

**COUNTY OF MILWAUKEE**  
Inter-Office Communication

Date: May 21, 2025

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Guy Smith, Executive Director for Milwaukee County Parks

Subject: Authorization to Land swap Dale Creek for Grootemaat Woods with the Village of Greendale

File Type: Action Report

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**REQUEST**

From the Executive Director of Milwaukee County Parks, requesting authorization to swap sections of Dale Creek for Grootemaat Woods between Milwaukee County Parks and the Village of Greendale.

**POLICY**

§ 59.17(2)(b)3., Wis. Stats., states that the “county board may continue to exercise the authority under s. 59.52(6) with regard to land that is zoned as a park...”

Wisconsin State Statutes:	
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

**BACKGROUND**

Related File No's:	File 25-175
Associated File No's (Including Transfer Packets):	
Previous Action Date(s):	March 4, 2025

Milwaukee County Parks has partnered with the Village of Greendale since 1995 for the management of the Dale Creek property which is located in the Village's downtown area. Under this arrangement, the Village has managed routine park maintenance, while the County retained responsibility for the creek bed itself (approximately 40 feet from the center line) The 1995 Lease that governs this partnership has expired and the County and Village have had discussions about the Village acquiring the park in order to make improvements to it.

The County and Village wish to enact a transfer of land that is currently owned by the Village in exchange for the Dale Creek property. After many negotiations between the Village and the County, this was the selected approach in order to move forward. This

parcel is known as Grootemaat Woods (4300 W. Ramsey Ave, Greendale). The Dale Creek property is approximately 21.91 acres of land spread across 4 parcels, the Grootemaat Woods property is 13.75 acres of land. This transfer will enable the Village to make certain capital improvements to the Dale Creek area and will reduce the County's maintenance backlog. The land that would be acquired by the County is entirely natural areas, this swap would help County Parks achieve its strategic plan of increasing natural areas while also decreasing its maintenance responsibilities.

Both properties will remain public parkland under the agreement, with strict protections against future development.

### **ALIGNMENT TO STRATEGIC PLAN**

Describe how the item aligns to the objectives in the [strategic plan](#):

- 2B: Break down silos across County government to maximize access to and quality of services offered
- 3B: Enhance the County's fiscal health and sustainability

### **FISCAL EFFECT**

There is no Fiscal Effect with this agreement.

### **TERMS**

- Quit Claim Deeds to be recorded by each party
- Restrictive Covenants to be recorded with each deed
- Land must remain a Park, no commercial development


### **VIRTUAL MEETING INVITES**

Mike Hawes, Village Manager, Village of Greendale, [mhawes@greendale.org](mailto:mhawes@greendale.org)

### **PREPARED BY:**

Robert Senglaub, Contracts Manager, Milwaukee County Parks

### **APPROVED BY:**

Guy Smith, Executive Director, Milwaukee County Parks 

### **ATTACHMENTS:**

Resolution  
Fiscal Note  
Restrictive Covenants  
Dale Creek Map  
Power Point

CC: David Crowley, County Executive  
Mary Jo Meyers, Chief of Staff, County Executive's Office  
Sheldon Wasserman, Committee on Parks & Culture Chairperson  
Steve Taylor, Committee on Parks & Culture Vice Chairperson  
Priscilla Coggs-Jones, Committee on Parks & Culture Member  
Jack Eckblad, Committee on Parks & Culture Member  
Felesia Martin, Committee on Parks & Culture Member  
Juan Miguel Martinez, Committee on Parks & Culture Member  
Anne O'Connor, Committee on Parks & Culture Member  
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors  
Janelle M. Jensen, Legislative Services Division Mgr, Office of the County Clerk  
Aaron Hertzberg, Director, Department of Administrative Services  
Joseph Lamers, Fiscal & Budget Director, DAS  
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS  
Pamela Bryant, Capital Finance Manager, Comptroller's Office  
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office  
Allyson R. Smith, Committee Coordinator, Office of the County Clerk  
Anthony Rux, Budget & Management Analyst, DAS-PSB  
Sandy Saltzstein, Research and Policy Analyst