

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: November 14, 2025

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

From: Guy Smith, Executive Director for Milwaukee County Parks

Subject: Hales Corner Park Pool Testing

File Type: Information Report

REQUEST

Informational report sharing findings from the testing of the Hales Corner Park Pool in 2025.

POLICY

Per Board Resolution 25-437, Milwaukee County Parks was requested to conduct testing of the Hales Corners Park Pool and its systems to assess the maintenance needs and repairs necessary to resume pool operations and to provide a summary of findings upon the completion of this work.

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

BACKGROUND

In June 2025, the County Board passed Board Resolution 25-437, directing the Parks Department to conduct comprehensive testing of the Hales Corners Park Pool and its associated systems to evaluate maintenance needs and identify necessary repairs for reopening the facility.

Parks staff began filling the pool in August 2025 and initiated testing of various operational systems. After more than a month of testing, significant deficiencies were identified, including the following:

- Filtration System: Replace the existing diatomaceous earth (DE) filter system with a new sand filter system. The current DE filter has exceeded its expected service life.

- Sanitary Piping: Replace deteriorated and leaking sanitary sewer piping.
- Showers: Repair leaking showers serving the pool area.
- Main Drain: Repair and replace the leaking main drain system.
- Pool Deck: Mudjack and repair existing concrete areas around the pool deck.
- Pool Liner: Replace the existing liner, which has exceeded its expected service life.
- Fencing: Replace the existing perimeter fencing.
- Flooring: Replace flooring in the main and shower areas.
- Changing Area: Replace existing benches and partition walls.
- Painting: Repaint interior walls and apply new floor coatings.
- Electrical: Replace exterior building and pool deck lighting, as well as interior lighting fixtures.
- High Voltage System: Replace the existing high-voltage electrical system that serves the pool and the pavilion.

The estimated total cost for these repairs is approximately \$600,000. These findings reflect the age and condition of the facility, which originally opened to the public in 1968. Of the three other pools constructed Milwaukee County Parks during this period, two (Lincoln and Dineen) have since been replaced with new facilities, and the third (Washington Park) has been identified for full replacement by Parks through the aquatic facility plan.

The Milwaukee County Parks Aquatics Study, approved by the County Board in September 2025, identified the following long-term strategy for the Hales Corners Pool –

“Hales Corners is another outdoor pool that was last open in 2019 and has not reopened since the 2020 pandemic year closure. It saw declining attendance from 2016 to 2019, dropping by 40%. It is also an aging swimming pool in the southern sector of Milwaukee County. While it does rank higher in the priority matrix, based on the declining attendance, the necessity of a renovation to bring it in line with current aquatic trends, and falling within the service of Cool Waters, Hales Corners could be decommissioned and replaced with a new pool at a more centralized location in southern Milwaukee County.

Recommendation: Form a public-private partnership to operate Hales Corners swimming pool to be operated and managed by a third-party provider similar to the existing operational model at Tosa Pool at Hoyt Park. This lessens the annual subsidy for Milwaukee County while maintaining usage of the existing pool, park site and location.”

Related File No's:	25-437, 25-549
Associated File No's (Including Transfer Packets):	
Previous Action Date(s):	

ALIGNMENT TO STRATEGIC PLAN

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

- 1A: Reflect the full diversity of the County at every level of County government
- 1B: Create and nurture an inclusive culture across County government
- 1C: Increase the number of County contracts awarded to minority and women-owned businesses
- 2A: Determine what, where, and how we deliver services to advance health equity
- 2B: Break down silos across County government to maximize access to and quality of services offered
- 2C: Apply a racial equity lens to all decisions
- 3A: Invest “upstream” to address root causes of health disparities
- 3B: Enhance the County’s fiscal health and sustainability
- 3C: Dismantle barriers to diverse and inclusive communities

FISCAL EFFECT

None

TERMS

None

VIRTUAL MEETING INVITES

None

PREPARED BY:

Peter Bratt, Director of Operations and Skilled Trades

APPROVED BY:

Guy Smith, Executive Director Milwaukee County Parks *Guy D. Smith*

ATTACHMENTS:

PowerPoint

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