



# Parks Easements

File 24-312

March 12, 2024



Milwaukee County Parks are in 18 of 19 municipalities, overlap with many other jurisdictions

Intergovernmental partnerships to provide public services like storm sewer, water service, roads, trails communications & land conservation.

These partnerships often utilize an easement.



# Easements

An easement grants another entity the right to access or otherwise use someone else's property for a specified purpose

Easements can apply to utilities, drainage, access and even conservation

Easements can be permanent or for a set timeframe

# Park Easements by decade

<u>Decade</u>	<u>Number Issued</u>	<u>Percent of total</u>
2020-	31	2%
2010-2019	105	8%
2000-2009	81	6%
1990-1999	97	7%
1980-1989	153	12%
1970-1979	193	15%
1960-1969	276	21%
1950-1959	225	17%
1940-1949	56	4%
1930-1939	35	3%
1920-1929	19	1%
Pre-1920	36	3%



# Easement Challenges

Land valuation – private real estate transactions utilize appraisals. An appraisal involves an expert that estimates the value of something. The most common approach is by sales comparison. This involves researching comparable transactions in the near vicinity.

- Milwaukee County Parks owns most of the parkland in the area and doesn't sell it
- Other parkland throughout southeastern Wisconsin is rarely sold
- Similar parcels exchanged by private parties are not comparable because zoning for parkland is strictly reserved for entities like governments





# Public Works Partnerships

Parkland is occasionally requested for purchase as part of public works projects

- Parks Planning works to reduce impact to parkland through design changes
- Valuation – see previous slide....
- Milwaukee County Parks – well being of citizens served through amenities provided by access to amenities provided through easements (roads, internet, trails etc.)
- Best interest of citizens and cooperate with municipal partners





# Fees



<u>Easements</u>	<u>Purpose</u>	<u>Cost</u>	<u>Unit</u>
Power Utilities	Gas/Steam/Electric	\$ 1.60	Square Feet
Telecommunications	Fiber/Broadband/Internet	\$ 2.05	Linear Feet
<u>Land Sales</u>	<u>Purpose</u>	<u>Cost</u>	<u>Unit</u>
Municipal/state public works projects	Expansion of existing infrastructure footprint for public purpose	\$ 4.95	Square Feet

# Fees - continued

Milwaukee County Parks has been successful in partnering to obtain infrastructure improvements for park users in lieu of easement fees. Often the value of these improvements exceed compensation Parks would have received for a cash transaction.

How is revenue used?

- Revenue from telecommunications has been evenly divided between playground and bike trails trust funds (File 98-320)
- Power Utilities & Land Sale revenue are one-time revenues deposited in the departmental general fund.



# Questions?





Thank You!