

# OZAUKEE COUNTY FAIRGROUNDS MULTI-USE FACILITY

Presentation to Ozaukee County Board

April 20, 2010

**Kahler Slater**  
experience design

# AGENDA

## Tom Meaux – Ozaukee County

Fairgrounds Ad Hoc progress

Progress/Timeline

Stakeholders

Timing

Master Plan

Financial Considerations

## Mark Conrardy & Dave Goelzer – Milwaukee Curling Club

Milwaukee Curling Club

Sport of Curling

Site Plan & Floor Plan

Term Sheet

Community & Economic Benefits

Questions

# 2008 - 2010 TIMELINE OF FAIRGROUNDS AD HOC

## Cedarburg Planning Commission:

- Approved Zoning Changes requested, by CFD Inc and County
- City approved permitted uses in special zoning code
- Voted concept approval of site, architectural plans Multi-Use Facility
  - Concerns re lighting, noise, storm water, landscape buffering
- No objections to open sided livestock building
- Encouraged County re long term commitment & continuing civic use
- Supported heated structure for year round use

CONTINUING MEETINGS: Ad Hoc, Curlers, 4H, Ag Society, City of Cedarburg, Cedarburg Fire Dept Inc., Farm Bureau, neighbors, local caterers, etc.

- Considering options, financing, land needs, operational impacts, infrastructure, local economic impact, etc.



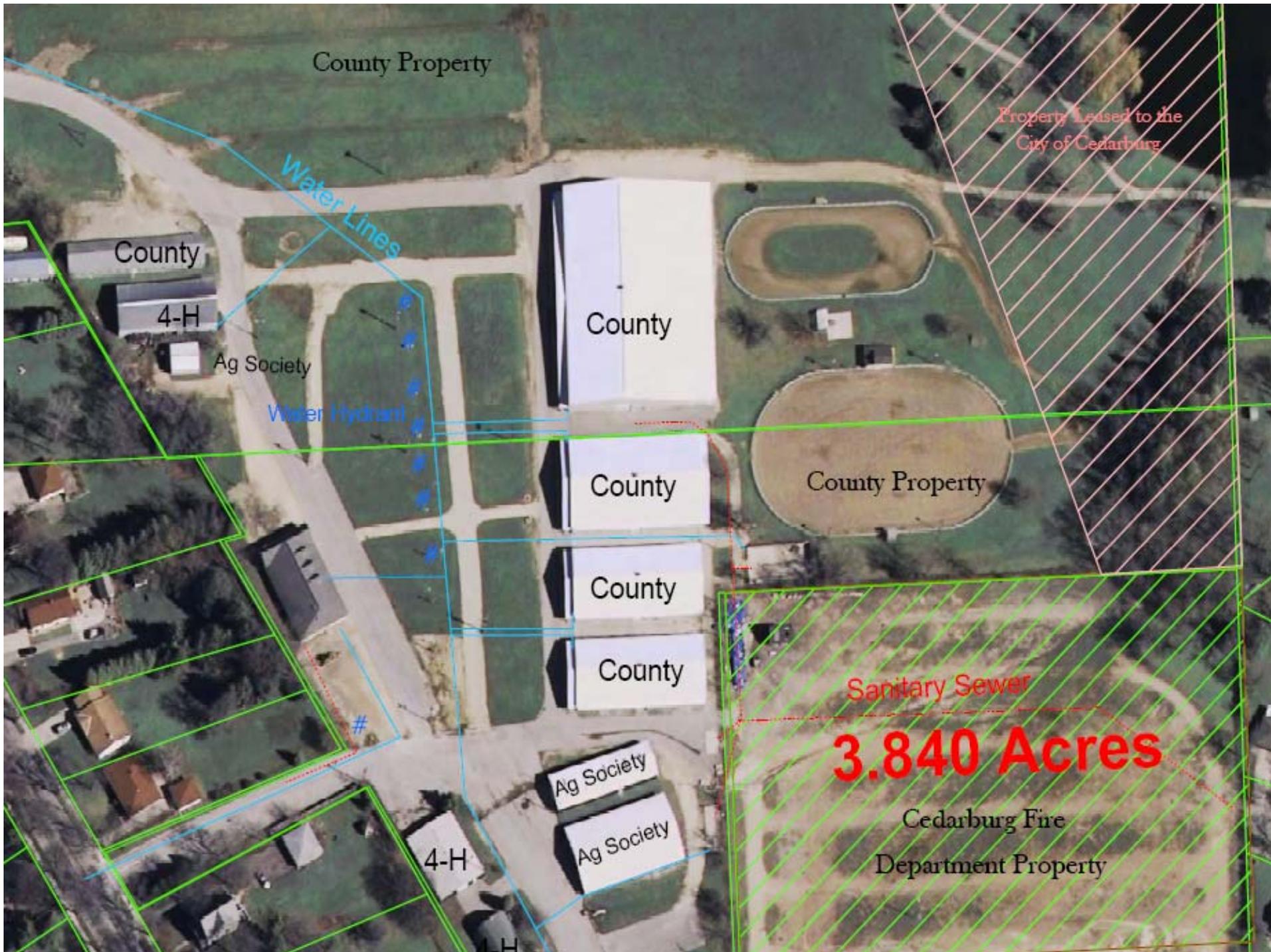
SWINE & SHEEP BARN

# CEDARBURG FIRE DEPARTMENT, INC., LAND PURCHASE & SITE PLANNING EFFORTS

- 3.89 acres \$62,500/acre: Closed November 23, 2009
- Completed:
  - Phase 1 Environmental Assessment
  - Storm Water Management Plan & survey
  - Partial geotechnical engineering, More site analysis required by City, expect 50/50 cost share.
- “Kitchen Design Mtg” held: Helped define equipment, roles, responsibilities, local caterers design input.

# TENTATIVE TIMING, MANAGING THE PROJECT

- “Phase #1” south end, after 2011 County Fair:
  - Demolish 5 existing buildings, construct 2 new buildings, sanitary sewer extension, grading, parking lot design, outdoor lighting, drainage improvements including swales, storm sewer and storm water wet pond.
- “Phase #2” north end, Fall 2011-Sept 2012:
  - Demolish 2 existing buildings, relocating storage facility, constructing Multi-Use Facility.



County Property

Property Leased to the City of Cedarburg

County

4-H

Ag Society

Water Hydrant

County

County

County

County

County Property

Sanitary Sewer

**3.840 Acres**

Cedarburg Fire Department Property

Ag Society

Ag Society

4-H

4-H

#

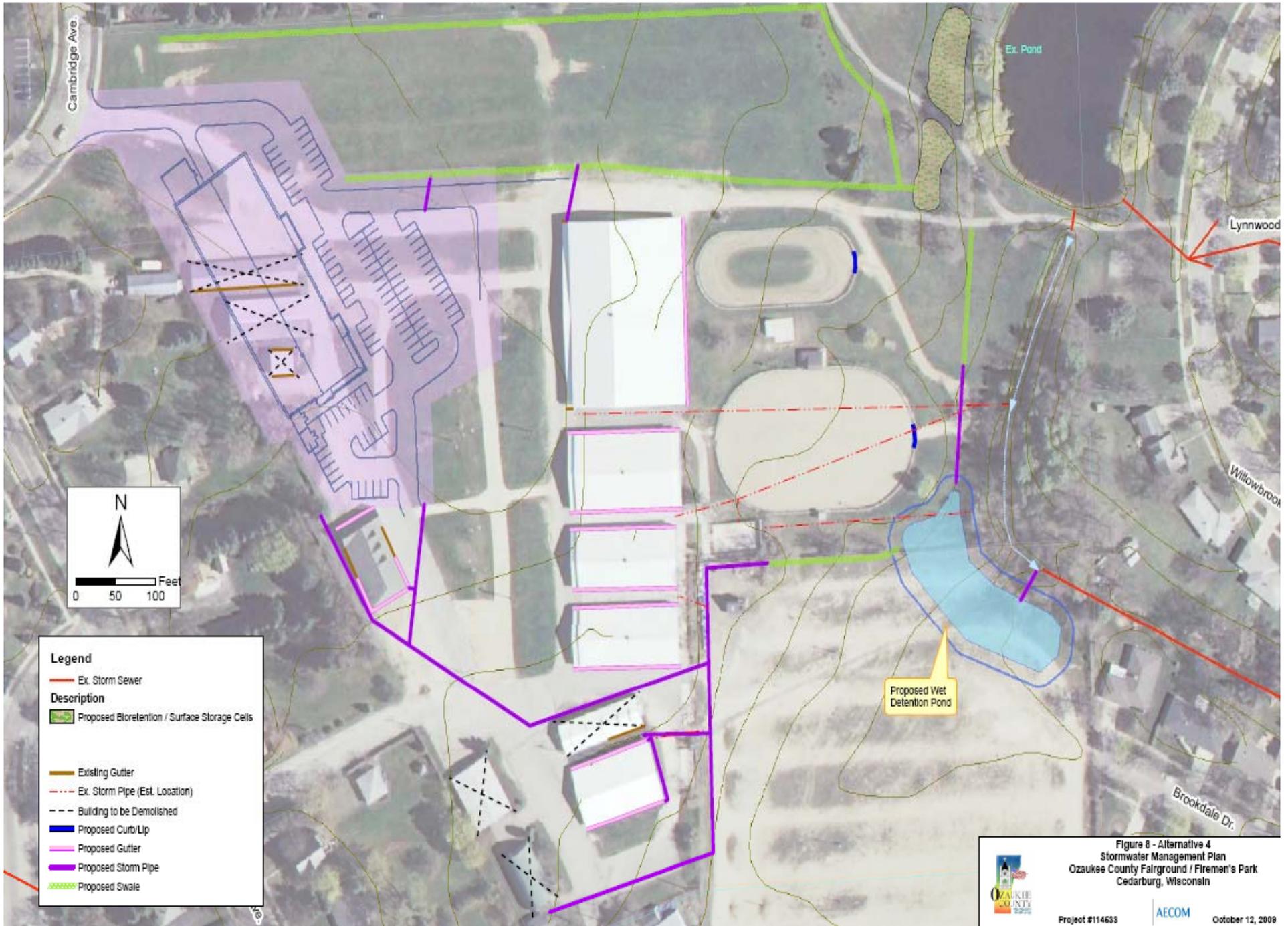


Figure 8 - Alternative 4  
 Stormwater Management Plan  
 Ozaukee County Fairground / Firemen's Park  
 Cedarburg, Wisconsin



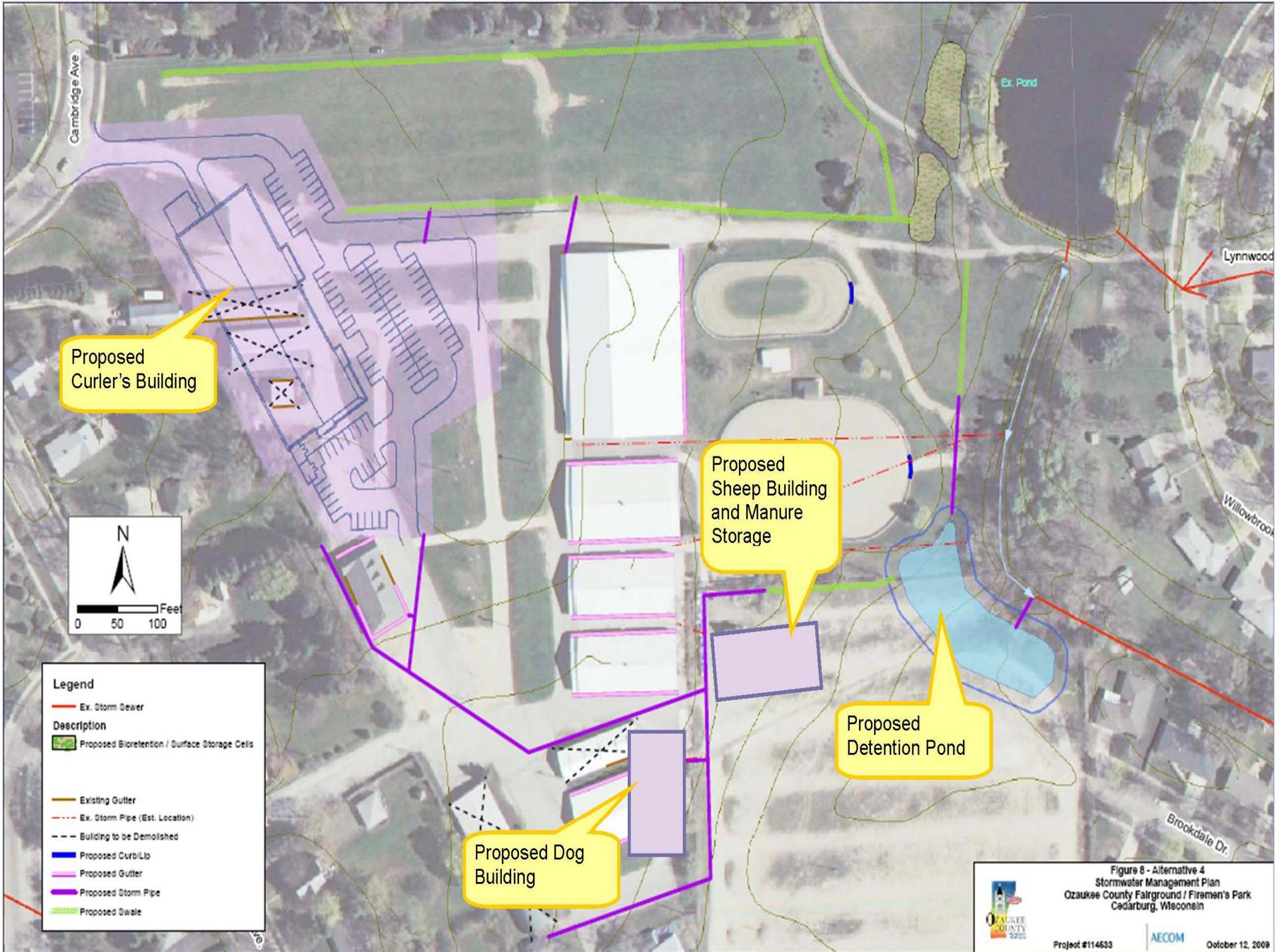
# DEVELOPMENT OF FAIRGROUNDS “MASTER PLAN”

Phase #1, South end: Two new facilities, 1 barn, 1 year round with bathrooms

Phase #2, North end: Multi-Use Facility

## Projected Budget:

Multi-Use Facility	\$3.8M	Curlers' Responsibility	\$1.9M
Storm water plan	.450k	Capital Contribution	(1.0M)
Livestock barn 60x150	.400k	Balance Due	\$900k
Exhibit building 60x120, toilets	.600k	Rent, interest, negotiated contract!	
Sewer/water	.100k		
Landscape, demo, etc.	.150k		
<b>Total Projected Budget:</b>	<b>\$5.5M</b>		
Est. Curlers Capital Contribution	(1.0M)		
Net Initial Investment	\$4.5M		




**Figure 8 - Alternative 4**  
 Stormwater Management Plan  
 Ozaukee County Fairground / Firemen's Park  
 Cedarburg, Wisconsin  
 Project #114533 | AECOM | October 12, 2009

## MORE WORK TO FOLLOW:

- Fairgrounds/Curlers Presentation: April 20, 2010
- County Board Resolution with Curlers' financing contingency: May 5, 2010 (Finance contingency includes funding deadline!)
- County Board future vote on Bond issue,  $\frac{3}{4}$  members elect!
- \$5M approx. \$400k additional levy, est. 2.16% increase of \$18.5M  
assumes 20 year tax free bonds @ 3.9%  
no additional revenues assumed!
- Further design & site approvals by City of Cedarburg



## History

- Founded in 1845. Oldest Continuously Operating Curling Club in USA
- Started on Frozen Milwaukee River, moved to Riverside Park
- Current Home at Ozaukee Country Club for 40 years

## Membership

- Currently 175 Members
- Age Range is 8 – 85
- Big Surge in Interest with 2010 Winter Olympics - 288 visitors at 2 Open Houses
- Fairgrounds Will Be Excellent Visibility and Access for New Members



# Milwaukee Curling Club

# Curling Introduction



# The Sport of Curling



## Curling Season

- October through March
- Social as well as Athletic Activity
- Structured Leagues & Open Curling

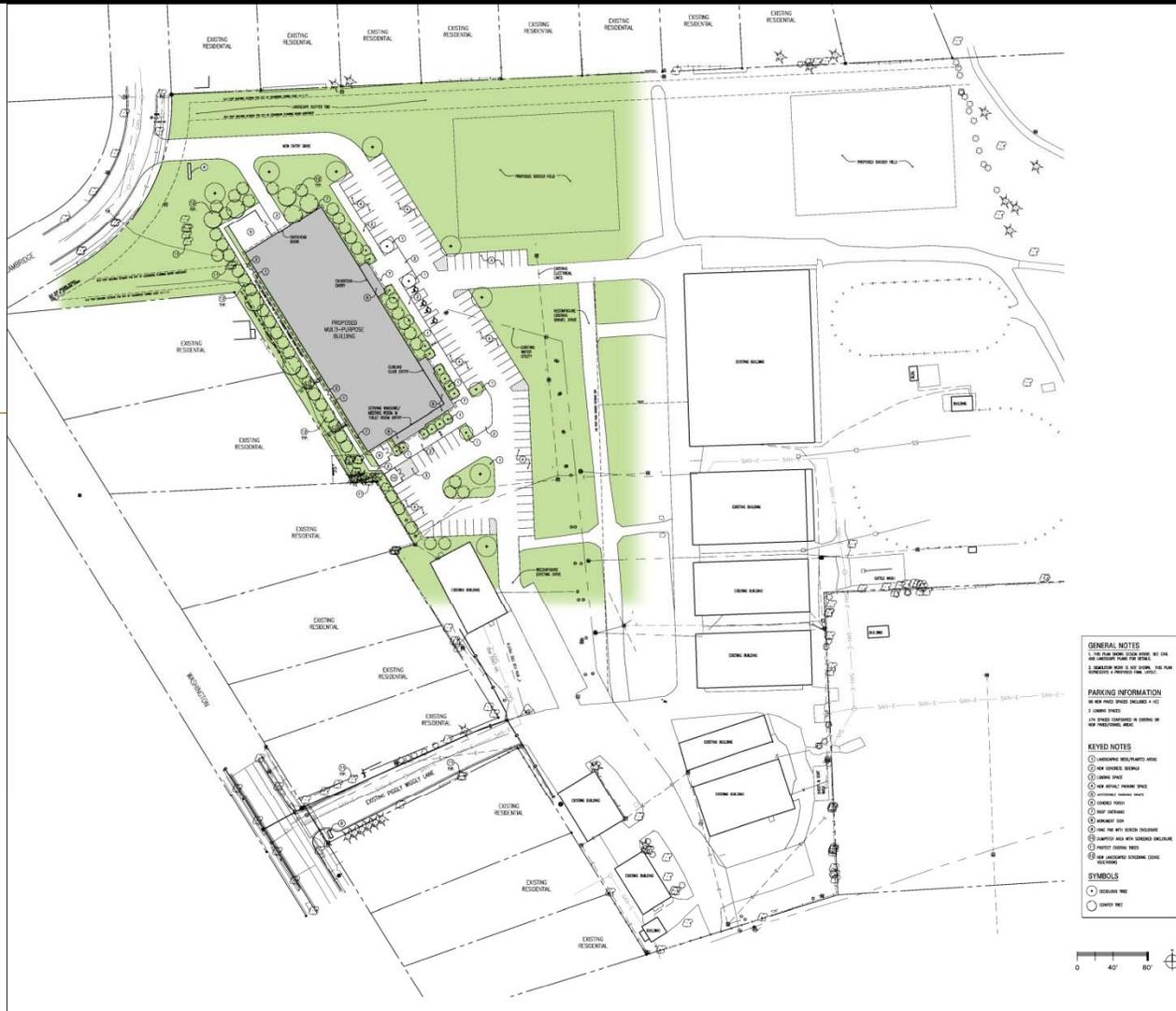
## Club Features Today

- 4 Sheet Club
- Women's, Men's, Open Leagues
- Lessons
- Bonspiels (Tournaments)
- Food & Beverage Service through Ozaukee Country Club
- Rental Available for Special Events
- Partnership with Homestead High School



# Milwaukee Curling Club

# Proposed Site Plan - Overall



# Site Plan

# Proposed Site Plan – Detail



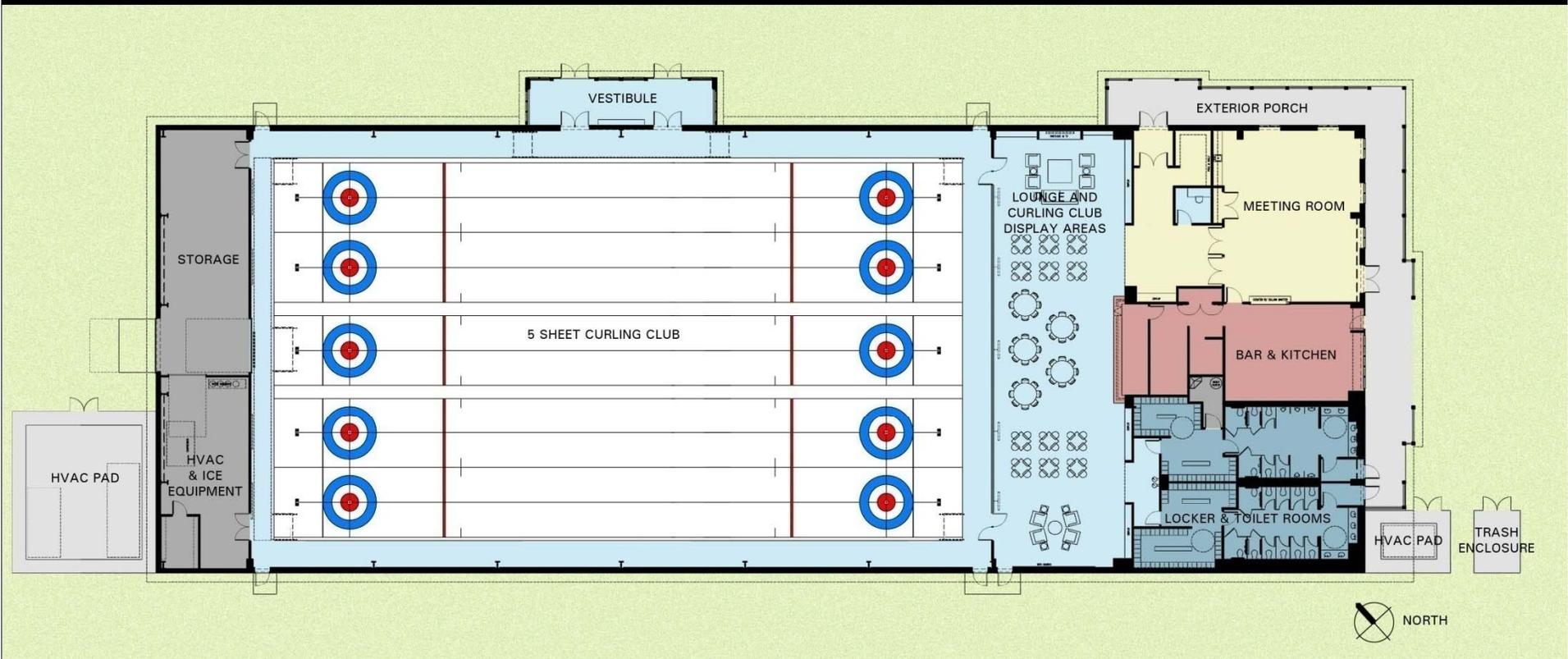
# Site Plan

# Preliminary Exterior Design



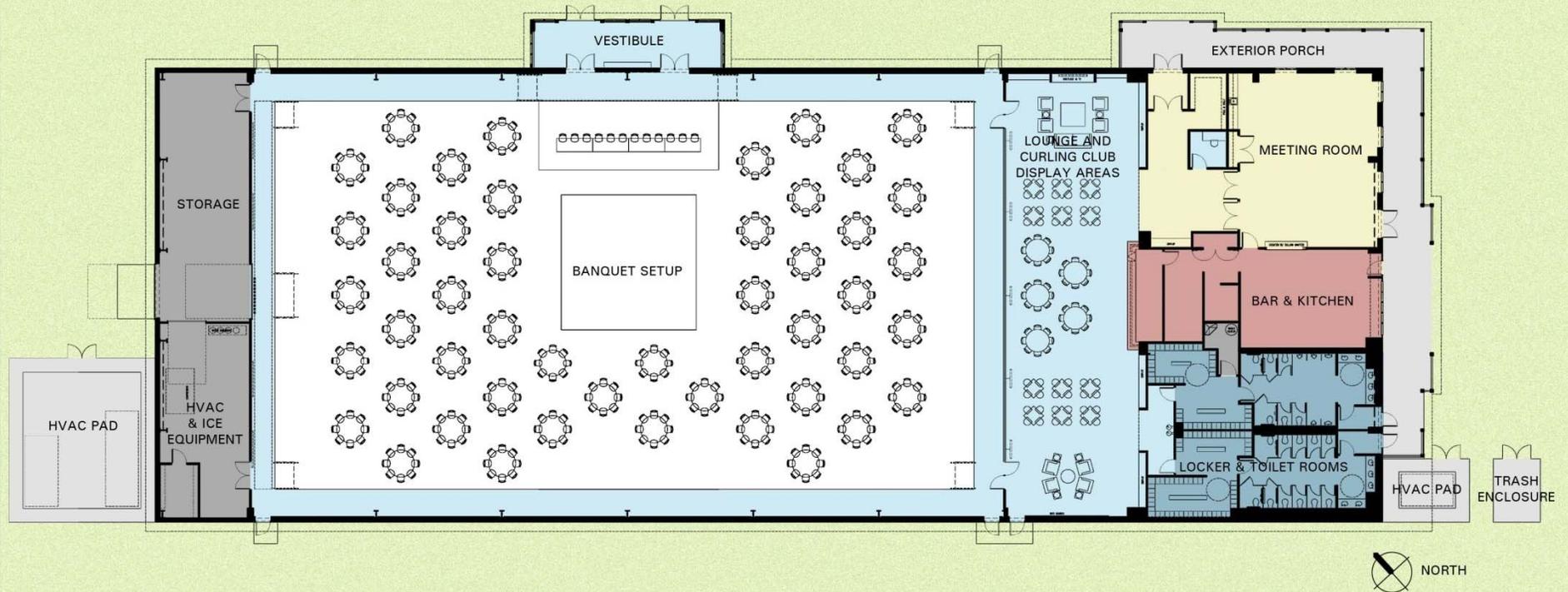
# Proposed Building

# Floor Plan: Curling Scenario (October through March)



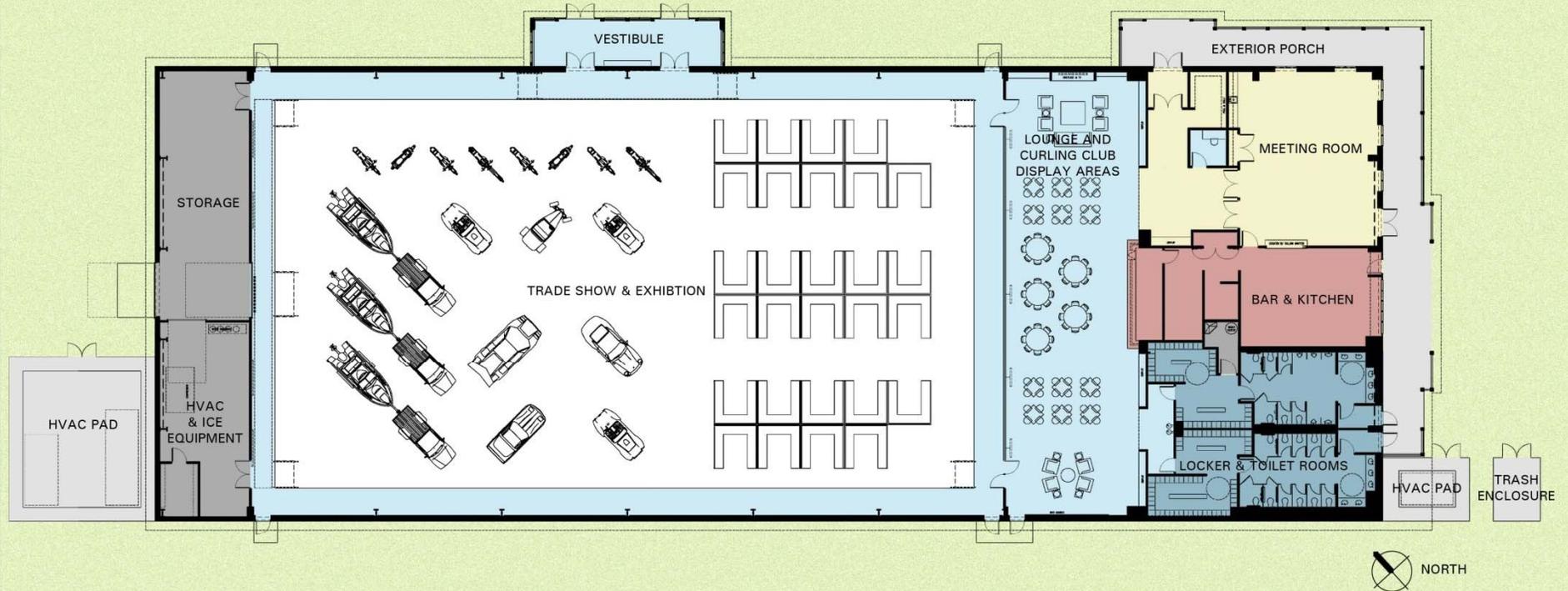
# Proposed Building

# Floor Plan: Banquet Scenario



## Proposed Building

# Floor Plan: Trade Show & Exhibition Scenario



## Proposed Building

## Proposed Lease Structure



## Proposed Lease Structure

## Proposed Term Sheet

### Proposed Term Sheet

- County will occupy Facility 6 months – April-September
- Curlers will occupy Facility 6 months – October-March (50 year Lease)
- County & Curlers will each pay approximately ½ of construction cost of Facility
  - Curlers will pay cost of ice refrigeration system.
  - County will pay cost of certain features used only in Summer months.
- County & Curlers will also each pay ½ cost of Facility maintenance and capital improvements; each will contribute equal annual amounts to Maintenance Fund.
- Curlers will pay off construction debt over 1<sup>st</sup> 20 years.
- Curlers' Lease will be "Triple Net": Curlers will pay utilities, custodial & garbage, insurance, snow plowing, etc.
- Curlers & County will meet at least twice each year to discuss plans and any concerns.

## Proposed Term Sheet

## Community & Economic Benefits

### Community & Economic Benefits

- Curling Season
  - Community access to try the popular sport of curling, and join Milwaukee Curling Club if interested; expanded Learn-To-Curl sessions and leagues.
  - Wholesome activity for youth in high school physical education classes, juniors, 4-H, etc.
  - Great opportunity for corporate events.
  - Meeting Room available for rental.
  - Economic contribution to community.
- Summer Months
  - Anchor investment and improvement for Fairgrounds.
  - Large new facility for County Fair.
  - Large facility – unique in Ozaukee County - for large or small banquets, conventions, receptions, expositions, etc.
  - Meeting Room available for rental.
  - Economic contribution to County and community.

## Community & Economic Benefits

# Q&A

# Thank You!

Tom Meaux  
Ozaukee County

Mark Conrardy  
Dave Goelzer  
Milwaukee Curling Club

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