

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: April 18, 2017

TO: Supervisor Theo Lipscomb, Chair, County Board of Supervisors

FROM: Aaron Hertzberg, Economic Development Director, Department of Administrative Services

SUBJECT: Informational Report Related to the Milwaukee County Grounds Northeast Quadrant

REQUEST

There is no request at this time; this report is for informational purposes only.

BACKGROUND

“Asylum” or “Sanctuary Woods”

File 17-681 – An informational report regarding the rezoning at the Milwaukee County Grounds

File 17-453 – An adopted resolution opposing the disposition, compromise, or sale of any County Grounds Park land acreage, and supporting and encouraging the rezoning of remaining Sanctuary Woods parcels to the equivalent designation as parkland

Milwaukee County owns a parcel of land (Taxkey 372-99-9917) in the northeast quadrant of the County Grounds, an area north of Watertown Plank Road and east of Interstate 41 (see Exhibit A). As outlined in File 17-681, Milwaukee County submitted a request to subdivide and rezone the referenced parcel to the City of Wauwatosa. Wauwatosa, considered the request, but did not approve the plan.

UWM Innovation Park

File 14-824 – An adopted resolution authorizing the County to enter into a Fourth Amendment to the Development Agreement with UWM Innovation Park LLC, and UWM Real Estate Foundation, Inc., to allow development of retail uses on the first floor of any parking structure at Innovation Park

The Fourth Amendment was to an agreement entered into with UWM Innovation Park, LLC and the UWM Real Estate Foundation, Inc. in 2011, which set forth conditions and terms for how the property may be development. The agreement was later amended to allow an Industry Accelerator Facility and an extended stay hotel and later to memorialize the alteration of the south boundary line of the property in accordance with a newly recorded CSM.

REPORT

“Asylum” or “Sanctuary Woods”

The City of Wauwatosa adopted the Life Science District Master Plan for the area in the fall of 2018. The plan guides land use and infrastructure planning for the County Grounds and other nearby areas of the City. Milwaukee County staff is currently working to subdivide the parcel in accordance with the Life Science District Master Plan. At the time of writing, parcel boundaries are not yet finalized, but staff is committed to respecting the boundaries set forth in the Life Science District Master Plan (see Exhibit B). This includes creating a parcel and requesting park or parklike zoning to match areas slated for Conservation District in the Life Science District Master Plan. It's staff's understanding this would align with prior the resolution approved as File 17-453.

Delays in requests to rezone areas intend for conservation are attributed to complexities related to subdividing the parcel identified in Exhibit A. The property must be subdivided prior to rezoning to align with the Life Science District Master Plan. Considerations of road access and proximity of development to a water tower near the intersection of Watertown Plank Road and 92nd Street, must be addressed before parcels are define. Staff hopes to resolve the issue soon and submit the required applications to the City of Wauwatosa.

Wauwatosa's Life Science District Master Plan 2018-2038 is available via the following link: <https://www.wauwatosa.net/home/showdocument?id=520>.

UWM Innovation Campus

An article published on at www.jsonline.com on March 18, 2019 "Milwaukee development firm Irgens considers office plans at Innovation Campus site in Wauwatosa", reported that Irgens had secured an option to purchase 25 acres of land from the University of Wisconsin-Milwaukee Foundation in the vicinity of the County Grounds. The property under contract is between Interstate 41 and Discovery Parkway, north of Watertown Plank Road in Wauwatosa. The area is also included in the previously mentioned Life Science District Master Plan. UWM intends to retain 6.9 acres for future development on the east side of Discovery Parkway. UWM's Accelerator Building and land previously developed for ABB's headquarters are not part of the deal.

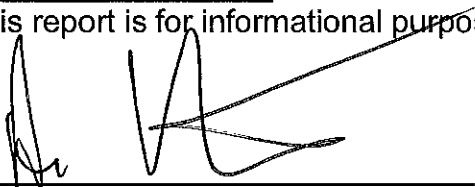
Milwaukee County has an active development agreement with the UWM Foundation covering the land considered for sale. The agreement, previously approved by the County Board, restricts the UWM Foundation's ability to convey interest in the property without prior consent of the County. The original agreement contemplates the following buildings "research scientists building", "Graduate Programs Building", and "interdisciplinary and inter-institutional research institutes". Other uses include those as noted in amendments above.

Milwaukee County also has a lease with the UWM Foundation for the Park Administration Building. Milwaukee County has rights to remain in the building as long as it desires and must approve any assignment of the property by the owner. The landlord may only move the County from the building if comparable office space is provided with County approval at the same value as the existing lease, \$1/year.

To date, Irgens has not fully clarified their intentions for the land. Staff will continue discussing the project with Irgens representatives in the months to come. The option period lasts for 18 months. If Irgens intends to acquire the property, disclosure of plans and County approval will be necessary.

RECOMMENDATION

This report is for informational purposes only.

A handwritten signature in black ink, appearing to read 'A. Hertzberg', is written over a horizontal line. A long, thin diagonal line extends from the right side of the signature across the page.

Aaron Hertzberg
Economic Development Director, Department of Administrative Services

cc: Chris Abele, County Executive
Scott Manske, Comptroller
Guy Smith, Director, Department of Parks, Recreation, and Culture
Economic and Community Development Committee Members
Teig Whaley-Smith, Director, Department of Administrative Services
Raisa Koltun, Chief of Staff, Office of the County Executive
Kelly Bablitch, Chief of Staff, County Board of Supervisors
Steve Cady, Research & Policy Director
Allyson Smith, Committee Coordinator
Ken Smith, Research Analyst

Exhibit A

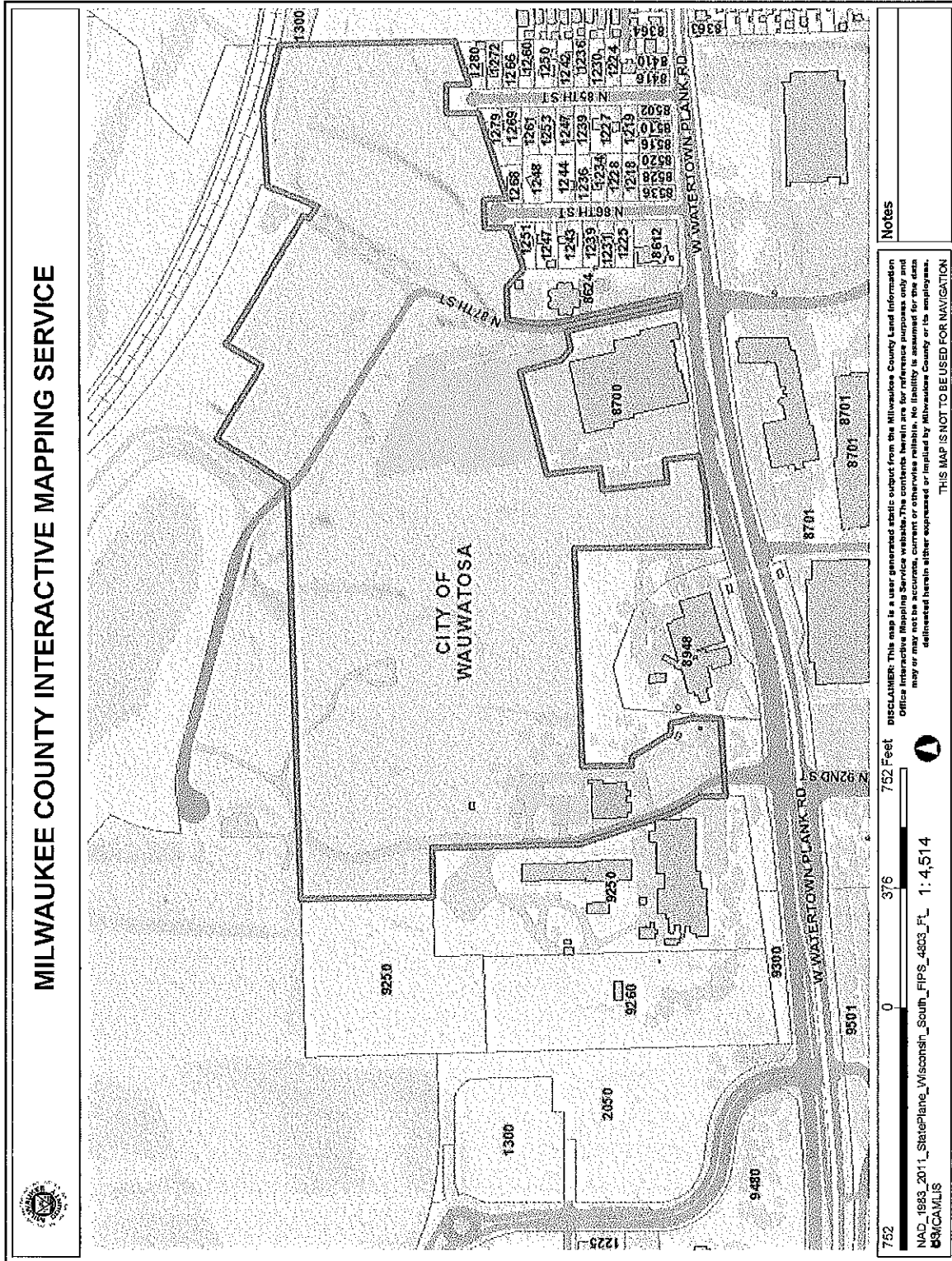


Exhibit B

LIFE SCIENCES DISTRICT FRAMEWORK PLAN - Land Use and Road Network



Source: City of Wauwatosa