

**COUNTY OF MILWAUKEE**  
INTEROFFICE COMMUNICATION

**DATE:** November 13, 2019

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

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

**SUBJECT:** From the Director of Economic Development – Department of Administrative Services providing an informational report on land combination, subdivision and rezoning in the northeast quadrant of the Milwaukee County Grounds

**REQUEST**

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

**BACKGROUND**

File 19-456 – An informational report providing an update on delays to creating a CSM and rezoning the parcel, because of the City of Wauwatosa’s adoption of a Life Science District Master Plan

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 Plan Road and east of Interstate 41. 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. Milwaukee County delayed further action to subdivide and rezone land, while the City of Wauwatosa conducted a public process to create a Life Science District Master Plan. The Master Plan was approved in the fall of 2018 and outlined boundaries and land uses for the larger County Grounds area including Milwaukee County owned parcels.

**REPORT**

In September of this year, Milwaukee County submitted two applications to the City of Wauwatosa related to the subdivision and rezoning of the parcel in question (Taxkey 372-99-9917). The requests align with the Life Science District Master Plan, which included an extensive public process and has been approved by the City of Wauwatosa.

The first application to Wauwatosa, the CSM application to subdivide the parcel, combines Taxkey 372-99-9917 with the existing County Grounds Park parcel (Taxkey 373-99-9930) and neighboring parcel Taxkey 373-99-9907 and a portion of Taxkey 381-99-9920, and then subdivides that new larger parcel into 4 parts. The new lots include:

- Lot One: the existing water tower along Watertown Plank Road just east of North 92nd Street;
- Lot Two: a proposed development site under option by SAMAPA, LLC., just north of the water tower parcel along North 92nd Street;

- Lot Three: the majority portion of the parcel, to be set aside as conservation land; and
- Lot Four: the parking lot north of the Wisconsin Athletic Club building, along North 87th Street, currently leased by the Medical College of Wisconsin.

The lines of the CSM, and specifically the boundaries of Lots 2, 3 and 4 follow boundaries set in the City of Wauwatosa Life Sciences District Master Plan. Copies of the Life Sciences District Master Plan (<https://www.wauwatosa.net/home/showdocument?id=520>) and the proposed CSM map are included as attachments to this report.

**City of Wauwatosa Life Science District Master Plan “FRAMEWORK PLAN – Land Use and Road Network” Map**



The second application to Wauwatosa, the zoning application, requests that Lot Three, described above and including the current County Grounds Park and the land referred as Sanctuary Woods, be zoned to Special Purpose District-Conservation (SP-Conservation), Wauwatosa’s Park zoning designation. The current County Grounds Park parcel is already zoned SP-Conservation, but this will designate the entire larger parcel as conservation land. Milwaukee County Economic Development and Milwaukee County Parks are currently working with the City of Wauwatosa to create a conservation easement covering this new parcel to provide further protection.

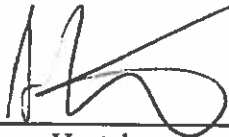
Both applications were unanimously approved at the October 7th City of Wauwatosa Plan Commission meeting. Wauwatosa has scheduled a public hearing for November 19th, the rezoning application is then expected to be considered at the November 26th Community Affairs

Committee Meeting, and finally, both applications are expected to be considered at the December 3rd Wauwatosa Common Council Meeting. All future dates are subject to action and scheduling by the City of Wauwatosa.

Lot Two of the new CSM, was designated as a "potential new development" area in the Life Science District Master Plan. SAMAPA, LLC, has submitted a separate rezoning application to the City of Wauwatosa for a planned residential development.

**RECOMMENDATION**

This report is for informational purposes only.



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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