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For Immediate Release

Waukesha City Council to consider agreement to bring Northwoods League Baseball to Mindiola Park

Waukesha – At the Common Council meeting on Tuesday, March 6, the Council will be considering a resolution which would authorize the City to enter negotiations with Big Top Waukesha to build a new stadium at Mindiola Park. The resolution will authorize the City to complete negotiations for improvements to the park that would include a stadium that will meet all the Northwoods League standards. The agreement would be to build a stadium on the site that would include the following:

- 2,500 fixed seats
- Hospitality space
- Indoor Restrooms
- Concession space
- Small Retail/Office space
- Full turf playing surface
- Grass Berm Seating
- Dugouts, Fencing and Press Box

As with the previous plan that was proposed for Frame Park, Big Top Waukesha would agree to host Carroll University, Waukesha North High School and Waukesha South High School baseball games in conjunction with their own events. Additionally, City events will be hosted at the new facility.

In addition to the stadium improvements, the conceptual plan calls for between two and four full high school sized artificial turf soccer fields. The fields would be owned by the City and used to host Waukesha Parks and Recreation soccer games and be rented for use by outside groups for youth tournaments.



The total project cost is estimated to be \$12 million. The City would utilize an existing Tax Increment Financing District to construct the needed infrastructure that would allow the project to move forward and provide a development incentive for construction of the stadium. The City has determined that TIF Funds would be eligible for this project.

Mindiola Park is a former landfill area that is currently utilized by the Parks Recreation and Forestry Department for Parks and Recreation league games. Current plans in the city's five-year Community Investment Plan (CIP) had outlined improvements to the park's soccer fields. The City would work in conjunction with the Department of Natural Resources to ensure that the construction is properly permitted and meets construction standards.

Mindiola Park is an ideal location for this project as it will connect the already existing developments on both ends of Sunset Drive and will help to drive future development in the area. The project already includes parking and is located in a commercial/industrial area.

Big Top Baseball would own and operate the stadium and would employ up to 9 full time and 250 seasonal employees at the Waukesha location. Big Top Baseball Waukesha currently owns 5 teams – the Kenosha Kingfish, Madison Mallards, Wisconsin Rapids Rafters, Lakeshore Chinooks and Green Bay Bullfrogs. They also operate Breese Stevens Field in Madison in a use agreement with the City of Madison.

The step the Council is asked to consider on Tuesday is an initial step indicating their support of pursuing a baseball stadium at Mindiola Park. If initial approval is received on Tuesday, the complete agreement and details will be reviewed and discussed at future meetings of the Parks, Recreation, and Forestry Board, Finance Committee, and Common Council.

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