



**July Board Cycle**

**Milwaukee County Parks**  
9480 Watertown Plank Rd.  
Wauwatosa, WI 53226  
(414) 257-PARK

Date: June 12, 2018  
To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors  
From: Guy Smith, CPRP, Interim Parks Director  
Subject: **Acquisition of New Property and Expansion of Kohl Park (INFORMATION)**

**Background**

In May 2018, Milwaukee County acquired eight properties through a donation of land from the Carlton Agency, LTD. The donor is an affiliate of Herb Kohl and his charitable foundation and allows for the expansion of Kohl Park on Milwaukee's north side. The properties that were acquired allow for future connection of the Oak Leaf Trail and a connection between Kohl Park and AC Hanson Park which is immediately to the east of this site.

The properties that were acquired are listed below, and also outlined in the attached Map –

Tax Key #	Acres (approx.)
0319986121	15.08
0310484000	0.2
0310491000	0.2066
0310492000	0.2066
0310493000	0.2066
0310494000	0.2066
0310495000	0.2066
0310496000	0.2066
<b>TOTAL</b>	<b>16.5196 acres</b>

The largest parcel at 15 acres runs north-south and is the location that a future trail connection could be constructed. Currently a paved multi-use Oak Leaf Trail segment dead ends at the border of AC Hanson Park and this larger parcel in the area adjacent to N. 67<sup>th</sup> St and Pierner Place in the Village of Brown Deer. This Oak Leaf connection is recommended in the Parks Trails Network Plan for Kohl Park. The 15-acre parcel also allows for improved access into Kohl Park and between the parcels for maintenance.



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The six smaller parcels are directly adjacent to Milwaukee County Parks wetlands and the development of these six lots would cause significant damage to the wetlands on existing MCP property. Acquiring these parcels helps protect the wetlands and natural ecology of the site.

Milwaukee County Parks is cognizant of the volume of deferred maintenance on assets throughout the Parks system. Prior to accepting this donation of land, Parks and DAS staff conducted a thorough analysis of total lifecycle costs and the impact that acquiring this land would have on the maintenance burdens of the overall Parks Department. Open space has very little maintenance needs and therefore is a very low burden on Parks trades or operations staff. Oak Leaf Trail connections have traditionally been constructed using grant funds, and it is expected that outside grant funds would be used to connect the trail at this location in the future.

Milwaukee County will now begin the process of re-zoning all eight properties to "parks" zoning in the City of Milwaukee. Parks staff also extends a sincere thanks and gratitude to Herb Kohl and his foundation for providing this donation so that current and future citizens can enjoy open space and access park land on Milwaukee's north side.

### Recommendation

There is no recommendation at this time, this report is for informational purposes.

Prepared By: Jim Tarantino, Director of Recreation and Business Services, Milwaukee County Parks

Approved By: Guy Smith, CPRP, Interim Parks Director



Attachments (2):     Map  
                              Photos

### Copy:

- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Jason Haas, Parks, Energy & Environment Chair, Supervisor District 14
- Sheldon Wasserman, Parks, Energy & Environment Vice-Chair, Supervisor District 3
- Sequanna Taylor, Supervisor District 2
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Allyson Smith, Committee Coordinator, Office of the County Clerk
- Erica Hayden, Research & Policy Analyst, Office of the Comptroller
- Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS



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