

RIVER HIGHLANDS – CITY OF FRANKLIN FACT SHEET

- The Impact Fees for **2010** are **\$ 6,754**. This fee is for Park, Fire Protection, Law Enforcement, Library, Transportation, Administrative and Water Connection. Sanitary Sewer Connection is an additional **\$600**. Buyer will need to pay these fees at issuance of Building Permit.
- Minimum dwelling living areas to be 1,700 square foot for a one story and 2,000 square foot for a two story. The calculation of square footage will not include basement, exposed basement, attic, garage, porch or patio areas in the computation.
- All building plans, exterior design and location of each dwelling must be approved by the River Highlands Architectural Control Committee (ACC). Submit (3) sets of plans; (3) certified stake out surveys; and actual color samples of all exterior building materials to River Highlands Architectural Control Committee for approval.
- The Architectural Control Committee will be SCI Real Estate, located at 5429 N. 118th Court, Milwaukee WI 53225; 414-466-0111 Mr. Jim Sileno
- The City of Franklin requires all residential buildings to be reviewed by their Architectural Committee. The Committee meets on the 2nd and 4th Tuesday of each month. Applications and a \$25.00 fee, along with an approved plan from the River Highlands ACC must be submitted one week in advance of the scheduled meeting.
- The required minimum front set back is 30 feet from a street right-of-way, 19 feet from street right-of-way for 2nd front on corner lots, 10 feet on side yards and 30 feet for a rear yard.
- Driveways to have a minimum of a 6' side yard setback with a maximum slope of 6%. A signed waiver is required for all driveways greater than 6% slope.
- Driveways shall be constructed with a hard surface material acceptable to the ACC and installed within one year of occupancy permit issuance. Developer has provided curb cut locations for Buyers intended driveway. If Buyer elects to change the driveway location than Buyer will be responsible to close up the existing opening and for cutting out and pouring a new opening. In either case the Buyer is responsible to pour a concrete driveway approach per the City of Franklin specifications.

- City of Franklin building permit fees include:
 - Plan Review **\$250**
 - Building **\$0.32/Sq. Ft.** includes attached garage, not unfinished basement.
 - Erosion Control **\$150**
 - State Seal **\$40**
 - Occupancy **\$50**
 - House Numbers 4-digit = **\$6.65** & 5-digit = **\$7.95**
 - Fireplace **\$45**
 - Deck **\$50**
 - Additional permits are required for Plumbing, Electrical, and HVAC.
- Mailboxes installed by Seller, **\$150** paid by Buyer at time of closing.
- Yard Light installed by Buyer, **\$250** paid by Buyer at time of closing, to be used to prepay the supplier. Buyer to pick up lamppost when needed from Seller at 5429 N. 118th Court, Milwaukee, WI.
- Each residence on a Lot shall have an attached garage for not less than 2 nor more than 3 cars. Garages must be located on the side of the Lot where the curb opening is located.
- No above ground swimming pools shall be allowed in the subdivision.
- No fence or wall of any height shall be permitted on any Lot except as a Landscape feature, which must be approved by the ACC. Below grade electric fencing for pet containment is approved.
- City of Franklin Area School District:
K5 through 6th – Robinwood Elementary
7th and 8th – Forrest Park Middle School
9th through 12th – Franklin High School
- The City of Franklin tax rate for **2009** was **\$23.44** per \$1,000 of Assessed Value. The assessment ratio was 96.68%.
- Garbage service is provided by the City of Franklin and is included as part of your tax bill.
- The following lots are required to have partially exposed basements:
Lots 11,12,13,21,22,30.
- The following lots are required to have fully exposed basements:
Lots 1,2,3,4,5,6,7,8,9,10.
- **Certain Exterior Features.** With respect to the construction of a Building on a Lot or other improvement to a Lot:

- If shutters, window casings or window grids and trim features are used on windows or divided-lite windows are used, in any case on the front of a residence, then they shall also be used on the side and rear windows.
 - A residence shall have a roof made of dimensional fiberglass shingles and in a weathered wood color with a minimum pitch ratio of 8:12, or such other color or pitch as its specifically approved by the ACC. Except the minimum height for a ranch house will be 24' above the front yard finished grade.
 - Exterior walls of residences shall be constructed of brick, stone, cedar, stucco, fiber-cement, vinyl or aluminum or combinations thereof. No steel siding shall be permitted. Basement or foundation block walls shall not be exposed.
 - Natural wood or fiber-cement shall be used for all exterior trim, including facias, soffits, freeze boards, corner boards and all window and door surrounds on Dwelling. All corner boards, window and door exterior casings shall be at least 5/4" x 6".
 - The ACC shall be acting reasonably if it disapproves the Drawings for a residence because such residence would be similar in appearance to other residences in close proximity.
 - On each side of a residence, except for trim, exterior materials shall be consistent on all levels. Color selections, for paint, stone, brick, stucco or other finish must be approved by the ACC.
- River Highlands Homeowners Association will maintain the outlot areas and the planting easement areas along 51st Street.
 - Association Fee is **\$225** per year.

PLEASE REVIEW THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RIVER HIGHLANDS FOR A COMPLETE UNDERSTANDING OF ALL RESTRICTIONS.

ALL MUNICIPAL FEES STATED IN THIS FACT SHEET CHANGE FROM YEAR TO YEAR. IT IS THE BUYERS RESPONSIBILTY TO VERIFY THESE FEES WITH THE CITY OF FRANKLIN.