

LRB-RESEARCH AND ANALYSIS SECTION ANALYSIS

**JUNE 7, 2006 AGENDA
PUBLIC WORKS COMMITTEE**

**ITEM 23, FILE 060159
EMMA J. STAMPS**

File #060159 is a resolution granting the Wisconsin Department of Transportation permission to construct a three-lane drop-off and loading area and driveway curbing for the Milwaukee Intermodal Passenger Station located at 433 West St. Paul Avenue.

Background

1. The Wisconsin State Department of Transportation (WISDOT) owns the tax-exempt Amtrack Station located at 433 West St. Paul Avenue.
2. In 2005, WISDOT, Milwaukee Intermodal Partners, LLC (MIP), the Redevelopment Authority (RACM) and the City of Milwaukee entered into an agreement to develop the area in the immediate vicinity of Amtrack and certain facility upgrades, including:
 - 10,000 s.f. – Ticketing, waiting rooms and related services area for Amtrack and Greyhound Bus Lines
 - 4,000 s.f. – retail
 - 27,000 s.f. – office space

Discussion

1. File 060159 permits WISDOT to construct and maintain a three-lane drop-off and loading area, to encroach up to 6 feet 8 inches into the south sidewalk area of 433 West St. Paul Avenue, also known as the Milwaukee Intermodal Station, and concrete curbing at three parking lot entrances/exits adjacent to the station.
2. WISDOT is also responsible for maintaining, at minimum, 7' 6" of sidewalk width in the south sidewalk area of West St. Paul Avenue adjacent to the station.
3. File 060159 does not state costs related to these activities.

Other Information

Common Council File 050592, adopted September 27, 2005, approved a \$6,520,000 tax incremental district Project Plan to redevelop the Amtrak Station and adjacent underdeveloped sites and buildings. The redevelopment renames the Amtrak Station as the Milwaukee Intermodal Station. Upon completion, the \$15.7 million redevelopment should add \$6 million to the property tax base. Cost overruns are the responsibility of the MIP and WISDOT:

<u>Sources:</u>	Federal and State transportation funding	\$ 6,143,500
	City Grant (TID No. 60)	\$ 6,000,000
	MIP	\$ 2,974,676
	Capitalized interest	<u>\$ 600,000</u>
	TOTAL SOURCES	\$15,718,716
<u>Uses:</u>	Intermodal Station renovation (hard costs)	\$12,615,720
	Project soft costs	\$ 2,974,676
	Capitalized interest	<u>\$ 600,000</u>
	TOTAL USES	\$15,718,716

Fiscal Impact

1. The fiscal note prepared by DPW indicates no fiscal impact. DCD is not aware if any related expenditures will impact TID No. 60.

cc: Marianne Walsh Jeff Mantes Mark Nicolini Prepared by: Emma J Stamps x 8666
W. Martin Morics Clark Wantoch Richard Marcoux LRB-Fiscal Review Section
Craig Kammholz Tom Croasdaile Martha Brown June 5, 2006