



June 2018 Board Cycle

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

Date: May 18, 2018
To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors
From: Guy Smith, CPRP, Interim Parks Director
Subject: Easement for Trail Connection to the Oak Leaf Trail on Sheridan Park Land (ACTION)

Policy

Milwaukee County Parks requests authorization to execute trail connection easement to Bear Development for the purpose of grading and constructing a hard surface connection to the Parks Oak Leaf Trail.

Background

Parks was contacted in 2017 by Bear Development regarding a request to purchase an easement necessary to work on parkland for a permanent trail connection to the Parks Oak Leaf Trail. The proposed residential development will have 221 apartment units and is in concurrence with the local unit of government's master plan. Grading work is minor in scale and is proposed to allow this property that abuts parkland to be graded in a fashion that blends together changes in elevation in a reasonable and sustainable way. The trail connection easement will be used to allow the developer to construct a path on parkland that will provide an additional point of public access to the Oak Leaf Trail network. Connections to the Oak Leaf Trail have been historically encouraged by Parks, as they increase usage and convenience along the trail route. All construction costs will be borne by the developer for trail work, including related restoration. Before any work will take place on parkland, the developer shall be required to obtain a right-of-entry permit from Parks, during which time the following design details will be reviewed:

- Full restoration plan
- Dimensions and turning radii for trail connection point
- Maximum slope details
- Decontamination of all equipment used on parkland to prevent the spread of invasive species
- Inclusion of trail signage



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In addition to the construction costs of the work related to both the grading and trail easements, the landowner has agreed to pay a one-time fee of \$15,000 to Milwaukee County Parks for execution of the aforementioned easement. The developer has also paid for the necessary easement documentation to be created at no cost to the County.

Recommendation

Authorize Parks, Department of Administrative Services, Corporation Counsel, and Risk Management staff be authorized to negotiate, prepare, review, approve, execute and record all documents and perform all actions required to transfer the requested easement rights within Sheridan Park to Bear Development as described.

Prepared By: Sarah Toomsen, Interim Chief of Planning and Development, Milwaukee County Parks

Approved By: Guy Smith, CPRP, Interim Parks Director



Attachments:

- Attachment 1 – Fiscal Note
- Attachment 2 – Resolution
- Attachment 3 – Easement
- Attachment 4 – Easement Exhibit and Legal Description
- Attachment 5 – Site Plan

Copy:

- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Jason Haas, Parks, Energy & Environment Chair, Supervisor District 14
- Sheldon Wasserman, Parks, Energy & Environment Vice-Chair, Supervisor District 3
- Steven Shea, Supervisor District 8
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Allyson Smith, Committee Coordinator, Office of the County Clerk
- Erica Hayden, Research & Policy Analyst, Office of the Comptroller
- Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS
- Dan Szczap, Bear Development



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