



Ballpark Commons Transaction Update

File 17-366 “The Rock Sports Complex Cancellation and New Lease for
Ski Hill in Village of Greendale”

May 16, 2017





Outline

1. Overview of the Lease, proposed changes and what happens next
2. Overview of the proposed sale
3. What happens to County Highway K





Proposal

1. Cancel existing Maintenance and Operations Services Agreement
2. Enter into a new Agreement for the Greendale Ski Hill in land zoned as Parks
3. Remove Crystal Ridge Dr. and Old Loomis Rd. (aka County Highway K) from the County Highway Truck System map
4. Enter into an Option to Purchase for the land not zoned as Parks in the City of Franklin







Existing Lease

- “Sports Park Maintenance and Operations Services Agreement” – an exclusive license to occupy, use, manage, and market the sports complex
- 15 year term with one option to extend for another 10 years
- All construction and operating expenses are the responsibility of the Operator
- Lease payment is \$25,000 plus a percentage of net revenue





Existing Lease

- County owns the infrastructure at the end of the Lease
- Ongoing obligation for County to move environmental infrastructure and maintain landfill
- Community benefit requirements – operation of the ski hill, targeted firm participation, youth outreach





Existing Lease

- Initial discussions between the Operator and the County focused on how to accommodate the Ballpark Commons development within the current Lease structure
- Ultimately, the existing agreement is not structured to accommodate this kind of development
- County does not want to own the infrastructure
- County has no dedicated funding to maintain environmental obligations
- County does not have funds to improve Crystal Ridge Dr.





New Lease – Greendale Ski Hill





New Lease - Terms

- Use - mountain biking, cross county and downhill skiing, outdoor haunted hikes, a zipline, and for no other purposes except recreational uses that may be approved by County, pursuant to County Board approval
- Duration - as long as Operator is under a continuing obligation to monitor, maintain and replace landfill infrastructure on the Ski Hill property as part of the operation of the adjacent landfill.
- Noise and Light – must adhere to municipal ordinances
- Stormwater management – Operator must prevent stormwater runoff into watershed





Overview of Proposed Sale





Proposed Sale

- Only non-parkland
- Subject to approval of County Board and Certification process
- Structured as an Option to Purchase subject to certain conditions





Proposed Sale - Conditions

- DNR oversight and approval authority is transferred to Operator
 - Obligation to maintain the landfill cap to DNR standards
 - Obligation to monitor and manage methane gas collection to DNR standards
 - Obligation to monitor water quality to DNR standards
 - All other known or unknown obligations that DNR may enforce
- Methane gas collection system must be operated and maintained
- Property would be sold for the appraised value of \$840,000, Operator would be given a credit of the annual cost to operate the system (\$167,000 per year)





MILWAUKEE COUNTY HIGHWAY /
CRYSTAL RIDGE LANDFILL
FRANKLIN, WI
1"=200'

Legend

- Limits of Study
- Main Road
- 15th Street, 15th Street Overpass
- 15th Street

North Arrow

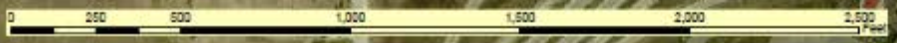


Figure 2: Site Plan





Proposed Sale - Conditions

- The current methane collection system must be fully improved (\$3,700,000) with costs shared between the TID and County
- A replacement and maintenance reserve fund must be created to ensure that the methane collection system has a dedicated funding source
 - County would pay approximately \$20,000/year into that reserve fund
 - Operator would pay \$127,000/year into that reserve fund
 - Estimated life cycle of the infrastructure is 20 years, in 20 years \$3,700,000 inflates to \$4,909,000
- Operator is liable for environmental risks going forward, including insurance requirements and indemnification of the public





Proposed Sale - Conditions

- Community benefits attached to the sale -
- Oak Leaf Trail will be improved through the TID (\$170,000), public access guaranteed through an easement
- Targeted Business Participation (DBE, SBE, etc.)
 - 25% construction
 - 17% professional services





Old Loomis Rd.
Crystal Ridge Dr.
County Highway K





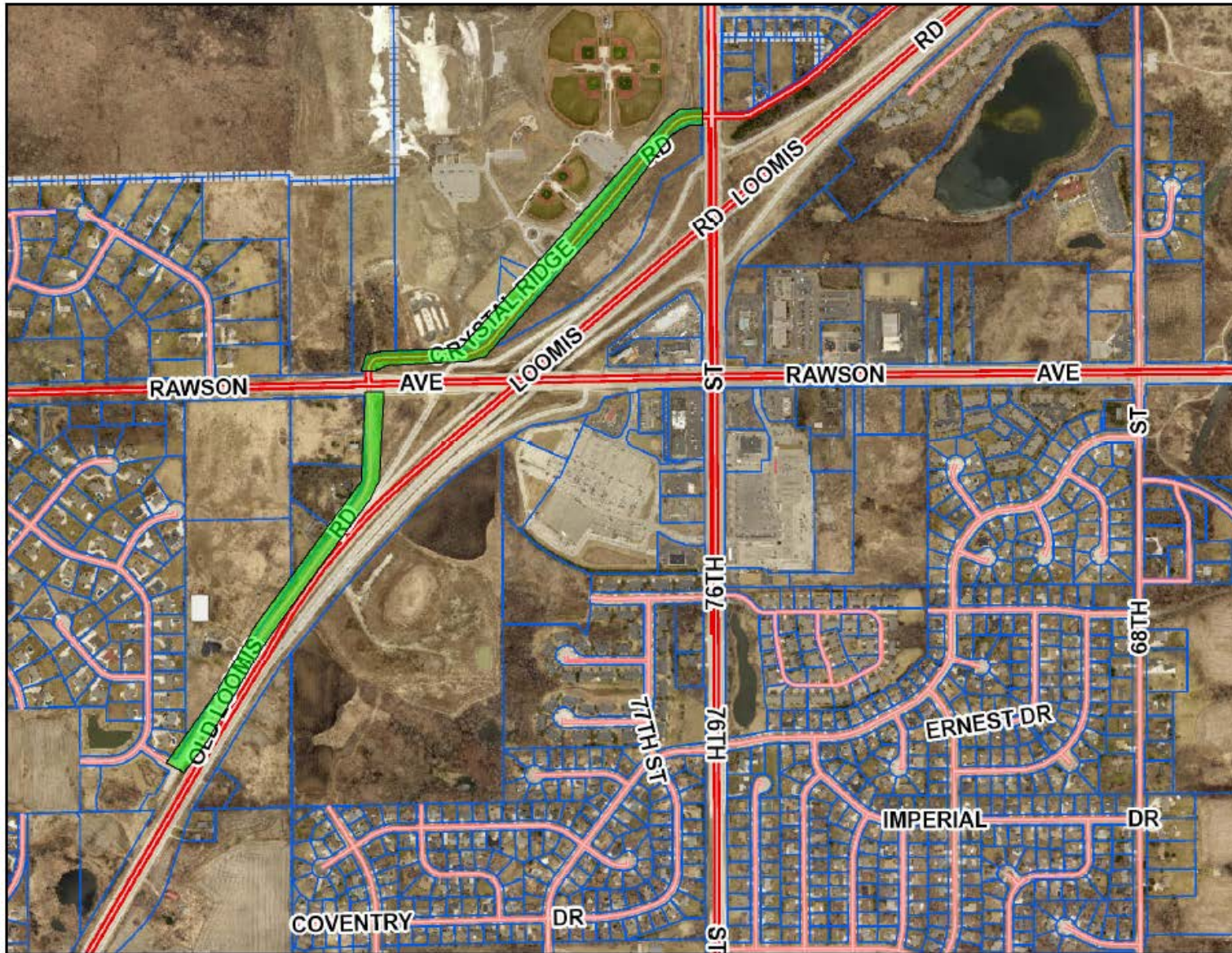
County Highway K

- County Trunk Highway system pre-dates modern developments and new municipal street and traffic patterns
- County maintains and improves trunk highways, in this case both the Parks Department and MCDOT
- For a County trunk highway to be removed from County jurisdiction, it must be “removed from the map”
- Local municipality must first request this (Franklin Resolution 2017-7260 on 4/18/17) and County Board accepts the request





Milwaukee County Road Segments, Ballpark Commons



- Aldermanic District
 - Building
 - City Boundary
 - Condo
 - CSM
 - Easement
 - Elementary District
 - Environmental Corridor
 - FEMA DFIRM Flood - Zone A
 - FEMA DFIRM Flood - Zone AE
 - FEMA - 0.2% Annual Chance
 - Parcel
 - Park
 - Pavement
 - County or State Hwy
 - Local Road
 - Road Right-of-Way
 - School District
 - Wetland
- Zoning Districts**
- | | | |
|-----|------|------|
| A-1 | FFO | R-2 |
| A-2 | FW | R-3 |
| B-1 | I-1 | R-3E |
| B-2 | I-I | R-4 |
| B-3 | M-1 | R-5 |
| B-4 | M-2 | R-6 |
| B-5 | M-3 | R-7 |
| B-6 | OL-1 | R-8 |
| B-7 | OL-2 | RC-1 |
| BP | P-1 | VB |
| CC | PDD | VR |
| C-1 | R-1 | |
| FC | R-1E | |

Legend includes all layers even if they are not visible in the map.

(C) City of Franklin, WI

City of Franklin
 Property Viewer beta v3.6g
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Map Printed: 4/13/2017











County Highway K

- Old Loomis Rd – Stonehedge/Warwick Way to Rawson
 - Vacated from County
- Crystal Ridge Dr – Rawson to S. 76th St
 - Vacated from County
- Old Loomis Rd - S. 76th St to Hollow Ln
 - Jurisdictional transfer when an agreement can be reached between Franklin, Greendale and County



Greendale

Franklin

K





Next steps

