



October Board Cycle

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

Date: September 25, 2019
To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors
From: Guy Smith, Executive Director, Milwaukee County Parks
Subject: **Authorization to Execute a Land Swap with Wisconsin Lutheran High School for Land Zoned as Parks in the City of Milwaukee in Exchange for a Parcel Adjacent to the Grant Park Ice-Skating Pavilion by Mill Pond Road in South Milwaukee - ACTION**

Issue

Parks requests authorization to execute a land swap that will include the disposition of 2.523 acres of existing park land within the Honey Creek Parkway and the acquisition of 4.23 acres for new park land adjacent to the Grant Park Ice-Skating Pavilion.

Background

Wisconsin Lutheran High School (WLHS) currently leases approximately .8 acres of parkland adjacent to its property in the Honey Creek Parkway on the border of Wauwatosa and Milwaukee. The leased area is used for expanded athletic purposes and outdoor classroom space.

WLHS is looking to expand its recreational opportunities for its students by acquiring approximately 2.523 acres of Milwaukee County parkland, a portion of Parcel #4079991110 at 8001 W Blue Mound Rd, Milwaukee (Honey Creek Parcel), inclusive of the .8 acres it is already leasing, which lease expires in 2041. The additional land will allow WLHS to expand its athletic field, provide more seating for spectators, allow easier and safer access from the new student housing to the high school, and address a historical encroachment issue. Exhibit A in the Land Swap Agreement attached to this report depicts the land WLHS is looking to acquire.



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In return for the acquisition of 2.523 acres of land in the Honey Creek Parkway, WLHS is offering to purchase and transfer to Parks Parcel #7719987000 (1699 10th Ave, South Milwaukee), consisting of approximately 4.23 acres and currently owned by Grant Park Commons, LLC (Grant Commons Parcel) to Milwaukee County.

The Grant Commons Parcel is adjacent to the Grant Park ice skating pavilion, which was constructed in 1936 along the south shore of the Mill Pond in the City of South Milwaukee. In 2002, Milwaukee County was made aware that a portion of this building, some fencing, and a driveway had been erroneously constructed on the Grant Commons Parcel. Since that time, the County has attempted on several occasions to resolve the issue with the property owner. In 2005, the County Board of Supervisors approved a Memorandum of Understanding with the property owner, but that MOU was never executed (File 05-487). For several years now, barricades have been placed on the path to the pavilion, which is on the Grant Commons Parcel, effectively making the pavilion unusable.

The acquisition of the Grant Commons Parcel will give the County access to its ice-skating pavilion once again and allow for activation of the pavilion and increased recreational opportunities. Access will also be restored for routine maintenance of the pavilion and grounds. The added land will add more natural areas to the park, plus expand trail options, allow Parks to address slope erosion, and assist in managing stormwater coming off the slope.

Additionally, acquisition of the Grant Commons Parcel will address the encroachment issue, where the County is the encroacher. WLHS also has a historical encroachment issue on the Honey Creek Parcel, which will be addressed with this land swap. The encroachment has existed in some capacity for over fifty years and includes parking, a path, and a shed. Milwaukee County Parks has numerous encroachments throughout the park system and this land swap will address two of the more egregious encroachments.

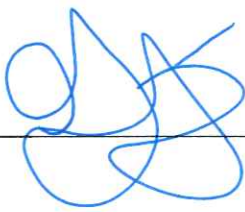
As outlined in Section Nine of the Land Swap Agreement attached to this File, Milwaukee County will be responsible for existing staff time required to effectuate the Land Swap Agreement on the County's behalf. WLHS will be responsible for all other costs associated with the Land Swap Agreement.

Recommendation

The Milwaukee County Parks Executive Director respectfully requests authorization to execute the attached Land Swap Agreement and to execute and record all documents and perform all necessary actions to complete the land swap.

Prepared By: Erica Hayden, Contracts Manager, Milwaukee County Parks

Approved By: Guy Smith, Executive Director



Attachments

- Attachment 1 – Resolution
- Attachment 2 – Fiscal Note



- Attachment 3 – Land Swap Agreement
- Attachment 4 – Photos

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
- Marcella Nicholson, Parks, Energy & Environment Committee Member, Supervisor District 5
- Felesia Martin, Parks, Energy & Environment Committee Member, Supervisor District 7
- Steven Shea, Parks, Energy & Environment Committee Member, Supervisor District 8
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Kelsey Evans, Committee Coordinator, Office of the County Clerk
- Emily Peterson, Research & Policy Analyst, Office of the Comptroller
- Mark Yatchak, Fiscal Mgt. Analyst, Admin & Fiscal Affairs, Department of Administrative Services



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