From: Phyllis Santacroce
To: DNR ESTABROOK
Subject: Remove the Estabrook Park Dam
Date: Tuesday, March 29, 2016 8:46:54 AM

Dear WDNR Staff

I want to thank you for running an orderly hearing last week at Glen Hills Middle School. Your staff was helpful, neutral, and kept the hearing productive.

I live on the Milwaukee River in Glendale, the very portion that is impacted by the dam, and I favor dam removal. The October 8, 2015, AECOM Environmental Impact Report (EIR) (mistakenly titled EIS by Milwaukee County) only reinforces the conclusions both AECOM and SEWPRC have made in several reports that I have outlined below.

Please decline to issue the repair permit that the Milwaukee County Board has requested.

Thank you

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1. Dam removal will result in lower river levels, a reduced risk of a 100 year flood (1 % flood risk), and the possible reduction of flood insurance premiums and the number of homes on the flood plain.

a. On May 22, 2015, the Milwaukee County Office of Emergency Management (OEM) warned that should the Estabrook Dam be repaired / replaced "flooding will occur in severe weather events in which the gates become immobile due to debris, ice, high water pressure, animal interference or maintenance failures. At a minimum, North Shore and Milwaukee Fire Departments, Police Departments; Office of Emergency Management; WDNR Dam Safety Officials; Water Management Engineers; and elected officials will respond on the scene. The evacuation of 350 families (approximately 840 persons) located in the upstream floodplain would be necessary for life safety. The evacuation, sheltering and initial recovery will be guided by County Emergency Support Functions such as Search and Rescue, Debris Management, Mass Care, Public Health, and Mass Casualty / Fatality Management." The same report concluded: "The significant infrastructure repair costs ($5.134M), yearly operations and maintenance cost ($160k), ecological impact, and risk posed by upstream flooding make the repair and operations of the Estabrook Dam an unrestrained operational decision."

b. The table below demonstrates that Alternative 2, dam removal, will result in a permanent reduction of water levels along the river. Source, Southeastern Wisconsin Regional Planning Commission (SEWPRC), Hydraulic Analysis for Estabrook Dam Environmental Assessment, April 25, 2014.

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2. **There is no evidence that property values for homeowners along the river will decline.**

a. The City of Glendale has no evidence that a decline in property value resulted from the lower of water levels since 2009 when the dam was ordered to remain open.

b. In addition, a report commissioned by Milwaukee County, and completed by AECOM Environment, ("Technical Report: Summary of the Environmental Assessment for Estabrook Park Dam," February 2015, p. 3-8, sec. 3.4.3.1) states:

"Removal of the Estabrook Dam is expected to have little impact on property values in the area surrounding the existing waterway and current impoundment. Property values, real and assessed, are a significant concern for property owners and taxing authorities. Although little research has been focused on assessing the impacts of dam removal and loss of impoundment on property values, preliminary studies have indicated that riparian property values (after dam removal) have remained unchanged or decreased temporarily with a rebound within 2 years. After 10 years, property values showed no difference from the value prior to dam removal. Based upon sales market data between 1993 and 2002, comparison of residential properties in south-central (Madison regional area) Wisconsin where a small dam remains intact, a small dam was removed, and the river or stream has been free-flowing for more than 20 years, indicate that there is no noticeable increase in property price between properties with shoreline frontage along a small impoundment and properties along a free-flowing river or stream. In fact, if the properties retain frontage on the stream, there is no significant change in property price, except for an increase related to the increase in lot size, after the stream has returned to a free-flowing riparian state."

3. Removal of the Estabrook Dam, Alternative 2 below, will save Milwaukee County Taxpayers Several Million Dollars.

Alternative 1 – Rehabilitate the dam.
Alternative 1A – Rehabilitate the dam and add provisions for fish passage.
Alternative 2 – Abandon and remove the dam.

"A present worth analysis considers the capital and O&M costs over a 20-year period to determine the overall project costs for the alternatives. The annual O&M costs are converted to a present worth based on an inflation rate of 2 percent per year over the 20-year period. The resulting present worth is the theoretical amount of money needed at today's costs to pay for the annual O&M costs over the next 20 years. The total present worth cost is the capital cost plus the present worth of the annual O&M costs over 20 years. The following chart summarizes these present worth costs."

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(Source: AECOM Environment, “Technical Report: Summary of the Environmental Assessment for Estabrook Park Dam,” February 2015, p. 3-11, sec. 3.6.4)

4. Government entities, recreational and environmental groups support dam removal.

Organization / Government Entity	Documentation
• City of Milwaukee • Milwaukee Metropolitan Sewerage District	• 5/12/15 resolution • 5/18/15 Milwaukee Journal Sentinel (MJS)
• Milwaukee County Parks Department • Village of Shorewood • River Revitalization Foundation	• 9/4/14 MJS • 6/15/15 Village Resolution • AECOM report, Feb 2015, prepared for Milwaukee County, pp. 3-14, 3-15
• Executive Committee Wisconsin Council of Trout Unlimited	• AECOM report, Feb 2015
• Milwaukee Riverkeeper • Urban Ecology Center • River Alliance	• AECOM report, Feb 2015 • AECOM report, Feb 2015 • AECOM report, Feb 2015

5. The public supports dam removal.

“Public surveys both through the County website and a written survey at the September 3, 2014, public information meeting, indicate the public endorses the dam removal. The website results were about 2:1 in favor of dam removal (Alternative 2) after the September 3, 2014 public information meeting.” (Source: AECOM Environment, “Technical Report: Summary of the Environmental Assessment for Estabrook Park Dam,” February 2015, p. 3-18, sec. 3.12.2)