

**LEASE REPORT**  
**NORRIS PLAYGROUND**  
**COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**  
December 22, 2009

**RESPONSIBLE STAFF**  
Matthew Haessly, Real Estate Section (286-5736)

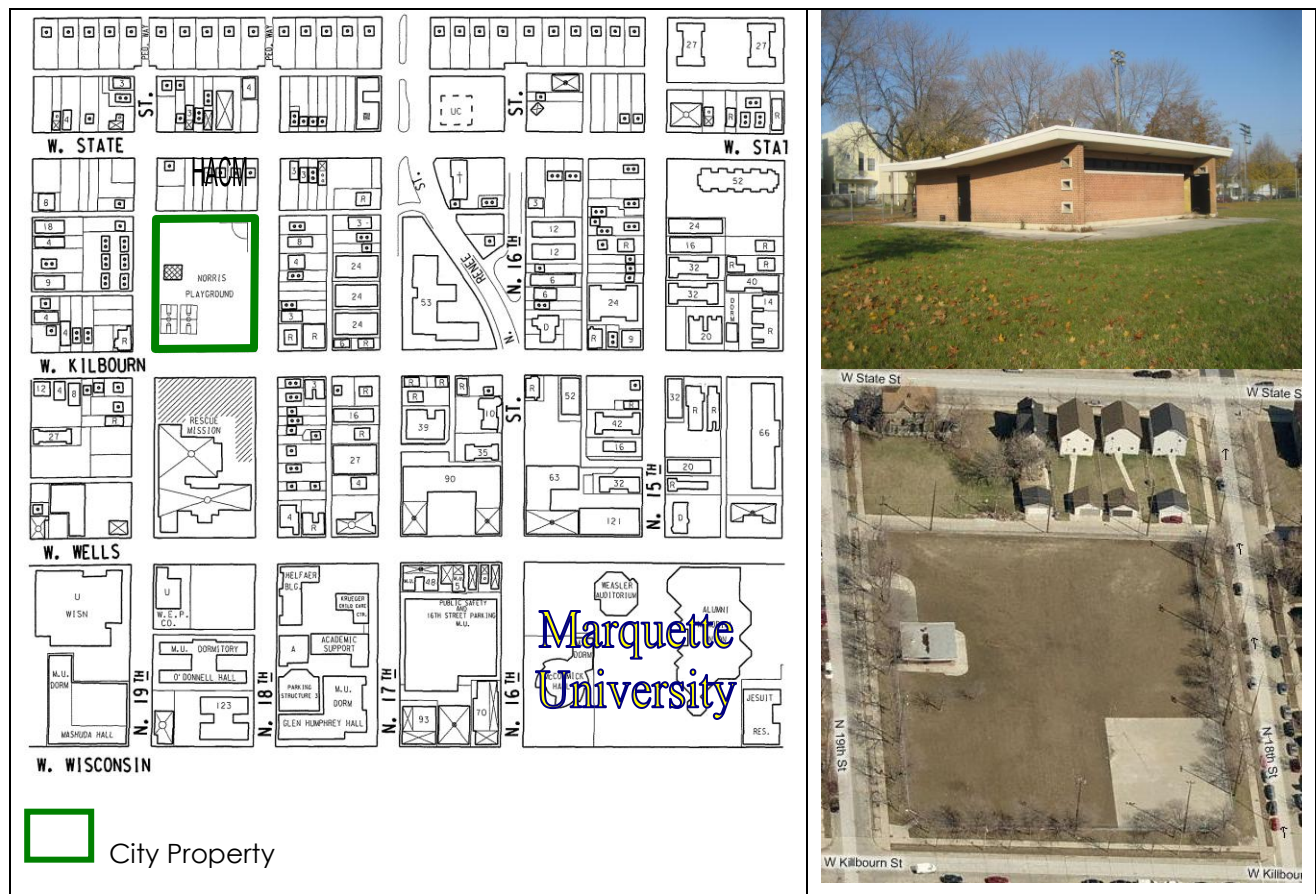
**PROPERTY HISTORY**

Norris Playground served as the playground for Wells Street School until 1982 when the Milwaukee Rescue Mission purchased the school site. Previously, MPS programmed the playground, but discontinued its activities in 2003 due to declining participation.

In 2004, the Near West Side Area Comprehensive Plan identified the park as suitable for improvement with usable green space. The Plan also recommended a partnership with a local institution for operation of the facility.

**USDA FOREST SERVICE GREEN SCHOOLS INITIATIVE GRANT**

In 2008, the Department of Public Works received a USDA Forest Service Green Schools Initiative grant to improve the park. Large impervious asphalt areas were replaced with natural turf that reduced storm water runoff into the combined sewer system. Additional green infrastructure was added by increasing the tree canopy.



## LESSEE

Marquette University ("MU") will take on the role of the local institution envisioned in the Near West Side Area Comprehensive Plan to improve and program the park. Community groups will be able to use the park through arrangement with MU. The community use is consistent with the intent and scope of the Green Schools initiative.

## PROPOSED IMPROVEMENTS

MU has proposed to remove the remaining asphalt and to install new field turf to accommodate its recreational sport activities and improve the landscaping. In addition, MU will install new lighting, security cameras and fencing (as needed). Total costs are about \$400,000. MU improvement costs will be the sole responsibility of MU. MU is committed to a strong EBE involvement and is aiming for 25% EBE participation.



## LEASE TERMS AND CONDITIONS

The lease term will be for 25 years at \$1.00 per year. MU will be solely responsible for all maintenance and improvement costs. MU also will provide annual evidence of insurance.

## FUTURE ACTIONS

Upon approval of the final plans and evidence of financing, the Commissioner of the Department of City Development, or designee, will execute the lease on behalf of the City of Milwaukee in accordance with the terms and conditions expressed herein and contained in the resolution adopted by the Common Council.