

Diamond Club Entertainment: 5th Stadium Proposal

Questions

The PROFIT DRIVEN group Diamond Club Entertainment has proposed to build an indoor athletic facility with an attached 2,500 seat outdoor baseball stadium/ concert/ event venue with a 900-space parking lot. This is NOT a free community ballpark for residents/children's recreation. This is the fifth proposal in as many communities from this organization. These communities include Big Bend, Waukesha (where Diamond Club Entertainment was the 2nd choice), Pewaukee, and Summit.

What real benefits does an outdoor stadium bring to Oconomowoc?

What does "available" mean when DCE promotes the use of the stadium to Oconomowoc citizens?

What specific examples do they have where they will coordinate events with those in place in downtown Oconomowoc that are referenced in the proposal?

Financial Implications/ Taxpayer Load:

- Previous proposals for projects such as this one have come with the group asking for financing via a TIF. If the organization is indicating this is not the case will they put that in writing?
- Has a business plan been presented to anyone?
- What is the actual projected property tax base of the completed project?
- Increased tax revenue **may not** offset the increased needs for infrastructure needs such as traffic lights streetlights right or left turn lanes and road repair.
 - Will Oconomowoc call for an independent traffic study or use the one DCE had for Summit?
 - Will all infrastructure costs be incurred by Diamond Club?
- Should this business and *hard to repurpose structure* fail taxpayers will be left without revenue and a potential nuisance property. This is not an easy to convert building.
- How many tickets for the 36 home game events need to be sold for this to be a viable business?
- How many other events concerts etc. are expected to be held at the outdoor facility each year?
- How much will it cost for high school and college teams to use the ball field?
- Who, and in what specific ways will the stadium be available to community members? What cost will come with this "availability?"
- How many full time viable jobs will the project bring to the community?
 - Will part and full time jobs be added to the community or take them from other businesses?

Traffic:

- With two ballpark entrances on Delafield Rd and the use of GPS devices, traffic will likely impact to Willow Glen, Valley Rd, and Sawyer Rd. This traffic will impact the road upkeep and repair in Summit as well as the ease of driving, walking and biking. Is this being taken into consideration?
- Most of these rural roads are one lane each way and have no shoulder for walkers and bikers.
 - DCE has been quoted as saying there will be no impact to the traffic on HWY 67 because the on and off ramps are new. In the traffic study presented to Summit DCE representatives said there would be no impact, but that is not in fact what the study showed.

Noise and Light Intrusion:

- 80 -90 ft stadium light towers for the ball field, with additional light from the jumbo Tron, concessions, and parking lights will light up the area until at least 11:00 pm during each night use.
- Is there a light ordinance in Oconomowoc?
- Is there a sound ordinance in Oconomowoc?

- How will the Summit neighbors be taken into consideration and taken care of?
- Complaints have been voiced about noise from residents living as far as 2 miles away from other ballfields from events including concerts, games, and festivals.
- The Village of Summit currently has no sound or light ordinance to protect residents.

Artificial Turf Toxicity Questions:

- Pending legislation in several states based on health concerns

Do you have unanswered questions?

Write, call and/or email the Oconomowoc Board and Planning Commission members regarding your questions and voice your opinion about your Village. Every letter matters from every resident. Email addresses found here: <https://www.oconomowoc-wi.gov/225/Common-Council>

- ✓ **Attend** Common Council Board meetings and planning commission sessions.
- ✓ **Speak** at a meeting to express your concerns.
- ✓ **Ask questions and make informed decisions about the viability of this project.**
- ✓ **Check out** the Blue Ribbon Baseball Facebook page. Read the comments and information that is being pushed out. Why does a high quality organization need to ask people to bring their children, in uniform, to Common Council meetings? Read comments made by Tom Kelenic
- ✓ **Check out** their Facebook Page blueribbonbaseball.com that used to be Summit Baseball and was just rolled into a new site. Information on the sound, light and traffic is from the previous project and completed by companies that DEC will hire to do the sound and light systems.
- ✓ **Check out the website** takinittothestreets.us

THANK YOU for your actions to maintain our great community.

Planning Commission

One letter can be sent to every person on the planning commission and Common Council.
If you speak at one of the meetings bring a hard copy of your letter so it is entered into public record.

Untruths or unchecked statements made by DCE:

- “75% of Northwoods games are played during the week”. Look at any schedule from a Northwoods team. At least half of the games are on Friday, Saturday and Sunday.
- “80% of traffic will be directed on and off HWY 67 and 94”. Where did this information come from?
- “Games are played during the time of year when the days are the longest.” Will the games be played when it is dark or not? Will lights be needed? If lights are necessary the statement about the longest days of the year is intended to sway opinions rather than deal with fact. The 80-90 ft lights will have an impact. State of the art lights are still lights.
- There are neighbors who live within .5 miles of this location. DCE is quoted as saying no one lives within a mile.