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The Milwaukee County Parks Department, in coordination with the Department of Administrative Services - Economic Development and Real Estate Services Division, is requesting approval authorizing Milwaukee County to enter into a long-term lease agreement with Two Weathervanes, LLC for the lease of Trimborn Farm, located at 8881 W. Grange Avenue, Greendale, Wisconsin, by recommending adoption of the following:

A RESOLUTION

WHEREAS, Trimborn Farm (the Farm), located at 8881 West Grange Avenue, Village of Greendale, Wisconsin, is a Milwaukee County (the County)-owned historic property; and

WHEREAS, the Farm was originally established in the mid-19th century by Prussian immigrant Werner Trimborn as a lime-burning and agricultural operation that played a significant role in regional development; and

WHEREAS, following the decline of lime production in the early 20th century, the Farm transitioned to dairy farming and other agricultural uses, later came under Federal ownership during World War II, and was ultimately acquired by the County in 1980 to preserve the site for public benefit and historic interpretation; and

WHEREAS, the County faces significant fiscal constraints and competing mandated service obligations that limit the County's ability to fund the substantial capital investment and ongoing maintenance required to preserve historic properties such as the Farm; and

WHEREAS, due to limited resources and the increasing cost of maintaining historic structures, the County has not been able to adequately fund the ongoing care, restoration, and activation of the Farm; and

WHEREAS, the County issued a competitive Request for Proposals seeking a qualified entity to rehabilitate, maintain, and activate the Farm while preserving its historic character and ensuring continued public access; and

WHEREAS, following a competitive evaluation process, Two Weathervanes, LLC (the Tenant) was selected as the most responsive and responsible proposer, with a proven track record of successfully managing and revitalizing similar historic properties; and

WHEREAS, the Department of Parks, Recreation, and Culture (DPRC), in coordination with Economic Development, Department of Administrative Services (DAS), and Real Estate Services, DAS, negotiated a long-term Lease Agreement (the Lease) providing for an initial term of five years; and

48 WHEREAS, under the terms of the Lease, the Tenant shall pay the County one
49 dollar annually and remit 15 percent of net revenue, with seven and one-half percent
50 allocated to a maintenance reserve account for the Farm, and seven and one-half
51 percent paid to the County; and

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53 WHEREAS, the Tenant will assume responsibility for all capital improvements,
54 building maintenance, and operational costs associated with the Farm, while DPRC will
55 provide mowing and snow removal services during the first year solely to support
56 Tenant establishment, after which the Tenant will assume full responsibility for site
57 maintenance; and

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59 WHEREAS, the negotiated Lease ensures continued public access to the Farm
60 while relieving the County of ongoing operational and capital obligations; and

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62 WHEREAS, upon completion of the initial five-year term, DPRC, in coordination
63 with Economic Development, DAS, and Real Estate Services, DAS, will evaluate Lease
64 performance, and may renegotiate Lease terms consistent with County objectives and
65 the continued public benefit of the property; and

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67 WHEREAS, the Committee on Finance, at its meeting of May 21, 2026,
68 recommended adoption of File No. 26-403 (vote 6-1); and

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70 WHEREAS, the Committee on Parks and Culture, at its meeting of May 26,
71 2026, recommended adoption of File No. 26-403 (vote 6-0); now, therefore,

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73 BE IT RESOLVED, the Milwaukee County Board of Supervisors hereby
74 authorizes the Department of Parks, Recreation, and Culture (DPRC), in coordination
75 with Economic Development, Department of Administrative Services (DAS), and Real
76 Estate Services, DAS, to enter into a Lease Agreement (the Lease) with Two
77 Weathervanes, LLC (the Tenant) for Trimborn Farm (the Farm), with an initial term of
78 five years; and

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80 BE IT FURTHER RESOLVED, the Lease shall include annual rent of one dollar,
81 and a revenue-sharing provision requiring payment of 15 percent of net revenue, with
82 seven and one-half percent allocated to a maintenance reserve account, and seven and
83 one-half percent paid to Milwaukee County (the County); and

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85 BE IT FURTHER RESOLVED, the Tenant shall be responsible for all capital
86 improvements, building maintenance, and operational costs from the outset, and for all
87 site maintenance, including mowing and snow removal, following the initial one-year
88 support period provided by DPRC; and

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90 BE IT FURTHER RESOLVED, public access to the Farm shall be preserved; and
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BE IT FURTHER RESOLVED, DPRC, the County Executive, the Comptroller, the County Clerk, Corporation Counsel, and any other County officials deemed necessary, are hereby authorized to prepare, execute, and record all documents and take all actions necessary to carry out the intent of this resolution.

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05/26/26
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