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August 25, 2011

Craig Dillmann  
Real Estate Manager, Milwaukee County  
2711 West Wells Street, Room 532  
Milwaukee, WI 53208

Dear Mr. Dillmann:

Re: UWM Innovation Park

Thank you for attending the August 9 ceremonial groundbreaking event for UWM Innovation Park. It was gratifying to have you and so many other representatives from Milwaukee County present to help us formally celebrate the initiation of this great and impactful project. The remarks by County Executive Abele and Board Chair Holloway were particularly appreciated.

As you know, we are making significant strides on a number of fronts. Planning for the public infrastructure, the potential redevelopment/restoration scheme for the Eschweiler buildings, preparation of the building plans for the accelerator facility and the Department of Transportation's plans for reconfiguration of the I-45/Watertown Plank Road are all progressing at a rapid pace. What was once a concept is now becoming a reality, and now a number of details are beginning to surface that require attention. As we discussed, there are several items that we would like to present to the County Board for consideration in its September/October cycle. They are:

1. Adjustment of the south boundary line of the residential area (the "Eschweiler Parcel"). As you know, the redevelopment of the Eschweiler Parcel requires great sensitivity in terms of respecting and protecting the grounds surrounding the historic Eschweiler structures as well as the structures themselves. After considerable analysis and discussions with both the State and local historic preservation agencies, a plan for the Eschweiler Parcel has been developed that appears to accomplish both goals. The end result is that we are requesting a shift or break in the south boundary line that will add more property to the Eschweiler Parcel southeast of the current boundary, but remove property from the Eschweiler parcel northwest of the current boundary. The net result is that the overall area of the Eschweiler Parcel will be slightly smaller than previously provided, but the new configuration better accommodates an appropriate plan for an economically viable adaptive reuse of the parcel and buildings.

2. Consent to a revised Certified Survey Map for the Innovation Park parcel. In order to convey the Eschweiler Parcel to a residential developer and in order to obtain the

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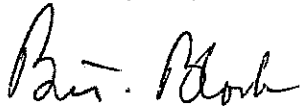
Economic Development Administration grant for the accelerator building, we need to create separate legal tax key parcels. As mortgagee, the County will need to be a signatory to the new Certified Survey Map.

3. Consent to and grant of easements for grading and stormwater run-off. In order to accommodate the protected Monarch Butterfly habitat zone, a significant portion of the public north-south road connecting Swan Boulevard to Watertown Plank Road will be located adjacent to lands retained by the County to the east. As the grading plans for the road and Innovation Park have progressed, it appears that some grading will be required on the County property to allow for the proper installation of the road and that limited stormwater run-off (applicable to 100 year storm events) might be necessary onto the County land from the bio-filtration system that will be installed within Innovation Park. These easements are jointly requested by UWM Innovation Park and the City of Wauwatosa.

John McCarthy from Graef Engineering has forwarded to you a draft of the proposed Certified Survey Map as well as an exhibit delineating the change in area to the Eschweiler Parcel resulting from the proposed boundary alteration. I believe that copies of the areas to be affected by the grading and stormwater easement requests have been or will be sent to you shortly. John and his group will continue to work with County staff to work out the details on all of the foregoing materials to County staff's satisfaction. We respectfully request that the County Board approve these items and authorize their due execution upon completion in compliance with staff's requirements.

Please do not hesitate to contact me if you have any questions. Thank you for your continued cooperation and assistance.

Yours very truly



Bruce T. Block

7722637

cc: Mr. John Schapekahn  
Mr. David Gilbert  
Mr. Michael Orgeman  
Mr. John McCarthy