

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: February 14, 2025

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

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: Potential Lease and Development Agreement with First Tee of Southeast Wisconsin at Noyes Park

File Type: Informational Report

REQUEST

From the Executive Director of Milwaukee County Parks, providing an informational report of a potential improvement plan and long-term agreement with First Tee of Southeast Wisconsin at Noyes Park.

POLICY

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

BACKGROUND

First-Tee – Southeast Wisconsin, and its predecessor organizations, have been providing youth golf programming since 1999 at Noyes Park Golf Course. First Tee – Southeast Wisconsin is a 501(c)(3) not-for-profit privately funded youth development organization. The goal of First Tee - Southeast Wisconsin is to incorporate responsibility, courtesy, honesty, and integrity – all values inherent in the game of golf – into the daily lives of those who participate. By using the fundamentals of golf, First Tee - Southeast Wisconsin equips youth with the skills needed to follow their dreams, advance academically and athletically, strengthen their social abilities, and become productive members of their local community.

First Tee is proposing to fundraise for and construct a new indoor golf facility and other golf course improvements at the Par 3 course within Noyes Park. The proposed new indoor building would provide year-round programming and practice opportunities and would be included in the first phase of the overall improvement project. The building would greatly enhance year-round programming and offer services that currently do not exist in the Milwaukee County Parks golf system.

First Tee is looking to add a versatile short game area with real grass for a putting and chipping outdoor complex. They are also looking to add a innovative 9-hole putting course with landscaping features. Other outdoor park improvements include a low maintenance artificial practice green for extended seasonal use, an upgraded practice range tee line, a dedicated wedge calibration area for precision training, and range earthwork for improved conditions and drainage.

To enable this project to occur, Milwaukee County and First Tee are discussing a long-term lease and development agreement that would be presented to the County Board for consideration in the future.

Related File No's:	22-536
Associated File No's (Including Transfer Packets):	21-1042 21-765 21-762
Previous Action Date(s):	

ALIGNMENT TO STRATEGIC PLAN

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

- 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

David Cohn, Executive Director of First Tee-Southeast Wisconsin,
dcohn@firstteesew.org

PREPARED BY:

Robert Senglaub, Contracts Manager, Milwaukee County Parks

APPROVED BY:

Guy Smith, Executive Director Milwaukee County Parks



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