# Trimborn Farm Lease

Erica Goblet
Robert Senglaub

# Origins and historic structures of Trimborn Farm

### Lime-Burning and Agriculture Origins

Trimborn Farm began as a lime-burning and farming operation established in the mid-1800s by a Prussian immigrant.

### Cream City Brick Farmhouse

The farm features a notable Cream City brick farmhouse, reflecting the architectural style of the period and region.

### Stone Barn and Agricultural Buildings

Large stone barn and other agricultural structures are preserved, showcasing 19th-century farming practices.

# Transition of ownership and management over time

**Decline of Lime Production**

The property's lime production industry declined in the early 20th century, leading to changes in land use and management.

**Shift to Dairy Farming**

After lime production ended, the land was repurposed for dairy farming and other agricultural activities.

**Federal Ownership During WWII**

During World War II, the property came under federal ownership for strategic or public purposes.

**Public Preservation by Milwaukee County**

Milwaukee County eventually acquired the land to preserve it for public benefit and recreation.

# Deferred maintenance and County stewardship challenges

**Funding Limitations**

Limited financial resources have hindered Milwaukee County's ability to maintain and restore historic structures effectively.

**Outsourced Stewardship**

County has delegated management to community organizations to sustain site access and basic upkeep despite fiscal constraints.

**Deferred Maintenance Impact**

Ongoing deferred maintenance leads to structural deterioration and increased future costs for taxpayers.

**Competing Priorities**

County faces multiple obligations limiting its capacity to invest in long-term stabilization and restoration projects.

# Community Engagement and RFP Process

# Community Engagement

**County Board Meeting**

An informational report was heard at the County Board in May 2025 to gather community input and perspectives and discuss the forthcoming Request for Proposal.

**Village of Greendale Meeting**

County representatives presented at the Greendale Village meeting in May 2025 to further gather community input and perspectives and discuss the Request for Proposal.

**Community Outreach**

5,000 flyers, door-to-door engagement in the neighborhood, and social media enhancement by Supervisor Vincent

**Town Hall Meeting**

Supervisor Vincent held a town hall meeting on June 5, 2025, to further engage the community and collect feedback.

**Feedback Integration**

Collected feedback was used to inform the Request for Proposal (RFP) development.

# Project Objectives

- **Financial Sustainability**: Transition the site to a financially sustainable model that eliminates County expenditures.
- **Preservation**: Restore, preserve, and utilize the historically significant structures and landscape honoring the layered history of the site.
- **Public Benefit**: Ensure the property continues to provide educational or recreational value to the public, either through direct programming or accessible public use.
- **Historic Integrity**: Maintain architectural features consistent with Secretary of the Interior Standards.
- **Equity and Inclusion**: Align with Milwaukee County's commitment to racial equity and equitable service delivery.
- **Neighborhood Integration & Greendale Village Alignment**: Ensure that proposed uses are compatible with the surrounding residential neighborhood and aligned with broader planning efforts of the Village of Greendale.

# Proposal Evaluation Criteria

- **County Impact -** Reduces or eliminates the need for ongoing County financial support.
- **Community Benefit -** Maintains the institution as a public asset with meaningful access.
- **Neighborhood & Village Alignment** Aligns with the character, goals, planning, and scale of the Village of Greendale and surrounding neighborhood.
- **Qualifications & Expertise** – Demonstrated experience developing, financing, fundraising, and managing similar projects.
- **Business Plan & Vision -** Clear, thoughtful plan addressing building needs, funding strategy, historic status, parking, marketing, and public access.
- **Financial Feasibility -** Realistic financing strategy with credible assumptions and demonstrated ability to secure funding.
- **Equity & Community Enhancement -** Commitment to equity, public access, and alignment with Milwaukee County's Vision.

# Request for Proposal Timeline

**April-June 2025 - Community outreach**

**July 30, 2025 - RFP is publicly posted**

**August 22, 2025 – Public walkthrough of property**

**October 31, 2025 – RFP Closes**

**November 1, 2025 - Evaluation Begins**

**January 30, 2026 – Intent to Award Letter**

**February 26, 2026 – Public Meeting**

# Partnership Selection and Proposal

# Two Weathervanes, LLC

**Competitive Evaluation Process**

Two Weathervanes, LLC was chosen as the most responsive and responsible proposer after a thorough competitive evaluation.

**Long-term Lease Agreement**

Long-term lease ensures stability and continuity.

**Lessee Responsibilities**

The lessee will manage all maintenance, capital improvements, and operational costs for Trimborn Farm.

**Public Access and Historic Preservation Commitment**

The lease ensures continued public access to Trimborn Farm while maintaining proper management and a commitment to funding maintenance and historic preservation projects.

# Two Weathervanes, LLC Business Plan

**Preservation with Purpose**
Maintain historic integrity while building a financially sustainable future.

**Community-Centered Model**
Year-round public access, educational programming, artisan and agricultural experiences.

**Sustainable Operations**
Dedicated site management, phased business roll-out, multiple revenue streams.

**Financial Responsibility**
Flexible model designed to adapt to market conditions and reduce long-term public cost.

**Neighborhood Respect**
Thoughtful parking, noise management, and alignment with Greendale's character.

# Review of uses for compatibility with zoning and character

**Traffic and Activity Concerns**

Projects may raise concerns about increased traffic and neighborhood activity levels. Two Weathervanes is committed to working with Milwaukee County and the Village of Greendale to address these concerns.

**Zoning Compatibility Review**

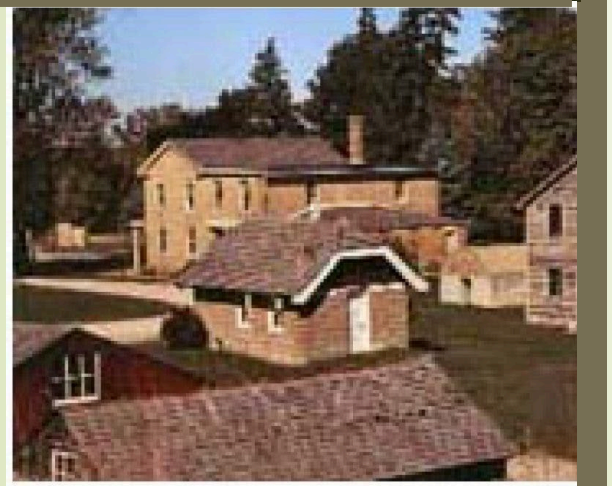
All use proposals will be reviewed to ensure they align with local zoning regulations and community character.

**Preserving Community Character**

Uses must maintain the distinctive character and aesthetics of the Greendale neighborhood.

# Lease Terms:

- Initial lease term of five (5) years, with the parties to renegotiate terms at the conclusion of the initial term to ensure they remain favorable to Milwaukee County and the community.
- Tenant shall pay Milwaukee County $1.00 annually and remit fifteen percent (15%) of net revenue, with 7.5% allocated to a maintenance reserve account for Trimborn Farm and 7.5% paid to the County.
- The lessee will assume responsibility for all capital improvements, building maintenance, and operational costs from the outset, and for all site maintenance—including mowing and snow removal—after the initial one (1) year support period provided by Milwaukee County Parks.
- Public access to Trimborn Farm will be preserved.



# Recommendation

- Milwaukee County Parks respectfully recommends approval of this file authorizing a long-term lease agreement for Trimborn Farm with Two Weathervanes, LLC.
- Approval of this action will shift the financial responsibility for the rehabilitation, operation, and long-term maintenance of Trimborn Farm away from Milwaukee County, while preserving the property as a publicly accessible historic asset. This approach is consistent with the County's broader strategy of reducing operating and capital expenditures, while providing a structured transition period that enables cultural partners to move toward financial independence. As noted by multiple partners, independence from County ownership enhances eligibility for private and philanthropic grant funding, while also expanding fundraising opportunities that are often unavailable to governmental entities.

# Questions?