT/ZONE	PROPORTIONATE SHARE COST CALCULATION ON A PER DWELLING UNIT BASIS	IMPACT FEES PER DWELLING UNIT
COMMUNITY FACILITIES		
Lion's Legend Community Park Service District/Zone No. 1.	0.001951 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$29,168) = \$56.91	\$56.91
Franklin Woods Nature Center Service District/Zone No. 2.	0.0020537 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$12,609) = \$25.90	\$25.90
Community Recreation Center Building Park Service District/Zone No. 3.	0.0003208 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$1,222,628) = \$392.22	\$392.22

Table 9.5

PROPORTIONATE SHARE COSTS AND IMPACT FEES PER DWELLING UNIT

PARK NAME AND CORRESPONDING SERVICE DISTRICT/ZONE	PROPORTIONATE SHARE COST CALCULATION ON A PER DWELLING UNIT BASIS	IMPACT FEES PER DWELLING UNIT
Community Recreation Trails Service District/Zone No. 4.	0.0008062 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$63,331) = \$51.06	\$51.06
NEIGHBORHOOD PARK FACILITIES		
Forest Hills Neighborhood Park Service District/Zone No. 1.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$86,202) = \$378.08	\$378.08
Hillcrest Neighborhood Park Service District/Zone No. 2.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$58,803) = \$257.91	\$257.91
St. Martin's Neighborhood Park Service District/Zone No. 3	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$56,750) = \$248.91	\$248.91
Woodview Neighborhood Park Service District/Zone No. 4	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$55,418) = \$243.06	\$243.06
Pleasant View Neighborhood Park Service District/Zone No. 5.	0.004386 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$79,156) = \$347.18	\$347.18
MINI PARK FACILITIES		
PM1 Mini Park Service District/Zone No. 1.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$84,777) = \$218.72	\$218.72
PM2 Mini Park Service District/Zone No. 2.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$69,122) = \$178.33	\$178.33
PM3 Mini Park Service District/Zone No. 3.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$75,115) = \$193.80	\$193.80
PM4 Mini Park Service District/Zone No. 4.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$77,920) = \$201.03	\$201.03
PM5 Mini Park Service District/Zone No. 5.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$75,553) = \$194.93	\$194.93
PM6 Mini Park Service District/Zone No. 6.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$71,452) = \$184.35	\$184.35
PM7 Mini Park Service District/Zone No. 7.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$103,138) = \$266.10	\$266.10
PM8 Mini Park Service District/Zone No. 8.	0.00258 acre required per dwelling unit (from Table 9.2) X per acre cost of developed park (\$69,028) = \$178.09	\$178.09
SPECIAL PARK FACILITIES		
Fitzsimmons Road Woods Special Park District/Zone No. 1	0.0010782 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$4,850) = \$5.23	\$5.23
Pleasant View Special Park District/Zone No. 2.	0.0002916 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$13,847) = \$4.04	\$4.04
Hunting Park Special Park District/Zone No. 3.	0.0009565 acre required per dwelling unit (see Table 9.2) X per acre cost of developed park (\$4,328) = \$4.14	\$4.14

It is recommended that the fees set forth in Table 9.5 above be diligently updated by the City of Franklin on a year-to-year basis based upon changes in the Consumer Price Index (CPI) for the Milwaukee metropolitan area as established by the Bureau of Labor Statistics of the U.S. Department of Labor.

CAPITAL COST EFFECTS OF THE IMPACT FEES UPON THE AVAILABILITY OF AFFORDABLE HOUSING IN THE CITY OF FRANKLIN

The purpose of this section is to provide an estimate of the effect of recovering the *capital costs* associated with the provision of recreational facilities through the use of impact fees on the availability of *affordable housing* within the City of Franklin. For the purposes of this facility needs assessment, it is assumed for the City of Franklin that housing is *affordable* if:

1. It consumes no more than thirty (30) percent of a household's adjusted gross income;
2. That homeowners borrow no more than two and one-half (2.5) times the household income for a home mortgage; and
3. That homeowners would make a minimum down payment of five (5) percent of the total home cost.

Thus, an "*affordable*" house in the City of Franklin is one that can be purchased by a household earning the City of Franklin median income. Table 9.6 indicates that the median household income for the City of Franklin in 1990 was \$43,686. Table 9.7 indicates the owner-occupied housing unit values in the City of Franklin in 1990. Based upon the 1990 U.S. Bureau of the Census data and the aforementioned assumptions regarding the affordability of housing, Table 9.8 indicates the 1990 "*affordable*" housing values for the City of Franklin. [Note: At the time of the preparation of this Comprehensive Outdoor Recreation Plan, year 2000 U.S. Bureau of the Census data for City of Franklin household income was not available.]

Table 9.8 indicates that the "*affordable*" housing unit *mortgage amount* (not housing unit cost) without an impact fee is \$109,215.

In the "Lion's Legend Community Park Service District/Zone No. 1," "Franklin Woods Nature Center Service District/Zone No. 2," "Community Recreation Center Building Park Service District/Zone No. 3," "Community Recreation Trails Service District/Zone No. 4," "Fitzsimmons Road Woods Special Park District/Zone No. 1," "Pleasant View Special Park District/Zone No. 2," and "Hunting Park Special Park District/Zone No. 3" which serve the entire City of Franklin, the total impact fees proposed to be collected for these community-level recreational facilities would be \$539.50.

In the Forest Hills Neighborhood Park Service District/Zone No. 1 of the City of Franklin (see Map 9.1) the total impact proposed to be collected for a neighborhood park would be \$378.08 (representing the highest of the neighborhood park impact fees).

For affordable housing analyses purposes, it is assumed that the total \$917.58 impact fee (the highest of the combined community-level and neighborhood-level fees) would be made an integral part of the housing unit mortgage amount by the home buyer. Based upon the \$917.58 total impact fee amount, the total housing unit *mortgage amount* (not housing unit cost) with an impact fee would rise from \$109,215 to \$110,133, or only about 0.84 percent. Assuming a typical 30-year mortgage at an interest rate of 7.5 percent and a mortgage amount of \$109,215 (*without* an impact fee), the monthly mortgage payment would be \$763.65. Assuming a typical 30-year mortgage at an interest rate of 7.5 percent and

a mortgage amount of \$110,133 (*with* an impact fee), the monthly mortgage payment would be \$770.07. The increase in the monthly mortgage payment due to the imposition of the impact fee would be \$6.42 per month representing a small increase of only 0.84 percent. Therefore, the imposition of the impact fee would have little effect on the provision of affordable housing in the City of Franklin.

Table 9.6

MEDIAN HOUSEHOLD YEARLY INCOME
IN THE CITY OF FRANKLIN: 1990

VALUE TYPE	AMOUNT OF INCOME (dollars)
Median Income	\$43,686

Source: U.S. Bureau of the Census.

Table 9.7

OWNER-OCCUPIED HOUSING UNIT VALUES IN
THE CITY OF FRANKLIN: 1990

VALUE TYPE	AMOUNT OF VALUE (dollars)
Median Value	\$94,300
Lower Value Quartile	\$77,400
Upper Value Quartile	\$115,500
Average Value (of total aggregate value of all owner-occupied units)	\$99,420

Source: U.S. Bureau of the Census.

Table 9.8

AFFORDABLE HOUSING UNIT VALUES IN THE CITY OF FRANKLIN: 1990

MEDIAN HOUSEHOLD INCOME (dollars)	TOTAL HOUSING UNIT MORTGAGE AMOUNT (a) (dollars)	ASSUMED 5 PERCENT DOWN PAYMENT (dollars)	TOTAL HOUSING UNIT COST (dollars)
\$43,686	\$109,215	\$5,461	\$114,676

(a) Calculated at 2.5 times the household income.

Source: Meehan & Company, Inc. and the U.S. Bureau of the Census.

Chapter 10

Plan Implementation

INTRODUCTION

This document sets forth the City of Franklin's vision for its future outdoor recreation facilities and is considered an integral element of the City's comprehensive master plan. It provides a Comprehensive Outdoor Recreation Plan for the attainment of the goals and objectives the City has set for itself as expressed in this document. In a practical sense, however, the Comprehensive Outdoor Recreation Plan cannot be effectively implemented until the steps necessary to implement it have been specified and, ultimately, acted upon. After the adoption of the Comprehensive Outdoor Recreation Plan by both the City Parks Commission and City Plan Commission, realization of the Comprehensive Outdoor Recreation Plan will require faithful, long-term dedication by City officials to the Plan's underlying goals and objectives. Thus, the adoption of the Plan is only the beginning of a series of actions necessary to achieve its goals and objectives. The plan should be used as a guide for making decisions concerning the acquisition and development of the City's outdoor recreation facilities.

One of the important tasks before the City's Parks Commission and Plan Commission is to reevaluate and reexamine the Comprehensive Outdoor Recreation Plan on a minimum five-year basis or as becomes necessary due to any changing conditions. Criteria and issues pertaining to the updating and/or amendment of the Comprehensive Outdoor Recreation Plan have been described in detail in Chapter 1 of this Plan.

Various Comprehensive Outdoor Recreation Plan implementation tools will be explored in greater detail in this Chapter.

PARK PLANNING ENABLING LEGISLATION

As stated earlier in Chapter 1, Section 62.23 of the Wisconsin Statutes provides that it is the duty of the City Plan Commission to make and adopt a comprehensive master plan for the development of the City. The comprehensive master plan shall show, among other things, the general location, character, and extent of ". . . public places and areas, parks, parkways, playgrounds . . ." Elements of the comprehensive master plan include both detailed neighborhood plans and designated park types, location, and configuration, as well as an overall park and open space plan element. This Comprehensive Outdoor Recreation Plan and its various chapters fulfill these requirements so as to be considered an element of the City's comprehensive master plan.

In addition to the City Plan Commission's duties regarding the preparation of a City comprehensive master plan and its various elements, the Common Council must refer to the City Plan Commission for its consideration and report, before consideration by the Council, matters concerning, among others: *"the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land or lease of land for any . . . park, playground . . . or other memorial or public grounds . . ."*

PARKS COMMISSION AND PARK ACQUISITION

As indicated in Chapter 1, Section 27.08 of the Wisconsin Statutes provides that cities may create, by ordinance, a board of park commissioners. The City has such a Parks Commission. Under Section 27.08 of the Wisconsin Statutes, the duties of the Parks Commission include the acquisition of property for park purposes by gift, devise, bequest, or condemnation; either absolutely or in trust, money, real or personal property, or any incorporeal right or privilege after approval of the Common Council. Under Section 27.08 of the Wisconsin Statutes, the Parks Commission has the duties to govern, manage, control, to cause improvements, and care for all public parks, parkways, boulevards, and pleasure drives located within the City and partly outside the City.

In addition, under Section 62.23(17) of the Wisconsin Statutes: "*cities may acquire by gift, lease, purchase, or condemnation any lands (a) within its corporate limits for establishing, laying out, widening, enlarging, extending, and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same*"

FOREST ACQUISITION POWERS OF THE CITY

Section 28.20 of the Wisconsin Statutes provides that cities may acquire land and appropriate funds for the purpose of establishing a community forest. Such a forest may be located outside of the city limits. Authority also is given to properly manage such forests and sell any merchantable timber derived from these forests.

PUBLIC INFORMATIONAL MEETINGS, HEARINGS, AND PLAN ADOPTION

Chapter 62.23 of the Wisconsin Statutes (that is, the city planning enabling legislation) does not require cities to hold public hearings on proposed plans prior to adoption. It is nevertheless good planning practice to do so, in order to provide for, and promote, active citizen participation in the planning process. Such public hearings and related public informational meetings are desirable to acquaint both residents and landowners with the details of proposed plans, and to solicit public reaction to the plan proposals. *It is recommended that the City Parks Commission recommend to the City Plan Commission that a public hearing be held before both the City Parks Commission and the City Plan Commission for the City Plan Commission's adoption of the Comprehensive Outdoor Recreation Plan set forth in this document.* Appendix D-1 sets forth a recommended resolution for the City Plan Commission to use for the adoption of the Comprehensive Outdoor Recreation Plan. Appendix D-2 sets forth a recommended resolution for the Common Council to use to concur with the City Plan Commission's adoption of the Comprehensive Outdoor Recreation Plan and to also adopt the Comprehensive Outdoor Recreation Plan.

CERTIFIED SURVEY MAP REVIEW, SUBDIVISION PLAT REVIEW, CONDOMINIUM PLAT REVIEW, AND RELATED UNIFIED DEVELOPMENT ORDINANCE AMENDMENTS

As stated earlier, the City's Comprehensive Outdoor Recreation Plan is an element of the City's comprehensive master plan. As such, the Comprehensive Outdoor Recreation Plan, as well as the City's detailed neighborhood development plans, should serve as the basis for the review of all proposed certified survey maps, subdivisions, and condominium plats in the City. Any proposed departures from these plans should be carefully reviewed by the City Plan Commission. Such departures should be allowed by the City Plan Commission only when it finds that such departures are in the public interest

and do not conflict with the comprehensive master plan or the Comprehensive Outdoor Recreation Plan.

Reservation and/or Dedication of Sites for Future Parks and Playgrounds

In the design of a subdivision plat, certified survey map, condominium, or multiple-family dwelling development zoned for residential uses, due consideration should be given to the reservation and/or dedication of suitable sites of adequate area for future parks and playgrounds as set forth in this Comprehensive Outdoor Recreation Plan. The provision of public park areas should be based upon the per capita standards set forth in Chapter 3 of this Plan. In order to properly use the standards, the determination of the persons per household (or dwelling unit) should be based upon the average number of persons per household as reported in the most recent U.S. Census for the City of Franklin. In the year 2000 there were 2.58 persons per household in the City of Franklin. Whenever a proposed playground, park, or other public open space land designated on the Comprehensive Outdoor Recreation Plan is encompassed, all or in part, within a tract of land to be divided by either a certified survey map or subdivision plat or is a part of a condominium or multiple-family dwelling development, those lands designated as public should be dedicated to the public by the subdivider or condominium developer at the rates indicated in Table 10.1.

Table 10.1

PUBLIC OUTDOOR RECREATION LAND DEDICATION REQUIREMENTS FOR THE CITY OF FRANKLIN (ACRES PER DWELLING UNIT)

Facility Category	Public Outdoor Recreation Land Dedication Requirements (Acre Per Dwelling Unit)
Public Outdoor Recreation	
Community (in park sites)	0.005676
Community Center Building Site	.0003208
Community (in middle or high school sites)	0.002322
Community Trail System	0.0008062
Neighborhood (in park sites)	0.004386
Neighborhood (in elementary school sites)	0.004128
Mini Parks (in park sites)	0.00258
<i>Total Public Outdoor Recreation Land Dedication Required</i>	<i>0.0198982 acre per dwelling unit</i>

NOTE: The numbers in Table 10.1 were calculated based upon the per capita acreage standards (see Table 3.1 of Chapter 3 of this Plan) and the persons per household. The proportionate share amount of land to be dedicated per dwelling unit in the City of Franklin was calculated for the provision of public outdoor recreation land. These rates are based on the following formula:

$$\text{(acres required per capita standard)} / (1,000 \text{ persons} / 2.58 \text{ persons per household}) = \text{total acres required per dwelling unit}$$

The determination of the persons per household, or dwelling unit, is based upon the average number of persons per household as reported in the U.S. Census for the City of Franklin, Wisconsin. According to the U.S. Bureau of the Census, in the year 2000 there were 2.58 persons per household in the City of Franklin. Table 10.1 represents the calculated determination of the amount of land which would be required for each of the various park types.

Options for the Provision of Public Outdoor Recreation Land

The City Plan Commission should, at the time of reviewing the certified survey map, preliminary plat, condominium, or multiple-family dwelling development, decide on one of the below stated options available for the provision of outdoor recreation land and record such decision in the minutes of the meeting at which the land division is presented for City Plan Commission approval. The City Plan Commission should solicit recommendations from the City Parks Commission on such matters. The options are as follows:

1. Dedicate public outdoor recreation lands designated on the City comprehensive master plan, detailed neighborhood plans, Comprehensive Outdoor Recreation Plan, or other comprehensive master plan component, or
2. Reserve such public outdoor recreation lands and pay a public site fee, or
3. Where no public outdoor recreation lands are directly involved or indicated on the City's comprehensive master plan or comprehensive master plan component, including the Comprehensive Outdoor Recreation Plan, pay a public site fee.

It is recommended that the current Section 15-5.0110 titled "Parks, Playgrounds, and Other Recreational and Municipal Facilities" of the City of Franklin Unified Development Ordinance be amended as indicated in Appendix B to better assist in the implementation of the Comprehensive Outdoor Recreation Plan.

NEED FOR AN IMPACT FEE ORDINANCE FOR THE PURPOSE OF COLLECTING PARK AND RECREATIONAL FACILITY IMPACT FEES

Chapter 9 described and discussed the capital cost estimates for the Comprehensive Outdoor Recreation Plan and also discussed impact fees. In order to properly implement this Plan in a fiscally responsible way, it is recommended that the City establish an "Impact Fee Ordinance" which specifically meets all of the requirements of Section 66.0617 of the Wisconsin Statutes for the establishment of new park and outdoor recreation facilities impact fee(s) based upon the public facilities needs assessment set forth in this Comprehensive Outdoor Recreation Plan. A draft of a recommended Impact Fee Ordinance for the purpose of collecting park and recreational facility impact fees is set forth in Appendix C.

ZONING

Detailed plans can be implemented not only by certified survey map, subdivision, condominium, and other residential development review but also through the use of special zoning districts under the City of Franklin Unified Development Ordinance. Zoning allows for the protection of lands proposed for parks and parkways from incompatible urban or suburban encroachment. For instance, existing and proposed park and open space lands may be placed within a park or open space zoning district such as the City's P-1 Park District which is intended to:

"... provide for areas where the recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.

Section 87.30 of the Wisconsin Statutes mandates that cities must enact a floodplain zoning ordinance *"... where appreciable damage from floods is likely to occur."* Typically, such floodplain districts result in the reservation of needed community open space, and may allow for other uses in addition to those of floodwater movement and storage. The City currently has three such floodplain zoning districts in

place in Division 15-3.0300 of the City's Unified Development Ordinance and appropriately mapped--the FW Floodway, FC Floodplain Conservancy, and FFO Floodplain Fringe Overlay Districts.

Finally, under Section 62.231 of the Wisconsin Statutes, a city must also "zone by ordinance all unfilled wetlands 5 acres or more . . . which are located in any shorelands and which are within its incorporated area." Similar to floodplain zoning, the type of district required to protect such wetlands also results in the reservation of open space which may allow for other wetland associated land uses. The City currently has a SW Shoreland Wetland District in the City's Unified Development Ordinance which is intended to:

" . . . preserve, protect, and enhance the ponds, streams, and wetland areas of the City of Franklin. The preservation, protection, and enhancement of these areas will serve to maintain safe and healthful conditions; maintain and improve water quality, both ground and surface; prevent flood damage; control storm water runoff; protect stream banks from erosion; protect groundwater recharge and discharge areas; protect wildlife habitat; protect native plant communities; avoid the location of structures on soils which are generally not suitable for use; and protect the water-based recreation resources of the City"

In addition, the City protects other natural areas of the City which have various natural resource features such as mature and young woodlands, lakes, and ponds through the use of the City's Unified Development Ordinance's natural resource protection standards (see Chapter 3 of this Plan and Table 3.6).

OFFICIAL MAPPING

Section 62.23(6) of the Wisconsin Statutes provides that the Common Council of any city may establish an official map for the precise identification of right-of-way lines and site boundaries of streets, highways, historic districts, waterways and parkways, and the location and extent of railway rights-of-way, public transit facilities, parks, and playgrounds. Such a map has the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, waterways and parkways, the location and extent of railway rights-of-way, public transit facilities, parks, and playgrounds.

The official map is intended to be used as a precise planning tool to implement public plans for streets, highways, waterways and parkways, railways, public transit facilities, parks, and playgrounds. One of the basic purposes of the official map is to prohibit the construction of buildings or structures and their associated improvements on land that has been designated for future public use. The official map is a plan implementation device that operates on a community-wide basis in advance of land development and can, thereby, effectively assure the integrated development of the parkway, park, and playground system. Unlike subdivision control, which operates on a plat-by-plat basis, the official map operates over the entire City in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans in that it serves as legal notice of the City's intention to all parties concerned well in advance of any actual improvements. It, thereby, avoids the situation of development being undertaken without knowledge or regard for the long-range plan and can help avoid public resistance when plan implementation becomes imminent.

While the City does have detailed neighborhood plans for the entire City area, the City does not have an official map for the City which meets these statutory requirements. *Following the adoption of the Comprehensive Outdoor Recreation Plan by the City Plan Commission, it is recommended that the City pursue the creation of an up-to-date official map to coincide with the adopted Comprehensive Outdoor Recreation Plan.*

THE NEED FOR A FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM

A capital improvements program is simply a list of fundable major public improvements needed in a community over the next five years, arranged in order of preference to assure that the improvements are carried out in priority of need and in accord with the community's ability to pay. Major public improvements include such items as streets, sanitary sewers, storm sewers, water mains, and public buildings and parks, which together form the "urban infra-structure" required to support urban land use development and redevelopment. A capital improvements program is intended to promote well-balanced community development without overemphasis on any particular phase of such development, and to promote coordinated development both in time and between functional areas. With such a program, required bond issues and tax revenues can be foreseen and provisions made. Needed land for the projects can be acquired in a timely fashion and staged construction facilitated. Each of the park improvement priority levels also has corresponding operations and maintenance implications which also need to be considered by both the City Parks Commission and Common Council and on an individual basis through capital improvements programming.

The Comprehensive Outdoor Recreation Plan sets forth needed improvements to existing park facilities (see Chapters 6, 7, and 9); thus, the Comprehensive Outdoor Recreation Plan should be the primary source of park-related projects to be included in the capital improvements program list. However, this list may also include projects suggested by department heads, as well as by community and neighborhood groups.

The City is also to consider the use of an Americans with Disabilities Act (ADA) compliance transition plan to assist with the overall priority implementation of the ADA compliance components of the Comprehensive Outdoor Recreation Plan and budgeting. This may also be addressed through Parks Commission and Common Council policy and budgeted through the capital improvements program.

MILWAUKEE COUNTY

Milwaukee County Department of Parks, Recreation and Culture has the authority and responsibility for the acquisition, development, and maintenance of parks within Milwaukee County including the City of Franklin. SEWRPC's Community Assistance Planning Report No. 132 titled *A Park and Open Space Plan for Milwaukee County* (p. 70) recommended that the Milwaukee County Department of Parks, Recreation and Culture and the Wisconsin Department of Natural Resources assume responsibility for the provision of natural resource-related sites and facilities which are logically a part of an areawide system. This system should include major parks, recreation corridors, and surface water access facilities, as well as an areawide parkway system along major rivers such as the Root River. This system should include the following:

- The development of the major parks in Milwaukee County as part of the system.
- The development of the recreation corridor within Milwaukee County as part of the system of recreation trails proposed to be located throughout the region within designated parkways and other environmental corridors, along railway, power company, and other rights-of-way, and on public roads.
- The development of water access facilities providing boat access to major inland rivers.

A Park and Open Space Plan for Milwaukee County (p. 70) further indicates that while specific implementation measures are identified in the *A Park and Open Space Plan for Milwaukee County*, the provision of needed park and open space sites and facilities in the public interest is of primary

importance and that all units of government in the County should cooperate to assure the timely reservation of lands for such sites and facilities.

In the City of Franklin, *A Park and Open Space Plan for Milwaukee County* (Map 20, p. 73) indicates that:

- Two areas are proposed to be acquired by Milwaukee County as parks in the vicinity of Whitnall Park in the City of Franklin (see Map 7.1 of Chapter 7 of the *City of Franklin Comprehensive Outdoor Recreation Plan*).
- A proposed Milwaukee County park would be acquired in the Hunting Park Neighborhood in the City of Franklin (see Site PS3 shown on Map 7.1 of Chapter 7 of the *City of Franklin Comprehensive Outdoor Recreation Plan*).
- Various land areas are proposed to be acquired contiguous to the Root River Parkway in the City of Franklin (see Map 7.1 of Chapter 7 of the *City of Franklin Comprehensive Outdoor Recreation Plan*).
- A proposed Milwaukee County park would be acquired at the southwest corner of the City of Franklin (see Map 7.1 of Chapter 7 of the *City of Franklin Comprehensive Outdoor Recreation Plan*).

A Park and Open Space Plan for Milwaukee County (pp. 74-75) established a priority of the acquisition and development of the above listed sites as Priority Level II. A priority rating Level II indicates that a project is of secondary importance. Projects receiving a priority rating of II generally involve development of either non-resource-oriented facilities or development at sites not yet acquired by Milwaukee County.

PARK AND OPEN SPACE LAND PURCHASE AND ACQUISITION BY THE CITY

There are several methods of land purchase which are available to the City for the purchase acquisition of outdoor recreation land. The following paragraphs briefly describe some of the more popular methods used.

General Forms of Acquisition

Purchase of Fee Simple Interest: Purchase of fee simple interest is perhaps the surest way to preserve open space lands. It is what most people normally conceive of when the word "purchase" is used. It includes the acquisition of the complete private bundle of rights which is immune from the control of other persons and is unlimited in duration, disposition, and descendibility.

Purchase and Resale Upon Condition: In this situation, the land is purchased but then resold and returned to the tax rolls. However, in this resale, the City would impose conditions on the use of the property. For example, a reversion clause could be used to make sure that, if identified open space purposes are not met, ownership of the land would revert back to the City.

Purchase and Lease Back: Under this method, the City would purchase the fee simple interest in the parcel and then, on an interim basis, lease use of the parcel back to either the seller or some other party. The lease-back arrangements would provide income to the City, yet the City would maintain control of the land with respect to subsequent use. The lease could contain conditions for future recreation and/or open space uses which could be enforced.

Acquisition Subject to Life Estate: Under this method, the City would purchase or otherwise acquire the land but allow the present owner to remain on the land for the duration of the present owner's lifetime. Upon the present owner's death, the City would take possession of the land. This method has the advantage of acquiring the parcel for a reasonable purchase price, while at the same time ensuring future public use of the property.

Acquisition of Tax Delinquent Land: Land can, in some cases, be acquired by the City for nonpayment of taxes. If the land so acquired is not suitable for open space purposes, it is possible that it could be exchanged for other lands which the City may want to acquire for recreation and/or open space purposes.

Easement Acquisition

Conservancy Easements: Conservancy easements may be placed upon private lands and allow for public access to or through those lands. If recreation and/or open space lands are to be publicly accessible, under this method the City may buy the rights of public access to private land to provide for a public purpose, such as fishing, nature study, or open space preservation. Such easements may also prohibit the current landowner from removing vegetation or filling wetland areas.

If open space is to be preserved but is to be privately accessible, an option under this method is for the City to require that developers delineate conservancy easements on the face of the subdivision plat, certified survey map, condominium plat, or site plan (which would require later recordation of such easements with the Milwaukee County Register of Deeds). Thus, although not publicly accessible, open space areas would still be preserved. In fact, such open space areas may even be an integral part of the individual building lot or site if the lot is oversized to accommodate both the easement and the development of the lot or site.

Scenic Easements: The City can either purchase or require scenic easement dedications to maintain control of scenic areas and vistas. The easement could include provisions which restrict the landowner's right to build structures, dump trash, cut timber or brush, or otherwise impair or modify the scenic areas.

Other Forms of Acquisition

Acquisition of Development Rights: Under this method, the City purchases only the right to develop the land. The original landowner retains ownership of the land, which remains on the tax roll. Stipulations can be made which assure that virtually no change in the existing use of the land could occur. Acquisition of such development rights may run for a given number of years or in perpetuity.

Gifts or Donations: The City may acquire interest in land through gifts or donations. In many instances, such gifts or donations are made because of tax advantages which accrue to the owner.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND GRANTS

The Wisconsin Department of Natural Resources has authority and responsibility in the areas of park development, natural resource and water quality protection, and water use regulations. Because of this broad range of authority and responsibility, some of the functions of the Department have importance in the implementation of the City's Comprehensive Outdoor Recreation Plan. For instance, a very important function is the Department's authority to administer the following grant programs:

- The Federal Land and Water Conservation (LAWCON) fund program (Public

Law 88-578) within Wisconsin.

- The National Recreational Trails Act (RTA, Public Law 102-240) within Wisconsin.
- The State Aids for the Acquisition and Development of Local Parks (ADLP, Section 7.23.09(20) of the Wisconsin Statutes) program.
- The Urban Green Space Program (UGS, Section 23.09(19) of the Wisconsin Statutes).
- The Urban Rivers Grant Program (URGP) established by 1991 Wisconsin Act 269 (Section 30.277 of the Wisconsin Statutes).
- The Knowles-Nelson Stewardship Program established in 1990 by the State of Wisconsin and administered by the Wisconsin Department of Natural Resources.

It is important that the Wisconsin Department of Natural Resources approve and adopt the Comprehensive Outdoor Recreation Plan for the City of Franklin in order to maintain the eligibility of the City for available state and federal outdoor recreation grants in support of Plan implementation.

IMPLEMENTATION OF THE TRAIL AND BICYCLE CORRIDOR PLAN COMPONENTS OF THE PLAN

In general, for those trail and bicycle corridor plan components recommended to be provided within the right-of-way of a public street or highway, the unit of government responsible for constructing and maintaining each street or highway in question should also have responsibility for constructing and maintaining the associated trail and/or bicycle facility, or for entering into operating or maintenance agreements with other units or agencies of government to perform maintenance activities.

Potential funding for the implementation of the trail and bicycle corridor plan components of the Comprehensive Outdoor Recreation Plan could come from the Congestion Mitigation and Air Quality Improvement Program (CMAQ) which was created through Federal transportation funding for transportation-related programs. These programs typically provide funding for projects aimed at improving air quality and reducing congestion in Wisconsin's air quality attainment areas such as in Milwaukee County. Other funds for the development of off-street bicycle and pedestrian ways are available from the Department of Natural Resources through the Aids for the Development of Local Parks Program and through the Land and Water Conservation (LAWCON) program mentioned earlier.

PARTNERSHIPS WITH MILWAUKEE COUNTY, LOCAL SCHOOL DISTRICTS, & OTHER ORGANIZATIONS

Another effective way of implementing the City's Comprehensive Outdoor Recreation Plan can be through the formation of "partnerships" between the City and other units of government, school districts, and private entities and/or organizations. These types of partnerships have already had precedent in the other communities in Milwaukee County. For instance, the City of Greenfield and Milwaukee County created such a "partnership" for the development of Konkel Park. Such "partnerships" can also be established with various public service organizations and the private sector for the provision of needed recreation facilities. A partnership between the City Franklin and Milwaukee County could also be formed for the completion of segments of the trail system in the City in order to afford better access to off-street parking facilities as well as to existing and planned parks.



Appendix A

Detailed Location Maps of Existing Public Parks, Playfields, and Playgrounds in the City of Franklin: 2000

REGIONAL AND MULTI-COMMUNITY PARKS:

- R1 ROOT RIVER PARKWAY
- R2 WHITNALL PARK
- R3 OAKWOOD PARK AND GOLF COURSE
- R4 MILWAUKEE COUNTY SPORTS COMPLEX
- R5 CRYSTAL RIDGE

COMMUNITY PARKS (at Park Sites):

- C1 FRANKLIN PARK
- C2 GROBSCHMIDT PARK
- C3 LION'S LEGEND PARK
- C4 FROEMMING PARK

COMMUNITY PLAYFIELDS (at Middle or High School Sites):

- C5 FRANKLIN HIGH SCHOOL
- C6 FOREST PARK MIDDLE SCHOOL AND FRANKLIN PUBLIC SCHOOLS ENVIRONMENTAL EDUCATION CENTER

NEIGHBORHOOD PARKS (at Park Sites):

- N1 ST. MARTINS (ROBINWOOD) NEIGHBORHOOD PARK
- N2 PLEASANT VIEW NEIGHBORHOOD PARK
- N3 JACK E. WORKMAN NEIGHBORHOOD PARK
- N4 SOUTHWOOD GLEN NEIGHBORHOOD PARK
- N5 QUARRY VIEW PARK

NEIGHBORHOOD PLAYGROUNDS (at Elementary School Sites):

- NS1 PLEASANT VIEW ELEMENTARY SCHOOL
- NS2 BEN FRANKLIN ELEMENTARY SCHOOL
- NS3 COUNTRYDALE ELEMENTARY SCHOOL
- NS4 SOUTHWOOD GLEN ELEMENTARY SCHOOL
- NS5 ROBINWOOD ELEMENTARY SCHOOL

MINI PARKS (at Park Sites):

- M1 OLLIE PEDERSON FIELD (FRANKLIN LIONS YOUTH LEAGUE BALL DIAMOND)
- M2 CASCADE CREEK PARK
- M3 COUNTY PARK SITE #64 (TUCKAWAY GREEN VALLEY PARK)
- M4 FRIENDSHIP PARK
- M5 GLENN MEADOWS PARK

SPECIAL PARKS:

- S1 RAINBOW AIRPORT PARK
- S2 FRANKLIN WOODS NATURE CENTER
- S3 FRANKLIN LITTLE LEAGUE COMPLEX
- S4 MEADOWLANDS PARK
- S5 ERNIE LAKE PARK (*UNOFFICIAL NAME*)
- S6 MISSION HILLS NEIGHBORHOOD WETLANDS
- S7 MARKET SQUARE

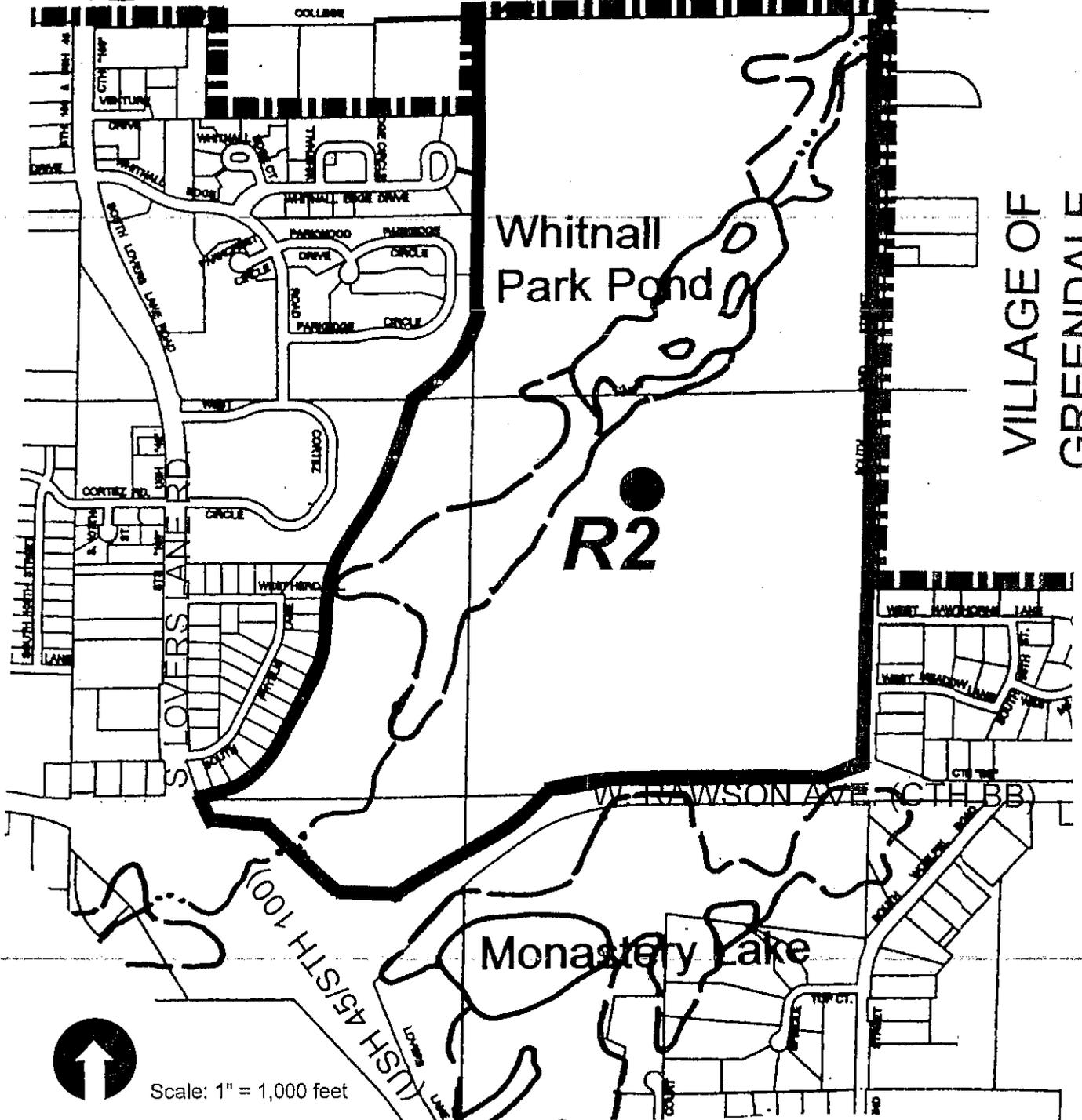
R2 WHITNALL PARK

S. LOVERS
LANE RD.
(USH 45/STH 100)

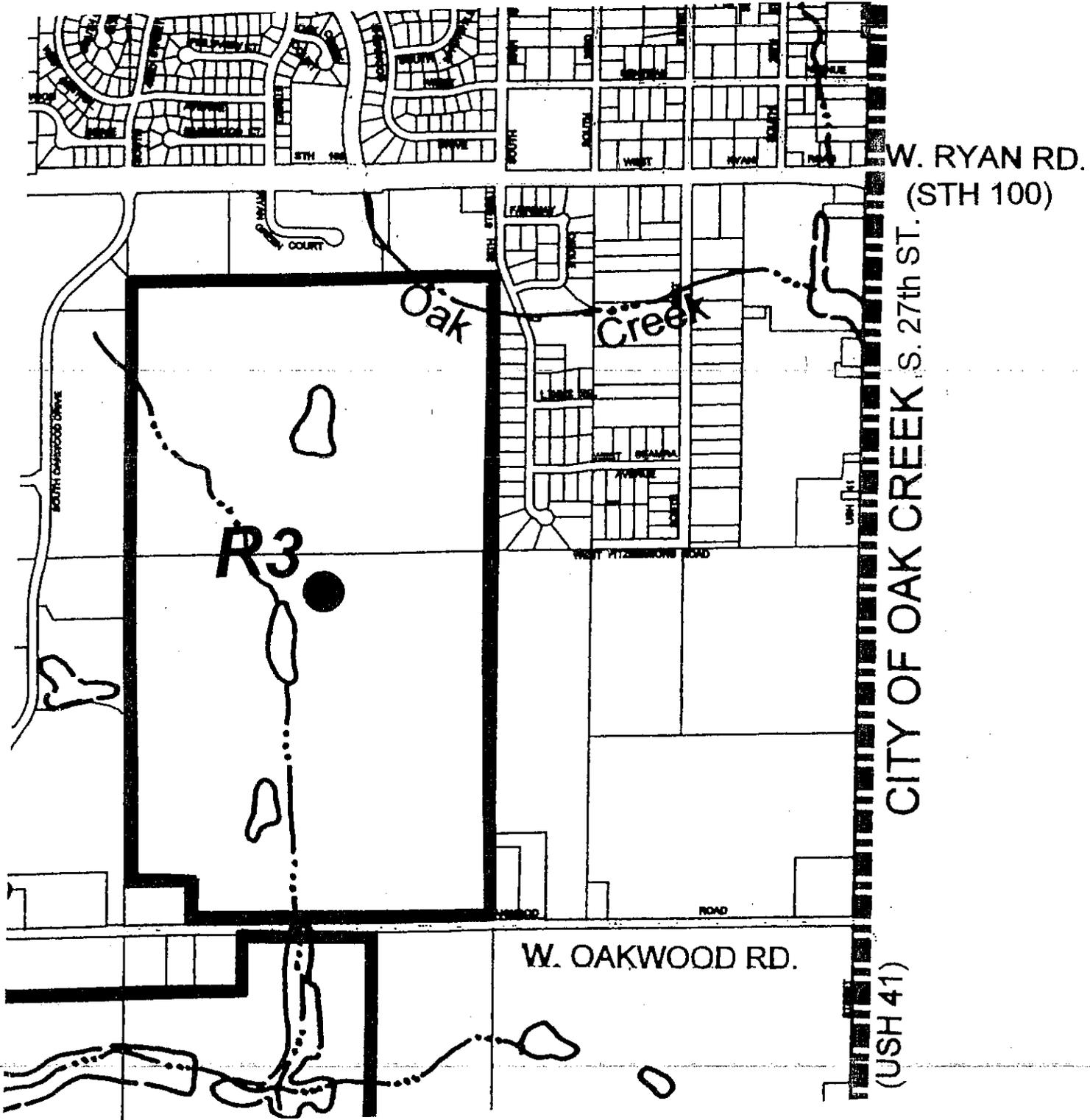
HALES CORNERS

S. 92nd ST.

VILLAGE OF
GREENDALE

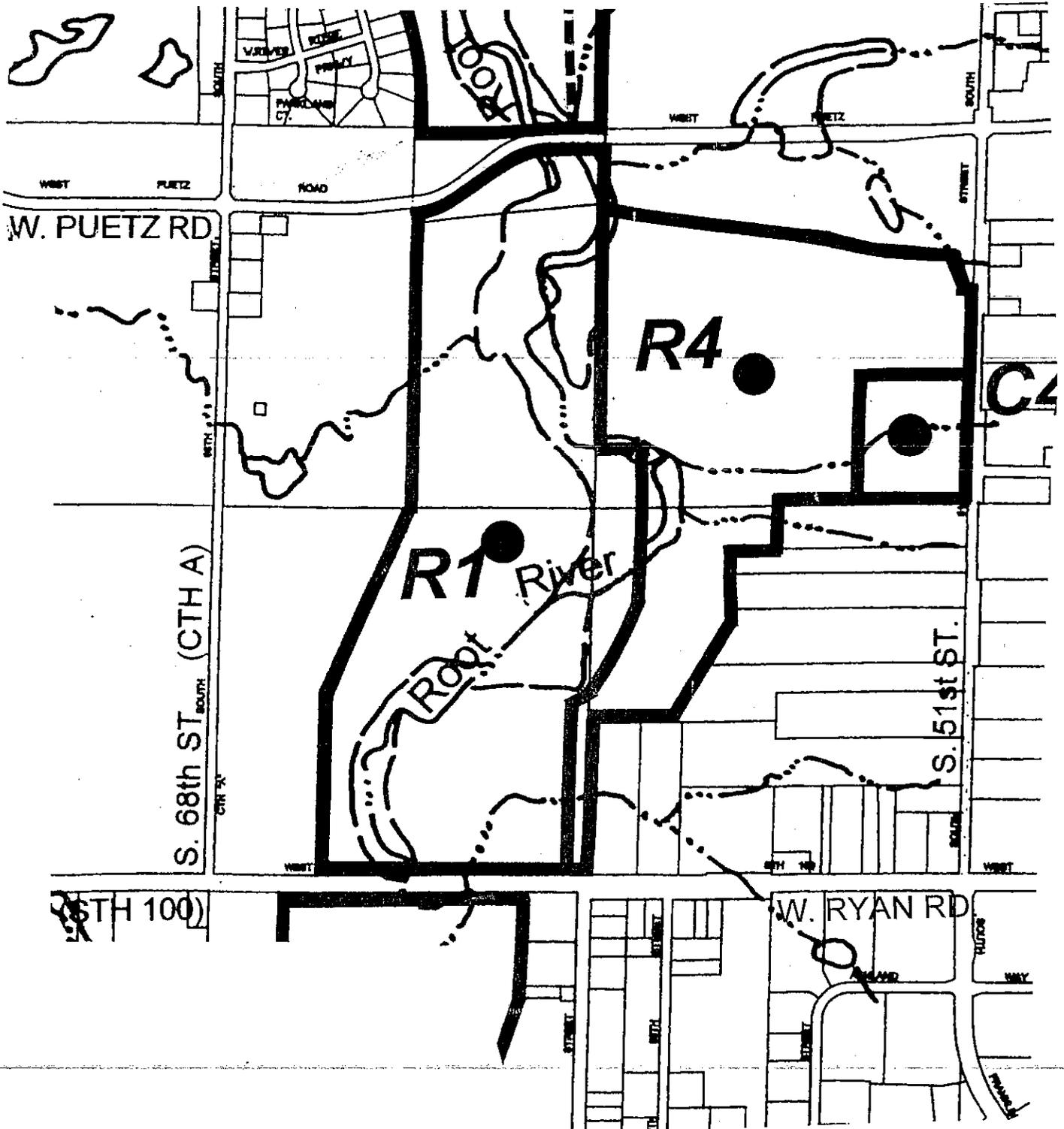


R3 OAKWOOD PARK AND GOLF COURSE



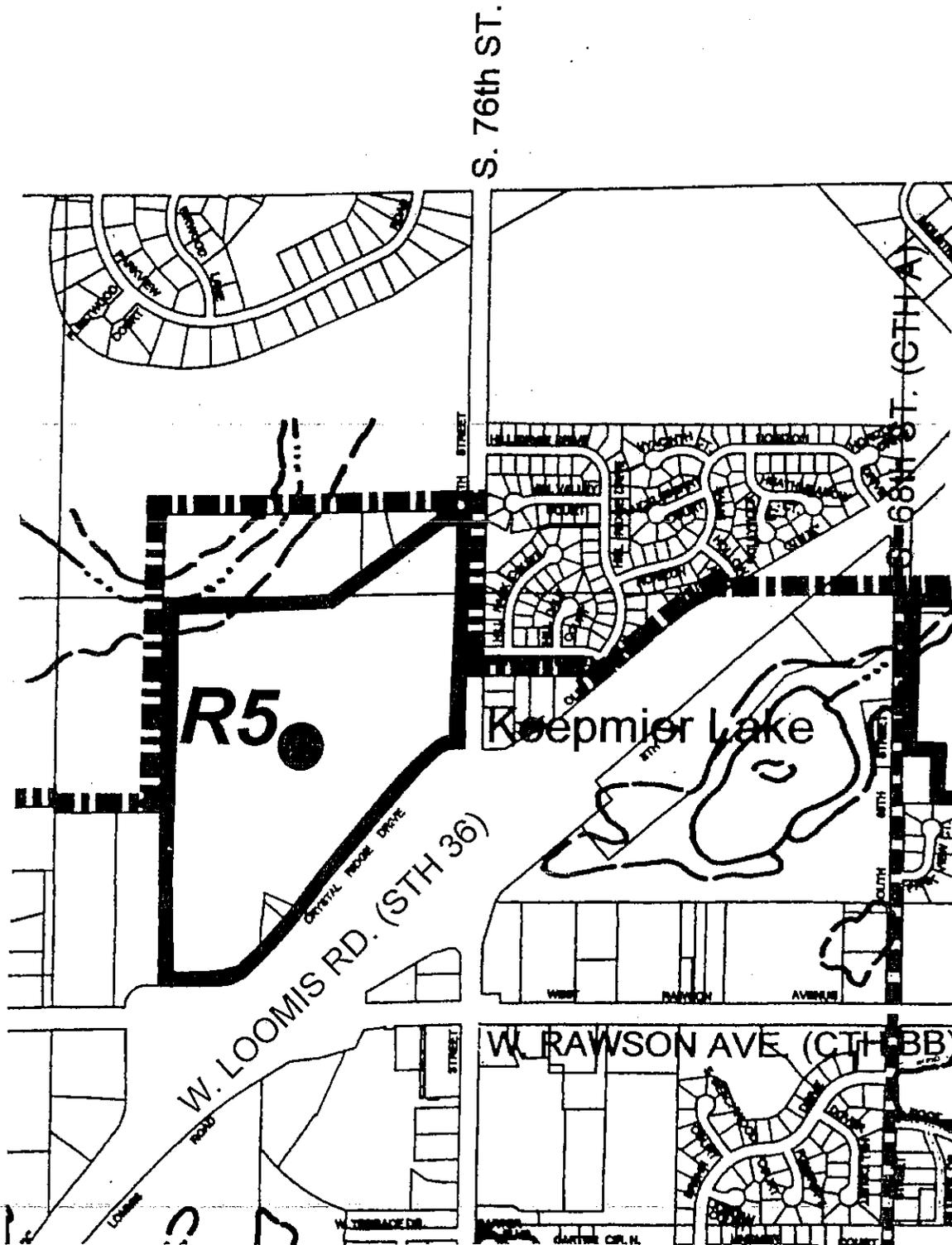
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R4 MILWAUKEE COUNTY SPORTS COMPLEX



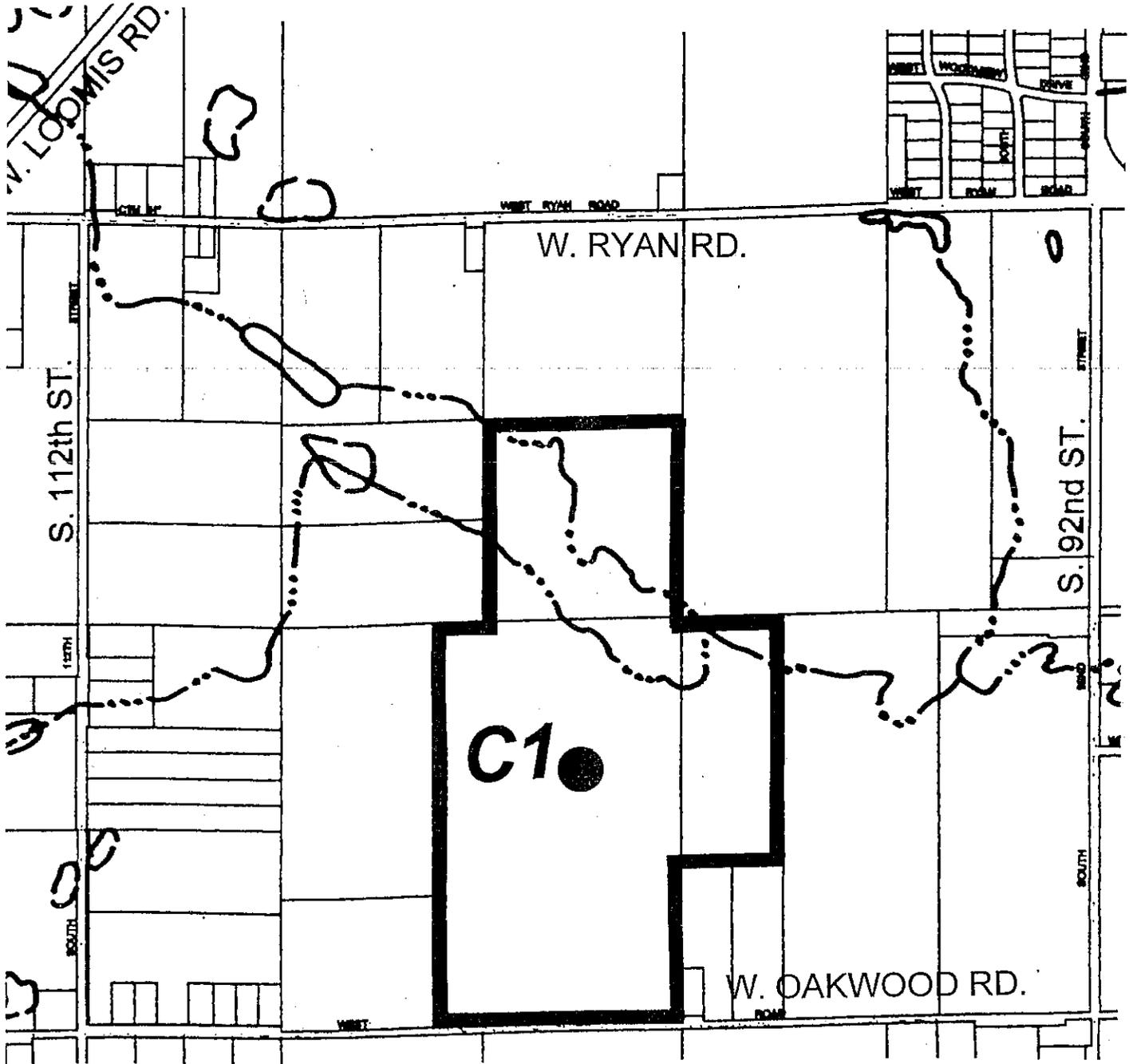
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R5 CRYSTAL RIDGE



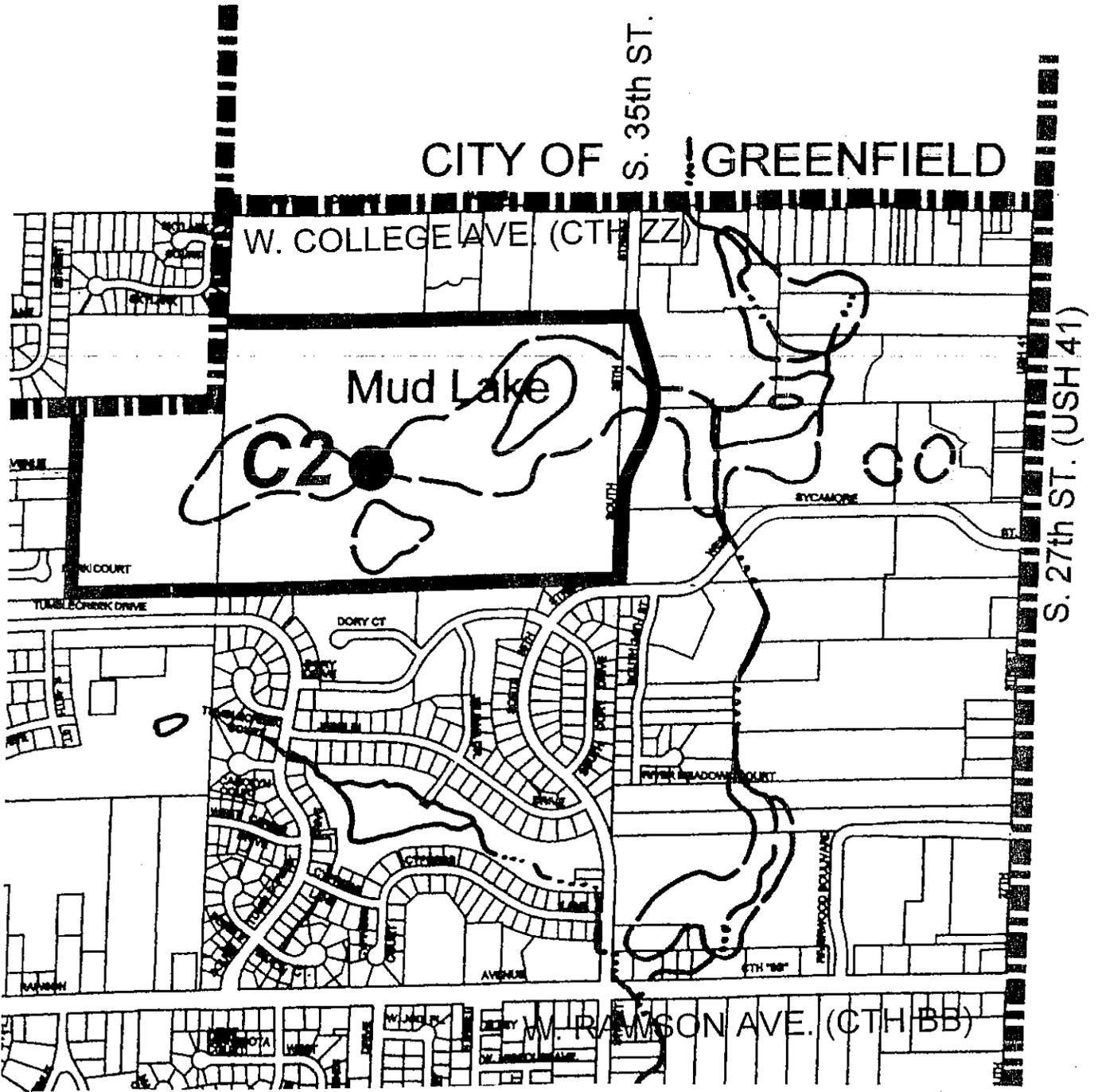
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C1 FRANKLIN PARK



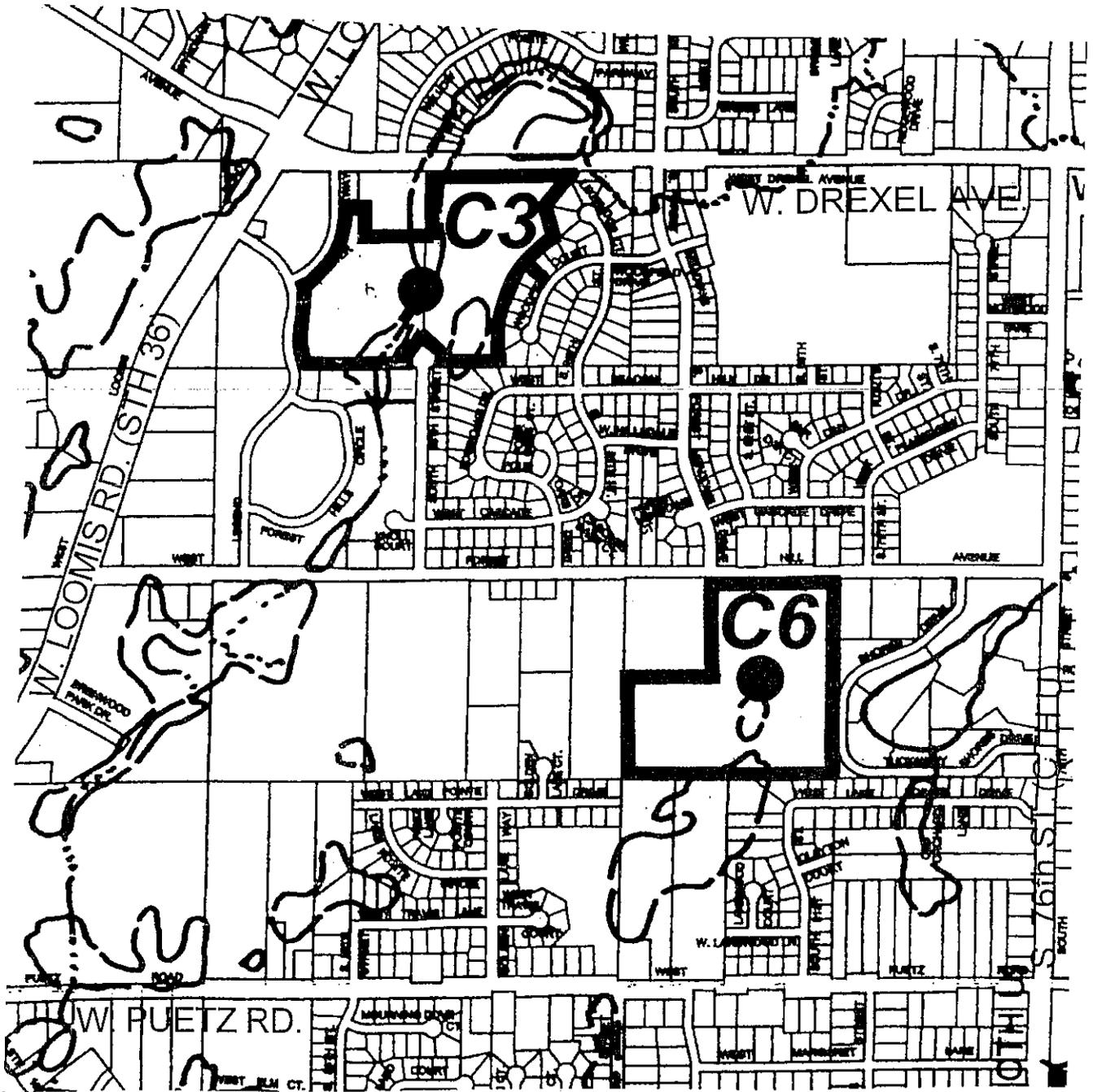
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C2 GROBSCHMIDT PARK



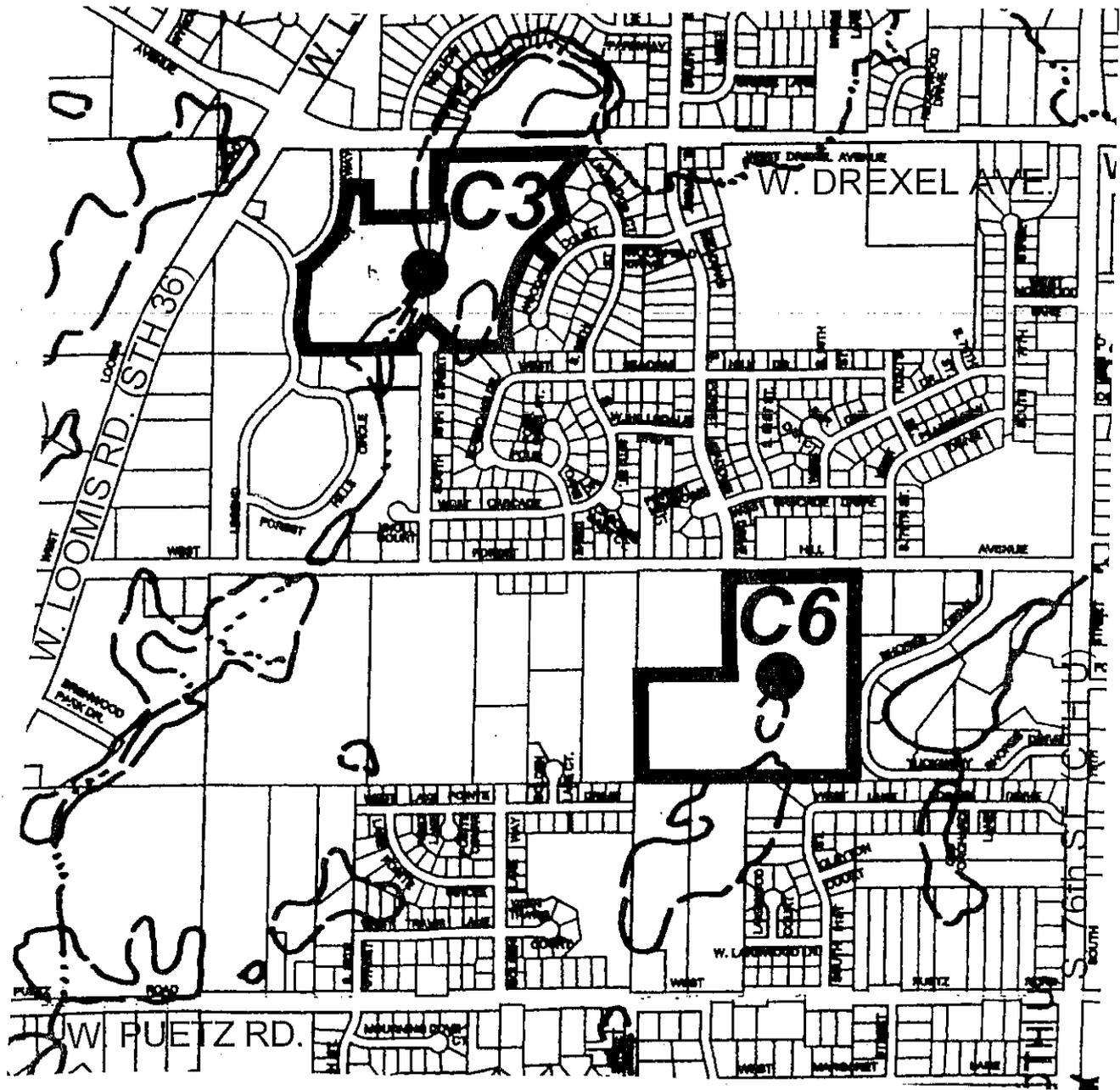
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C3 LION'S LEGEND PARK



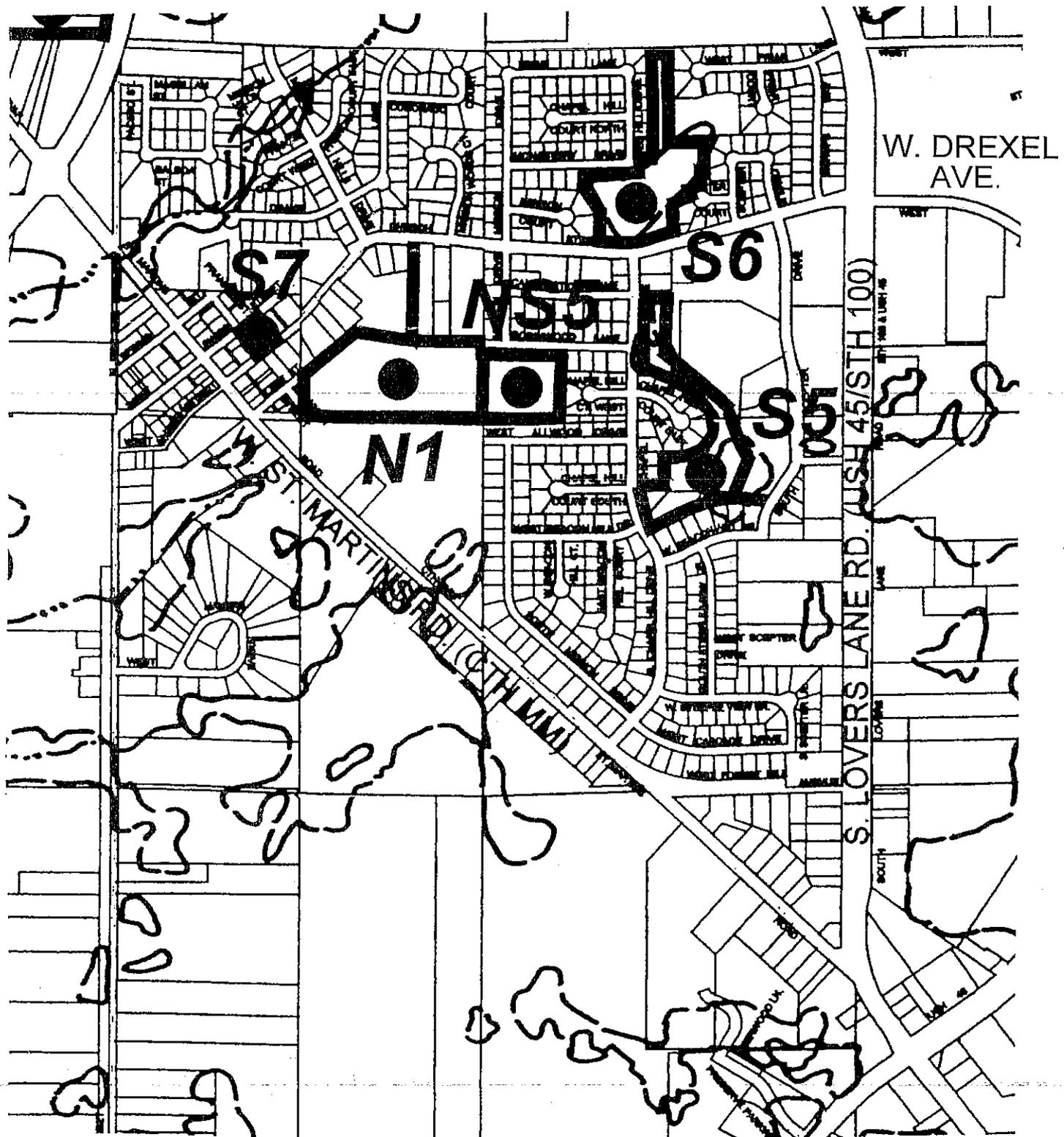
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C6 FOREST PARK MIDDLE SCHOOL AND FRANKLIN PUBLIC SCHOOLS ENVIRONMENTAL EDUCATION CENTER



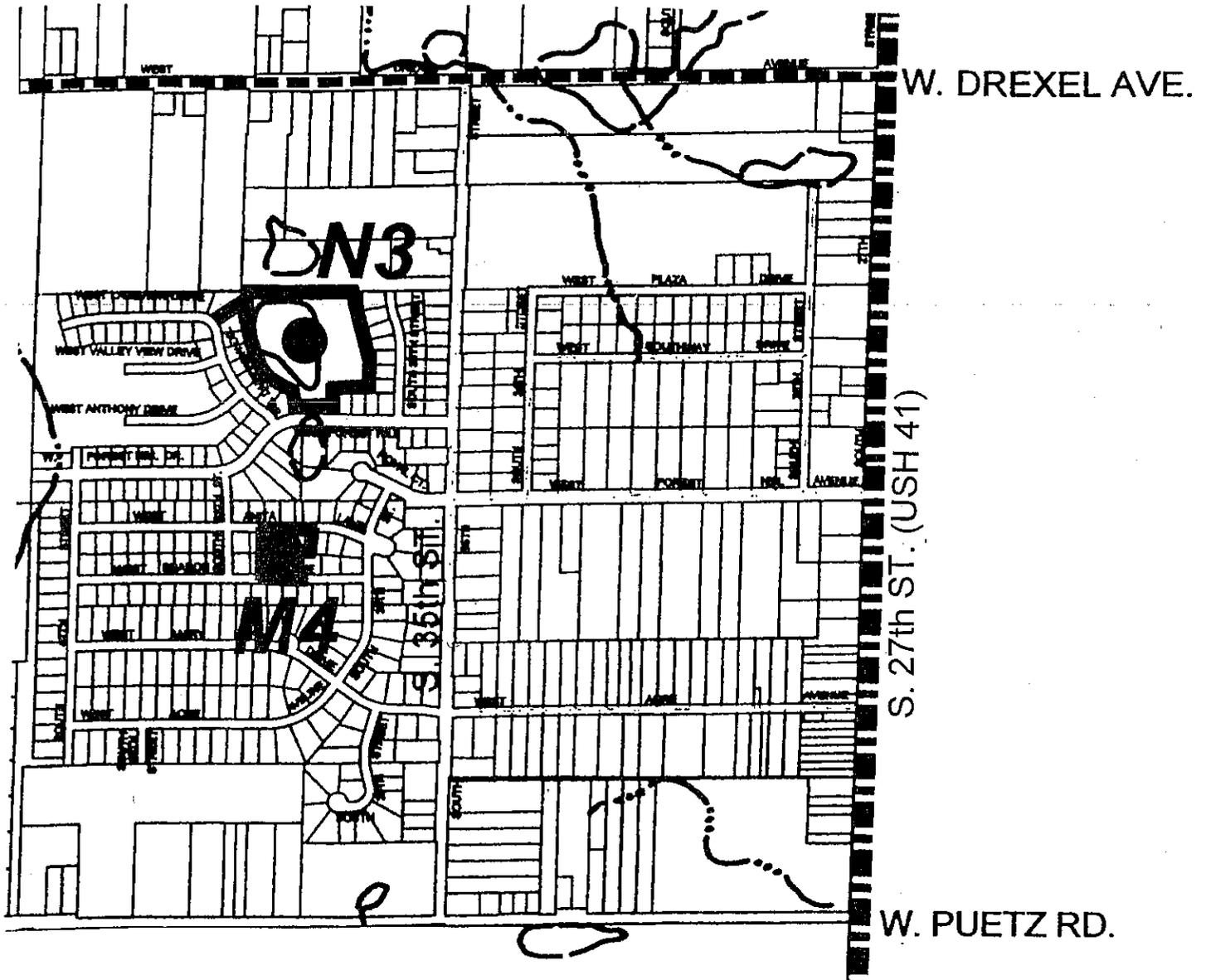
Scale: 1" = 1,000 feet

N1 ST. MARTINS (ROBINWOOD) NEIGHBORHOOD PARK



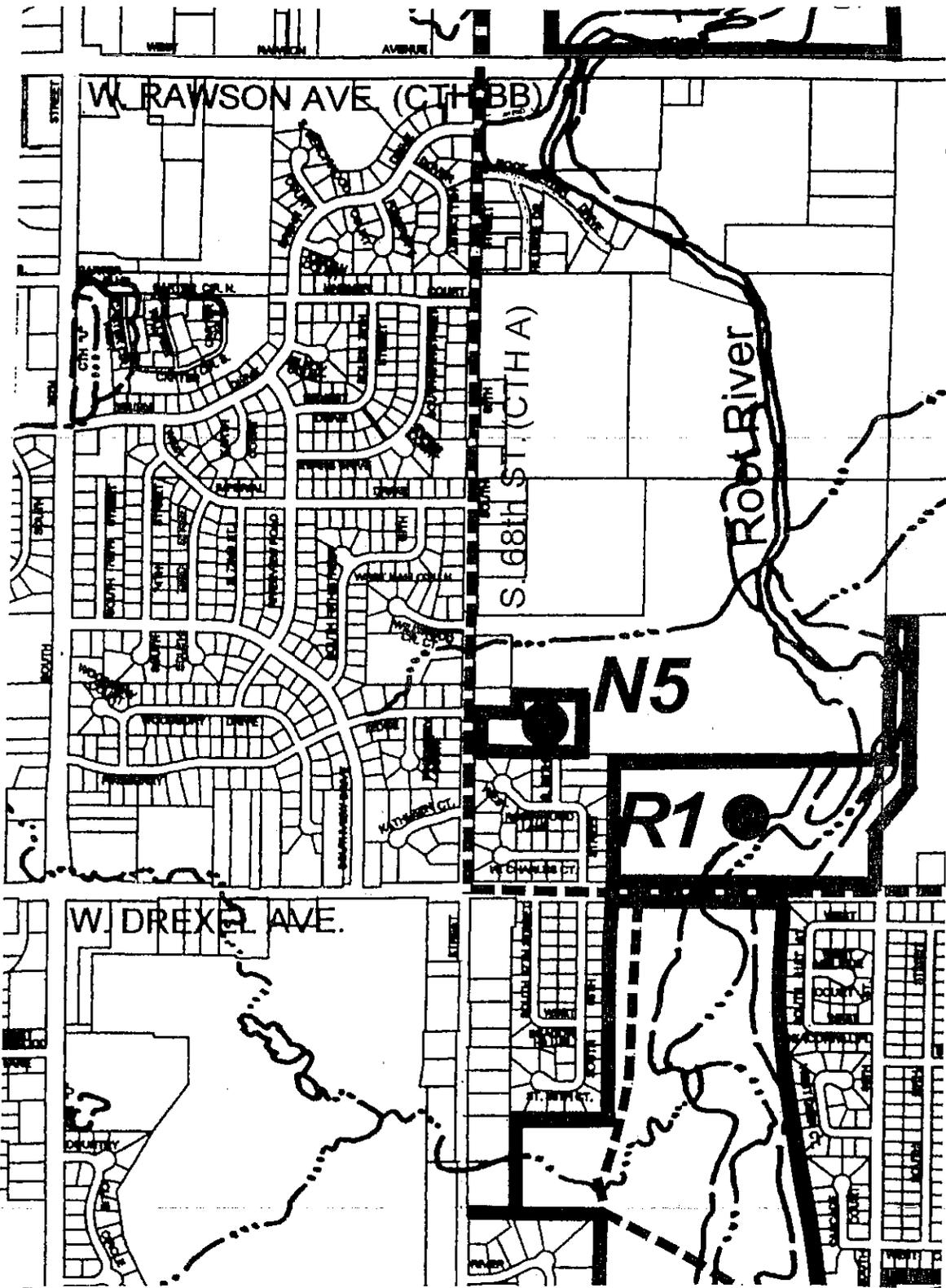
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N3 JACK E. WORKMAN NEIGHBORHOOD PARK



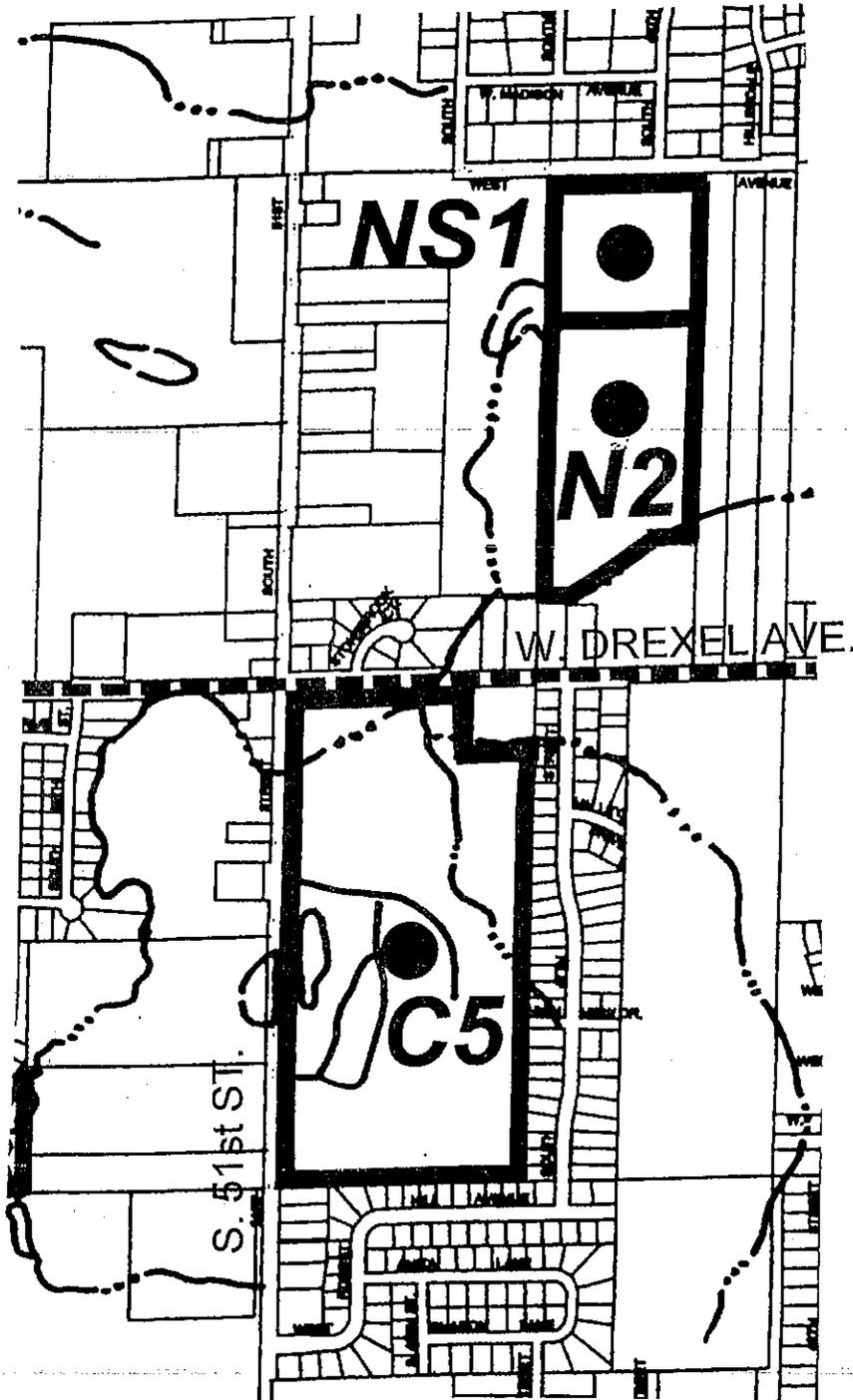
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N5 QUARRY VIEW PARK



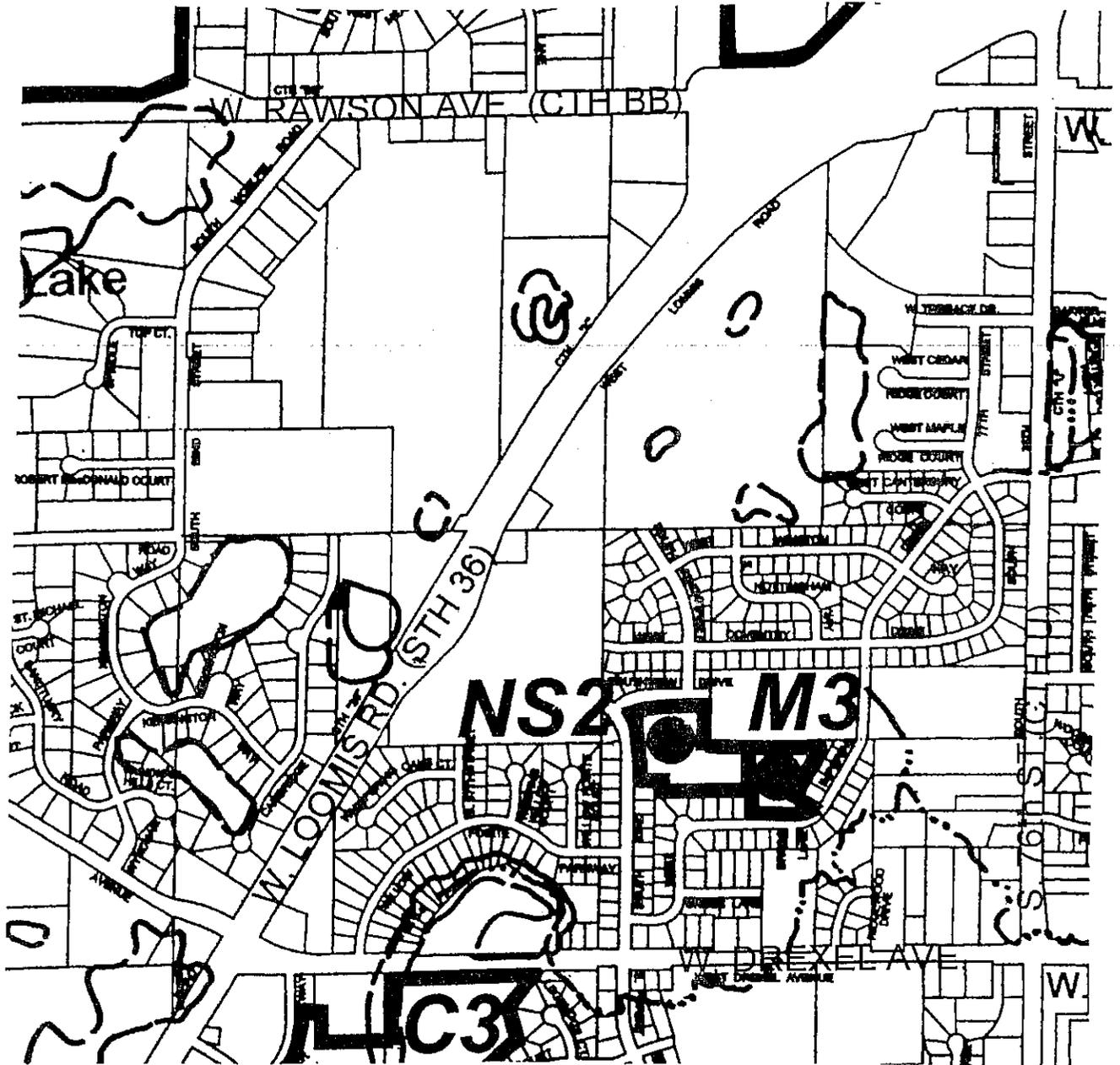
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NS1 PLEASANT VIEW ELEMENTARY SCHOOL



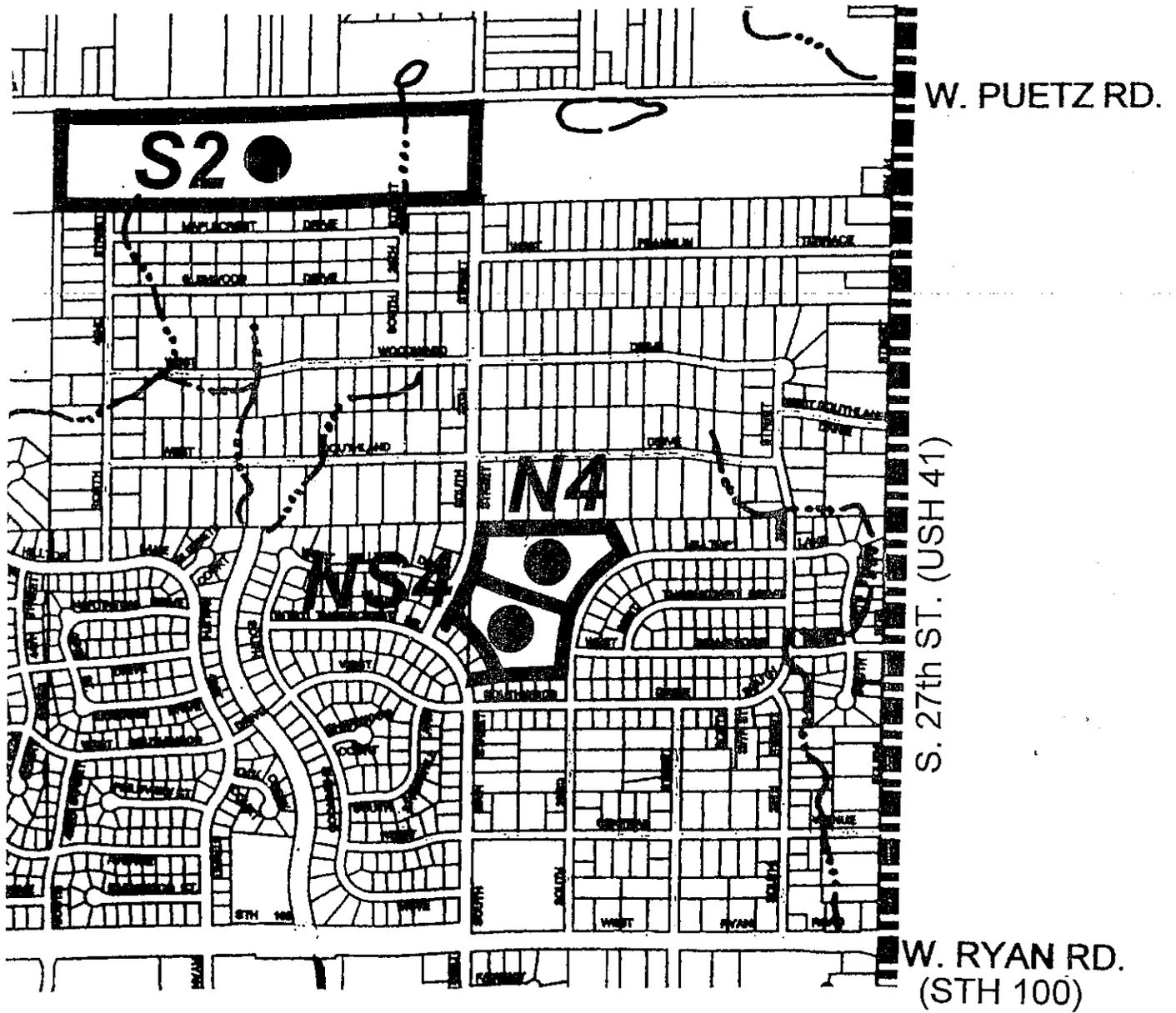
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NS2 BEN FRANKLIN ELEMENTARY SCHOOL



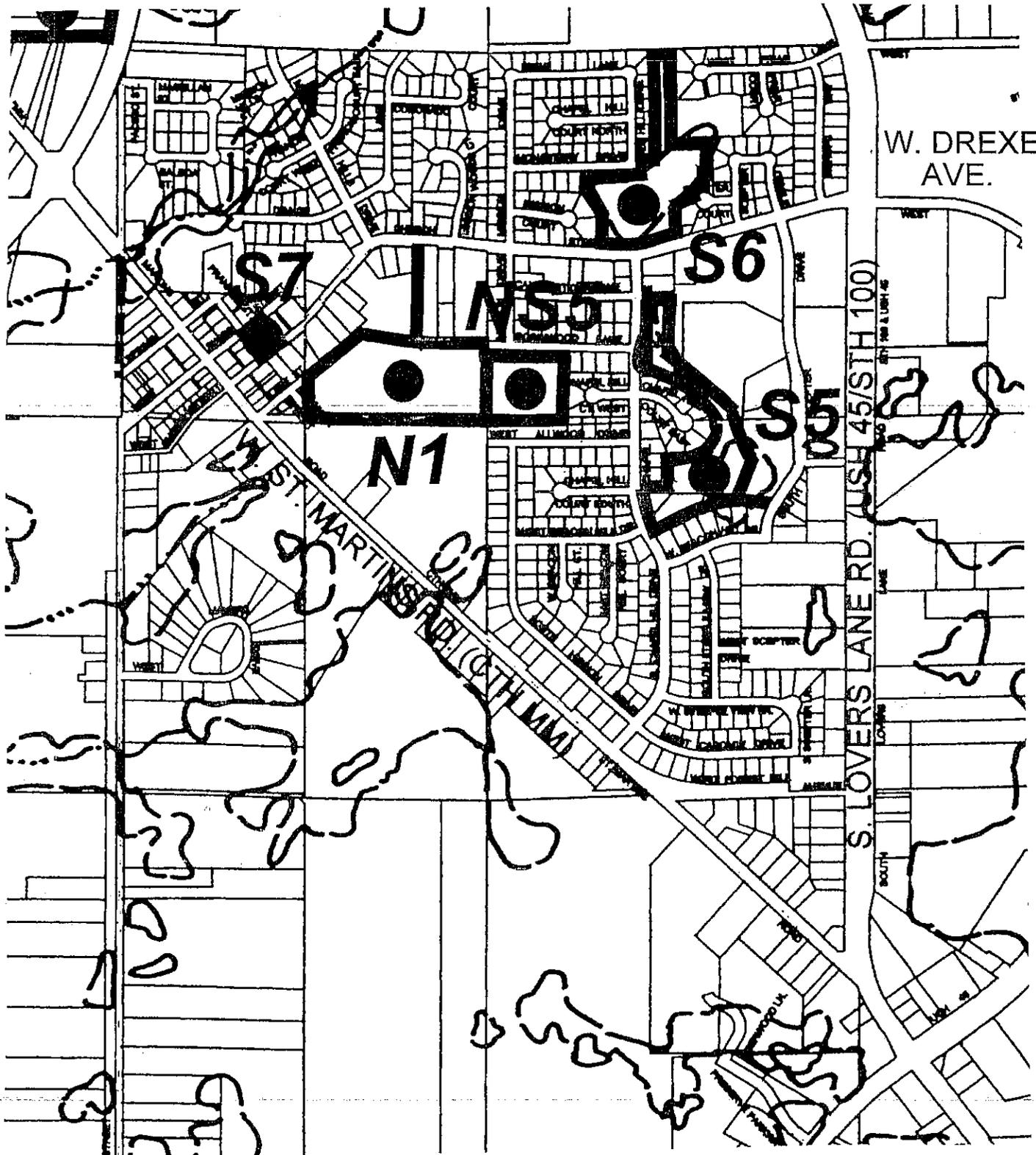
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NS4 SOUTHWOOD GLEN ELEMENTARY SCHOOL



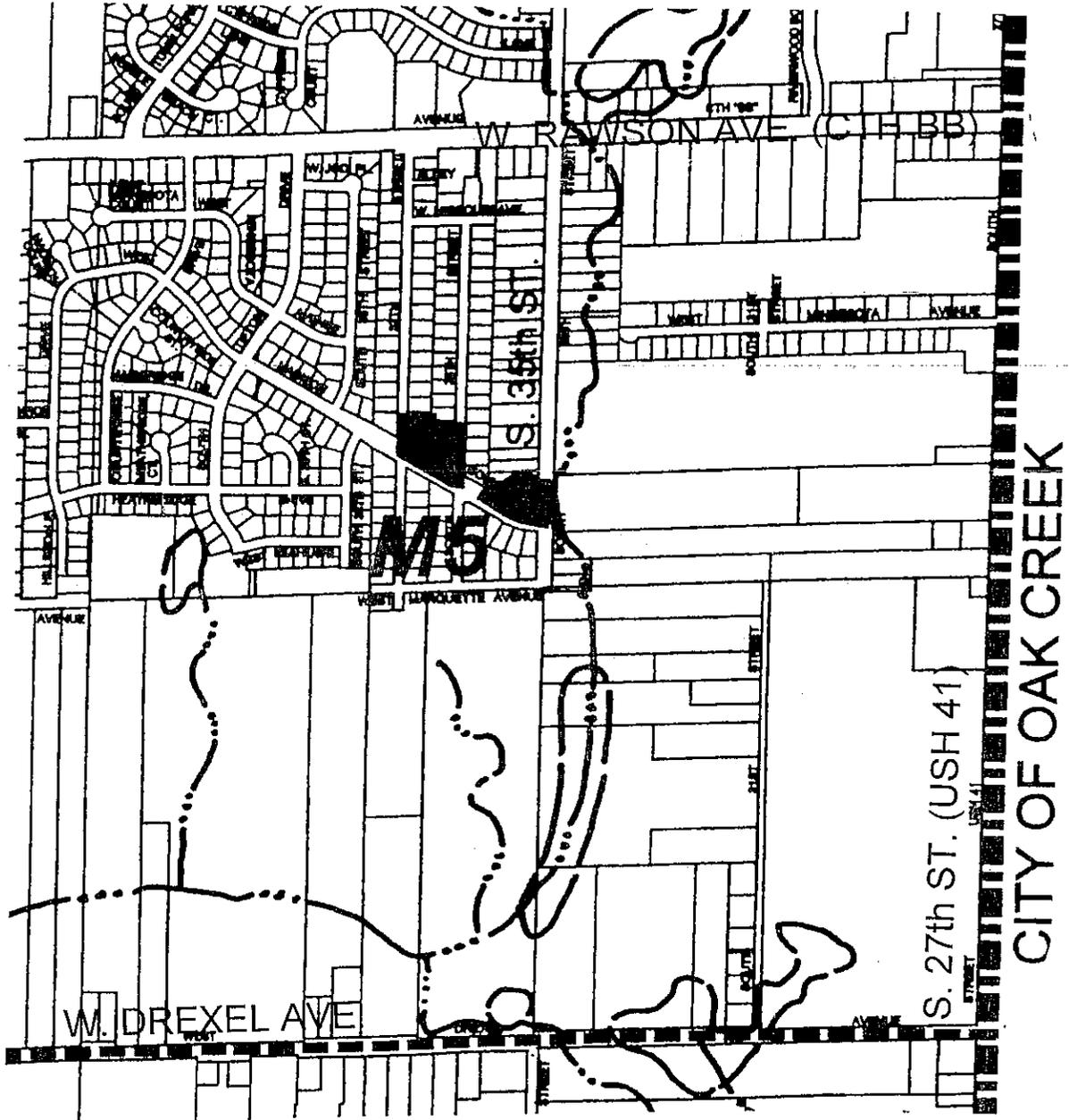
Scale: 1" = 1,000 feet

NS5 ROBINWOOD ELEMENTARY SCHOOL



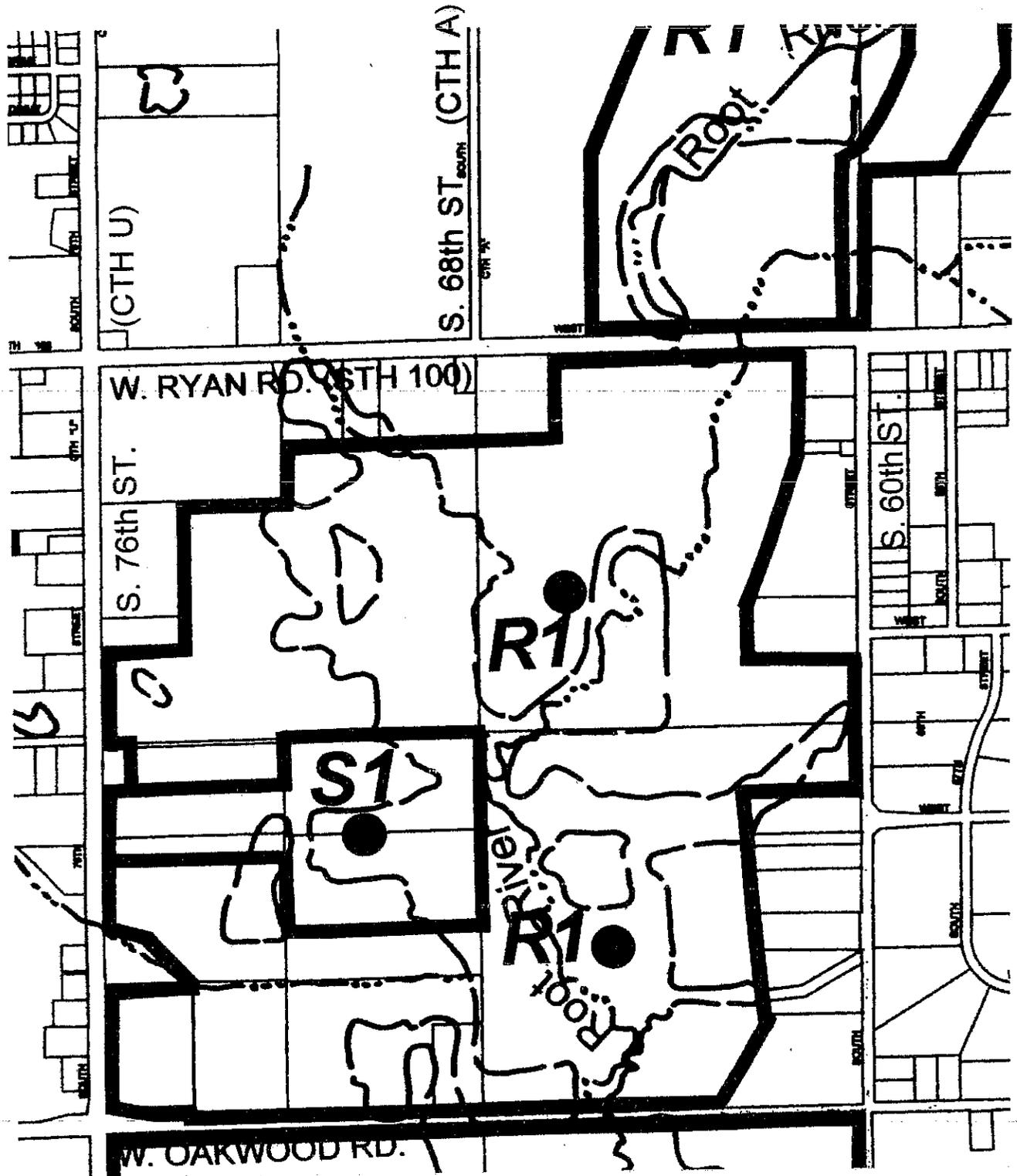
Scale: 1" = 1,000 feet

M5 GLENN MEADOWS PARK



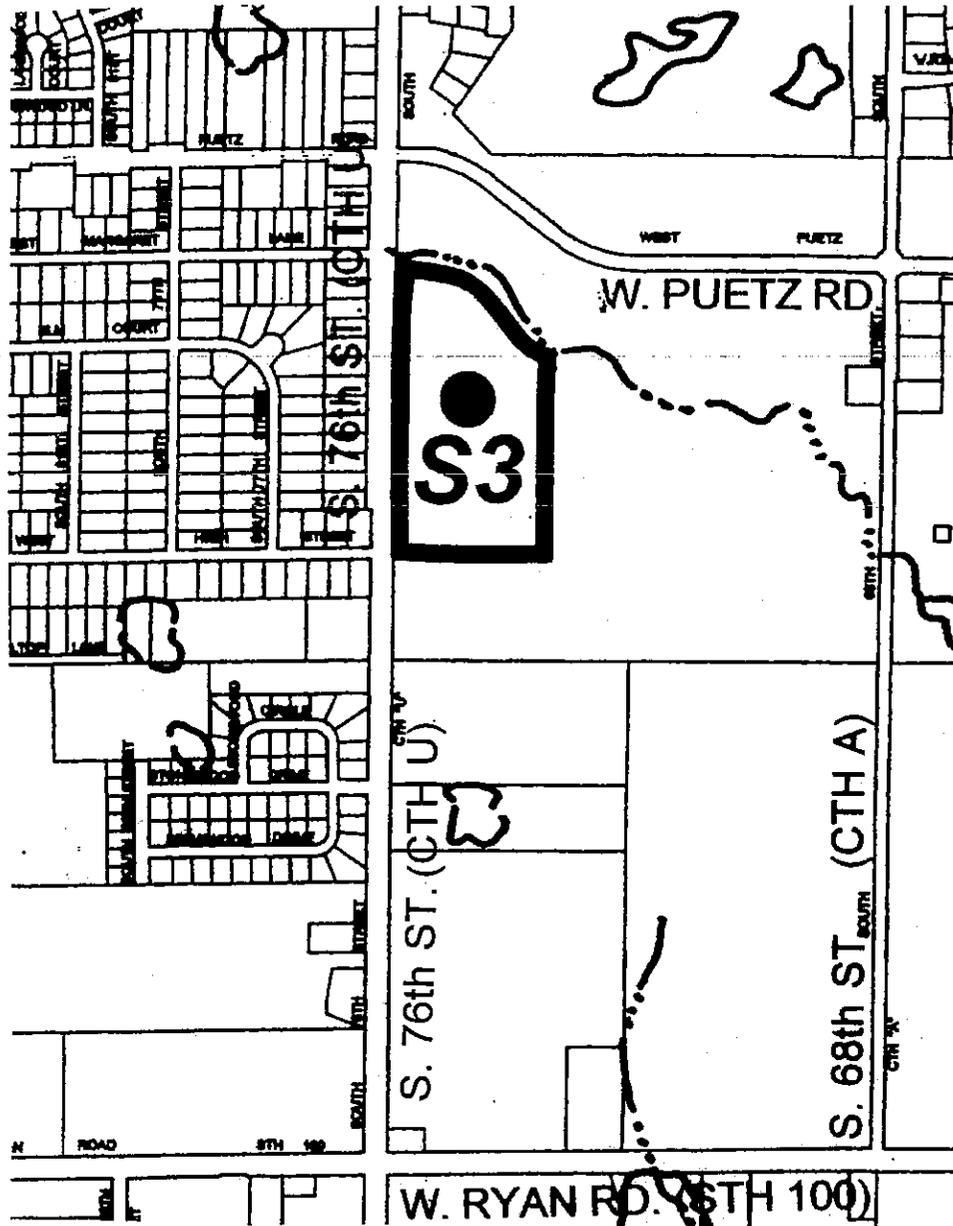
Scale: 1" = 1,000 feet

S1 RAINBOW AIRPORT PARK



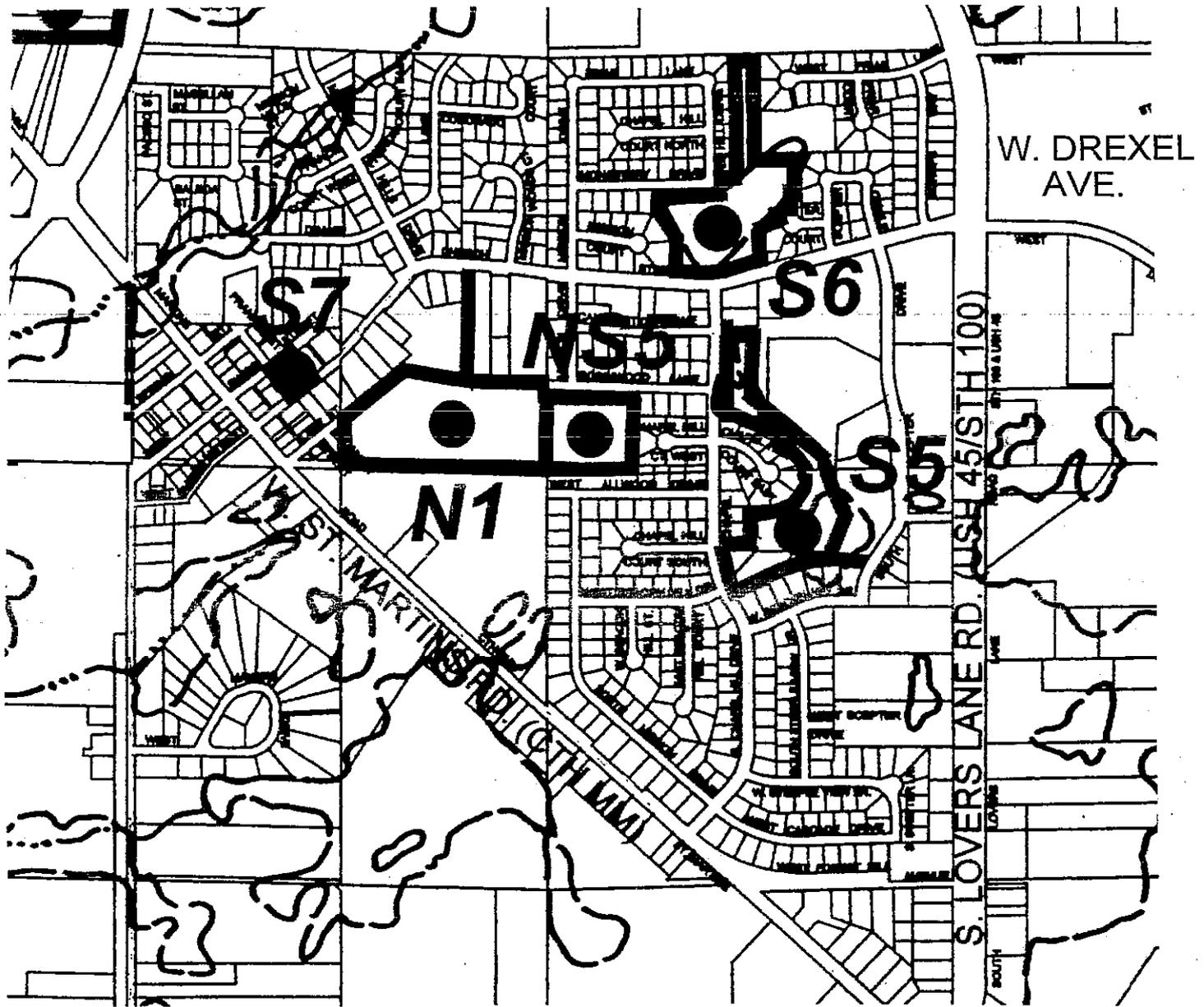
Scale: 1" = 1,000 feet

S3 FRANKLIN LITTLE LEAGUE COMPLEX



Scale: 1" = 1,000 feet

S5 ERNIE LAKE PARK (UNOFFICIAL NAME)
S6 MISSION HILLS NEIGHBORHOOD WETLANDS
S7 MARKET SQUARE



Scale: 1" = 1,000 feet



Appendix B

Proposed Park and Recreational Facility Related Amendments to Section 15-5.0110 "Parks, Playgrounds, and Other Recreational and Municipal Facilities" of the City of Franklin Unified Development Ordinance

NOTE: Appendix B has not been adopted as an Ordinance by the City of Franklin and should be reviewed by the City Attorney prior to its adoption as an Ordinance.

The following text proposes changes to be made to Section 15-5.0110 titled "Parks, Playgrounds and Other Recreational and Municipal Facilities" of the City of Franklin Unified Development Ordinance. In the following text, ~~strike-out~~ signifies existing text to be deleted and double underline signifies text to be added.

SECTION 15-5.0110 PARKS, PLAYGROUNDS AND OTHER RECREATIONAL AND MUNICIPAL FACILITIES

In order that sites for public open spaces and parks, playgrounds and other recreational and municipal facilities may be properly located and preserved as the City of Franklin develops, and in order that the cost of providing public park and recreation sites and facilities necessary to serve the additional families brought into the City by Certified Survey Map, Subdivision, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family development may be most equitably apportioned on the basis of the additional need created by the individual Certified Survey Map, Subdivision, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family development, and pursuant to Sections 236.45(1) and 62.23(7) of the Wisconsin Statutes, the following provisions are established:

- A. Reservation and/or Dedication of Suitable Sites of Adequate Area for Parks and Playgrounds.
In the design of a Subdivision Plat, Certified Survey Map, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development zoned for agricultural or residential uses, due consideration shall be given to the reservation and/or dedication of suitable sites of adequate area for parks and playgrounds.

1. Provision of public park areas shall be based upon the per capita standards set forth in the regional land use plan and adopted City of Franklin Comprehensive Master Plan, or elements thereof including the City of Franklin Comprehensive Outdoor Recreation Plan [i.e., the type of park area needed per one thousand (1,000) persons served] as shown in Table 15-5.0110(A).

TABLE 15-5.0110(A)
PUBLIC OUTDOOR RECREATION MINIMUM STANDARDS

<u>Facility Category</u>	<u>Minimum Development Standard (Gross Area) (a)</u>
<u>Public Outdoor Recreation</u>	
<u>Regional & Multi-Community</u>	<u>No Standard</u>
<u>Community (including Special Community Parks, in park sites)</u>	<u>2.2 acres per 1,000 persons (general standard)</u>
<u>Community Center Building and Site</u>	<u>0.1243781 acre per 1,000 persons (b)</u>
<u>Community (in middle or high school sites)</u>	<u>0.9 acre per 1,000 persons</u>
<u>Community Trail System</u>	<u>0.3124871 acre per 1,000 persons (c)</u>
<u>Neighborhood (in park sites)</u>	<u>1.7 acres per 1,000 persons</u>
<u>Neighborhood (in elementary school sites)</u>	<u>1.6 acres per 1,000 persons</u>
<u>Mini Parks (in park sites)</u>	<u>1.0 acre per 1,000 persons</u>
<u>Total Public Outdoor Recreation Land Dedication Required</u>	<u>7.8368652 acres per 1,000 persons</u>

- (a) Gross areas include off-street parking for each category. These minimum standards exclude any additional required stormwater detention/retention areas, open space, or areas with natural resource features such as wetlands and woodlands and land already required to be protected and preserved as passive recreation land through the use of the natural resource protection standards.
- (b) Based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2) and 6.25 acres required for a one-story community recreation center.
- (c) Based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2). The total length of trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is 34,200 feet, or 6.48 miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of 15.702479 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements.

The determination of the persons per household, or dwelling unit, shall be based upon the average number of persons per household as reported in the most recent U.S. Census for the City of Franklin, Wisconsin [Note: In the year 2000 there were 2.58 persons per household in the City of Franklin]. Based upon these regional and adopted City plan standards, the amount of land to be dedicated for public outdoor recreation lands, including public parks and playgrounds, shall be according to those rates set forth in Section 15-5.0110(D) and Table 15-5.0110(D) of this Ordinance.

-
- ± 2 If designated on the County development plan or element thereof, City of Franklin Comprehensive Master Plan, plan component, official map, or component detailed planning district plan or neighborhood or subarea development plan, such park areas shall be made a part of the Certified Survey Map, Subdivision Plat, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development.
3. If not so designated, consideration shall be given in the location of such sites to the preservation of scenic and historic sites, young or mature woodlands, wetlands, lakes and ponds, watercourses, watersheds, drainageways, steep slopes, and ravines.
- B. Selection of Options. The City Plan Commission shall, at the time of reviewing the Certified Survey Map, Preliminary Plat, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development, recommend to the Common Council one of the following options. The Common Council, at the time of reviewing the development and after reviewing the recommendation of the City Plan Commission, shall select one of the following options and incorporate same into any approval granted:
1. Dedicate open space lands designated on the County development plan or component thereof, City of Franklin Comprehensive Master Plan or plan component, or
 2. Reserve such open space lands and ~~require a Park, Playground and Other Recreational Facility development fee payment pursuant to Division 15-5.0110(F)(4); or require the~~ payment of a public outdoor recreation land site fee in conformance with the City of Franklin "Park and Recreation Facility Impact Fee Ordinance" as established pursuant to the requirements of Section 66.0617 of the Wisconsin Statutes as amended, or
 3. Where no open space lands are directly involved, ~~require a Park, Playground and Other Recreational Facility development fee payment pursuant to Division 15-5.0110(F)(4);~~ require the payment of a public outdoor recreation land site fee in conformance with the City of Franklin "Park and Recreation Facility Impact Fee Ordinance" as established pursuant to the requirements of Section 66.0617 of the Wisconsin Statutes as amended.
- C. Exemptions. Subject to the requirements and provisions of ~~Division 15-5.0110(F)(4), the City of~~ Franklin "Park and Recreation Facility Impact Fee Ordinance" established pursuant to the requirements of Section 66.0617 of the Wisconsin Statutes as amended, where a lot, parcel or dwelling unit for which dedication or fee in lieu of dedication has once been paid is further divided or additional dwelling units created, dedication or payment in lieu of dedication shall be required only for the additional lots, parcels, or dwelling units created. No lot or dwelling unit which is fully developed for residential purposes at the time of the creation of the Subdivision, Certified Survey Map, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development shall be required to pay a Park, Playground and Other Recreational Facility development fee. Lots or parcels designated as "outlots," as defined by this Ordinance, shall not be counted as lots or parcels for which a land dedication is required or to provide a fee in lieu of dedication. Lots or parcels designated as "outlots" may, however, be dedicated or reserved as public sites as long as their intended public use is so designated on the face of the Subdivision Plat, Certified Survey Map, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development.

D. Dedication/Reservation of Site Option.

1. Determination of the Amount of Land to be Dedicated. Whenever a proposed playground, park, or other public open space land designated on the County's development plan or element thereof, City of Franklin Comprehensive Master Plan, detailed planning district or neighborhood development or subarea plan, or other comprehensive plan component including the City of Franklin Comprehensive Outdoor Recreation Plan is encompassed, all or in part, within a tract of land to be divided by either a Certified Survey Map or Subdivision Plat or is a part of a Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development, the publicly designated lands shall be made a part of the Certified Survey Map, Preliminary Plat, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development and shall be dedicated to the public by the Subdivider or Developer (as applicable) at the rates shown in Table 15-5.0110(D) for the provision of public outdoor recreation lands.

TABLE 15-5.0110(D)
PUBLIC OUTDOOR RECREATION LAND DEDICATION REQUIREMENTS
(ACRES PER DWELLING UNIT)

<u>Facility Category</u>	<u>Public Outdoor Recreation Land Dedication Requirements (Acres Per Dwelling Unit)</u>
<u>Public Outdoor Recreation</u>	
<u>Community (in park sites)</u>	<u>-- (a)</u>
<u>Community Center Building and Site</u>	<u>0.0003208</u> <u>(one 6.25 acre facility per 50,250</u> <u>persons)</u>
<u>Community (in middle or high school sites)</u>	<u>0.002322</u>
<u>Community Trail System</u>	<u>0.0008062 (b)</u>
<u>Neighborhood (in park sites)</u>	<u>0.004386</u>
<u>Neighborhood (in elementary school sites)</u>	<u>0.004128</u>
<u>Mini Parks (in park sites)</u>	<u>0.00258</u>

(a) Varies and is to be calculated as a proportionate share based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2) and the acreage of each specific community and/or special park (also see Table 9.5).

(b) Calculated as a proportionate share based upon City of Franklin year 2020 population projection of 50,250 persons (see Chapter 2). The total length of trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements and associated improvements is 34,200 feet, or 6.48 miles (excluding planned trails located within existing public street rights-of-way). According to the City of Franklin Unified Development Ordinance, such trail rights-of-way would be a minimum of 20 feet in width. Based on the foregoing length and minimum width, a total of 15.702479 acres of land is required to accommodate new trails planned to be located outside of parks and requiring new public trail rights-of-way or public easements.

NOTE: The numbers in Table 15-5.0110(D) above were calculated based upon the per capita acreage standards and the persons per household. The proportionate share amount of land to be dedicated per dwelling unit in the City of Franklin was calculated for the provision of public outdoor recreation land. These rates are based on the following formula:

$$\text{(acres required per capita standard)/(1,000 persons/ 2.58 persons per household) = total acres required per dwelling unit}$$

The determination of the persons per household, or dwelling unit, is based upon the average number of persons per household as reported in the U.S. Census for the City of Franklin, Wisconsin. According to the U.S. Bureau of the Census, in the year 2000 there were 2.58 persons per household in the City of Franklin. Table 15-5.0110(D) represents the calculated determination of the amount of land which would be required for each of the various park types.

2. Dedication of Land.

- a. Where land has been required by the City Plan Commission to be reserved or when the Developer owns other land that has been determined by the City Plan Commission to be acceptable for park open space and recreation purposes, the Developer may be required to dedicate such land.
- b. The representative cash value of the land to be dedicated shall be determined by the City and Developer on the basis of full and fair market value of the land to be dedicated. If the value of such land cannot be determined satisfactorily by the City and the Developer, an appraisal board consisting of one appraiser selected by the City at its own expense, one selected by the Subdivider or Developer (as applicable) at his own expense, and a third selected by the other two appraisers at City expense, shall determine the value upon a consensus of a majority of the board. If a majority determination is not made by the appraisal board within forty-five (45) days of the date of selection of the third appraiser, the average of the three appraisals shall be the value. If such determination is not made prior to the time required for the payment of fees under Division 15-5.0110(F)(4), the requirements and provisions of the City of Franklin "Park and Recreational Facility Impact Fee Ordinance" established pursuant to Section 66.0617 of the Wisconsin Statutes as amended, such fees shall be paid as required under Division 15-5.0110(F)(4), the City's "Park and Recreational Facility Impact Fee Ordinance."
- c. The determination as to the feasibility of dedication shall be made by the Plan Commission.

3. Maximum Period of Land Reservation. Any such proposed lands in excess of the rate established herein shall be reserved for a period not to exceed five (5) years, unless extended by mutual agreement, for purchase by the public agency having jurisdiction at undeveloped land prices. If the lands in excess of the established rate are not acquired within the five (5) year period as set forth herein, the land will be released from reservation to the property owner. If the parties are unable to agree on an acquisition price for said reserved lands, either party may commence an action for declaratory judgment to determine the fair market value of such property and to compel conveyance accordingly; the filing of such action shall toll the expiration of the five (5) year time period.

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4. Stormwater Detention/Retention Areas or Basins, Wetlands, Shoreland Wetlands, and/or Floodplains Not Qualified for Meeting Land Area Requirements. Areas used or required for stormwater detention or retention areas or basins, wetlands, shoreland wetlands, and/or floodplains shall not qualify for meeting the land area requirements set forth herein for the dedication of suitable public outdoor recreation lands. If such sites are dedicated for public use, they shall be in addition to suitable land area that meets the land area dedication requirements set forth herein.

E. Reservation of Site Options. Whenever a proposed playground, park, or other public open space land designated on the County's development plan or element thereof, City of Franklin Comprehensive Master Plan, detailed planning district, neighborhood or subarea development plan, or other comprehensive plan component including the City of Franklin Comprehensive Outdoor Recreation Plan is encompassed, all or in part, within a tract of land to be divided by either a Certified Survey Map or Subdivision Plat or is a part of a Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development, and whenever the Developer is given the option to dedicate or reserve public sites and open spaces by the City Plan Commission, the public lands shall be made a part of the Certified Survey Map, Preliminary Plat, Condominium, any residential special use, any residential PDD Planned Development District, and residential uses in a mixed PDD Planned Development District, or multiple-family dwelling development and reserved for a period not to exceed five (5) years, unless extended by mutual agreement, for purchase by the public agency having jurisdiction at undeveloped land prices.

1. For reserved lands, restrictive covenants shall be placed on plats identifying the outlots reserved along with the date of release from the restrictions.
2. Reserved lands will be released from reservation to the owner if the lands in excess of the established rate are not acquired within the five (5) year period.

Other Changes Required:

In Section 15-5.0110(F), delete all references to "park, playground and other recreational facilities" and delete the fee required for such facilities. *[Note: These fees will be covered by the proposed City of Franklin "Park and Recreational Facility Impact Fee Ordinance" established pursuant to Section 66.0617 of the Wisconsin Statutes as amended as set forth in Appendix C.]*

Appendix C

Impact Fee Ordinance for Park and Recreational Facility Impact Fees

NOTE: Appendix C has not been adopted as an Ordinance by the City of Franklin and should be reviewed by the City Attorney prior to adoption as an Ordinance.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF FRANKLIN MUNICIPAL CODE REGARDING THE IMPOSITION OF "PARK, PLAYGROUND, AND OTHER RECREATIONAL FACILITY IMPACT FEES" IN ACCORDANCE WITH SECTION 66.0617 OF THE WISCONSIN STATUTES

WHEREAS, the City of Franklin Plan Commission has recommended to the Common Council, on _____, 2002 that amendments be made to the City of Franklin Municipal Code pertaining to the imposition of impact fees in compliance with Section 66.0617 of the Wisconsin State Statutes; and

WHEREAS, the City of Franklin Common Council adopted on _____, ____ the *City of Franklin Comprehensive Outdoor Recreation Plan: 2020* (Franklin, WI: Meehan & Company, Inc., 2002) which plan:

1. Is an element of the City of Franklin master plan;
2. Addresses the park and open space objectives, principles, and standards of the City of Franklin;
3. Addresses the general location, type, number, and size of future parks, and community recreation facilities in the City of Franklin;
4. Represents, in part, the park and open space plan for the City of Franklin; and

WHEREAS, a public facilities needs assessment for parks, playgrounds, and other recreational facilities in accordance with Section 66.0617 has been completed by the City of Franklin and is set forth in and titled *City of Franklin Comprehensive Outdoor Recreation Plan: 2020* (Franklin, WI: Meehan & Company, Inc., 2002; and

WHEREAS, the City of Franklin Common Council has found and determined that:

1. The impact fees it considered for adoption bear a rational relationship to the need for new, expanded, or improved parks, playgrounds, and other recreational facilities required to serve land development; and
2. The impact fees do not exceed the proportionate share of the capital costs that are required to serve land development in the City of Franklin; and

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3. The impact fees are based upon reasonable estimates of the capital costs for new, expanded, or improved public facilities and do not include amounts necessary to address existing deficiencies in public facilities; and

WHEREAS, the City of Franklin Common Council has considered and determined the appropriate planning and financing period for the particular types of public facilities for which the impact fees may be imposed; and

WHEREAS, the City of Franklin Common Council has considered, and the public facilities needs assessment for parks, playgrounds, and other recreational facilities discusses, the effect of recovering public facility costs through the use of impact fees on the availability of affordable housing within the City of Franklin and having considered such effect, the Common Council did not find any significant effect upon the availability of affordable housing by the establishment of the impact fees; and

WHEREAS, notice of a Public Hearing was published as a Class 1 notice under the requirements of both Section 66.0617(3) and Chapter 985 of the Wisconsin State Statutes on _____, 2002; and

WHEREAS, a Public Hearing was held on _____, 2002 before the City of Franklin Common Council pursuant to the requirements of both Section 66.0617(3) and Chapter 985 of the Wisconsin State Statutes.

NOW, THEREFORE, the Common Council of the City of Franklin, Milwaukee County, Wisconsin, does hereby ordain that the City of Franklin Municipal Code is hereby amended to provide as follows:

SECTION 1.0. Purpose. In order to provide for the capital costs for the construction, expansion, and improvement of public facilities, including the cost of land, legal, engineering, and design costs to serve growth in the City of Franklin's population, there are hereby imposed the following impact fees upon developers to pay for the capital costs that are necessary to accommodate land development in compliance with the requirements of Section 66.0617 of the Wisconsin State Statutes.

SECTION 2.0. Applicability. The provisions of this Ordinance shall be applicable as follows:

- A. Applicability to All Land Development for Which an Impact Fee Has Not Been Collected. The provisions of this Ordinance shall be applicable to all land development for which an impact fee has not been collected by the City prior to _____, 2002.
- B. Effects Upon All Building Permits Issued Prior to Ordinance Effective Date. All Building Permits issued prior to the effective date of this Ordinance shall not be affected by this Ordinance except as follows:
 1. Nothing in this Ordinance, or any amendment thereto, shall be deemed to require any change in the plans, construction, or designated use of any building or structure if a Building Permit (also see Paragraph B2 of this Section) for such building or structure was lawfully and properly issued prior to the effective date of this Ordinance, or any such amendment thereto, and such Building Permit and/or Occupancy Permit had not by its own terms expired prior to such effective date of this Ordinance, and construction pursuant to such Building Permit is commenced prior to the expiration date of such Building Permit.
 2. Where a Building Permit for a building or structure has been issued in

accordance with law prior to the effective date of this Ordinance, and provided that construction is begun within ninety (90) days of such effective date and the exterior of the building or structure is completed within six (6) months of such effective date, said building or structure may be completed in accordance with the approved plans on the basis of which the Building Permit has been issued; and further, may, upon completion, be occupied under an Occupancy Permit by the use for which originally designated, subject thereafter to the provisions of the City of Franklin Municipal Code as amended.

- C. Pending Applications. This Ordinance, and any amendment thereto, shall apply to all applications for land development pending and not finally decided on the effective date thereof to which it would apply if such applications were filed on or after such effective date.

SECTION 3.0. Definitions. In this Ordinance:

- A. Capital Costs. "Capital costs" means the capital costs to construct, expand, or improve public facilities, including the cost of land, and including legal, engineering, and design costs to construct, expand, or improve public facilities, except that not more than ten (10) percent of capital costs may consist of legal, engineering, and design costs unless the political subdivision can demonstrate that its legal, engineering, and design costs which relate directly to the public improvement for which the impact fees were imposed exceed ten (10) percent of capital costs. "Capital costs" does not include other noncapital costs to construct, expand, or improve public facilities or the costs of equipment to construct, expand, or improve public facilities.
- B. Developer. "Developer" means a person that constructs or creates a land development.
- C. Impact Fees. "Impact fees" means cash contributions, contributions of land or interests in land, or any other items of value that are imposed on a developer by a political subdivision under this section.
- D. Land Development. "Land development" means the construction or modification of improvements to real property that creates additional residential dwelling units within a political subdivision or that results in nonresidential uses that create a need for new, expanded, or improved public facilities within a political subdivision.
- E. Political Subdivision. "Political subdivision" means a city, village, town, or county.
- F. Public Facilities. "Public facilities" means highways, as defined in Section 340.01 (22) of the Wisconsin Statutes, and other transportation facilities, traffic control devices, facilities for collecting and treating sewage, facilities for collecting and treating storm and surface waters, facilities for pumping, storing and distributing water, parks, playgrounds and other recreational facilities, solid waste and recycling facilities, fire protection facilities, law enforcement facilities, emergency medical facilities, and libraries. "Public facilities" does not include facilities owned by a school district.
- G. Service Area. "Service area" means a geographic area delineated by a political subdivision within which there are public facilities.

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- H. Service Standard. "Service standard" means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land, or other appropriate measure, as specified by the political subdivision.

SECTION 4.0. Amount of Impact Fees. The amount of impact fees to be collected for each residential dwelling unit created after the effective date of this Ordinance shall be in an amount as specified under Section 9.0 of this Ordinance.

- A. Determination. Impact fee amounts shall be determined from time to time and shall be based upon a detailed estimate of the capital costs of providing new public facilities or the improvement or expansion of existing public facilities which will be required because of land development, in accordance with Section 66.0617 of the Wisconsin Statutes. Such determination shall include an estimate of the effect of the impact fees on the availability of affordable housing within the City. The full amount of the impact fee shall be determined based upon the number of residential dwelling units created.

- B. Guidelines and Criteria for the Impact Fees Imposed by This Ordinance. The impact fees imposed by this Ordinance:

1. Shall bear a rational relationship to the need for new, expanded, or improved public facilities that are required to serve land development.
2. May not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the political subdivision.
3. Shall be based upon actual capital costs for new, expanded, or improved public facilities.
4. Shall be reduced to compensate for other capital costs imposed by the City with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedication under Chapter 236 of the Wisconsin Statutes, or any other items of value.
5. Shall be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.
6. May not include amounts necessary to address existing deficiencies in public facilities.

SECTION 5.0. Payment of Fees. The fees imposed by this Ordinance shall be paid to the City Treasurer (or other Common Council authorized agent) within ten (10) days of the final approval of a land development by the Common Council or Plan Commission (as applicable) and shall be a condition of recording any final subdivision plat, certified survey map, condominium plat, or other recordable document evidencing land development. No Building Permit shall be issued for a land development until such fees are paid.

SECTION 6.0. Segregation of Impact Fees. Impact fees shall be placed in segregated, interest-bearing accounts as follows:

- A. Revenues From Impact Fees Collected to be Placed in Segregated, Interest-

Bearing Accounts. Revenues from impact fees collected pursuant to this Ordinance shall be placed in segregated interest-bearing accounts and a separate account shall be established for each service area district or zone as established in this Ordinance.

- B. Expenditure of Impact Fee Funds. All funds collected from land development activities within a given service area district or zone, and interest thereon, shall be expended only within that service area district or zone and only for capital costs for which they were imposed.
- C. Disposition of Prior Collected Funds. All funds collected and held by the City as "Park Fees" which were collected prior to the enactment of this Ordinance shall be allocated for public park use as determined by the City of Franklin Parks Commission.

SECTION 7.0. Time Limitations on the Use of Impact Fees Collected. Impact fees imposed and collected under this Ordinance but not spent for the acquisition, development, or improvement of the specified public facilities shall be refunded to the current owners of the property pursuant to the requirements set forth under Section 12.0 of this Ordinance with respect to which the impact fees were imposed within the time periods as set forth in this Section. Said time period shall be twenty (20) years for all public facilities described in this Ordinance.

SECTION 8.0. Impact Fee Service Districts/Zones for Parks, Playgrounds, and Other Recreational Facilities. As identified in the City of Franklin Comprehensive Outdoor Recreation Plan: 2020 (Franklin, WI: Meehan & Company, Inc., 2002) as amended and in conformance with the requirements of Section 66.0617 of the Wisconsin Statutes, the impact fees collected for parks, playgrounds, and other recreational facilities shall be based upon the following impact fee service districts/zones within the City:

- A. Community Parks, Community Recreation Center Building, and Trails Service District/Zones. Four (4) "Community Parks, Community Recreation Center Building, and Trails Service District/Zones" each of which shall encompass and address the community level park, playground, trails, and other recreational facility needs of the entire City. Each of the "Community Parks, Community Recreation Center Building, and Trails Service District/Zones" shall be the entire City of Franklin. The impact fees for the "Community Parks, Community Recreation Center Building, and Trails Service District/Zones" shall be in addition to the impact fees specified for any overlapping "Neighborhood Park Service District/Zone," "Mini Park Service District/Zone," and "Special Park Service District/Zone."
- B. Neighborhood Park Service District/Zones. Five (5) "Neighborhood Park Service District/Zones" which shall encompass and address the neighborhood level park, playground, and other recreational facility needs of the five (5) "Neighborhood Park Service District/Zones" within the City. The five (5) "Neighborhood Park Service District/Zones" are delineated on Map 9.1 of the City of Franklin Comprehensive Outdoor Recreation Plan: 2020 (Franklin, WI: Meehan & Company, Inc., 2002) as amended and herein as referenced. The impact fees for each of the "Neighborhood Park Service District/Zones" shall be in addition to the impact fees specified for any overlapping "Community Park Service District/Zone" and "Mini Park Service District/Zone."
- C. Mini Park Service District/Zones. Eight (8) "Mini Park Service District/Zones" which shall encompass and address the mini level park, playground, and other

recreational facility needs of the eight (8) "Mini Park Service District/Zones" within the City. The eight (8) "Mini Park Service District/Zones" are delineated on Map 9.2 of the City of Franklin Comprehensive Outdoor Recreation Plan: 2020 (Franklin, WI: Meehan & Company, Inc., 2002) as amended and as herein as referenced. The impact fees for each of the "Mini Park Service District/Zones" shall be in addition to the impact fees specified for any overlapping "Community Park Service District/Zone" and/or "Neighborhood Park Service District/Zone."

- D. Special Park Service District/Zones. Three (3) "Special Park Service District/Zones" each of which shall encompass and address the community level park, playground, trails, and other recreational facility needs of the entire City. Each of the "Special Park Service District/Zones" shall be the entire City of Franklin. The impact fees for the "Special Park Service District/Zones" shall be in addition to the impact fees specified for any overlapping "Community Parks, Community Recreation Center Building, and Trails Service District/Zones," "Neighborhood Park Service District/Zone," and "Mini Park Service District/Zone."

SECTION 9.0. Impact Fees. If a land development does not contain lands suitable for dedication and development for parks, playgrounds, or other recreational uses as determined by the Common Council under the City of Franklin Unified Development Ordinance as amended; or if the value of any such lands, as determined by the methodology set forth under the City of Franklin Unified Development Ordinance, does not equal the cash impact fees imposed by this Ordinance, the developer shall pay to the City an impact fee for each and every residential dwelling unit created by the land development as follows:

- A. Lion's Legend Community Park Service District/Zone 1. For each dwelling unit created by the land development within "Lion's Legend Community Park Service District/Zone 1", the sum of \$56.91.
- B. Franklin Woods Nature Center Service District/Zone 2. For each dwelling unit created by the land development within "Franklin Woods Nature Center Service District/Zone 2", the sum of \$25.90.
- C. Community Recreation Center Building Park Service District/Zone 3. For each dwelling unit created by the land development within "Community Recreation Center Building Park Service District/Zone 3", the sum of \$392.22.
- D. Community Recreation Trails Service District/Zone 4. For each dwelling unit created by the land development within "Community Trails Service District/Zone 4", the sum of \$51.06.
- E. Forest Hills Neighborhood Park Service District/Zone 1. For each dwelling unit created by the land development within "Forest Hills Neighborhood Park Service District/Zone 1", the sum of \$378.08.
- F. Hillcrest Neighborhood Park Service District/Zone 2. For each dwelling unit created by the land development within "Hillcrest Neighborhood Park Service District/Zone 2", the sum of \$257.91.
- G. St. Martins Neighborhood Park Service District/Zone 3. For each dwelling unit created by the land development within "St. Martins Neighborhood Park Service District/Zone 3", the sum of \$248.91.

- H. Woodview Neighborhood Park Service District/Zone 4. For each dwelling unit created by the land development within "Woodview Neighborhood Park Service District/Zone 4", the sum of \$243.06.
- I. Pleasant View Neighborhood Park Service District/Zone 5. For each dwelling unit created by the land development within "Pleasant View Neighborhood Park Service District/Zone 5", the sum of \$374.10.
- J. PM1 Mini Park Service District/Zone 1. For each dwelling unit created by the land development within "PM1 Mini Park Service District/Zone 1", the sum of \$218.72.
- K. PM2 Mini Park Service District/Zone 2. For each dwelling unit created by the land development within "PM2 Mini Park Service District/Zone 2", the sum of \$178.33.
- L. PM3 Mini Park Service District/Zone 3. For each dwelling unit created by the land development within "PM3 Mini Park Service District/Zone 3", the sum of \$193.80.
- M. PM4 Mini Park Service District/Zone 4. For each dwelling unit created by the land development within "PM4 Mini Park Service District/Zone 4", the sum of \$201.03.
- N. PM5 Mini Park Service District/Zone 5. For each dwelling unit created by the land development within "PM5 Mini Park Service District/Zone 5", the sum of \$194.93.
- O. PM6 Mini Park Service District/Zone 6. For each dwelling unit created by the land development within "PM6 Mini Park Service District/Zone 6", the sum of \$184.35.
- P. PM7 Mini Park Service District/Zone 7. For each dwelling unit created by the land development within "PM7 Mini Park Service District/Zone 7", the sum of \$266.10.
- Q. PM8 Mini Park Service District/Zone 8. For each dwelling unit created by the land development within "PM8 Mini Park Service District/Zone 8", the sum of \$178.09.
- R. Fitzsimmons Road Woods Special Park Service District/Zone 1. For each dwelling unit created by the land development within "Fitzsimmons Road Woods Special Park Service District/Zone 1", the sum of \$5.23.
- S. Pleasant View Special Park Service District/Zone 2. For each dwelling unit created by the land development within "Pleasant View Special Park Service District/Zone 2", the sum of \$4.04.
- T. Hunting Park Special Park Service District/Zone 3. For each dwelling unit created by the land development within "Hunting Park Special Park Service District/Zone 3", the sum of \$4.14.

SECTION 10.0. Exemptions. Any land development for which fees for parks, playgrounds, or other recreational facilities have been paid prior to _____

____, 2002 pursuant to the provisions and requirements of the City of Franklin Municipal Code, or other City of Franklin Ordinance, as said Municipal Code or other City of Franklin Ordinance existed prior to _____, 2002, shall be exempt from the impact fees imposed under this Ordinance.

SECTION 11.0. Fee Increases. The impact fees imposed in this Ordinance may be adjusted during the first quarter of each year by the percentage equal to that of the rate of consumer inflation based upon the percent of change of the yearly Consumer Price Index for the previous year for the Milwaukee metropolitan area as reported by the U.S. Department of Labor, Bureau of Labor Statistics. The City Treasurer, or the City Treasurer's designee, shall determine such adjustment and maintain a copy of the said Consumer Price Index upon which such adjustment was made in the office of the City Clerk/Treasurer.

SECTION 12.0. Administration. All fees collected and special accounts maintained under this Ordinance shall be subject to administration by the City Treasurer.

A. Report Required. Commencing with the calendar year subsequent to the effective date of this Ordinance, the City Treasurer shall report annually to the Common Council with regard to all deposits, withdrawals, and fund balances in regard to impact fees. The purpose of the annual report is to provide the Common Council with information necessary to determine that all funds collected are spent within a reasonable amount of time pursuant to this Ordinance, for the purposes intended, and that the amount of the fees imposed continues to represent an equitable and reasonable apportionment of the cost of public facilities for land development.

B. Refunds. Should the Common Council determine that any refunds be made, such refund shall be made by the City Treasurer proportionally to the current owner(s) of the lot(s), parcels(s), or dwelling unit(s), as applicable and taking into account the time and amount of fees paid for such lot(s), parcels(s), or dwelling unit(s), as applicable.

SECTION 13.0. Appeals. Any developer who disputes the amount, collection, or use of the impact fees provided for herein shall have the right to appeal to the Common Council and the procedure for such appeal shall be as follows:

A. Appeal Initiation and "Appeal Application Fee". An appeal shall be initiated by filing a written notice of appeal with the City Treasurer (or other Common Council authorized agent) accompanied by an "Appeal Application Fee" in the amount of five-hundred dollars (\$500).

B. Content of the Written Notice of Appeal. The written notice of appeal shall include the name, address, and telephone number of the developer; the legal description of the land development for which the impact fee is imposed and the appeal is requested, the number of residential dwelling units being created, the amount and nature of the impact fee imposed, and the specific objections to the amount of the impact fee, collection of the impact fee, or the use of the impact fee.

C. Hearing the Appeal. Upon receipt of the written notice of appeal and "Appeal Application Fee," the City Treasurer (or other Common Council authorized agent) shall schedule a special meeting of the Common Council for the special purpose of hearing the appeal. Such special meeting shall be scheduled not more than thirty (30) days from the date of the receipt of the written notice of

appeal unless a later date for the hearing is agreed to by the developer in writing.

- D. Conduct of the Appeal Proceedings. The developer may present such oral and documentary evidence as the developer may desire at the hearing and the City Plan Commission may similarly submit evidence in support of the impact fee(s). All proceedings shall be electronically recorded or taken by a court reporter, at the option of the developer. If a court reporter is requested, the developer shall pay the costs thereof.
- E. Common Council Determination. The Common Council shall make its determination based upon the evidence presented and shall issue its decision in writing within twenty (20) days of the hearing.
- F. Certification to the Milwaukee County Circuit Court. The decision of the Common Council may be certified to the Milwaukee Circuit Court as a special writ for judicial review.

SECTION 14.0. Repeal. All ordinances or parts of ordinances in contravention to this Ordinance are hereby repealed.

SECTION 15.0. Severability. Each section, subsection, paragraph, sentence, clause, phrase, and provision of the foregoing Ordinance is and the same as hereby declared to be severable and if any portion or provision thereof is duly determined to be invalid for any reason, such determination shall not invalidate any other portion or provision thereof.

SECTION 16.0. Effective Date. This Ordinance shall take effect and be enforced from and after its passage and posting as required by law.

Passed and adopted by the Common Council of the City of Franklin, Milwaukee County, Wisconsin, this _____ day of _____, 2002.

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

By: _____
Mayor

Attest: _____
City Clerk



Appendix D

Resolutions for Adopting the "Comprehensive Outdoor Recreation Plan" as an Element of the City of Franklin Comprehensive Master Plan

APPENDIX D-1

CITY PLAN COMMISSION RESOLUTION FOR ADOPTING THE "COMPREHENSIVE OUTDOOR RECREATION PLAN" AS AN ELEMENT OF THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a comprehensive master plan for the physical development of the City of Franklin; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared and adopted the Comprehensive Master Plan for the City of Franklin, Wisconsin on May 20, 1992; and

WHEREAS, Meehan & Company, Inc., a professional land planning firm assisted the City Parks Commission and City Plan Commission in the preparation of the Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002, which sets forth applicable data, analyses, and statements addressing population projections and forecasts for determining outdoor recreation needs; outdoor recreation definitions; public park, open space, outdoor recreation, and natural resource protection standards; an inventory of all City of Franklin existing public outdoor recreation facilities and service radii delineations; analysis and forecast of future year 2020 outdoor recreation park, open space, trail, and outdoor recreation needs for the City of Franklin; an outdoor recreation plan for the City of Franklin; the identification of new public park, open space, trail, and outdoor recreation facilities; community recreation center building needs analysis; capital cost estimates; and recommended outdoor recreation plan implementation; and

WHEREAS, Section 62.23(3)(b) of the Wisconsin Statutes authorizes and empowers the City Plan Commission of the City of Franklin to adopt amendments and/or additions to the City of Franklin Comprehensive Master Plan; and

APPENDIX D-1 (continued)

CITY PLAN COMMISSION RESOLUTION FOR ADOPTING
THE "COMPREHENSIVE OUTDOOR RECREATION PLAN" AS AN ELEMENT
OF THE CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

WHEREAS, the City Plan Commission received a recommendation from the City Parks Commission for the City Plan Commission to adopt the Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002; and

WHEREAS, the City Plan Commission considers the Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002, to be a valuable guide to the future development of the City of Franklin;

NOW, THEREFORE BE IT RESOLVED that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the City of Franklin Plan Commission, on the _____ day of _____, 2002, hereby adopts the Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002, as an amendment and addition to the City of Franklin's Comprehensive Master Plan to serve as a guide for the future development of outdoor recreation facilities in the City of Franklin.

BE IT FURTHER RESOLVED that the Secretary of the City of Franklin Plan Commission transmit a certified copy of this resolution to the Common Council of the City of Franklin.

Mayor & Chairman
City of Franklin Plan Commission

ATTESTATION:

Secretary
City of Franklin Plan Commission

APPENDIX D-2

COMMON COUNCIL RESOLUTION FOR ADOPTING THE
"COMPREHENSIVE OUTDOOR RECREATION PLAN" AS AN ELEMENT OF THE
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared and adopted the Comprehensive Master Plan for the City of Franklin, Wisconsin on May 20, 1992; and

WHEREAS, Meehan & Company, Inc., a professional land planning firm assisted the City Parks Commission and City Plan Commission in the preparation of the Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002, which sets forth applicable data, analyses, and statements addressing population projections and forecasts for determining outdoor recreation needs; outdoor recreation definitions; public park, open space, outdoor recreation, and natural resource protection standards; an inventory of all City of Franklin existing public outdoor recreation facilities and service radii delineations; analysis and forecast of future year 2020 outdoor recreation park, open space, trail, and outdoor recreation needs for the City of Franklin; an outdoor recreation plan for the City of Franklin; the identification of new public park, open space, trail, and outdoor recreation facilities; community recreation center building needs analysis; capital cost estimates; and recommended outdoor recreation plan implementation; and

WHEREAS, the City of Franklin Plan Commission did on the ____ day of _____, 2002, adopt by City Plan Commission Resolution the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002 as an element of, and an amendment and addition to, the City's Comprehensive Master Plan and has submitted a certified copy of that resolution to the Common Council of the City of Franklin; and

WHEREAS, the Common Council of the City of Franklin concurs with the City Plan Commission and the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002;

NOW, THEREFORE BE IT RESOLVED that the Common Council of the City of Franklin on the ____ day of _____, 2002, hereby adopts the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002 as an element of, and an amendment and addition to, the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin.

Mayor
City of Franklin

ATTESTATION:

City Clerk
City of Franklin

APPENDIX D-2

COMMON COUNCIL RESOLUTION FOR ADOPTING THE
"COMPREHENSIVE OUTDOOR RECREATION PLAN" AS AN ELEMENT OF THE
CITY OF FRANKLIN COMPREHENSIVE MASTER PLAN

WHEREAS, the City of Franklin, pursuant to the provisions of Section 62.23(1) of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, prepared and adopted the Comprehensive Master Plan for the City of Franklin, Wisconsin on May 20, 1992; and

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WHEREAS, the City of Franklin Plan Commission did on the ____ day of _____, 2002, adopt by City Plan Commission Resolution the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002 as an element of, and an amendment and addition to, the City's Comprehensive Master Plan and has submitted a certified copy of that resolution to the Common Council of the City of Franklin; and

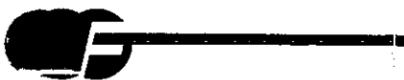
WHEREAS, the Common Council of the City of Franklin concurs with the City Plan Commission and the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002;

NOW, THEREFORE BE IT RESOLVED that the Common Council of the City of Franklin on the ____ day of _____, 2002, hereby adopts the plan titled Comprehensive Outdoor Recreation Plan: 2020 (Franklin, Wisconsin: Meehan & Company, Inc., 2002) dated _____, 2002 as an element of, and an amendment and addition to, the City's Comprehensive Master Plan to serve as a guide for the future development of the City of Franklin.

Mayor
City of Franklin

ATTESTATION:

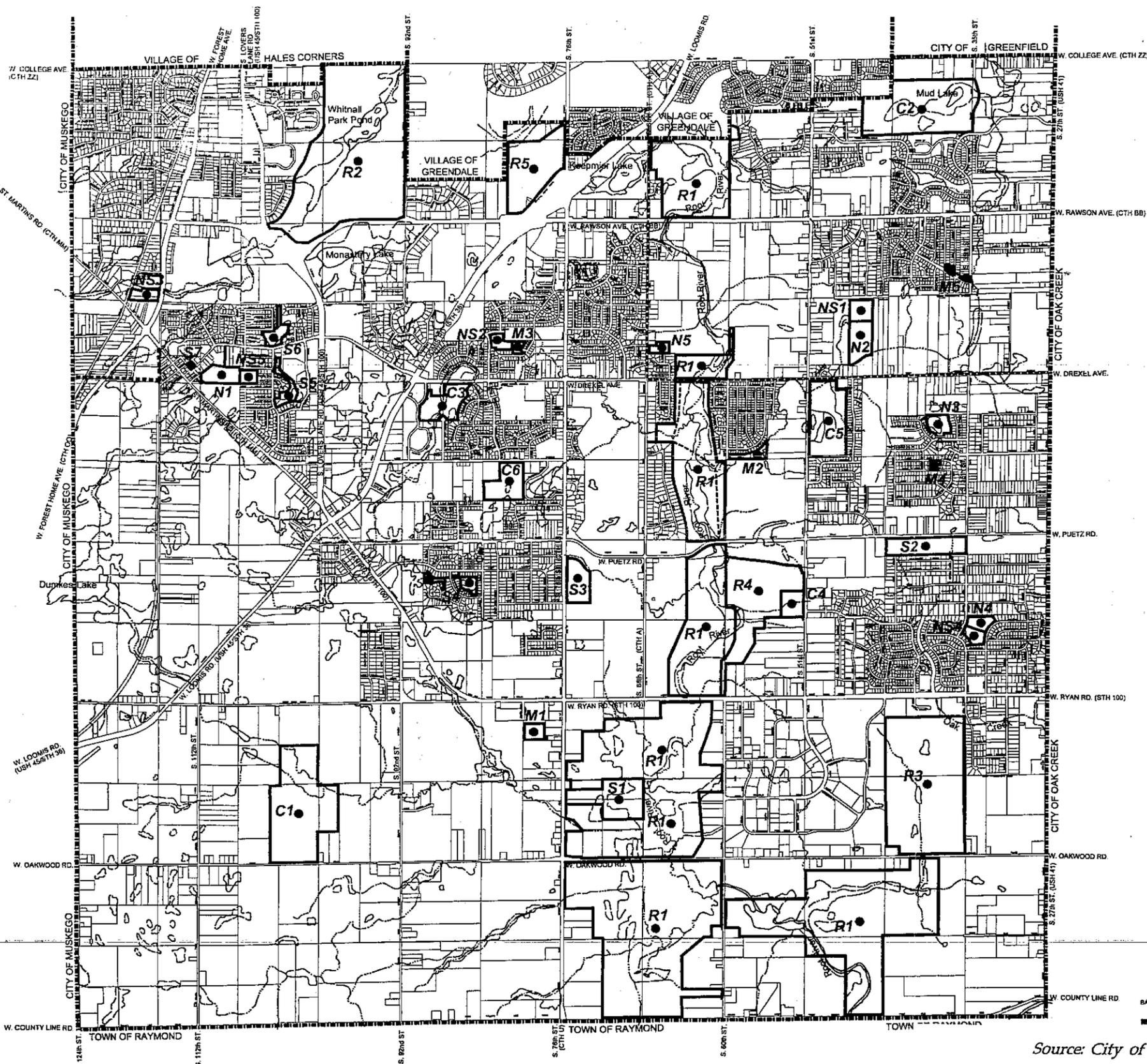
City Clerk
City of Franklin



CITY OF FRANKLIN

COMPREHENSIVE OUTDOOR RECREATION PLAN

MAP 4.1 PUBLIC OUTDOOR RECREATION SITES: 2000



LEGEND

-  CORPORATE LIMITS LINE
-  PROPERTY BOUNDARY LINE - 1990
-  RIVER OR STREAM
-  LAKE OR POND
-  WETLAND

EXISTING PUBLIC PARK SITES

- REGIONAL AND MULTI-COMMUNITY PARKS:**
- R1 ROOT RIVER PARKWAY
 - R2 WHITNALL PARKWAY
 - R3 OAKWOOD PARK AND GOLF COURSE
 - R4 MILWAUKEE COUNTY SPORTS COMPLEX
 - R5 CRYSTAL RIDGE

- COMMUNITY PARKS (at Park Sites):**
- C1 FRANKLIN PARK
 - C2 GROBSCHMIDT PARK
 - C3 LION'S LEGEND PARK
 - C4 FROEMMING PARK

- COMMUNITY PLAYFIELDS (at Middle or High School Sites):**
- C5 FRANKLIN HIGH SCHOOL
 - C6 FOREST PARK MIDDLE SCHOOL AND FRANKLIN PUBLIC SCHOOLS ENVIRONMENTAL EDUCATION CENTER

- NEIGHBORHOOD PARKS (at Park Sites):**
- N1 ST. MARTINS (ROBINWOOD) NEIGHBORHOOD PARK
 - N2 PLEASANT VIEW NEIGHBORHOOD PARK
 - N3 JACK E. WORKMAN NEIGHBORHOOD PARK
 - N4 SOUTHWOOD GLEN NEIGHBORHOOD PARK
 - N5 QUARRY VIEW PARK

- NEIGHBORHOOD PLAYGROUNDS (at Elementary School Sites):**
- NS1 PLEASANT VIEW ELEMENTARY SCHOOL
 - NS2 BEN FRANKLIN ELEMENTARY SCHOOL
 - NS3 COUNTRYDALE ELEMENTARY SCHOOL
 - NS4 SOUTHWOOD GLEN ELEMENTARY SCHOOL
 - NS5 ROBINWOOD ELEMENTARY SCHOOL

- MINI PARKS (at Park Sites):**
- M1 OLLIE PEDERSON FIELD (FRANKLIN LIONS YOUTH LEAGUE BALL DIAMOND)
 - M2 CASCADE CREEK PARK
 - M3 COUNTY PARK SITE #64 (TUCKAWAY GREEN VALLEY PARK)
 - M4 FRIENDSHIP PARK
 - M5 GLENN MEADOWS PARK

- SPECIAL PARKS:**
- S1 RAINBOW AIRPORT PARK
 - S2 FRANKLIN WOODS NATURE CENTER
 - S3 FRANKLIN LITTLE LEAGUE COMPLEX
 - S4 MEADOWLANDS PARK
 - S5 ERNIE LAKE PARK (UNOFFICIAL NAME)
 - S6 MISSION HILLS NEIGHBORHOOD WETLANDS
 - S7 MARKET SQUARE

-  EXISTING RECREATION CORRIDOR (TRAILS & BICYCLE ROUTES)



MEEHAN & COMPANY, INC.
 PLANNING • DESIGN • CONSTRUCTION
 P.O. BOX 32000
 FRANKLIN, WI 53132
 PHONE: 414.481.4200 FAX: 414.481.4200

Source: City of Franklin and Meehan & Company, Inc.

CITY OF FRANKLIN COMPREHENSIVE OUTDOOR RECREATION PLAN

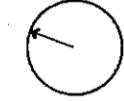
MAP 4.2 EXISTING COMMUNITY PARK LOCATIONS AND MINIMUM SERVICE RADII

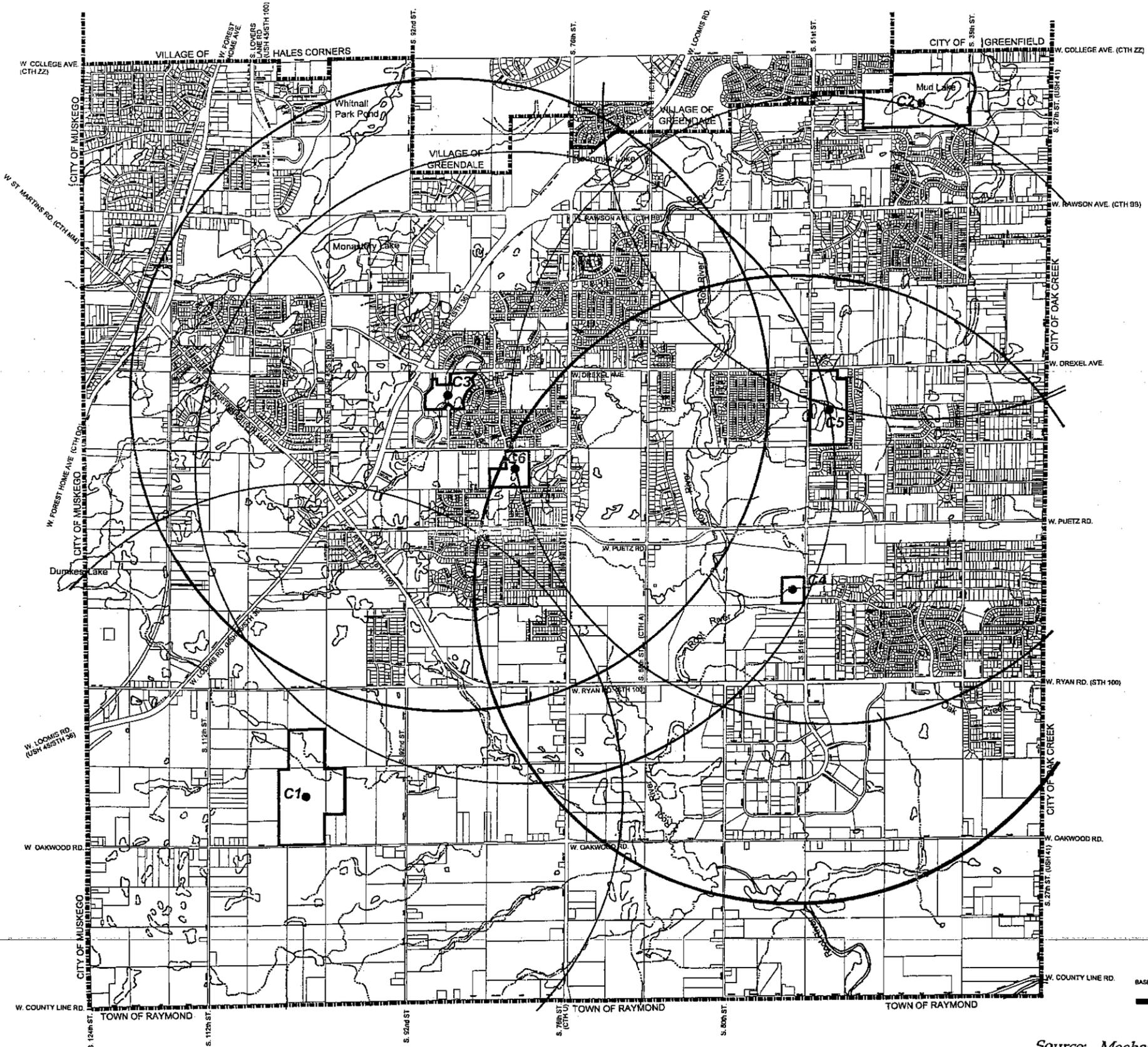
LEGEND

-  CORPORATE LIMITS LINE
-  PROPERTY BOUNDARY LINE: 1999
-  RIVER OR STREAM
-  LAKE OR POND
-  WETLAND

- COMMUNITY PARKS (at Park Sites):**
- C1 FRANKLIN PARK
- C2 GROBSCHMIDT PARK
- C3 LION'S LEGEND PARK
- C4 FROEMMING PARK

- COMMUNITY PLAYFIELDS (at Middle or High School Sites):**
- C5 FRANKLIN HIGH SCHOOL
- C6 FOREST PARK MIDDLE SCHOOL AND FRANKLIN PUBLIC SCHOOLS ENVIRONMENTAL EDUCATION CENTER

-  EXISTING COMMUNITY PARK LOCATION
-  COMMUNITY PARK MINIMUM 2-MILE SERVICE RADII



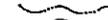
MEEHAN
& COMPANY, INC.
PLANNING, DESIGN, ENGINEERING
P.O. BOX 23006
FRANKLIN, IN 47323
PHONE & FAX (317) 530-9350

Source: Meehan & Company, Inc.

CITY OF FRANKLIN COMPREHENSIVE OUTDOOR RECREATION PLAN

MAP 4.3 EXISTING NEIGHBORHOOD PARK LOCATIONS AND MINIMUM SERVICE RADII

LEGEND

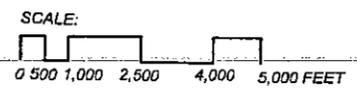
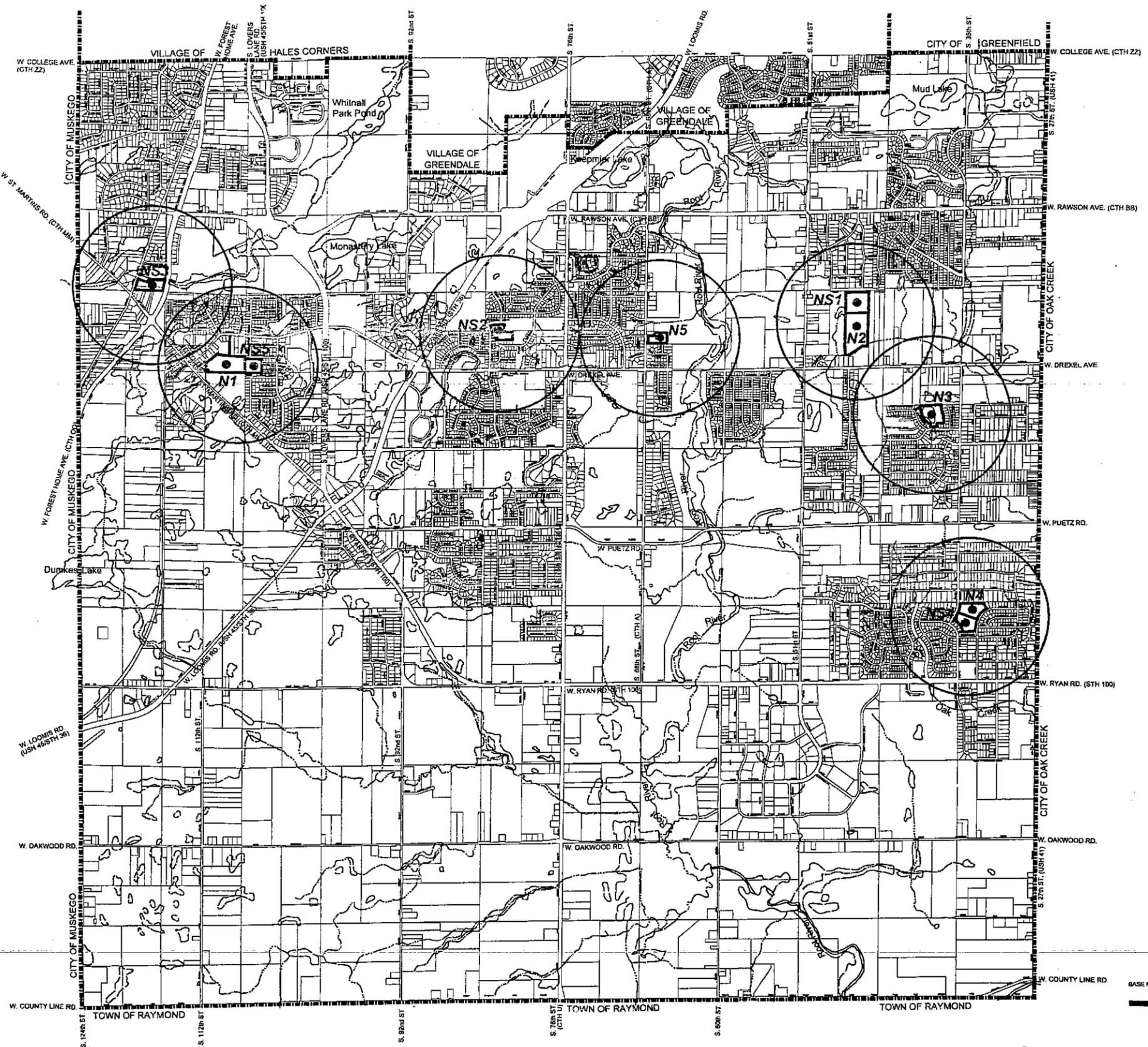
-  CORPORATE LIMITS LINE
-  PROPERTY BOUNDARY LINE: 1999
-  RIVER OR STREAM
-  LAKE OR POND
-  WETLAND

NEIGHBORHOOD PARKS (at Park Sites):
 N1 ST. MARTINS (ROBINWOOD) NEIGHBORHOOD PARK
 N2 PLEASANT VIEW NEIGHBORHOOD PARK
 N3 JACK E. WORKMAN NEIGHBORHOOD PARK
 N4 SOUTHWOOD GLEN NEIGHBORHOOD PARK
 N5 QUARRY VIEW PARK

NEIGHBORHOOD PLAYGROUNDS (at Elementary School Sites):
 NS1 PLEASANT VIEW ELEMENTARY SCHOOL
 NS2 BEN FRANKLIN ELEMENTARY SCHOOL
 NS3 COUNTRYDALE ELEMENTARY SCHOOL
 NS4 SOUTHWOOD GLEN ELEMENTARY SCHOOL
 NS5 ROBINWOOD ELEMENTARY SCHOOL

 EXISTING NEIGHBORHOOD PARK LOCATION

 NEIGHBORHOOD PARK MINIMUM 1/2-MILE SERVICE RADII



MEEHAN & COMPANY, INC.
 PLANNING | DESIGN | ENGINEERING
 P.O. BOX 370098
 FRANKLIN, WI 53132
 PHONE 772.1212 FAX 772.1229 9529

BASE MAP BASED UPON CITY OF FRANKLIN CADASTRAL DATA 1999

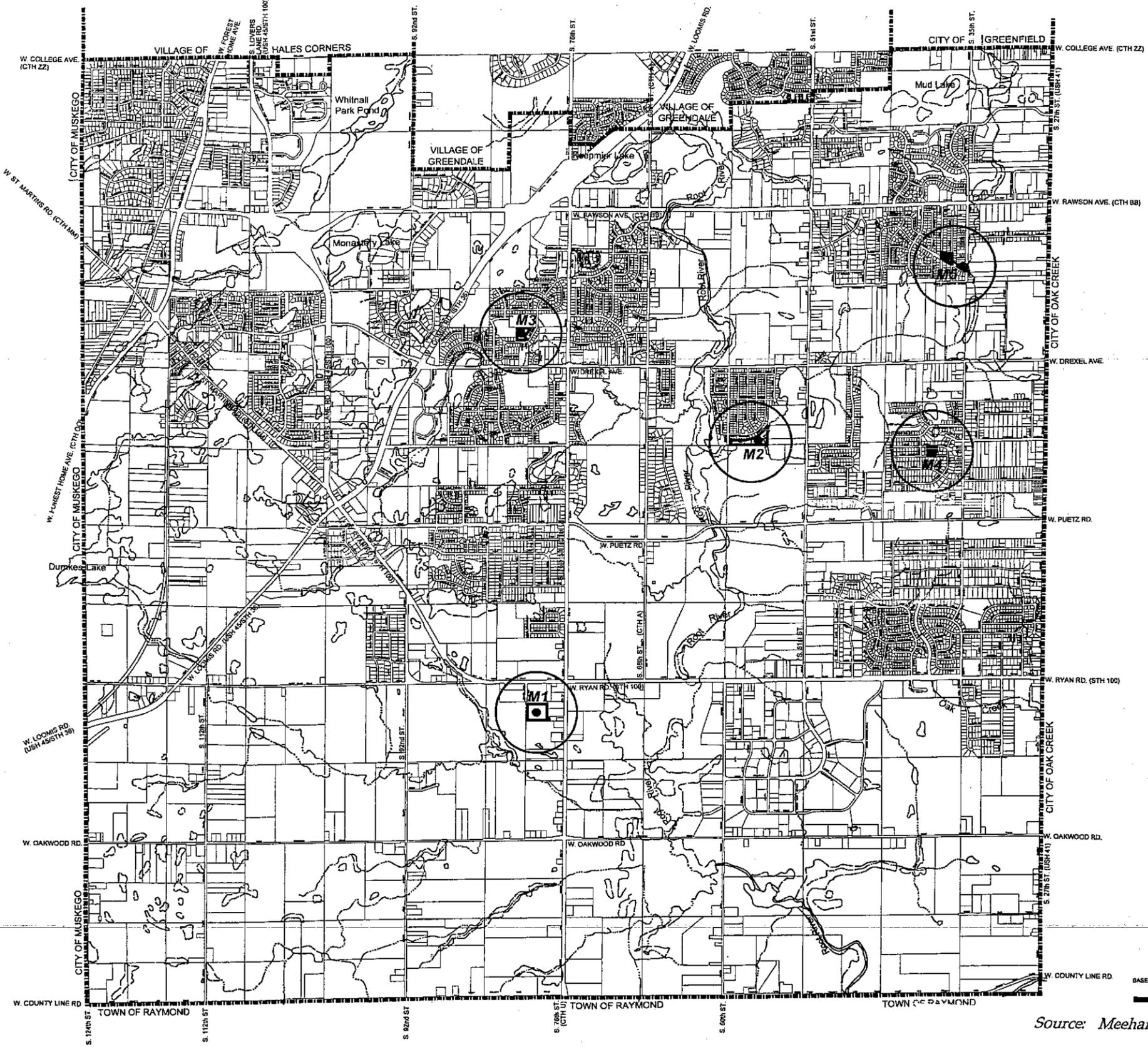
Source: Meehan & Company, Inc



CITY OF FRANKLIN

COMPREHENSIVE OUTDOOR RECREATION PLAN

MAP 4.4 EXISTING MINI PARK LOCATIONS AND MINIMUM SERVICE RADII



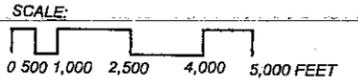
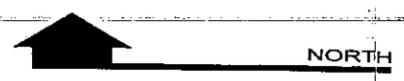
LEGEND

- CORPORATE LIMITS LINE
- PROPERTY BOUNDARY LINE: 1999
- RIVER OR STREAM
- LAKE OR POND
- WETLAND

MINI PARKS (at Park Sites):

- M1 OLLIE PEDERSON FIELD (FRANKLIN LIONS YOUTH LEAGUE BALL DIAMOND)
- M2 CASCADE CREEK PARK
- M3 COUNTY PARK SITE #64 (TECKAWAY GREEN VALLEY PARK)
- M4 FRIENDSHIP PARK
- M5 GLENN MEADOWS PARK

- EXISTING MINI PARK LOCATION
- MINI PARK MINIMUM 1/4-MILE SERVICE RADII

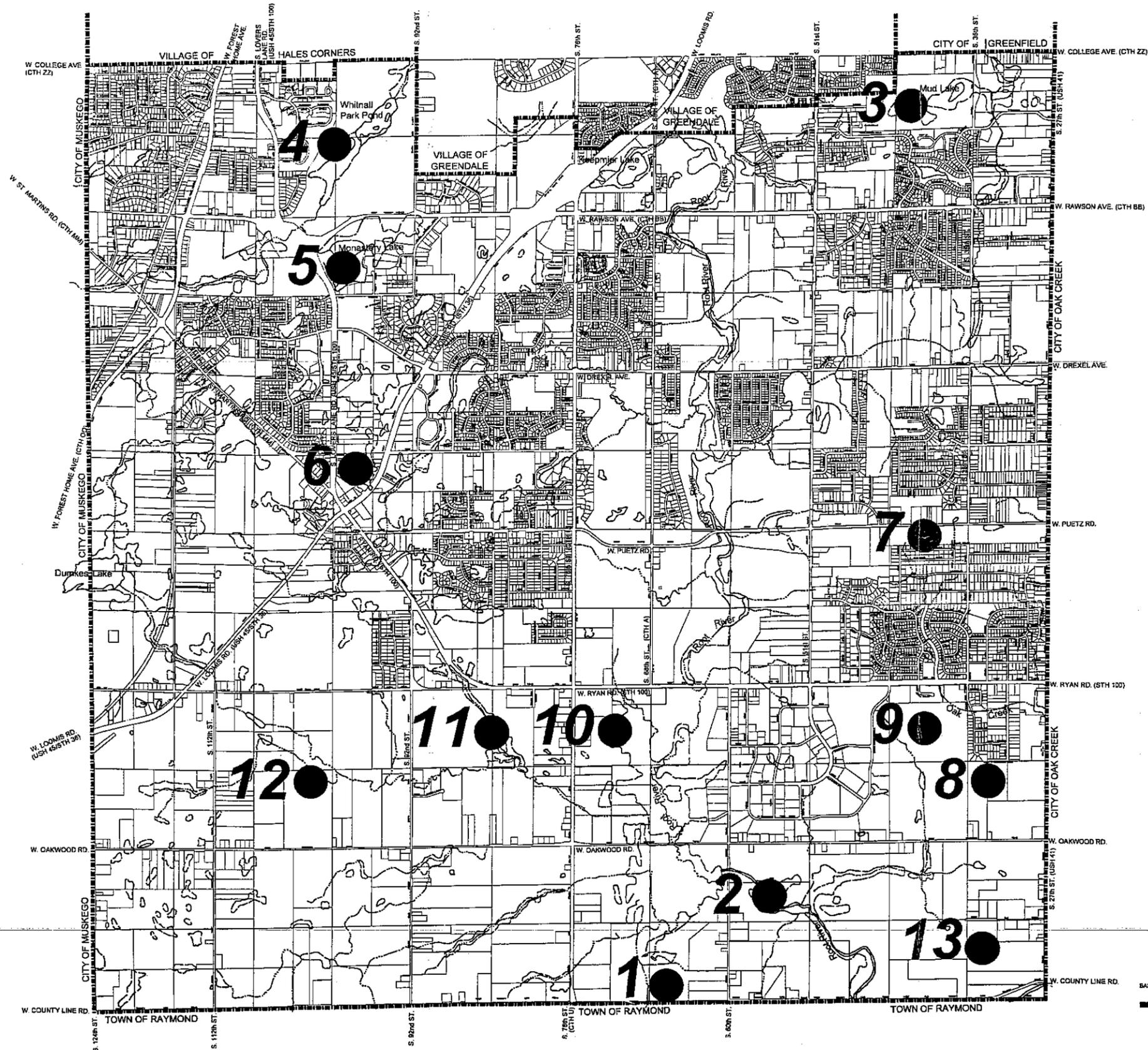


MEEHAN & COMPANY, INC.
 11 PEARSON - 1 DESIGN - 3 ZENITH
 P.O. BOX 28094
 FRANKLIN, WI 53122
 PHONE & FAX (262) 574-9330

Source: Meehan & Company, Inc.

KNOWN NATURAL AREAS IN THE CITY OF FRANKLIN: 1994

CITY OF FRANKLIN
COMPREHENSIVE OUTDOOR RECREATION PLAN



LEGEND

- CORPORATE LIMITS LINE
- PROPERTY BOUNDARY LINE: 1998
- RIVER OR STREAM
- LAKE OR POND
- WETLAND

LOCATION OF NATURAL AREA

MAP NUMBER	AREA NAME
1	Root River Canal Woods
2	Root River Wet-Mesic Woods--West
3	Grobschmidt Park Wetlands and Upland Woods
4	Whitnall Park Woods--South
5	Monastery Lake Wetlands
6	Mission Hills Wetlands
7	Franklin Woods (Puetz Road)
8	Fitzsimmons Road Woods
9	Oakwood Park Oak Woods
10	Root River Parkway Prairie
11	Ryan Creek Woods
12	Franklin Oak Woods and Oak Savanna
13	Elm Road Woods



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 P.O. BOX 320098
 FRANKLIN, WI 53132
 PHONE & FAX (414) 529-0329

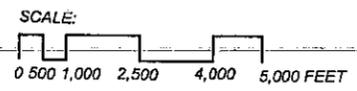
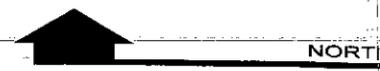
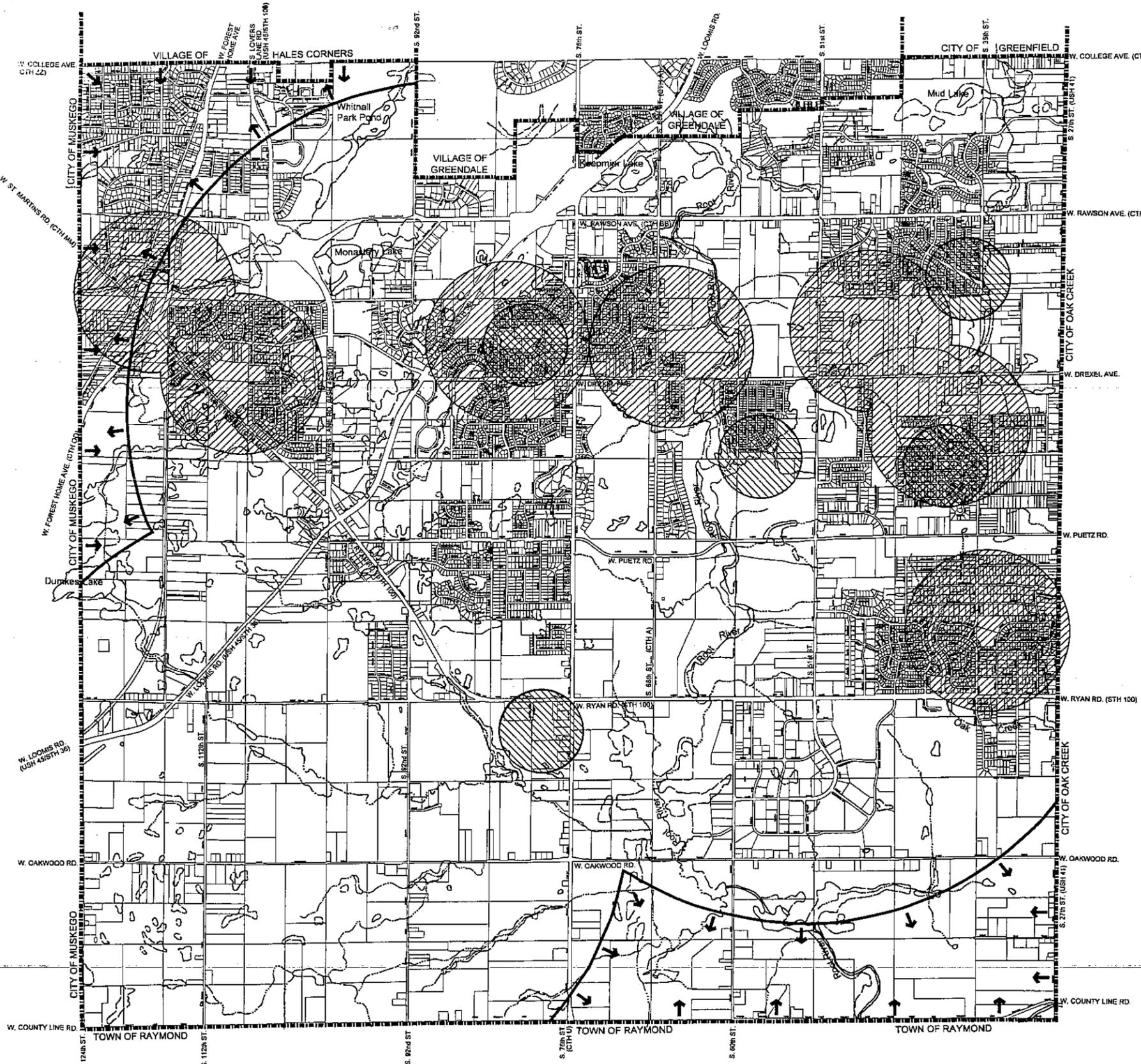
Source: SEWRPC and Meehan & Company, Inc.

CITY OF FRANKLIN COMPREHENSIVE OUTDOOR RECREATION PLAN

MAP 5.1 AREAS SERVED AND NOT SERVED BY NEIGHBORHOOD OR MINI PARKS

LEGEND

-  CORPORATE LIMITS LINE
-  PROPERTY BOUNDARY LINE, 1999
-  RIVER OR STREAM
-  LAKE OR POND
-  WETLAND
-  BOUNDARY OF A NEIGHBORHOOD PARK AND/OR MINI PARK SERVICE AREA
-  AREAS OF THE CITY OF FRANKLIN SERVED BY A NEIGHBORHOOD PARK
-  AREAS OF THE CITY OF FRANKLIN SERVED BY A MINI PARK
-  AREAS OF THE CITY OF FRANKLIN SERVED BY BOTH A NEIGHBORHOOD PARK AND A MINI PARK
-  AREAS NOT SERVED BY A COMMUNITY PARK. ALL OTHER AREAS OF THE CITY ARE SERVED BY A COMMUNITY PARK
-  AREAS NOT SERVED BY EITHER A NEIGHBORHOOD PARK OR MINI PARK



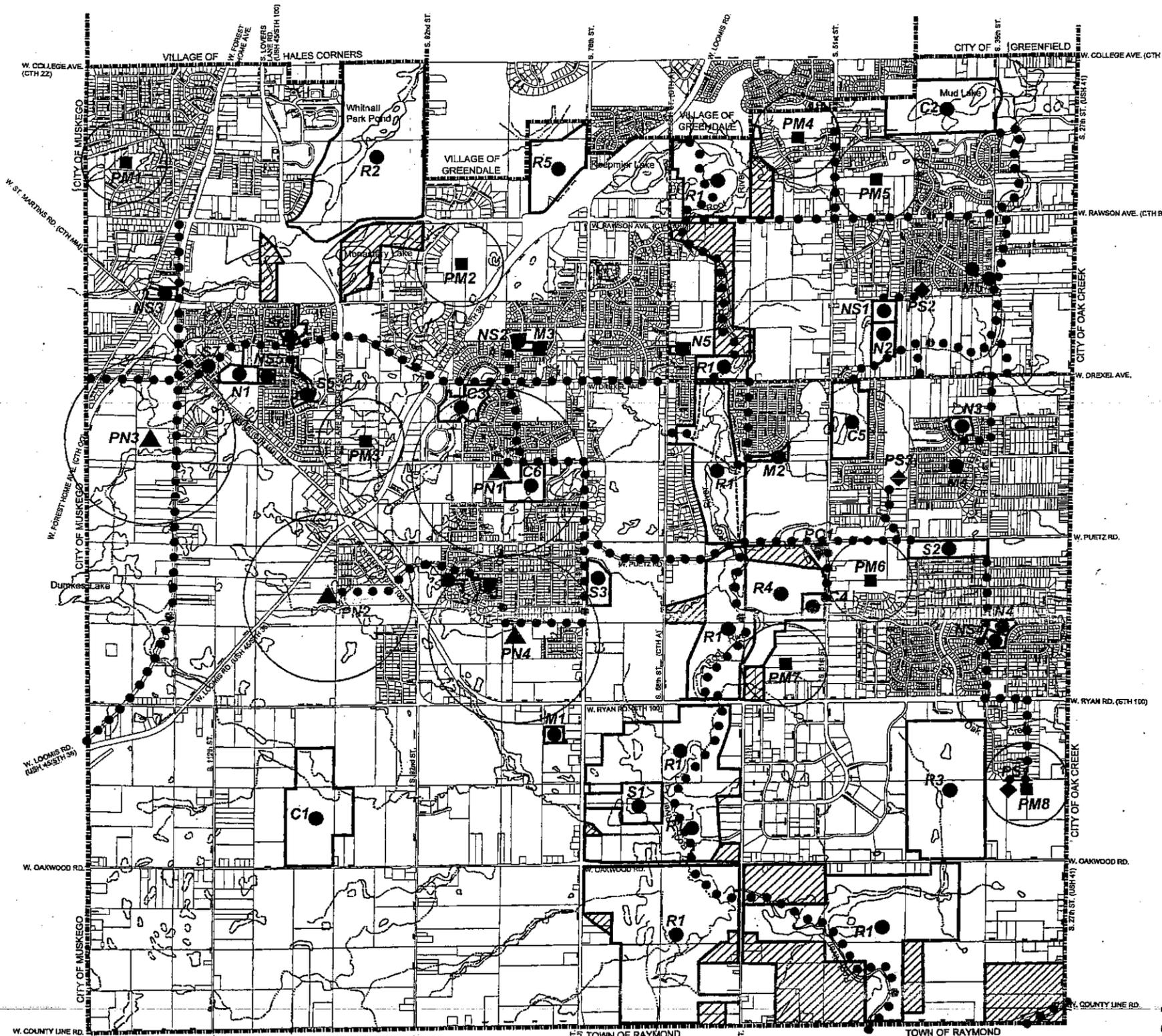
MEEHAN & COMPANY, I N C
 17 PLANNING □ DESIGN □ ENGINEERING □
 P.O. BOX 25008
 FRANKLIN, WI 53123
 PHONE & FAX: (414) 229-9519

BASE MAP BASED UPON CITY OF FRANKLIN CADASTRAL DATA 1999.

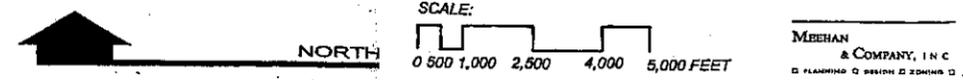
Source: Meehan & Company, Inc.

CITY OF FRANKLIN COMPREHENSIVE OUTDOOR RECREATION PLAN

MAP 7.1 PLANNED PUBLIC PARK AND OUTDOOR RECREATION SITES: 2020 LEGEND



- EXISTING PUBLIC PARK SITES**
- REGIONAL AND MULTI-COMMUNITY PARKS:**
 R1 ROOT RIVER PARKWAY
 R2 WHITNALL PARK
 R3 OAKWOOD PARK AND GOLF COURSE
 R4 MILWAUKEE COUNTY SPORTS COMPLEX
 R5 CRYSTAL RIDGE
- COMMUNITY PARKS (at Park Sites):**
 C1 FRANKLIN PARK
 C2 GROBSCHMIDT PARK
 C3 LIONS LEGEND PARK
 C4 PROEMING PARK
- COMMUNITY PLAYFIELDS (at Middle or High School Sites):**
 C5 FRANKLIN HIGH SCHOOL
 C6 FOREST PARK MIDDLE SCHOOL AND FRANKLIN PUBLIC SCHOOLS ENVIRONMENTAL EDUCATION CENTER
- NEIGHBORHOOD PARKS (at Park Sites):**
 N1 ST. MARTINS (ROBINWOOD) NEIGHBORHOOD PARK
 N2 PLEASANT VIEW NEIGHBORHOOD PARK
 N3 JACK E. WORKMAN NEIGHBORHOOD PARK
 N4 SOUTHWOOD GLEN NEIGHBORHOOD PARK
 N5 QUARRY VIEW PARK
- NEIGHBORHOOD PLAYGROUNDS (at Elementary School Sites):**
 NS1 PLEASANT VIEW ELEMENTARY SCHOOL
 NS2 BEN FRANKLIN ELEMENTARY SCHOOL
 NS3 COUNTRYDALE ELEMENTARY SCHOOL
 NS4 SOUTHWOOD GLEN ELEMENTARY SCHOOL
 NS5 ROBINWOOD ELEMENTARY SCHOOL
- MINI PARKS (at Park Sites):**
 M1 OLLIE PEDERSON FIELD (FRANKLIN LIONS YOUTH LEAGUE BALL DIAMOND)
 M2 CASCADE CREEK PARK
 M3 COUNTY PARK SITE #84 (TUCKAWAY GREEN VALLEY PARK)
 M4 FRIENDSHIP PARK
 M5 GLENN MEADOWS PARK
- SPECIAL PARKS:**
 S1 RAINBOW AIRPORT PARK
 S2 FRANKLIN WOODS NATURE CENTER
 S3 FRANKLIN LITTLE LEAGUE COMPLEX
 S4 MEADOWLANDS PARK
 S5 ERNIE LAKE PARK (UNOFFICIAL NAME)
 S6 MISSION HILLS NEIGHBORHOOD WETLANDS
 S7 MARKET SQUARE
- EXISTING RECREATION CORRIDOR (TRAILS & BICYCLE ROUTES)**
- PLANNED PUBLIC PARK SITES**
- PLANNED REGIONAL AND MULTI-COMMUNITY PARKS:**
 AREAS PLANNED TO BE ACQUIRED BY MILWAUKEE COUNTY UNDER ITS ADOPTED MILWAUKEE COUNTY PARK AND OPEN SPACE PLAN
- PLANNED COMMUNITY PARKS (at Park Sites):**
 PC1 COMMUNITY RECREATION CENTER BUILDING PARK
- PLANNED NEIGHBORHOOD PARKS (at Park Sites):**
 PN1 FOREST HILLS NEIGHBORHOOD PARK
 PN2 HILLCREST NEIGHBORHOOD PARK
 PN3 ST. MARTINS NEIGHBORHOOD PARK
 PN4 WOODVIEW NEIGHBORHOOD PARK
- PLANNED MINI PARKS (at Park Sites):**
 PM1 MINI PARK
 PM2 MINI PARK
 PM3 MINI PARK
 PM4 MINI PARK
 PM5 MINI PARK
 PM6 MINI PARK
 PM7 MINI PARK
 PM8 MINI PARK
- PLANNED SPECIAL PARKS (Wooded and Other Natural Area Park Sites):**
 PS1 FITZSIMMONS ROAD WOODS SPECIAL PARK
 PS2 PLEASANT VIEW SPECIAL PARK
 PS3 HUNTING PARK SPECIAL PARK
- PLANNED RECREATION CORRIDOR (TRAILS & BICYCLE ROUTES)**
- SERVICE AREA RADI OF A PLANNED NEIGHBORHOOD PARK AND/OR PLANNED MINI PARK**

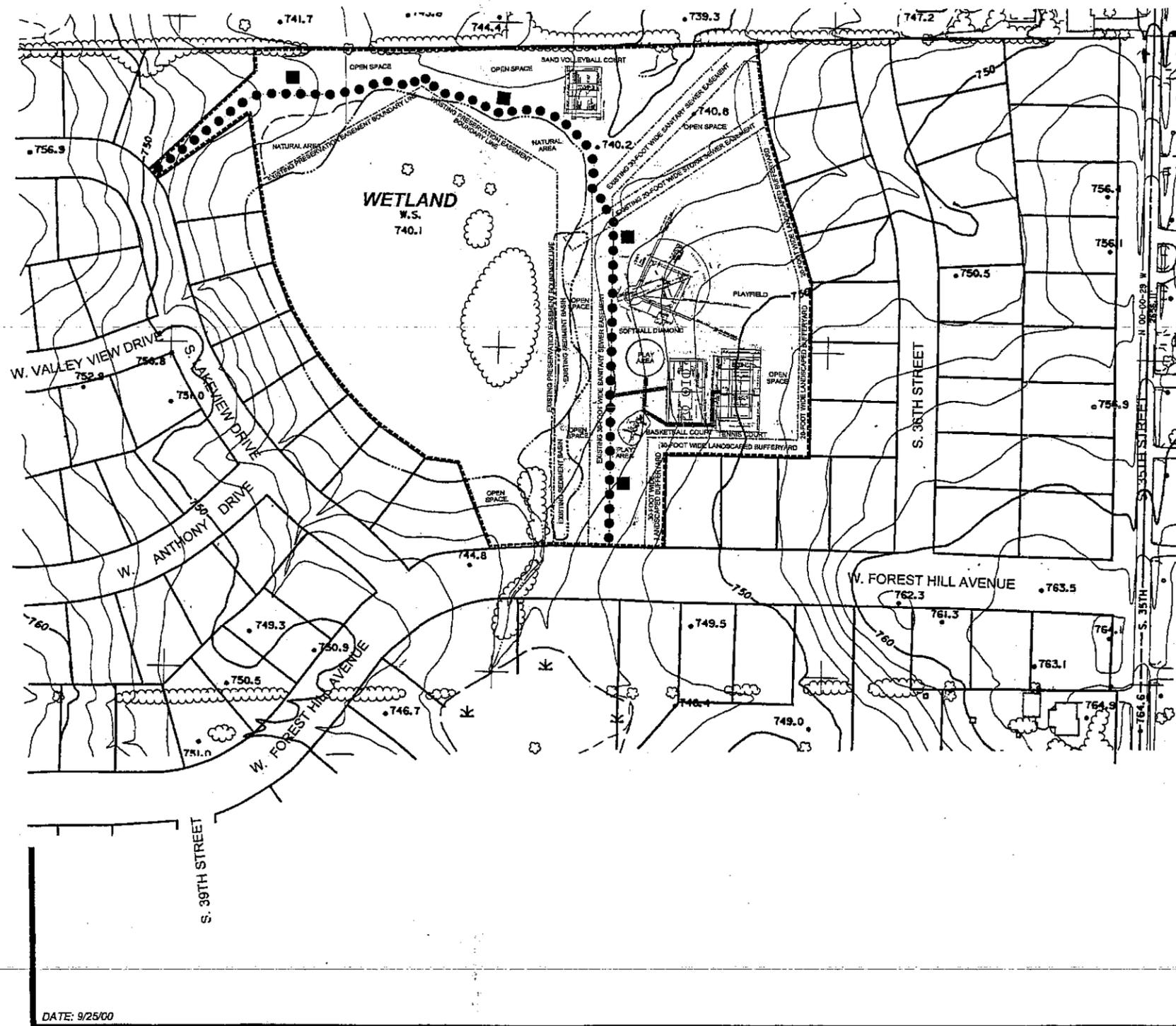


Source: City of Franklin and Meehan & Company, Inc

DATE: 2/9/02

Figure 7.2

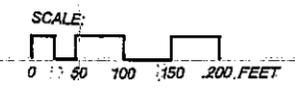
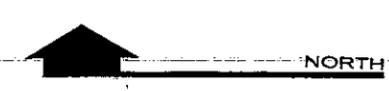
SITE CONCEPT PLAN FOR JACK E. WORKMAN NEIGHBORHOOD PARK



CITY OF FRANKLIN
COMPREHENSIVE OUTDOOR RECREATION PLAN
SITE CONCEPT PLAN
JACK E. WORKMAN PARK

LEGEND

- PARK BOUNDARY LINE
- PROPERTY BOUNDARY LINE: 1999
- EXISTING 2-FOOT CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING POND
- EXISTING WETLAND
- STREAM
- EXISTING WOODLAND
- PLANNED WALKING/EDUCATION TRAIL
- PLANNED FITNESS STATION LOCATION
- OTHER PLANNED WALKWAY



MEEHAN & COMPANY, INC.
 PLANNING DESIGN ENGINEERS

DATE: 9/25/00

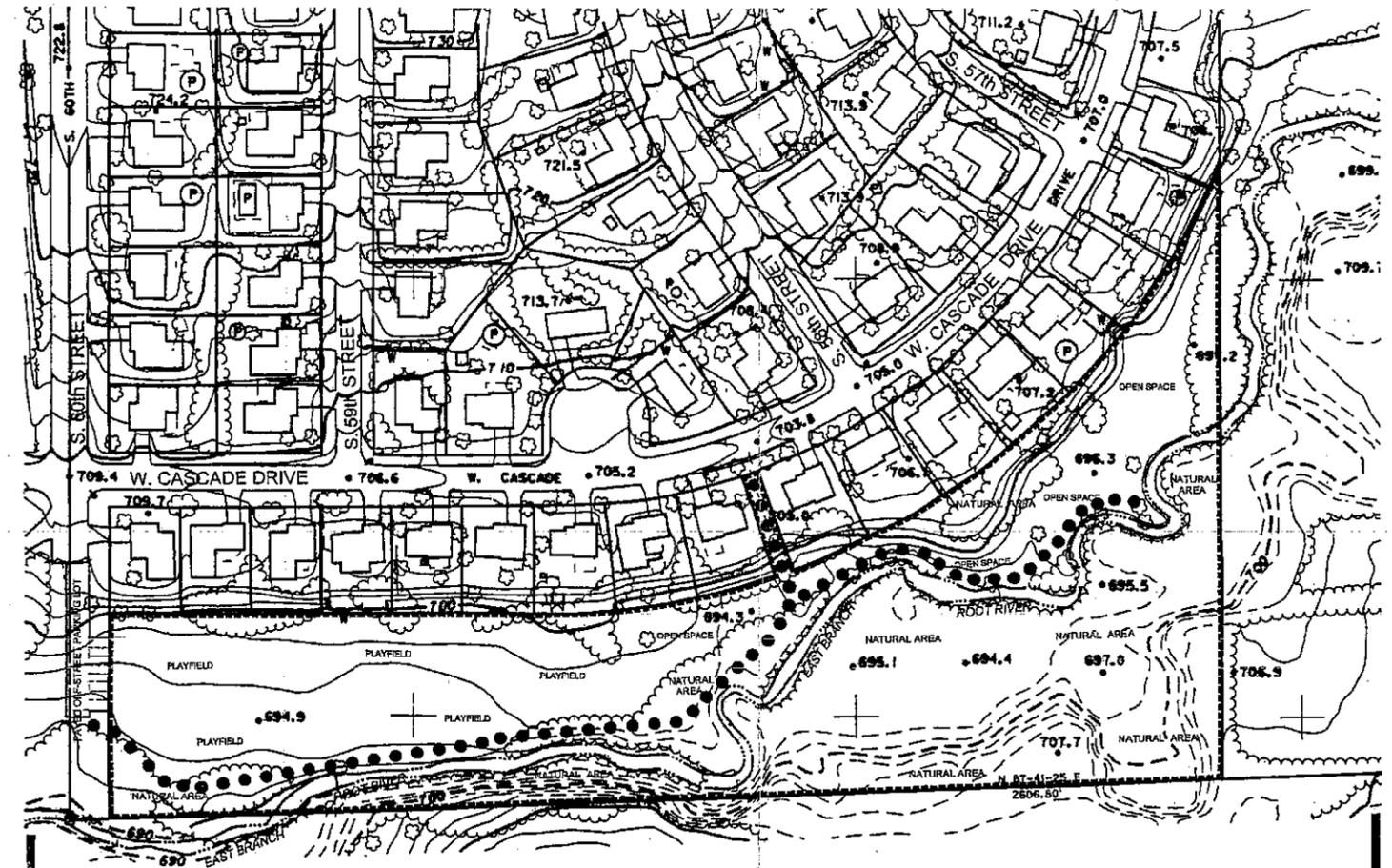
BASE MAP BASED UPON CITY OF FRANKLIN TOPOGRAPHIC AND 1998 CADASTRAL DATA.

NOTE: THIS SITE CONCEPT PLAN IS NOT TO BE USED FOR ENGINEERING OR CONSTRUCTION PURPOSES. LOCATIONS INDICATED ON THIS DRAWING ARE GENERAL ONLY.

Source: City of Franklin and Meehan & Company, Inc

Figure 7.3

SITE CONCEPT PLAN FOR CASCADE CREEK PARK

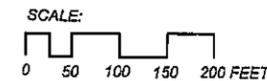


LEGEND

- PARK BOUNDARY LINE
- PROPERTY BOUNDARY LINE: 1999
- EXISTING 3-FOOT CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING POND
- EXISTING WETLAND
- EXISTING STREAM
- EXISTING WOODLAND
- PLANNED WALKING/EDUCATION TRAIL

NOTE: ALMOST ALL OF THE PARK AREA IS LOCATED WITHIN THE CITY OF FRANKLIN FW FLOODWAY DISTRICT ZONING CLASSIFICATION. THE CONSTRUCTION OR ERECTION OF STRUCTURES WITHIN THE FW FLOODWAY ZONING DISTRICT CLASSIFICATION IS NOT ALLOWED AS A PERMITTED USE UNDER THE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE.

THE CONSTRUCTION OF AN OFF-STREET PARKING LOT IN THE FW FLOODWAY DISTRICT ZONING CLASSIFICATION REQUIRES THE ASSISTANCE OF A SPECIAL USE PERMIT UNDER THE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE.



BASE MAP BASED UPON CITY OF FRANKLIN TOPOGRAPHIC AND 1999 CADASTRAL DATA.

NOTE: THIS SITE CONCEPT PLAN IS NOT TO BE USED FOR ENGINEERING OR CONSTRUCTION PURPOSES. LOCATIONS INDICATED ON THIS DRAWING ARE GENERAL ONLY.

Source: City of Franklin and Meehan & Company, Inc.

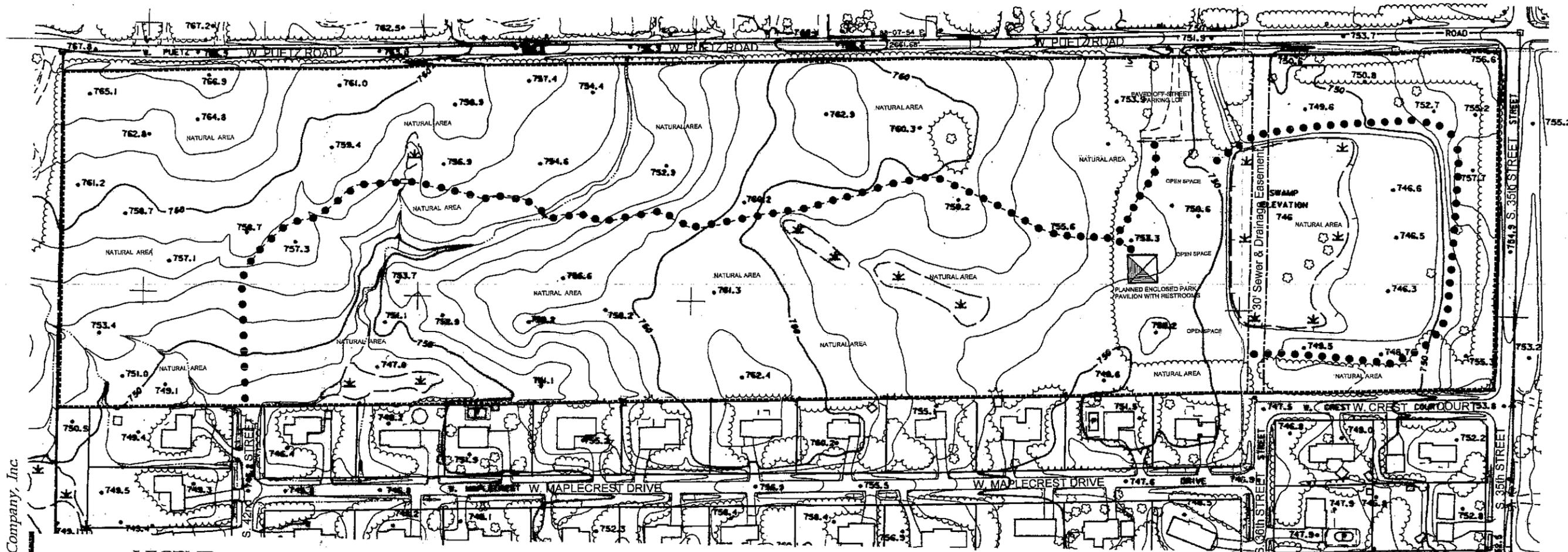
CITY OF FRANKLIN
COMPREHENSIVE OUTDOOR RECREATION PLAN DATE: 11/30/00

*SITE CONCEPT PLAN
 CASCADE CREEK PARK*

Professional Planning Addressed to:
MEEHAN & COMPANY, INC.
 10 PLANNING & DESIGN CENTER DR.
 P.O. BOX 28094
 FRANKLIN, WI 53128
 PHONE: (414) 259-9254

Figure 7.4

SITE CONCEPT PLAN FOR THE FRANKLIN WOODS NATURE CENTER



LEGEND

- PARK BOUNDARY LINE
- PROPERTY BOUNDARY LINE, 1999
- EXISTING 2-FOOT CONTOUR LINE
- 740.8 EXISTING SPOT ELEVATION
- EXISTING POND
- ≡ EXISTING WETLAND
- EXISTING STREAM
- ⊞ EXISTING WOODLAND
- EXISTING WALKING/EDUCATION TRAIL

 **CITY OF FRANKLIN**
 COMPREHENSIVE OUTDOOR RECREATION PLAN

DATE: 11/21/00



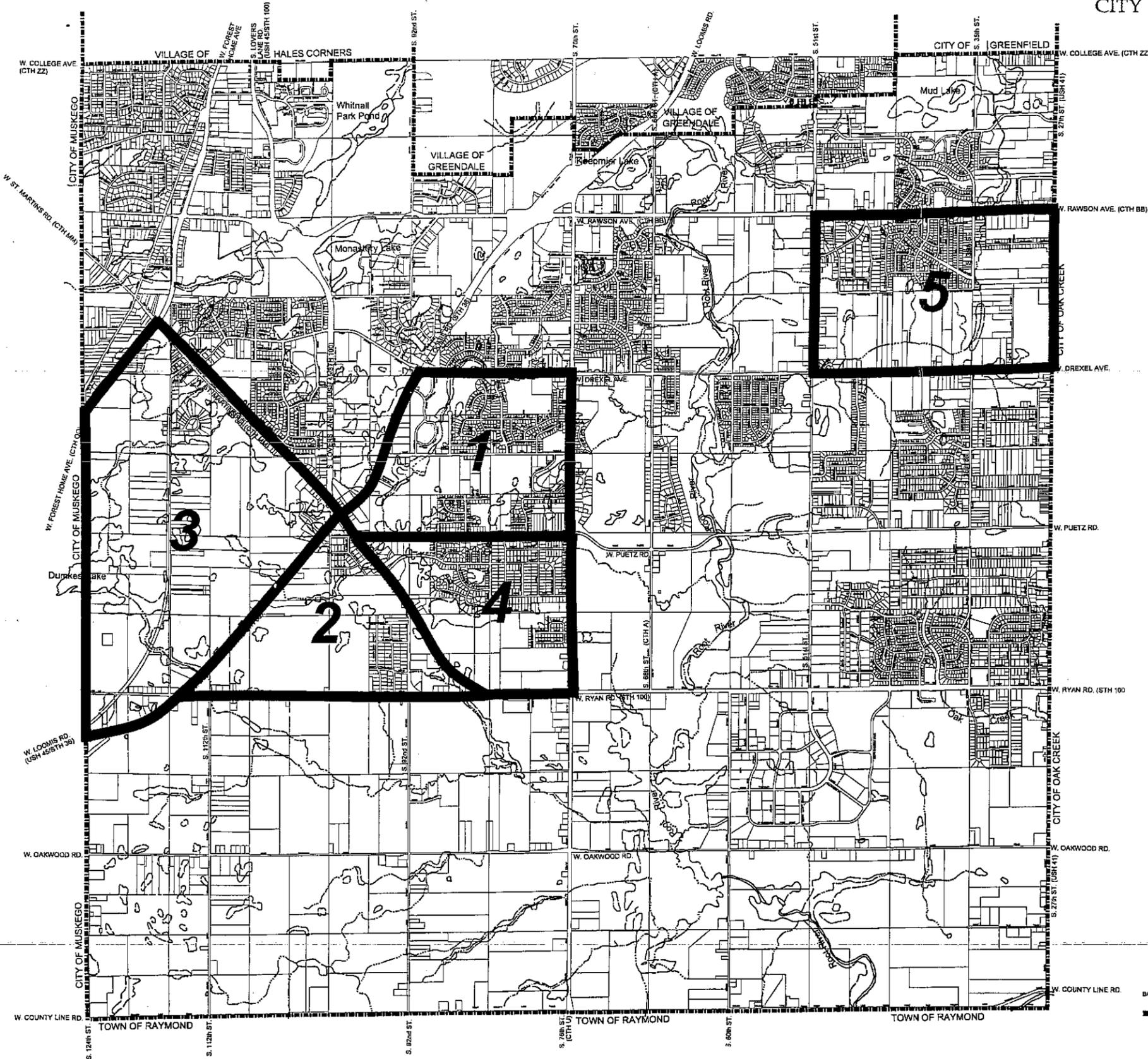
NOTE: THIS SITE CONCEPT PLAN IS NOT TO BE USED FOR ENGINEERING OR CONSTRUCTION PURPOSES. LOCATIONS INDICATED ON THIS DRAWING ARE GENERAL ONLY.

Professional Planning Assistance by:
MEEHAN & COMPANY, INC.
 PLANNING DESIGN & ENGINEERING

Source: City of Franklin and Meehan & Company, Inc

SITE CONCEPT PLAN
FRANKLIN WOODS NATURE CENTER

CITY OF FRANKLIN
COMPREHENSIVE OUTDOOR RECREATION PLAN



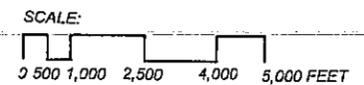
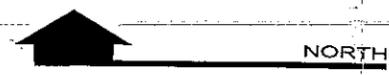
LEGEND

- CORPORATE LIMITS LINE
- PROPERTY BOUNDARY LINE: 1999
- RIVER OR STREAM
- LAKE OR POND
- WETLAND

NEIGHBORHOOD PARK DISTRICT/ZONE BOUNDARY

**DISTRICT/
 ZONE
 NUMBER** **NEIGHBORHOOD PARK DISTRICT/ZONE NAME**

- 1 Forest Hills Neighborhood Park Service District/Zone No. 1.
- 2 Hillcrest Neighborhood Park Service District/Zone No. 2.
- 3 St. Martin's Neighborhood Park Service District/Zone No. 3.
- 4 Woodview Neighborhood Park Service District/Zone No. 4.
- 5 Pleasant View Neighborhood Park Service District/Zone No. 5.



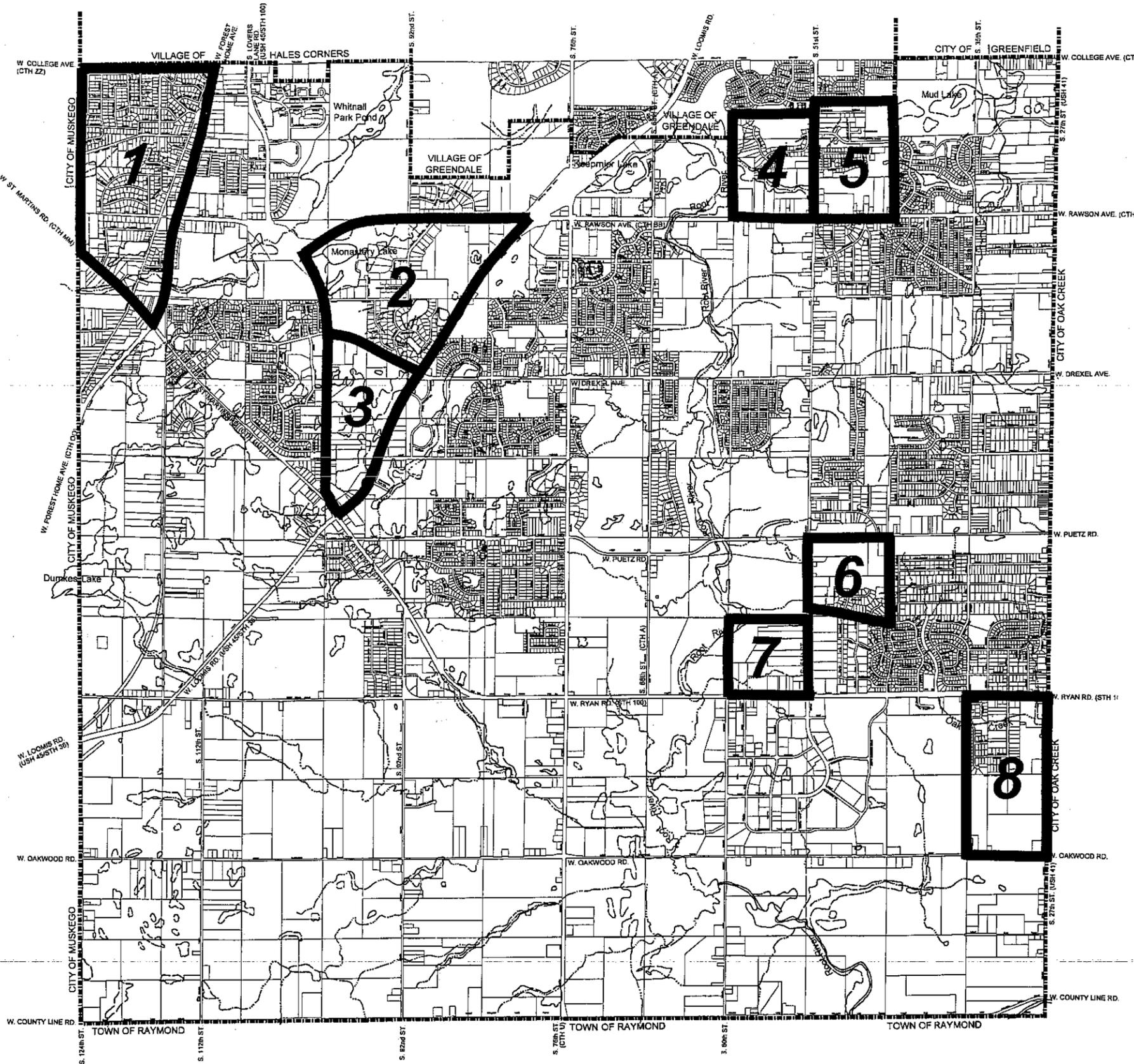
MEEHAN
 & COMPANY, INC.
 PLANNING | DESIGN | ENGINEERING
 P.O. BOX 22070
 FRANKLIN, WI 53120
 PHONES & FAX: (414) 320-4534

BASE MAP BASED UPON CITY OF FRANKLIN CADASTRAL DATA 1999.

Source: Meehan & Company, Inc.

CITY OF FRANKLIN MINI PARK FACILITIES DISTRICTS/ZONES

CITY OF FRANKLIN
COMPREHENSIVE OUTDOOR RECREATION PLAN



LEGEND

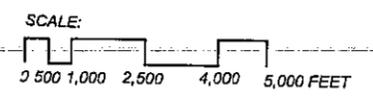
- CORPORATE LIMITS LINE
- PROPERTY BOUNDARY LINE: 1999
- RIVER OR STREAM
- LAKE OR POND
- WETLAND

MINI PARK DISTRICT/ZONE BOUNDARY

**DISTRICT/
ZONE
NUMBER**

MINI PARK DISTRICT/ZONE NAME

- | | |
|---|--|
| 1 | PM1 Mini Park Service District/Zone No. 1. |
| 2 | PM2 Mini Park Service District/Zone No. 2. |
| 3 | PM3 Mini Park Service District/Zone No. 3. |
| 4 | PM4 Mini Park Service District/Zone No. 4. |
| 5 | PM5 Mini Park Service District/Zone No. 5. |
| 6 | PM6 Mini Park Service District/Zone No. 6. |
| 7 | PM7 Mini Park Service District/Zone No. 7. |
| 8 | PM8 Mini Park Service District/Zone No. 8. |



MEEHAN
& COMPANY, I N C
12 PLANNING 13 DESIGN 14 ENGINEERING
P.O. BOX 28000
FRANKLIN, WI 53122
PHONE & FAX (414) 224-0330

BASE MAP BASED UPON CITY OF FRANKLIN CADASTRAL DATA 1999.

Source: Meehan & Company, Inc