



# Loomis Barn and Guest House Restoration and Lease

Committee on Parks and Culture

9/12/2023



# Loomis Barn and Guest House

Stelzner Farmhouse and Dairy Barn are two buildings owned by Milwaukee County Parks that have been vacant for over 15 years

Located on the Oak Leaf Trail at the Southwest corner of the intersection of the Root River Parkway and Loomis Road in Greendale (6750 W Loomis Rd)

Once an 80-acre, 23-dairy cattle farm with vegetable gardens, it was sold to the US Government in 1936 for the land to develop the Village of Greendale. In 1955, the barn became an International Hostel.



# Loomis Barn and Guest House

The buildings have been identified for demolition due to their poor condition and lack of resources for restoration within the County Parks budget

Parks received an unsolicited offer from Virginia Emmons, a Greendale business owner, (Two Weathervanes LLC) to restore the barn and guest house in 2022

A competitive RFP process was created and a development team lead by Virginia Emmons was awarded the RFP in May 2023



# Proposal

Two Weathervanes LLC will restore the structures and historical character of the barn and guest house

Future uses will be determined on zoning and permitting requirements of the Village of Greendale

Recreational uses and rentals – guest lodging, event rentals, recreational equipment (bike) rentals

Primary benefit – restoration of the buildings ending their neglect

# Terms

Lease Term – 25 years with 5 renewal periods of 10 years each (Max 75 years)

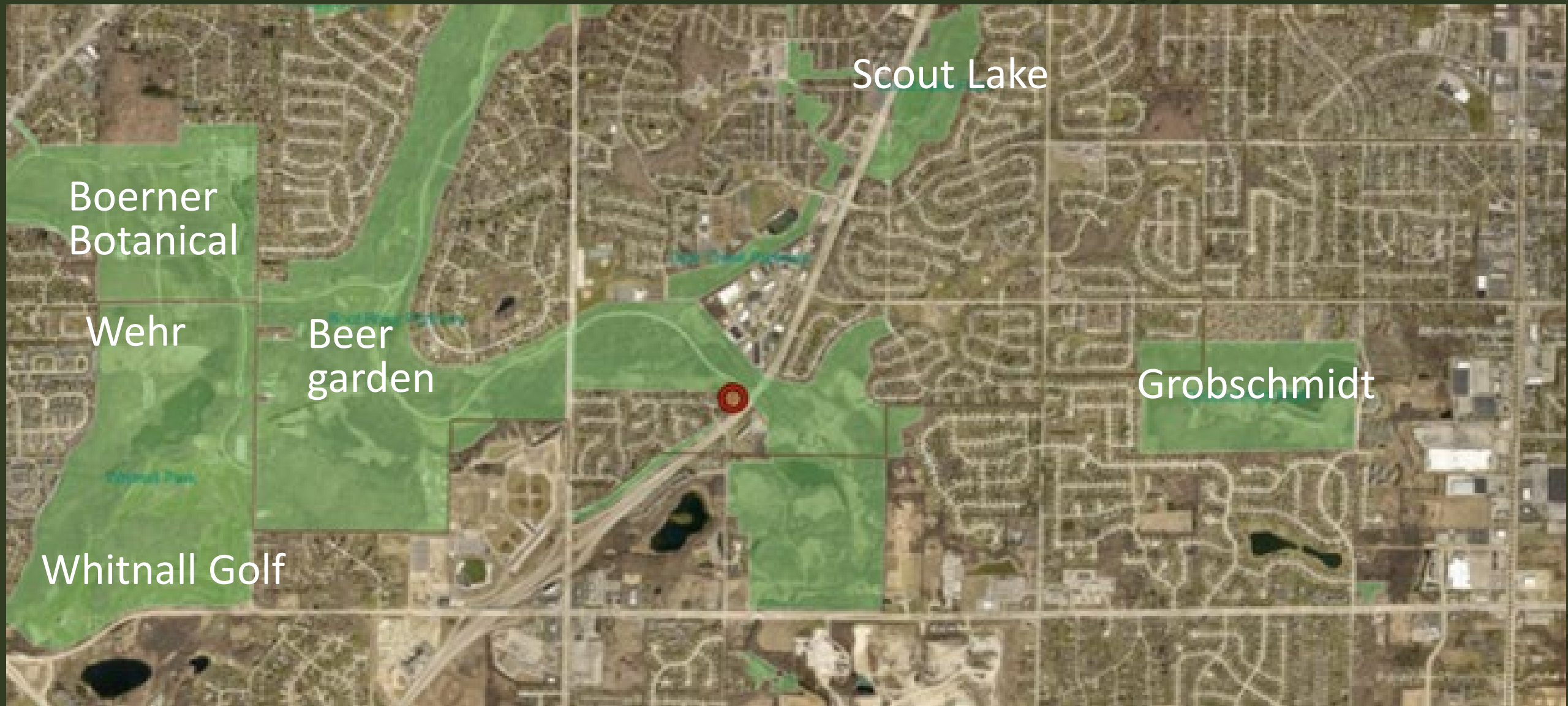
Rent – 15% of net income

Use – Permitted by Greendale, park-type recreational and community programming

Premises – two buildings and immediate surrounding land

TBE goals – 25% construction/17% professional services

Maintenance and repair – Two Weathervanes responsibility



Boerner  
Botanical

Wehr

Whitnall Golf

Beer  
garden

Scout Lake

Grobschmidt





















Questions?