

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: June 23, 2023
To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors
From: Guy Smith, Executive Director, Milwaukee County Parks
Subject: Root River Parkway Barn and Guest House Lease and Repair
File Type: Action Report

REQUEST

Requesting permission to enter into a Lease Agreement for the use and repair of the Loomis Barn and Guest House located in the Root River Parkway Corridor in Greendale, WI.

POLICY

Wisconsin State Statutes:	§ 59.17(2)(b)3.
Milwaukee County Code of General Ordinances:	
Specific Adopted Budget:	
Specific Adopted Budget Amendment:	
Specific Adopted Capital Project:	

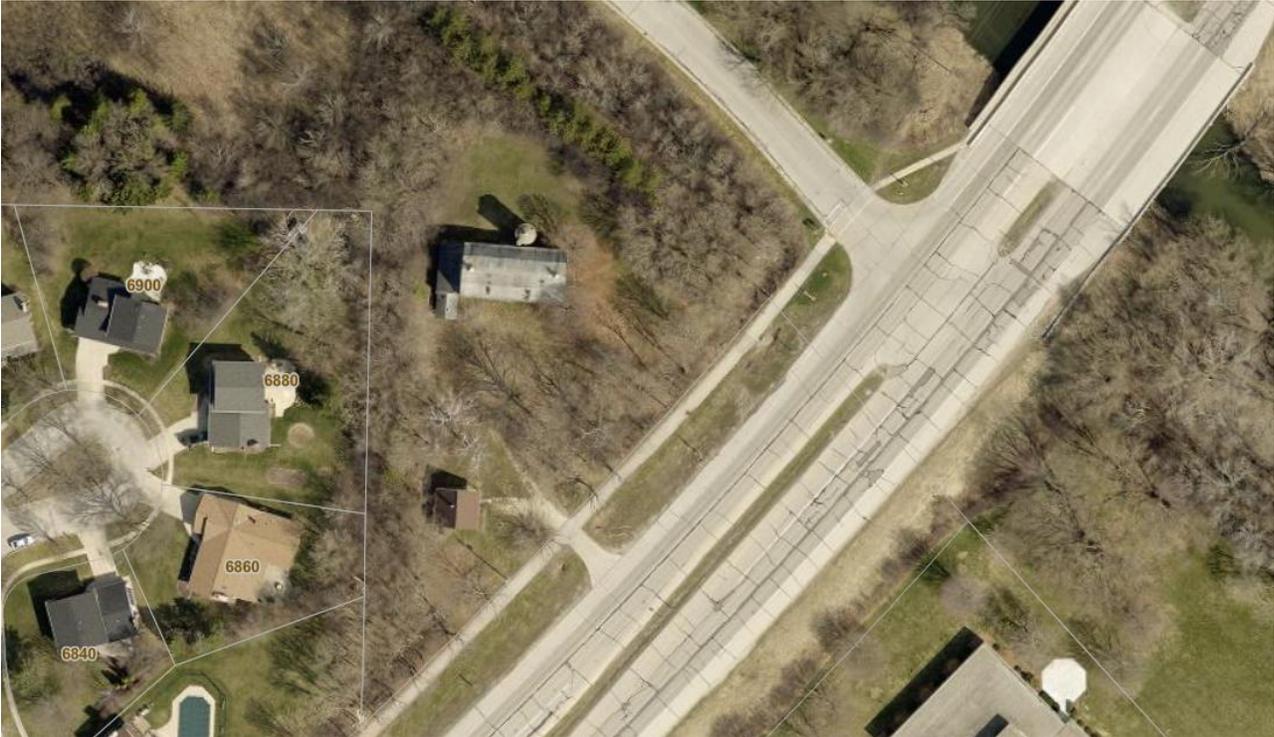
BACKGROUND

Related File No's:	
Associated File No's (Including Transfer Packets):	
Previous Action Date(s):	

The historic Stelzer Farmhouse and Dairy Barn are two buildings that Milwaukee County Parks owns that are located at the Southwest corner of the intersection of the Root River Parkway and Loomis Road and for over 10 years they have sat vacant. Originally acquired about one century ago during the construction of the Root River Parkway in Greendale, the buildings currently have no current use or planned future use. The property was originally a functioning farm and farmhouse that throughout its history had been used as a youth hostel, event space, and temporary housing for volunteers. Parks has no plans for using these buildings and has provided limited maintenance to them over time. There are currently large holes in the roof of the barn and there are concerns with the condition of the barn, some maintenance to the guest house is needed as well. It is estimated that the cost of needed repairs are \$281,413 for the house and \$514,001 for the barn.

In September 2022, Milwaukee County Parks received an unsolicited offer to repair the

vacant barn and former guest house structures that are located in the Root River Parkway and shown in the images below. After receiving that offer Parks worked with DAS-Procurement to conduct a Request for Proposals (RFP) process. The proposer who submitted the original offer (Virginia Emmons) was awarded the RFP in May 2023. Parks is presenting for approval the Terms of a Lease Agreement with that awardee, doing business as “Two Weathervanes, LLC”.



Project Location – Southwest corner of Root River Parkway and Loomis Road in Greendale, WI







ALIGNMENT TO STRATEGIC PLAN

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

- 1A: Reflect the full diversity of the County at every level of County government
- 1B: Create and nurture an inclusive culture across County government
- 1C: Increase the number of County contracts awarded to minority and women-owned businesses
- 2A: Determine what, where, and how we deliver services to advance health equity
- 2B: Break down silos across County government to maximize access to and quality of services offered
- 2C: Apply a racial equity lens to all decisions
- 3A: Invest “upstream” to address root causes of health disparities
- 3B: Enhance the County’s fiscal health and sustainability – This proposal would alleviate the capital and operating expenses of the Parks Department and potentially generate new revenue at an under-used site.
- 3C: Dismantle barriers to diverse and inclusive communities

FISCAL EFFECT

The proposal would provide for all maintenance and repair of the guest house and barn at no cost to Milwaukee County, estimated at \$795,414.

During the Term of the Lease, the Lessee would pay to Milwaukee County a certain percentage of net revenue. It is anticipated that the first few years of operation would not generate enough revenue to have a significant impact as funding would be directed to site and building restoration. It is anticipated that revenue sharing could occur after years 3-5 of the agreement once all repairs have been funded.

TERMS

Lease Agreement Terms –

- Length – 10 years with 4 additional 10 year renewals
- Use – Guest lodging, potential for event rentals, food and beverage sales, recreational rentals
- Rent – 15% of revenue, half of which would be dedicated to building restoration and maintenance
- Additional Terms – all capital improvement and maintenance is the responsibility of the Tenant

VIRTUAL MEETING INVITES

Virginia Emmons, Two Weathervanes, LLC

PREPARED BY:

Jim Tarantino, Deputy Director, Milwaukee County Parks

APPROVED BY:

Guy Smith, Executive Director Milwaukee County Parks

ATTACHMENTS:

Resolution

Fiscal Note
Lease and Development Term Sheet

CC:

David Crowley, County Executive
Mary Jo Meyers, Chief of Staff, County Executive's Office
Sheldon Wasserman, Supervisor District 3, PEEC Chair
Steven Shea, Supervisor District 8, PEEC Vice Chair
Felesia Martin, Supervisor District 7, PEEC Member
Juan Miguel Martinez, Supervisor District 12, PEEC Member
Steve Taylor, Supervisor District 17, PEEC 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, Director, Office of Strategy, Budget and Performance
Vince Masterson, Fiscal & Strategic Asset Coordinator, DAS
Pamela Bryant, Capital Finance Manager, Comptroller's Office
Justin Rodriguez, Capital Finance Analyst, Comptroller's Office
Kelsey Evans, Committee Coordinator, Office of the County Clerk
Ciara Miller, Research & Policy Analyst, Office of the Comptroller
Anthony Rux, Budget & Management Analyst, DAS-PSB