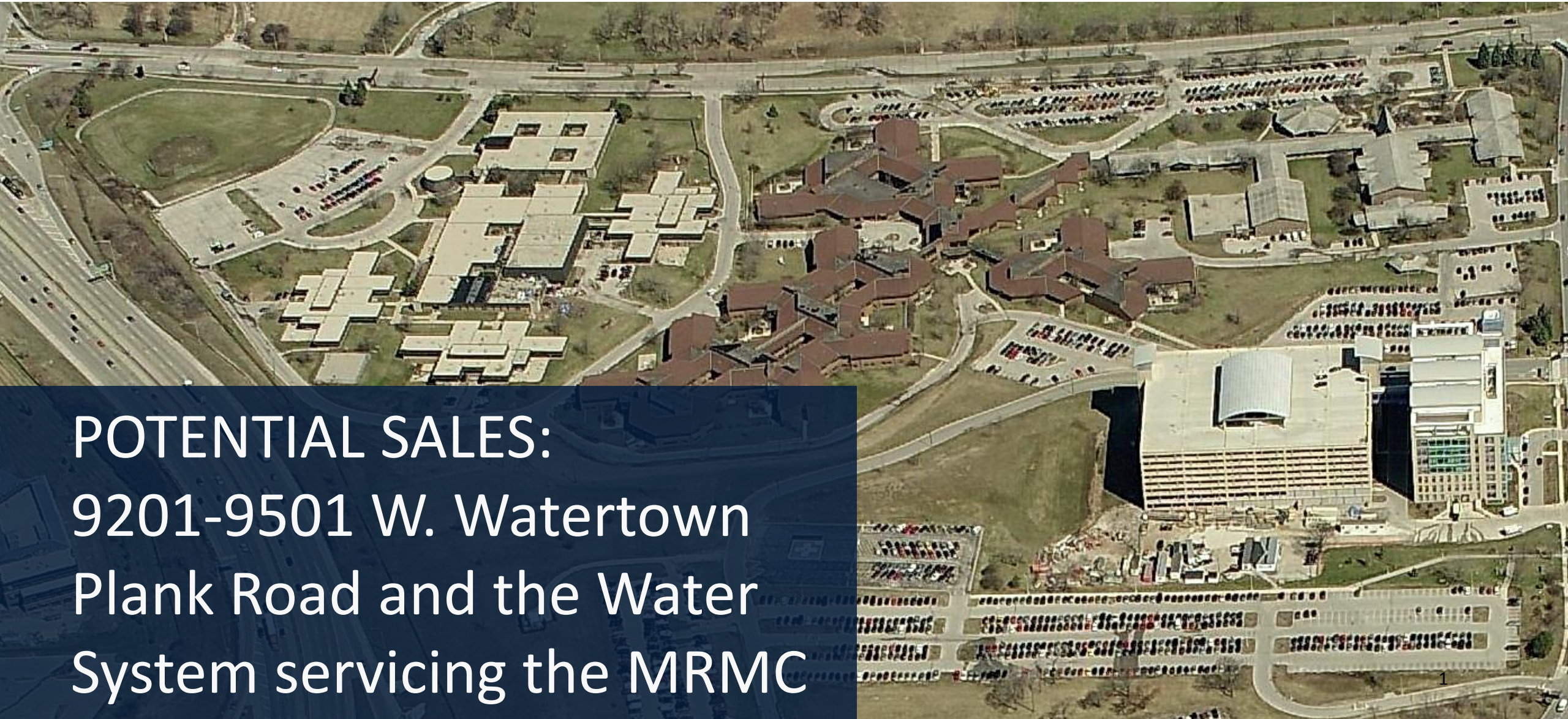


At the Milwaukee Regional Medical Center (MRMC) with the MRMC Partners and City of Wauwatosa



POTENTIAL SALES:
9201-9501 W. Watertown
Plank Road and the Water
System servicing the MRMC

File 13-636

County Board authorization to enter an agreement to transfer seven water customers and the West Water Tower to the City of Wauwatosa (Southwest Quadrant of County Grounds).

1
2
3 (ITEM NO.) A resolution to transfer seven of Milwaukee County's Water Utility
4 customers and west water tower to the City of Wauwatosa, recommending adoption of
5 the following:
6
7

A RESOLUTION

8
9
10
11 WHEREAS, as Milwaukee County government's presence on the County
12 Grounds has diminished over the years, the County has considered the possible
13 transfer of its water utility to the City of Wauwatosa; and
14

15 WHEREAS, the Zoo Interchange mitigation projects for Swan Boulevard and
16 Watertown Plank Road have revived these discussions largely due to the significant
17 costs that would be borne by the County's water utility customers for the relocation of
18 water mains and other related infrastructure that is located within the Watertown Plank
19 Road and Swan Boulevard rights-of-way; and
20

21 WHEREAS, in the fall of 2012, Milwaukee County (County) and the City of
22 Wauwatosa (City) met to discuss the possibility of transferring the County's water
23 utility to the City and agreed to engage the Public Policy Forum (PPF) in a
24 professional services agreement for the analysis of the pros and cons of transferring
25 the County's water utility to the City; and
26

27 WHEREAS, the County and City agreed to share equally in the \$20,000 cost of
28 the contract and, in January of 2013, the County and City executed separate
29 professional service agreements with PPF for the analysis; and
30

31 WHEREAS, due to the Wisconsin Department of Transportation's (WisDOT)
32 deadlines for submission of plans and specifications related to the reconstruction of
33 Swan Boulevard and Watertown Plank Road the PPF, with the permission of the
34 County and City, analyzed those parts of the water system (described as Phase I and
35 Phase II) directly impacted by the Swan Boulevard and Watertown Plank Road
36 mitigation projects immediately with the remainder of the system (described as Phase
37 III) to be analyzed separately in order for the County to meet WisDOT deadlines; and
38

39 WHEREAS, the final report for Phases I and II was presented to the County
40 and City in April of 2013, and subsequently, the County and City agreed to commence
41 negotiations for the transfer of seven customers and the west water tower (Tower) to
42 the City; and

File 14-310

A report from the Public Policy Forum, “Milwaukee County Utility: Analyzing the issues surrounding a potential transfer in ownership to the City of Wauwatosa.”

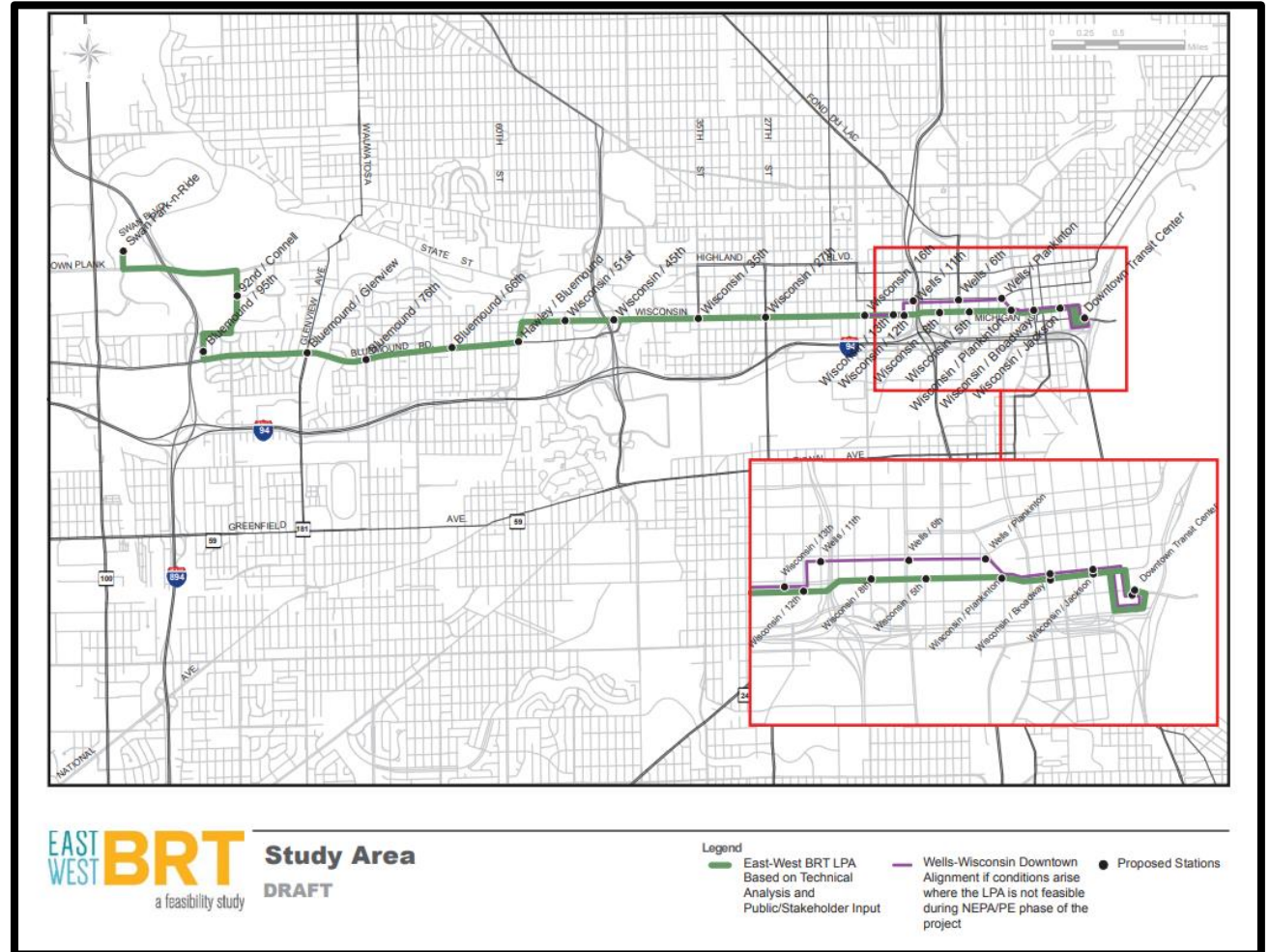
Milwaukee County Water Utility:

*Analyzing the issues surrounding a potential transfer
in ownership to the City of Wauwatosa*



File 16-390

County Board authorization to apply for the Federal Transit Administrations Small Starts grant; and requesting to commit \$7,775,000 to support the development of the proposed East/West Bus Rapid Transit Project.



File 18-484

Informational Report on MRMC Land Options:

“This transaction only involves the land currently leased by the MRMC partner organizations, plus Kathy’s House. It does not include the land currently occupied by the Department of Health and Human Services – **Behavioral Health Division**. This area is zoned for medical use and if Milwaukee County exits it will likely be a separate transaction for uses consistent with the area as a medical campus. This transaction also does not include the current **water system**, which we are working separately with the MRMC and the City of Wauwatosa to ensure that the system can be owned and operated by an entity with medical campus and utility experience.”



NW Quad
Transit &
Sheriff

Northeast Quadrant
Innovation Campus, Ronald McDonald House, WAC,
Milwaukee County Grounds Park, etc.

Southwest Quadrant
Milwaukee County Research Park

Milwaukee Regional
Southeast Quadrant
Milwaukee Regional Medical Center
(MRMC)
Froedter Hospital



DATE: 01/11/2024 10:58 AM

Legend

- Right of Way
- Property Line
- Quarter Section Line
- Section Line
- CSM Line

Attachment: MRMC LAND DIVISION - EXHIBIT A (MRMC - CSM - CSM for Behavioral Health)

CSM & PARCEL LINES

MILWAUKEE COUNTY, WISCONSIN



Land Sale: Goals

- Vacate underutilized, costly and inefficient buildings.
- Allow MRMC partners to control their growth and further invest in Milwaukee County.
- Support development of Bus Rapid Transit.
- Support development of a state-of-the-art Center for Forensic Science and Protective Medicine (CFSPM).
- Receive maximum value for sale of the BHD Lands.



Land Sale: Overview

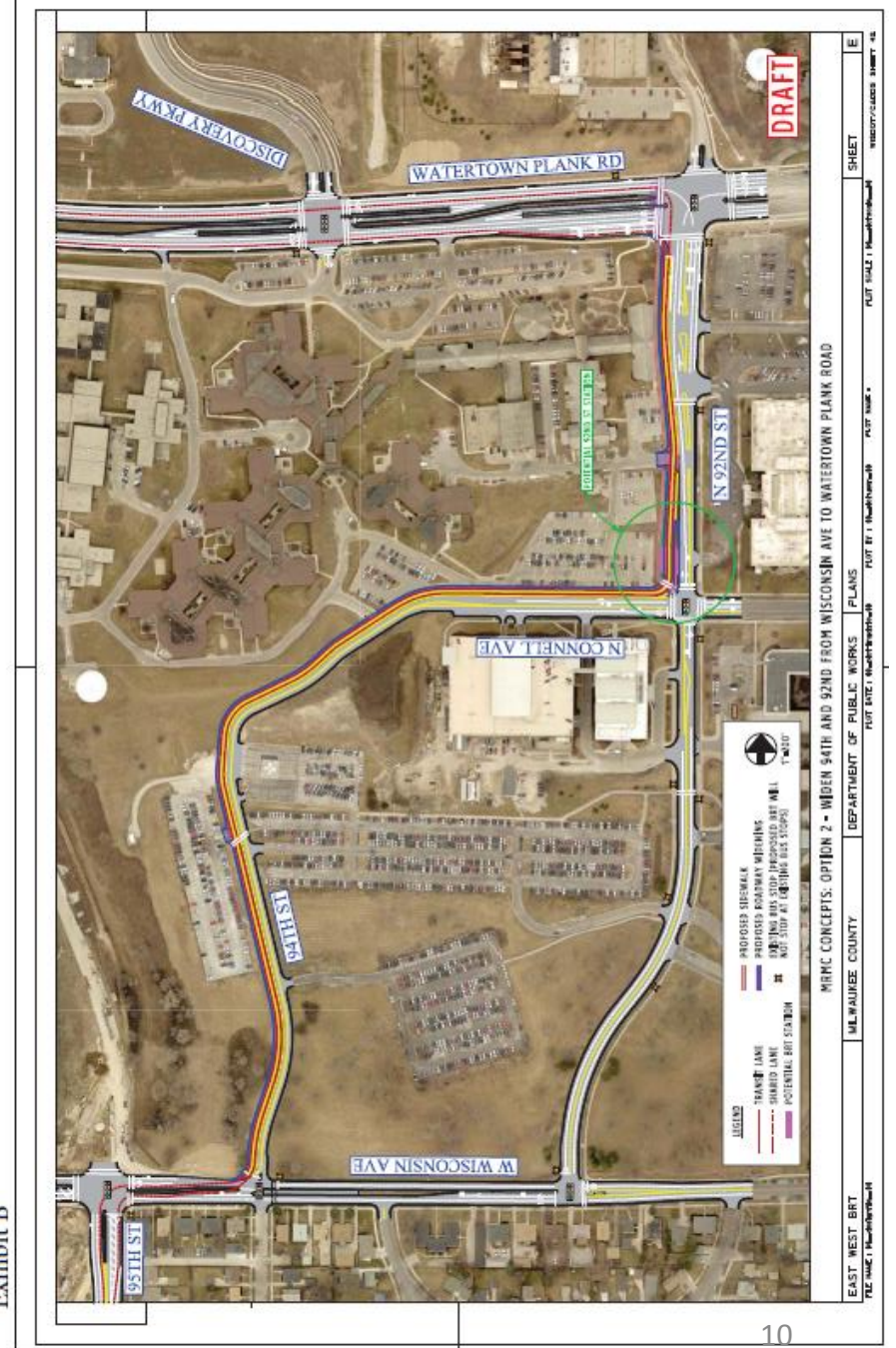
- Vacate underutilized, costly, and inefficient buildings (Demo estimate: \$13,425,300).
- Land appraised at \$7,911,248 (if buildings removed), zoned for medical related uses.
- Continue to utilize 9455 (lease) until after UHS facility is built and other uses relocated, estimated June 2021.



Land Sale: Leveraging sale for BRT

- MRMC to fund \$4,511,062 in planned BRT infrastructure.
- Mutually beneficial investment will be credited against the land sale price.
- MRMC will complete investments with other corresponding road improvements.
- MRMC will follow Milwaukee County and FTA constructing and contracting guidelines.

Exhibit B



Land Sale Value*

MARKET VALUE	
Land Value (\$190,821/acre)	7,911,248
Cost to Demolish Existing Buildings	13,425,300
Total Land Price	- \$ 5,514,052

PROPOSED SALE VALUE	
Land Value (\$190,821/acre)	7,911,248
Cost to Demolish Existing Buildings	13,425,300
BRT Investment Credit	- 4,511,062
CFSPM (County Portion) Land Credit (5 acres)	- 954,105
Total Land Price	\$ 2,446,081

* Negotiations are on going

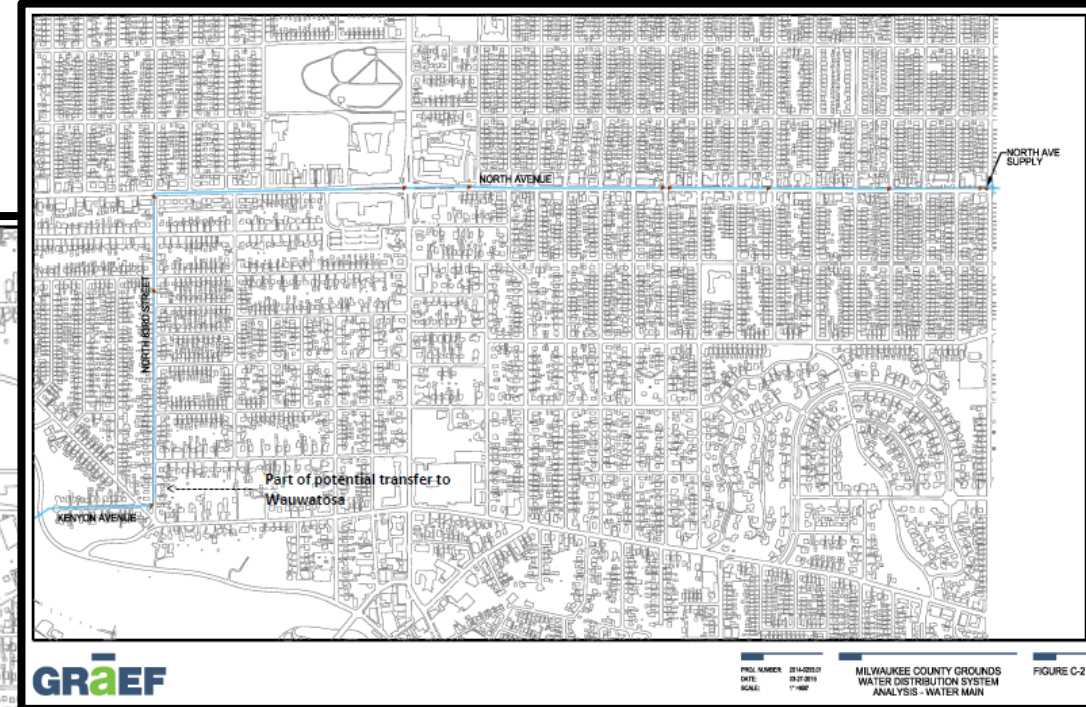
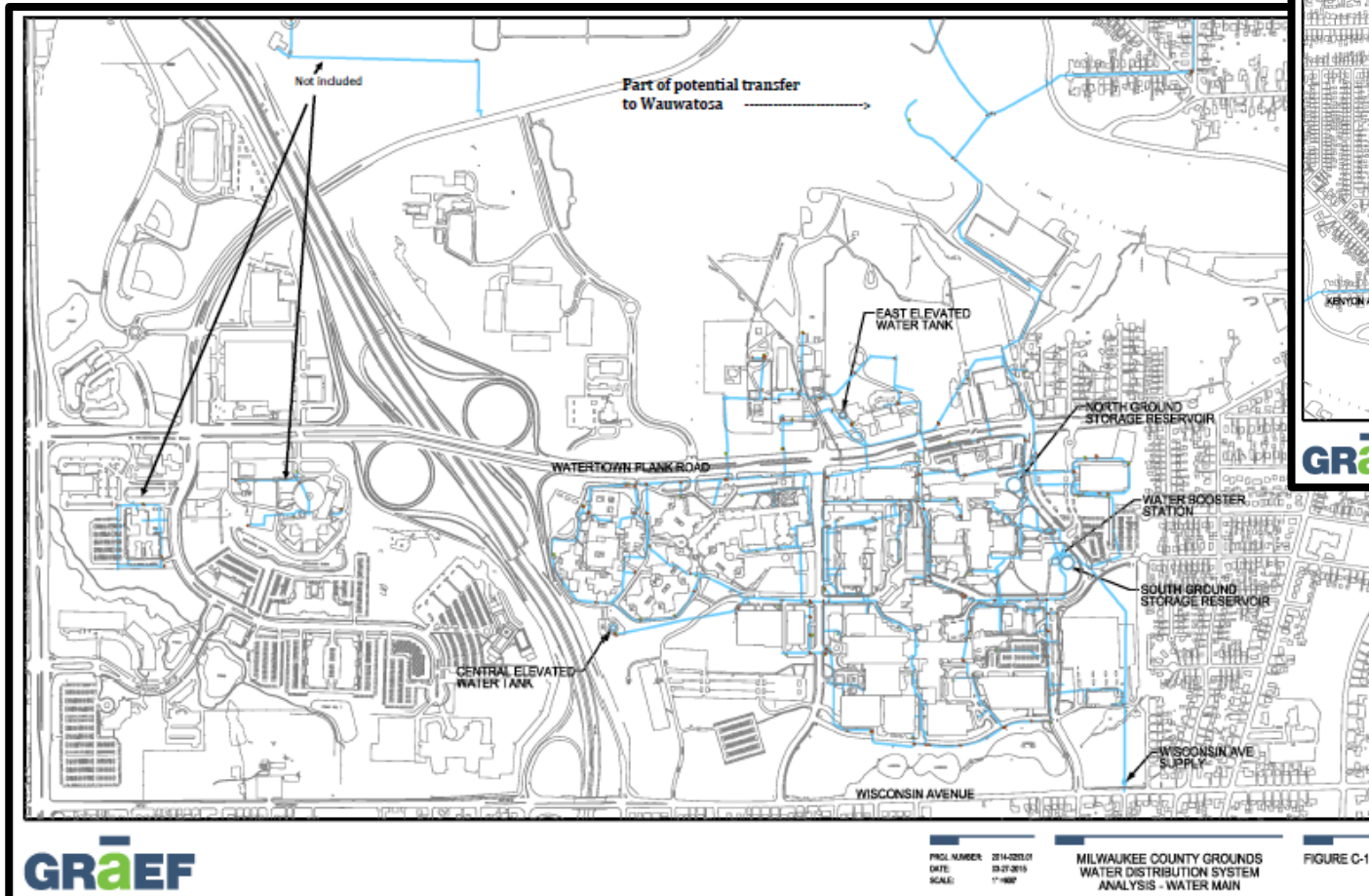
Water System Sale: Goals

- Transfer the following systems to an entity with the appropriate capacity:
 - Water delivery
 - Sanitary Sewer
 - Stormwater Management
- Empower MRMC and Wauwatosa to continue serving customers
- Fairly compensate the County for the remaining value of prior investments
- Comply with PSC and other regulations
- Retain or receive market value for existing revenue sources
 - Fire Service Charges (partial payment currently received)
 - Cell tower leases on East Water Tower



Water System Sale: Overview

- MRMC Partners to acquire their portion of the Water System, at or near their property line.
- Wauwatosa to acquire the north connecting line servicing MRMC and approx. 200 others customers.



Water System Sale Value*

BOOK VALUE	
MRMC Portion	3,281,000
Wauwatosa Portion	1,356,000
Total Water System Value	\$4,637,000

Other Impacts:

- Approximately 2.0 FTE County employees to be reassigned within DAS – Facilities Management Division (Annual cost of \$148,000).
- Indirect administrative savings anticipated upon sale.

* Negotiations are on going

NEXT STEPS

- Continue to negotiate sales
- Sales anticipated in late 2018 or Q1 of 2019