



December Board Cycle

Milwaukee County Parks

9480 Watertown Plank Rd.
Wauwatosa, WI 53226
(414) 257-PARK

Date: November 14, 2018
To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors
From: Guy Smith, CPRP, Parks Director
Subject: Kulwicki Park Management Agreement with the City of Greenfield (ACTION)

REQUEST

Authorization to enter into a Lease and Partnership Agreement between Milwaukee County and the City of Greenfield for Kulwicki Park.

BACKGROUND

Previous Legislation

- File #14-950 – informational report of potential lease of Kulwicki Park by the City of Greenfield
- File #15-596 – authorization to negotiate a management and development agreement with the City of Greenfield for Kulwicki Park
- File #15-680 – informational report on the history of Kulwicki Park
- File #17-444 – one-year lease of Kulwicki Park to City of Greenfield as a pilot

PROJECT

In 1987 and 1988 Milwaukee County conveyed surplus parklands in the area of Highway 100 and West Layton Avenue to a developer for the purpose of the construction of an aquatic park (referenced in File No. 88-629). The developer was required by the U.S. Army Corps of Engineers to mitigate that site so the County allowed the developer to construct and maintain eight (8) acres of wetland mitigation on County lands adjacent to his property. This is currently the site of Kulwicki Park at 10777 W Cold Spring Rd in the City of Greenfield.

In 1993, the Alan Kulwicki Foundation approached the County to develop a Little League complex and pavilion in the park. Cold Spring Park was formally renamed Alan D. Kulwicki Park by County Board Resolution. Throughout the early to mid-1990's, the park was developed and programmed in partnership with the City of Greenfield, the Alan



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Kulwicki Park Memorial Committee, and Greenfield Little League. In 1994, The County approached City of Greenfield with its plans to develop the north part of the park (north of Wildcat Creek) into a neighborhood park. The south end, south of the creek, was the proposed Greenfield Little League complex which would be constructed with private funds. Alan Kulwicki Park and Brooks Pavilion opened in 1998.

The County constructed a service facility for the park north of Cold Spring Road in 1994. The Kulwicki Foundation assigned the operation and maintenance of the pavilion to the Greenfield Lions Club.

The City of Greenfield has recently approached the County with the request to fund improvements and assume the obligations of maintenance and operations of the entirety of Kulwicki Park. In doing so, the City of Greenfield would agree to operate Kulwicki Park as a public park under the same rules and regulations of a Milwaukee County Park, but would also assume the financial obligations that are currently the responsibility of Milwaukee County due to the County's ownership. The City of Greenfield would like to enter into this agreement as they have a number of capital improvements that they would like to install in the park for the benefit of the public, the Greenfield Little League and the Greater Greenfield Lions Club. The terms of the agreement are outlined below and the Lease and Partnership Agreement is attached for your review.

Currently the Park is subject to two separate agreements –

1. A Use Agreement between the County and the Greater Greenfield Lions Club (“GGLC”) and the Alan Kulwicki Park Memorial Committee (“AKPMC”) dated February 16, 2005, for the use and programming the park; and
2. A Use Agreement between the County, GGLC, AKPMC and the Greenfield Little League dated January 6, 1999 pertaining to the use and programming of the pavilion and ballfields.

The City of Greenfield would assume the obligations of the County under these existing agreements and the operators that are listed would continue to enjoy use of Kulwicki Park under the same terms of the existing agreements.

Financial

This proposal would save the County the following costs, which have been estimated based on actual expenses from 2015 and 2016 and recent capital budget requests –

Annual Operating Expense	Amount
Baseball and softball diamonds	\$12,000
Electrical	\$3,000
Painting	\$1,300



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Forestry Services	\$2,750
Supplies	\$2,100
Grounds and other maintenance	\$39,000
Annual Operating Total	\$60,150
Capital Replacement	
	Amount
Pavilion roof	\$5,000
Pavilion repair	\$2,500
Pavilion exterior	\$6,500
Ball field bleachers	\$16,000
Playground	\$275,000
Capital replacement cost	\$305,000*

*Estimate, does not include unknown infrastructure replacement needs such as repaving the parking lot, maintenance facility costs, stormwater management improvements, or repairs to other improvements as needed.

Stormwater Management

Kulwicki Park is located adjacent to the Wild Cat Creek which feeds into the Root River. Under the terms of the Lease and Partnership Agreement, the City would be prevented from allowing pollutants to directly or indirectly enter the watershed. The City would also take proactive measures to prevent pollutants from entering the watershed and is working with the Metropolitan Milwaukee Sewerage District (MMSD) on stormwater management best practices in this area. The cost and maintenance of any new improvements would be the responsibility of the City.

Terms

The Lease and Partnership Agreement is attached, as a summary the following are the terms and conditions of that agreement.

Term	Description
Term Length	15 years with three 5 year options to renew
Utilities	Paid by the City
Use	Non-exclusive right for public park use
Public Access	Guaranteed

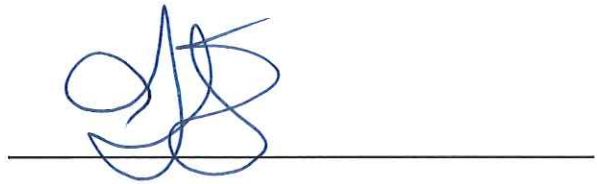
Trash and garbage	Maintained by the City
Improvements	Funded by the City with prior approval of the County
Maintenance and Repair	Sole cost of the City
Stormwater Management	Responsibility of the City
Targeted Business Participation	25%
Insurance Requirements	Included
Compliance with ADA	Included

RECOMMENDATION

It is recommended that the Milwaukee County Board approve the Lease and Partnership Agreement with the City of Greenfield for Kulwicki Park.

Prepared By:

Approved By: Guy Smith, CPRP, Parks Director



Copy:

- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
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- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Allyson Smith, Committee Coordinator, Office of the County Clerk
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