

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: April 22, 2026

Original Fiscal Note

SUBJECT: From the Executive Director of Milwaukee County Parks, in coordination with the Department of Administrative Services – Economic Development and Real Estate Services Division, is requesting approval of the attached resolution 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.

FISCAL EFFECT:

- | | |
|--|--|
| <input type="checkbox"/> No Direct County Fiscal Impact | <input type="checkbox"/> Increase Capital Expenditures |
| <input checked="" type="checkbox"/> Existing Staff Time Required | <input type="checkbox"/> Decrease Capital Expenditures |
| <input type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below) | <input type="checkbox"/> Increase Capital Revenues |
| <input type="checkbox"/> Absorbed within Agency’s Budget | <input type="checkbox"/> Decrease Capital Revenues |
| <input type="checkbox"/> Not Absorbed within Agency’s Budget | |
| <input checked="" type="checkbox"/> Decrease Operating Expenditures | <input type="checkbox"/> Use of contingent funds |
| <input checked="" type="checkbox"/> Increase Operating Revenues | |
| <input type="checkbox"/> Decrease Operating Revenues | |

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	\$0	\$0
	Revenue	\$1	\$1
	Net Cost	(\$1)	(\$1)
Capital Improvement Budget	Expenditure	\$0	\$0
	Revenue	\$0	\$0
	Net Cost	\$0	\$0

DESCRIPTION OF FISCAL EFFECT

In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated. ¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.

- A. This file requests approval of a long-term lease and related option agreement between Milwaukee County and Two Weathervanes, LLC for Trimborn Farm. The lease will have an initial term of five (5) years, with a mutual option to renew for two (2) additional ten (10) year terms.

Milwaukee County Parks will continue to provide mowing and snow removal services for one (1) year to support the tenant's establishment and set them up for success. Thereafter, the Tenant will assume responsibility for all ongoing maintenance and capital improvements to the property. If approved, responsibility for the operation, maintenance, and capital improvement of the historic property will transfer from Milwaukee County to the lessee, while preserving public access.

- B. There are no direct new County expenditures associated with this action in the current budget year. Under the terms of the lease, the Tenant shall pay Milwaukee County one dollar (\$1.00) per year for use of the premises and shall remit fifteen percent (15%) of net revenue. Of this amount, seven and one-half percent (7.5%) will be allocated to a maintenance reserve account, with the remaining seven and one-half percent (7.5%) paid to the County.

Milwaukee County will avoid operating and capital costs that would otherwise be required to maintain and repair Trimborn Farm. Additionally, following the initial one-

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

