

## Elmer, Linda

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**From:** Brian K <tabla\_brain@att.net>  
**Sent:** Sunday, October 30, 2016 11:28 PM  
**To:** Coggs, Milele; khalif.rainey@milwaukeecountywi.gov; Bohl, James; Kovac, Nik; Stamper II, Russell  
**Cc:** Elmer, Linda; Hamilton, Ashanti; Lewis, Chantia; Johnson, Cavalier; Murphy, Michael (Alderman); Borkowski, Mark; Bauman, Robert; Perez, Jose; Witkowski, Terry; Zielinski, Tony; Donovan, Robert  
**Subject:** Removing the Estabrook Dam could cost \$44 million or more- File 160339  
**Attachments:** 71. Realtor expt report FINAL.pdf; 73. MRPA alternative cross claim.pdf; 70. Glendale shoreline restoration resolution October 2016.pdf; 69. removal estimate 5 9 14.pdf; 22A. Projected Property value and real estate tax losses due to removal of Estabrook Dam.doc; 23B. Revised for 2015 Estabrook impoundment riparian property values.xls; 25. Northouse landscape proposal.pdf; 21. N AVE DNR to present plans for river project JS 2 26 97.pdf; 22. Storm Sewer upstream cost City of Glendale WI City Administrator i.doc; 26. Realtor's Letter As Of 9 26 2014.pdf; 29. McDill dam drawdown lowers assessed values, Stevens Point Journal, 10-23-12.pdf; The real costs of removing the Estabrook Dam.docx

Members of the Milwaukee Common Council:

On October 25 I testified at the meeting of the Zoning, Neighborhoods and Development Committee, with regard to file 160339 and opposing the proposed re-zoning of Milwaukee County Park land. At that meeting members of that committee requested more information from those who testified. I therefore submit the following statement and several supporting documents and request that this statement and all supporting documents be included in the file for item 160339.

The cost of removal of the Estabrook Dam could reach more than \$44 million.

The real minimum cost of dam removal over a twenty year period is \$22 million. (71)

Total remediation costs could reach \$44 million or more. (71)

Items 2 and 3 below are the subject of a claim for a minimum of \$12 million in damages against Milwaukee County in the event the dam is removed. (73)

The City of Glendale has also requested remediation of all residential shore line property in Glendale in the event that the dam is removed. (70)

The real costs of removal of the Estabrook Dam are as follows:

1. \$1.67 million estimated by Milwaukee County consultant to remove the dam structure. (69)
2. \$1-6.5 million in remediation costs per for private properties on the river. (25,71)
3. \$11-22 million loss to property values of private residences. (22A, 23B, 26, 29, 68, 71,74)
4. \$500,000 minimum estimate of remediation costs to restore shoreline in Lincoln and Estabrook Parks. (21,71)
4. \$800,000 cost to modify 17 storm sewer outfalls owned by Glendale (22, 71)
5. \$1 million cost to modify 22 storm sewer outfalls under other jurisdictions, likely including City of Milwaukee. This cost based on Glendale cost to remediate sewer outfalls. (22, 71)
6. \$6-12 million loss to property tax revenues over twenty years.(22A, 23B, 26, 29, 68, 71)

Very Respectfully Yours,

Brian Kreuziger  
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