



Legislation Text

File #: 951121, Version: 1

951121

SUBSTITUTE 1

951117

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Substitute resolution authorizing and directing a public hearing on the location of a new stadium and authorizing and directing the appropriation of \$200,000 from the Common Council Contingent Fund for environmental contamination studies of both the Milwaukee Brewers' preferred stadium site and the potential stadium site at the east end of the Park Freeway in downtown Milwaukee.

- Analysis -

This resolution:

1. Authorizes and directs the appropriation of \$200,000 from the Common Council Contingent Fund for environmental contamination studies of both the Milwaukee Brewers' preferred stadium site (the grounds of the current stadium) and the potential stadium site at the east end of the Park Freeway.
2. Authorizes the Department of Public Works to expend the appropriated funds on said studies.
3. Authorizes and directs the Zoning, Neighborhoods and Development Committee and the Public Improvements Committee to hold a joint public hearing on the subject of the location of a new professional baseball stadium in Milwaukee.

Whereas, The Milwaukee County Board has approved the transfer of land necessary for development of a new Milwaukee Brewers stadium on the grounds of the existing Milwaukee County Stadium, the Brewers' preferred site for a new stadium; and

Whereas, A memorandum of understanding negotiated by representatives of the Brewers, Mayor John Norquist, Milwaukee County Executive Thomas Ament and Governor Tommy Thompson called for the City of Milwaukee and Milwaukee County to each contribute \$18 million towards infrastructure costs relating to development of a new stadium at the Brewers' preferred site, with the State of Wisconsin contributing an additional \$36 million; and

Whereas, The adopted 1996 City Budget includes \$18 million in cash revenue funding for stadium-related infrastructure improvements, with a footnote that no funds are to be expended unless corresponding funding is received from the State of Wisconsin or other non-property-tax revenue source, or in the form of an in-kind contribution; and

Whereas, Common Council Resolution File 951117,

adopted November 10, 1995, further restricts expenditures from the stadium-related improvements special capital account such that no funds may be expended until non-property-tax revenue sources have been identified and approved by the Common Council; and

Whereas, The Milwaukee County Board did not include, in the adopted 1996 County Budget, the \$4 million first installment on the County's infrastructure contribution recommended by County Executive Ament; and

Whereas, It is unlikely that the State of Wisconsin will make a \$36 million contribution to stadium-related infrastructure costs in lieu of City and County contributions; and

Whereas, A report prepared by the Milwaukee County Board's environmental analyst in October, 1995, estimated the total cost of environmental remediation of the Brewers' preferred stadium site to be in the range of \$6 million to \$12 million, meaning that the State's current projection of \$7 million for environmental clean-up (out of the total \$72 million budgeted for infrastructure-related costs) is probably too low; and

Whereas, A memorandum prepared by the Department of City Development in October, 1995, stated that the consulting firm which had prepared a report on environmental clean-up costs drastically underestimated the extent of contamination of the Brewers' preferred site and the costs of remediating that site; and

Whereas, Neither the State, the County nor any other entity has indicated a willingness to pay for excess environmental remediation costs that may be incurred in the development of a new stadium at the Brewers' preferred site; and

Whereas, The federal government may be willing to pay for demolition of a portion of the Park Freeway in downtown Milwaukee, thereby creating another potential site for a new professional baseball stadium; and

Whereas, A downtown stadium could have dramatic economic development impacts on the city of Milwaukee because such a stadium would be located in close proximity to existing restaurants, entertainment, retail activity and housing, and could stimulate additional developments of these types in downtown Milwaukee; and

Whereas, Construction of a new stadium at the Brewers' preferred site would have a far smaller impact on nearby businesses and would have much more limited potential to stimulate new development in the surrounding area; and

Whereas, A downtown stadium would be more accessible to baseball fans and stadium employees, particularly those who live in the city of Milwaukee or use public transportation, than a stadium built at the Brewers' preferred site; and

Whereas, A September, 1995, staff memorandum of the Southeastern Wisconsin Regional Planning Commission prepared at the request of the City Engineer states that "the central business district can accommodate a new baseball stadium without a significant increase in traffic congestion"; and

Whereas, It is likely that the cost of environmental remediation of the site at the east end of the Park Freeway would be far less than the cost of environmental remediation of the Brewers' preferred site; and

Whereas, The City of Milwaukee desires to retain a professional baseball stadium and professional baseball team in the Milwaukee metropolitan area; and

Whereas, The City of Milwaukee desires to insure that development of a new professional baseball stadium proceeds in a timely manner; and

Whereas, One way the City can support timely development of a new stadium is by being able to offer a plan for an alternative stadium site which is less costly to develop than the Brewers' preferred site, particularly in terms of environmental remediation costs; and

Whereas, The City of Milwaukee desires to be prepared to offer an alternative site for development of a new professional baseball stadium in the event that development of a new stadium at the Brewers' preferred site does not occur because of lack of available funding for public infrastructure costs or excess environmental remediation costs; and

Whereas, The Common Council has not yet taken an official position regarding a preferred site for a new stadium and needs public input in order to make an informed decision about such position; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the City Comptroller is authorized and directed to transfer \$200,000 from the Common Council Contingent Fund (Account Number 09-910-8000) to a special account (Account Number 09-910-8XXX) within the Contingent Fund for the purpose of funding environmental contamination studies of both the Milwaukee Brewers' preferred stadium site and the potential stadium site at the east end of the Park Freeway; and, be it

Further Resolved, That the Department of Public Works is authorized and directed to expend up to the amount transferred for said studies; and, be it

Further Resolved, By the Common Council of the City of Milwaukee, that the Zoning, Neighborhoods and Development Committee and the Public Improvements Committee are authorized and directed to hold a joint meeting and public hearing at which citizens of Milwaukee may voice their opinions on the location of a new professional baseball stadium in Milwaukee.

LRB95477.1
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11/29/95

