



CITY OF WAUWATOSA  
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**COMMITTEE OF THE WHOLE**

**Tuesday, January 18, 2005 – 7:00 p.m.**

PRESENT: Aids. Jenkins, Kopischke, Krill, Maher, Stepaniak, Subotich, Sullivan, Treis, Bruderle-Baran, Becker, Birschel, Grimm, Herzog – 13

EXCUSED: Aids. Krol, McCarthy, Casey

ALSO

PRESENT: Mr. Kappel, Public Works Director

Ald. Stepaniak in the Chair

**Development and Financing of Hart Park.** Mr. Kappel began the presentation with an update of timelines for the development of an expanded Hart Park. Within the next three months, final engineering and design should be completed, and within the next 6-8 months MMSD flood management construction should begin. It is hoped this work will be finished within three years, at which time park development will begin in earnest.

An ongoing activity is the finalization of intergovernmental cooperation agreements (ICA) by involved parties. In addressing intergovernmental cooperation agreements, Mr. Kappel noted that the value of current infrastructure must be determined; this will tie in with the amount to be reimbursed to Wauwatosa which can be used towards park improvements. Other major ICA topics include water utility issues, final design of the storm interceptor system and flood proofing of the Muellner building. It is hoped the ICA's will be executed by May or June 2005.

Mid-September 2005 should see the start of flood plain lowering construction, with completion scheduled by the end of 2008.

Mr. Kappel noted with respect to the county detention basins that Wauwatosa has rezoned pertinent land, and Milwaukee County has sold that land to MMSD. MMSD is seeking some assurance from Milwaukee County that part of the first payment for this land will be used to restore areas of the county grounds after excavation material has been placed.

Mr. Kappel reviewed artists' renderings of the park once MMSD has completed its work. There will be bermed areas on the north end and on Honey Creek Parkway on the south. A flood wall will be adjacent to Hart Park Lane. The balance of the property will be reseeded or revegetated. The far east side (no improvements contemplated) will have native grasses and will be considered part of the flood containment area.

Community expectations were reviewed, as were cost estimates totaling \$4,625,000-5,435,000:

- Expanded parking and lighting, \$400,000
- Baseball diamond and play field, \$325,000
- Basketball courts, \$75-80,000
- Performance pavilion, \$100,000
- Rest rooms/pavilion, \$225-500,000
- Second parking lot and lighted play area, \$575-600,000
- Landscaping, \$650-800,000
- Trails, \$550-600,000
- Signage, \$125,000
- Lighting, \$450-500,000
- Flowers, \$75-100,000
- Irrigation, \$100-125,000
- Additional pavilions, \$225-500,000
- Water access/canoe launch, \$30-35,000
- Stone council ring, \$30-35,000
- Contingencies (15% of total), \$600-710,000

Financing options as originally outlined in a 2002 memo from Finance Director Ronald Braier to Mr. Kappel were briefly examined. Possible funding sources include: tax levy, bond issue-capital improvement program, bond issue-referendum, grant applications, capital reserves, and state trust fund loans.

The tax levy is not deemed to be an acceptable source since it is generally used to meet current operating costs of the city's general fund, though it could be considered for some minor expenditures through the Parks budget.

A bond issue through the 5-year capital improvement program would mean that existing planned improvements would have to be delayed in order to stay within the city's current borrowing limit of \$3.5 million dollars. The project could be completed, however, without a significant increase in property taxes. Mr. Kappel noted that since there are some revenues associated with certain capital projects (i.e., special assessment charges and grants) more than \$3.5 million dollars in work can be done each year.

Mr. Kappel added that the capital improvement program in 2006 has a funding gap of \$2.5 million dollars (over the \$3.5 million dollar limit) already largely due to a proposed police garage. In 2007, the shortfall is projected at \$227,439; a major portion of this is for resurfacing of tennis courts. It is possible this work could be rolled into the Hart Park redevelopment. Projected shortages for the 2008 and 2009 capital programs are due to more aggressive street programs and design work for rebuilding of fire station #1 (2009 only).

A separate bond issue approved via referendum by tax payers would act as a single source to fund this project. The bonds for the library remodeling will be paid off in 2007; however, bonds for remodeling of fire station #1 will be coming in 2009.

Mr. Kappel observed that applicable grants tend to be for small amounts and are limited; this will not be a significant funding source.

Capital reserves may be another funding option; however, some of these funds were used in 2004 to re-roof the public works building. Moreover, these monies are not typically used for quality-of-life projects.

A State Trust Fund loan could be used for smaller expenditures. It has a faster payback and is retired sooner than a bond issue.

A park revenue fund could be created that would capture new revenues generated by park expansion. The amount that could be raised is difficult to estimate; Mr. Kappel observed that Hart Park brings in little revenue now in comparison to expenditures.

Tax Incremental Financing District #3 (State Street) could be amended to include the park's redevelopment, though it would need to be tied with another project that provides an incremental tax increase in order to be TIF-eligible.

Mr. Kappel stated that private donations may contribute something towards park expansion costs. The Wauwatosa and Mayfair Rotary Clubs and the "Tosa Tonight" group are already working on private donations for the performance area. Continued fund raising is perceived to be more difficult, however, when no tangible signs of development are occurring. Moreover, there is no way to gauge how much money could be raised.

Previously, the Community Development Committee had urged staff to try to fit the park's expansion into the capital improvement program. As has been previously demonstrated, however, this is very difficult due to the press of other infrastructure needs.

Staff recommends that discussions take place regarding the preferred method of funding, and that other than infrastructure improvements, development be deferred until sometime in 2008 after the MMSD flood plain lowering is complete. If the Council wants development to proceed sooner, \$5 million dollars must be identified.

Mr. Kappel added that the Board of Parks and Forestry Commissioners is examining what kinds of improvements ought to be developed. The original plan is now four years old and needs may have changed. The firm TLG Research has been hired to design a 15-20 minute telephone survey in which a statistically significant number of residents will be asked to participate. A link from the city's website to the TLG website will also be developed to make the survey available on-line. Hard copies of the survey may also be made available at Hart Park or at city hall.

The survey will seek to priority-rank the community's needs and help to determine what residents are willing to pay for. The survey will examine future trends, as well as the types of services/facilities residents currently use outside of the city. The intent is to design a park that will meet community needs for the next 20-30 years.

In responding to a question about the need for another survey, Mr. Kappel pointed out that one need that was identified four years ago was more basketball courts. However, the Recreation Department no longer intends to program the courts. Does the need, therefore, still exist? Four years ago a “ball field” was identified as a need. Should it be for softball? Hardball? Should it be high school size? College size? Vague needs will become more defined with a survey.

The survey draft will be completed and submitted to the Park Board by the end of this week; the city will respond by month’s end. The phone survey will be completed by the second week of February, the internet survey by the third week. Results will be delivered to the Board of Parks and Forestry Commissioners by mid-March.

Ald. Jenkins suggested that corporate sponsors (naming rights) may be another funding source to consider. He urged that private fund raising continue even though development is not yet occurring, since corporate sponsors often operate on a funding cycle.

The meeting adjourned at 7:27 p.m.

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Carla A. Ledesma, CMC, City Clerk