

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: November 12, 2021

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

From: Guy Smith, Executive Director, Milwaukee County Parks

Subject: From the Executive Director of Milwaukee of County Parks, requesting authorization to enter into Agricultural Lease Agreements with individual farmers for the benefit of Milwaukee County land.

File Type: Action Report

REQUEST

Milwaukee County Parks requests authorization to enter into Agricultural Lease Agreements with individual farmers for the benefit of Milwaukee County land:

Ronald Fratrack in the amount of \$100 per year for 8.8 acres of land for the period effective January 1, 2022, through December 31, 2024; and

Jeff Gassenhuber in the amount of \$4,426.00 per year for 38 acres of land for the period effective January 1, 2022, through December 31, 2024; and

Robert Grove in the amount of \$5,385.30 per year for 45.1 acres of land for the period effective January 1, 2022, through December 31, 2024; and

Joseph Mainus in the amount of \$14,695.20 per year for 116.4 acres of land for the period effective January 1, 2022, through December 31, 2024; and

John Napientek in the amount of \$18,656.40 per year for 149.8 acres for the period effective January 1, 2022, through December 31, 2024; and

James Roszina in the amount of \$6,245.40 per year for 50.3 acres for the period effective January 1, 2022, through December 31, 2024; and

Robert Petzold in the amount of \$4,068.00 per year for 33.9 acres of land for the period effective January 1, 2022, through December 31, 2022; and

Vincent Schmit in the amount of \$2,125.00 per year for 17 acres for the period effective January 1, 2022, through December 31, 2022

POLICY

§ 59.17(2)(b)3., Wis. Stats., states that the “county board may continue to exercise the authority under s. 59.52(6) with regard to land that is zoned as a park...”. In the law of property, authority over “land” includes authority over all rights appurtenant to the land.

Milwaukee County Code of General Ordinances 56.10 requires that leases over one year

require County Board approval.

Wisconsin State Statutes:	§ 59.17(2)(b)3
Milwaukee County Code of General Ordinances:	56.10 - Procedures for leasing of county-owned land or building space
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

BACKGROUND

Milwaukee County Parks manages 708 acres of agricultural land for the purpose of growing and harvesting agricultural row-crops, vegetable crops, and hay. The agricultural lands held by the county are located within designated primary environmental corridors as defined by Southeastern Wisconsin Regional Planning Commission (SEWRPC). A primary environmental corridor is defined as “concentrations of significant natural resources at least 400 acres in area, at least two miles in length, and at least 200 feet in width.” The majority of these sites are located along the Oak Creek, Ryan Creek, and Root River and are prone to high water tables or seasonal flooding. In addition, keeping these lands in production deters invasive plant species from overtaking the land.

Milwaukee County Parks leases this land to both farmers and non-profit community-based organizations. Each lessee is responsible for working with Milwaukee County Parks on the development of a Conservation Plan specific to their parcel(s) to reduce soil loss, achieve water quality goals, and protect the natural resource base. Milwaukee County Parks’ Natural Areas section manages all agricultural leases for the department.

The term of each lease is selected based on factors such as the conservation method, the crop rotation cycle, and the likelihood that the parcel may cease to be available for farming. Rent payments vary due to the size of the parcel and were developed based on United States Department of Agriculture and State of Wisconsin Department of Agriculture, Trade and Consumer Protection fair market value rates for southeastern Wisconsin. Leases are subject to Milwaukee County’s Agricultural Land Lease Policy as adopted by the Milwaukee County Board of Supervisors on September 29, 1994, and revised in January 2010, and again in January 2020.

Related File No’s:	19-341, 19-888, 20-864, 15-767
Associated File No’s (Including Transfer Packets):	
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 by providing revenue that supports Milwaukee County Parks as well as ensuring the overall health of the County’s natural areas

by reducing invasive species and soil loss.

FISCAL EFFECT

This revenue has already been budgeted.

TERMS

Each of the following three-year lease terms commence on January 1, 2022 and conclude on December 31, 2024. Each of the following one-year lease terms commence on January 1, 2022 and conclude on December 31, 2022, with two one-year renewal periods. The first renewal period extends the lease to December 31, 2023. The second renewal period extends the lease to December 31, 2024.

<u>Lessee</u>	<u>Annual Rent</u>	<u>Acreage</u>	<u>Lease Term</u>
Ronald Fratrack	\$100.00	8.8	3 Years
Jeff Gassenhuber	\$4,426.00	38	3 Years
Robert Grove	\$5,385.30	45.1	3 Years
Joseph Mainus	\$14,695.20	116.4	3 Years
John Napientek	\$18,656.40	149.8	3 Years
James Roszina	\$6,245.40	50.3	3 Years
Robert Petzold	\$4,068.00	33.9	1 Year (with two 1-year renewals)
Vincent Schmit	\$2,125.00	17	1 Year (with two 1-year renewals)

VIRTUAL MEETING INVITES

Erica Goblet

PREPARED BY:

Erica Goblet, Contracts Manager, Milwaukee County Parks

APPROVED BY:

Guy Smith, Parks Executive Director *Guy Smith*

ATTACHMENTS:

- Resolution
- Fiscal Note
- Ronald Fratrack Ag Lease
- Jeff Gassenhuber Ag Lease
- Robert Grove Ag Lease
- Joseph Mainus Ag Lease
- John Napientek Ag Lease
- James Roszina Ag Lease
- Robert Petzold Ag Lease
- Vincent Schmit Ag Lease

cc: David Crowley, County Executive

Mary Jo Meyers, Chief of Staff, County Executive's Office

Sheldon Wasserman, Parks, Energy & Environment Chair, Supervisor District 3

Steven Shea, Parks, Energy & Environment Committee Vice-Chair, Supervisor District 8

Felesia Martin, Parks, Energy & Environment Committee Member, Supervisor District 7

Sylvia Ortiz-Velez, Parks, Energy & Environment Committee Member, Supervisor District 12

Liz Sumner, Parks, Energy & Environment Committee Member, Supervisor District 1

Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors

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

Janelle M. Jensen, Legislative Services Division Manager, Office of the County Clerk

Kelsey Evans, Committee Coordinator, Office of the County Clerk

Emily Peterson, Research & Policy Analyst, Office of the Comptroller

Anthony Rux, Budget & Management Analyst, DAS-PSB