

Meeting Program

6:00 Presentation

6:45 – 7:45 Public Comment Period

7:15 – 8:00 Staff Available at Boards

8:00 Meeting Ends

The background of the slide is a black and white photograph of an industrial or university campus. In the foreground, there is a field of tall grass. In the middle ground, there are several large, multi-story buildings. In the background, a prominent water tower stands out against the sky. The sky is filled with scattered clouds. A blue diagonal graphic element is present on the left side of the image. The text is overlaid on the image in white.

PUBLIC MEETING #3

April 6, 2017

WAUWATOSA LIFE SCIENCES DISTRICT

Draft Master Plan / 2017-2047



WHAT WE HEARD IN FEBRUARY

Survey Results / Written Comments
Small Group Meetings

Feedback – Written Comments from Attendees

Vast majority of comments focused on area north of Watertown Plank Road and east of 92nd Street:

- Let development happen where it already is; no more development
- Save “Sanctuary Woods,” the habitat, and preserve green space
- No County Grounds development / Save County Grounds
- No roads

Feedback – Survey Results

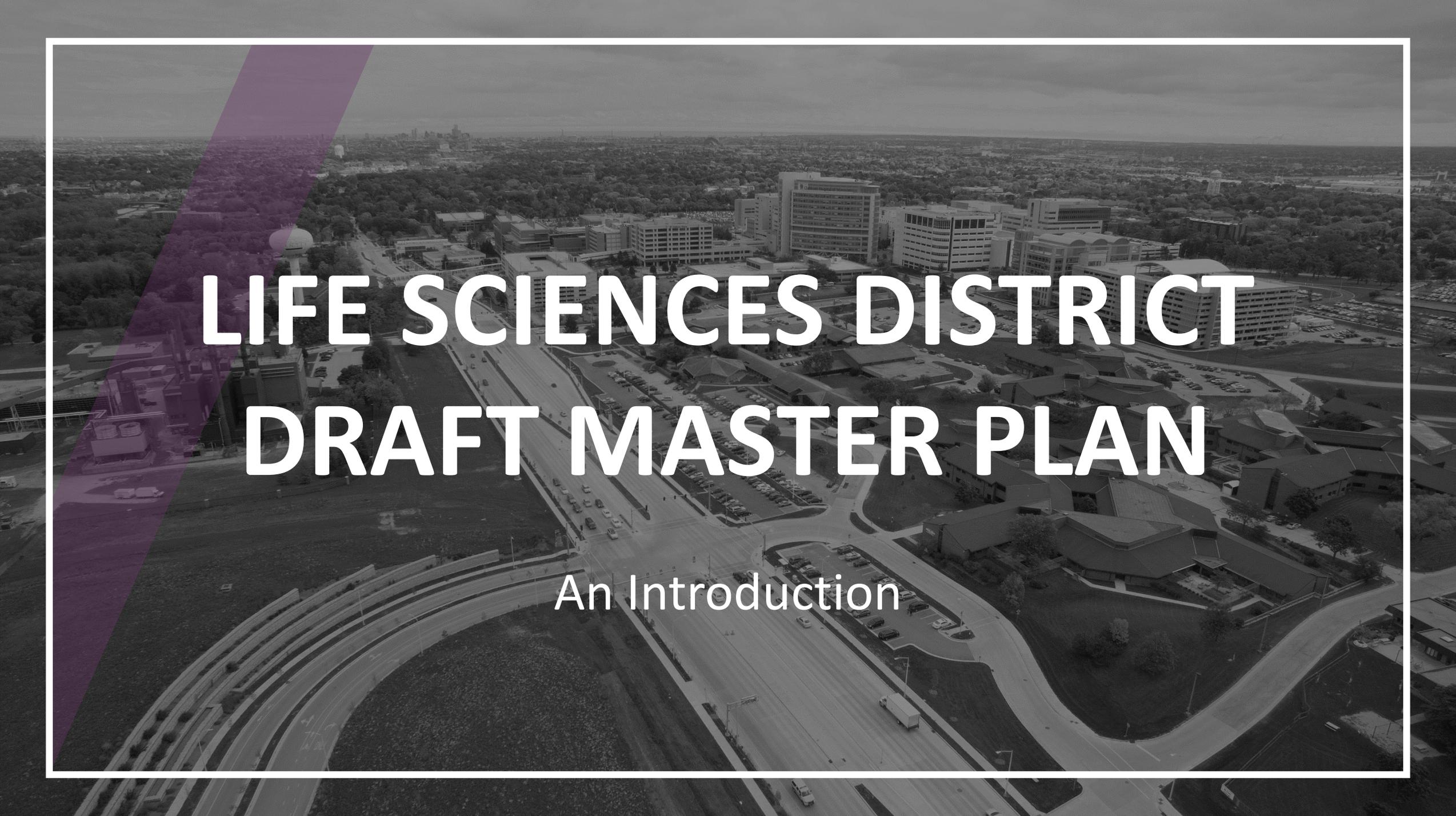
All of the issues were “important” by a significant majority

- 99 / 00** Preserve critical habitat
- 84 / 05** Increase parks, trails, access
- 80 / 04** Make four story limit along scenic parkway
- 79 / 06** Provide equal access opportunity for parks, public places
- 69 / 09** Balance environment, economic, & social fairness (sustainability)
- 67 / 08** Increase cooperation - City, MRMC, CBOs, UWM, MRIC, etc.
- 68 / 08** Create mixed use, strong neighborhoods; mitigate traffic
- 59 / 14** Make walkable streets; link places; apply strong guidelines

X = % Important (“Very” & “Somewhat”)
X = % Unimportant (“Very” & “Somewhat”)

Feedback – Small Group Meetings & Discussions

- Consider different ways to draw the “lines”
- Clarify impact on property owners & businesses
- Ensure strong, meaningful “engagement” in implementation
- Consider multiple ways to integrate “nature” and “people”
- Clarify intergovernmental cooperation and collaboration
- Continue environmental collaboration with: **DNR, MMSD, MRMC, MRIC, County Parks Dept., County Economic Development Division**



LIFE SCIENCES DISTRICT DRAFT MASTER PLAN

An Introduction

Joint Planning Effort



MILWAUKEE REGIONAL
MEDICAL CENTER

GRÄEF

S A S A K I

N NELSON
NYGAARD

The Life Sciences District

Draft Master Plan Goals/Vision*

1. Improve circulation and traffic
2. Increase mutual trust and benefits
3. Design integrated streets and buildings
4. Provide housing and mixed-uses
5. Create and enhance shared public places and natural environments

* See Comprehensive Plan, Village Center, Burleigh Triangle/Mayfair Corridor, Bike/Ped Plan

Plan Boundary





HOW SHOULD THE PLAN CHANGE

5 Key Issues / Plan Options

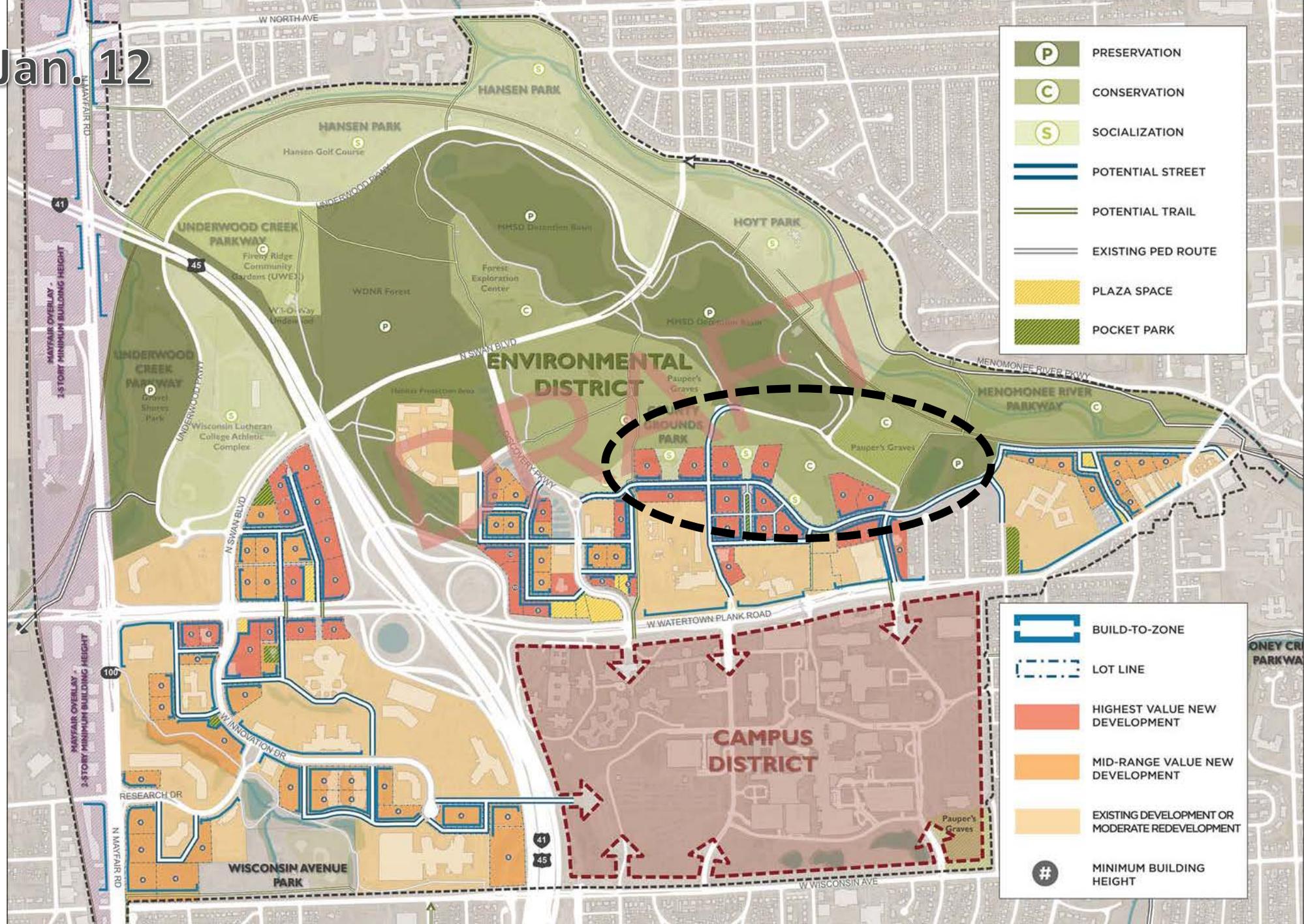
5

KEY ISSUES

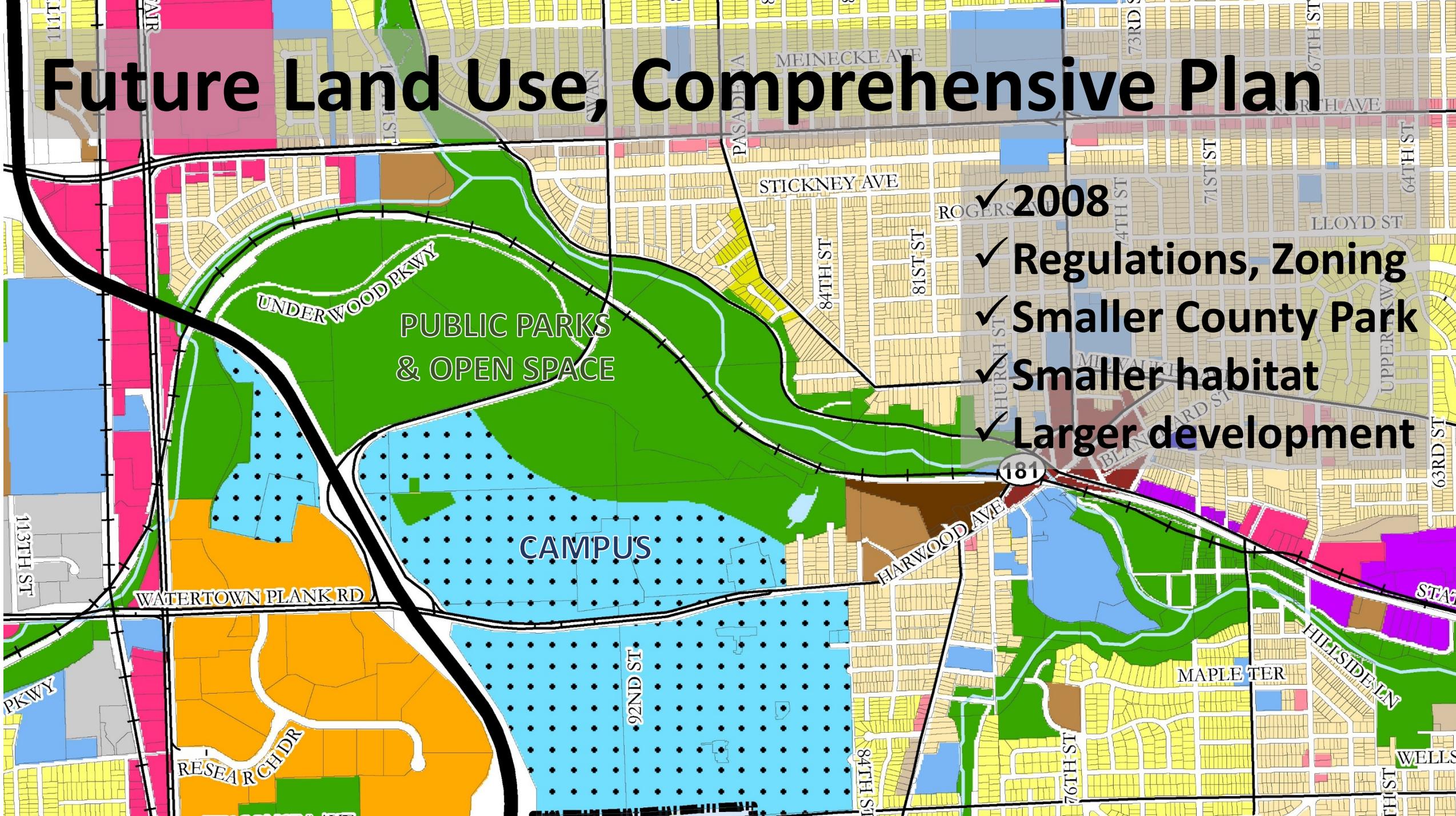
DRIVING PLAN CHANGES

- ① GREEN SPACE & NATURAL AREAS
- ② GROWTH & RESOURCES
- ③ CONNECTIVITY & CIRCULATION
- ④ COMMUNITY CHARACTER
- ⑤ HISTORIC PRESERVATION

As of Jan. 12



Future Land Use, Comprehensive Plan



- ✓ 2008
- ✓ Regulations, Zoning
- ✓ Smaller County Park
- ✓ Smaller habitat
- ✓ Larger development

N SWAN BLVD

MENOMONEE RIVER PKWY

55 ACRES

(County Grounds Park)

60 ACRES

(County non-Park property)

2008 Wauwatosa Comprehensive Plan - Future Land Use Boundary Line
DISCOVERY PKWY

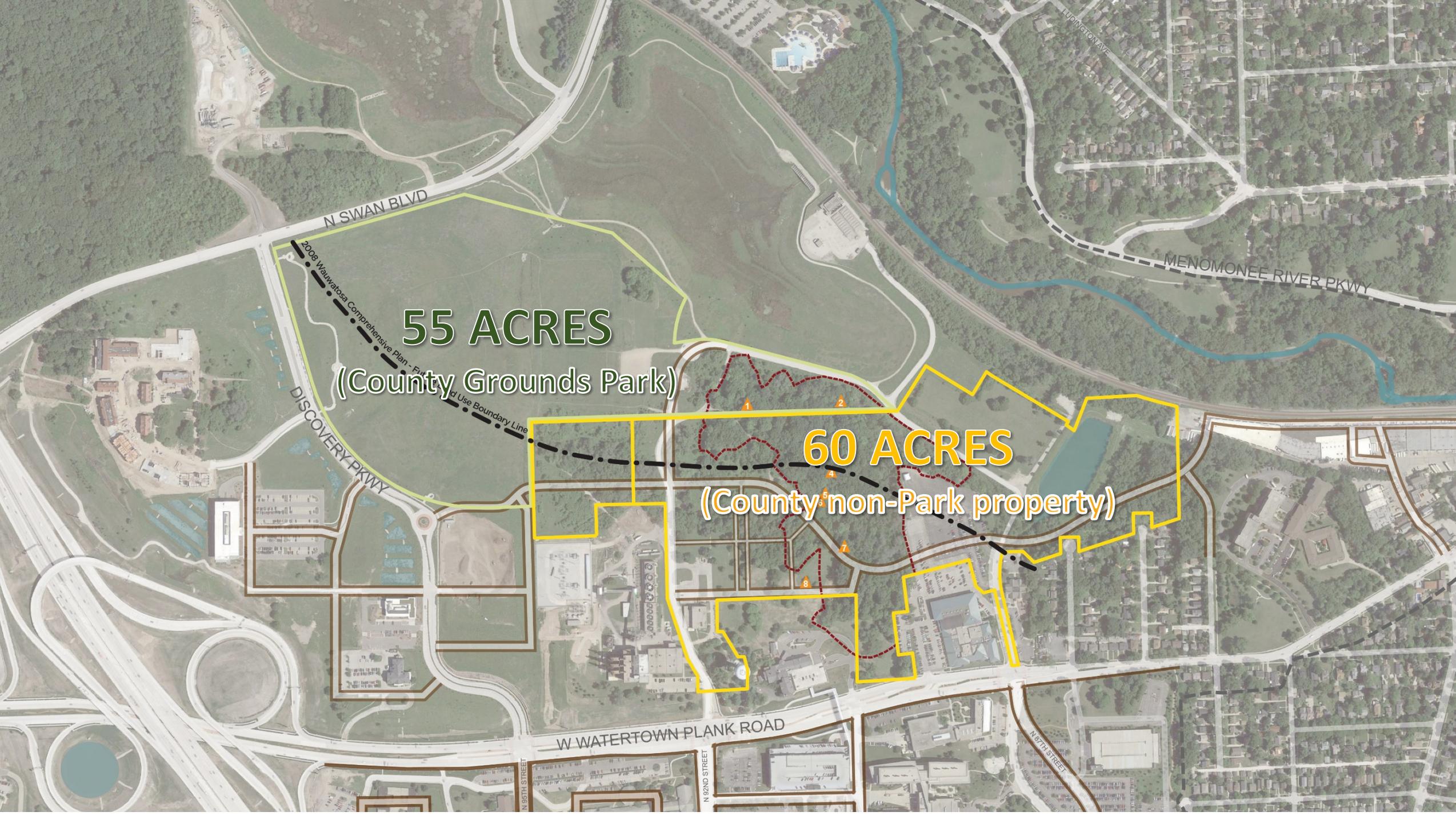
W WATERTOWN PLANK ROAD

N 95TH STREET

N 92ND STREET

N 87TH STREET

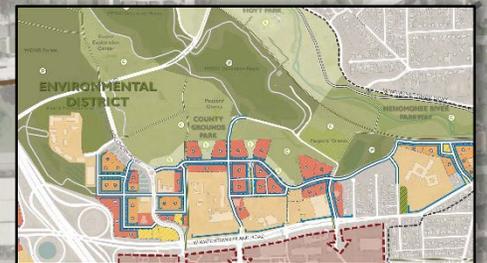
LUPINETON AVE



Concept 1: January 12

55 + 38 ACRES

- ✓ Reduce new roads
- ✓ Keep more habitat & woods
- ✓ Add access
- ✓ Generate resources
- ✓ Create active neighborhood using best management practices



Concept 1: January 12

55 + 38 ACRES

- ✓ Reduce new roads
- ✓ Keep more habitat & woods
- ✓ Add access
- ✓ Generate resources
- ✓ Create active neighborhood using best management practices

Jan. 12 Concept 1
55 acres = County Grounds Park
55 unimproved?
60 acres = County Property
38 park & conservation
22 potential development



Concept 2: January 12

- ✓ Reduce new roads
- ✓ Keep more habitat & woods
- ✓ Add access
- ✓ Generate resources
- ✓ Create active neighborhood using best management practices

55 + 38 ACRES

N SWAN BLVD
2008 Wauwatosa Comprehensive Plan - Future Land Use Boundary Line
DISCOVERY PKWY

W WATERTOWN PLANK ROAD

Jan. 12 Concept 2

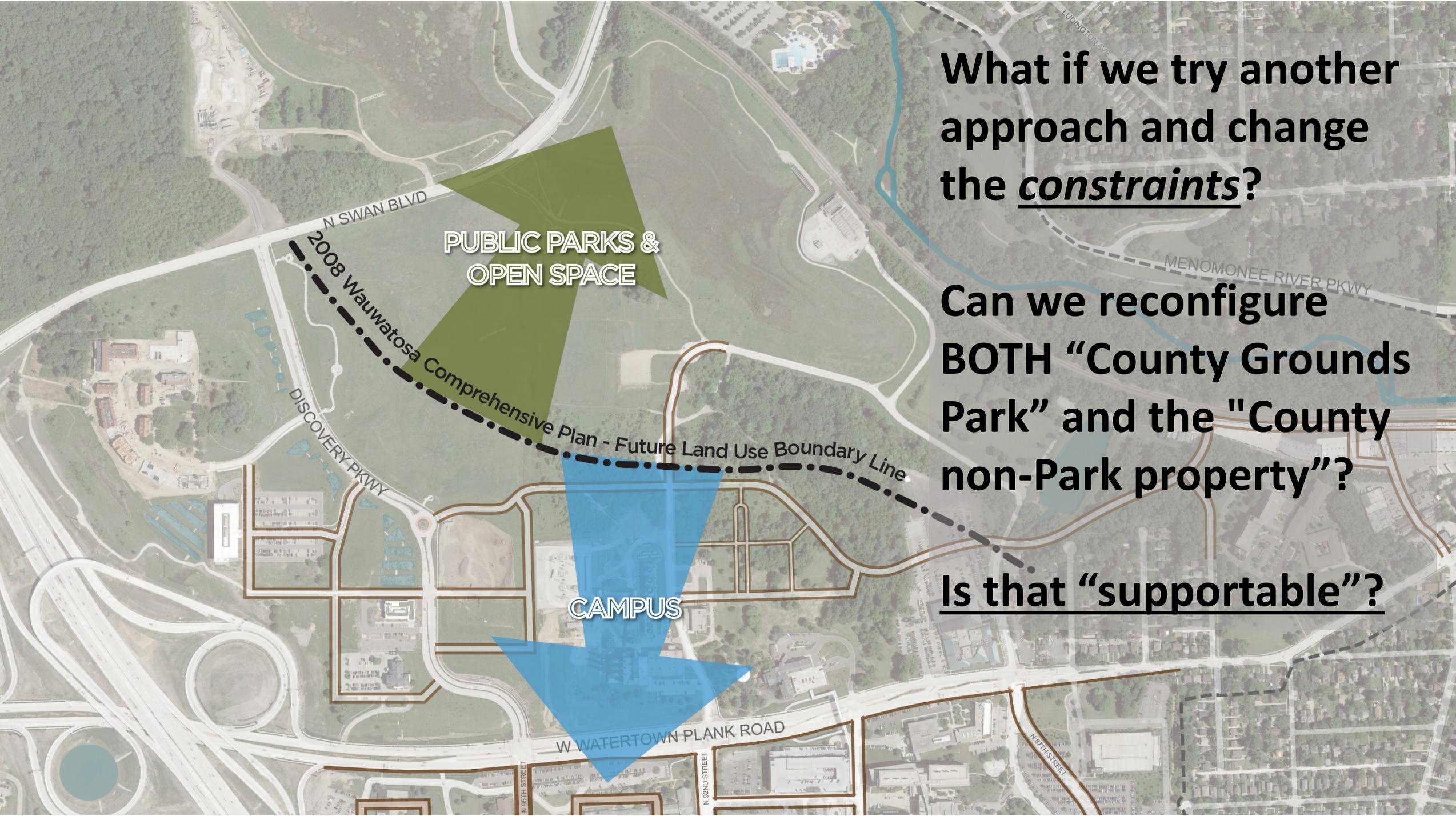
55 acres = County Grounds Park

55 unimproved?

60 acres = County Property

44 park & conservation

16 potential development



**PUBLIC PARKS &
OPEN SPACE**

CAMPUS

2008 Wauwatosa Comprehensive Plan - Future Land Use Boundary Line

What if we try another approach and change the constraints?

Can we reconfigure BOTH "County Grounds Park" and the "County non-Park property"?

Is that "supportable"?

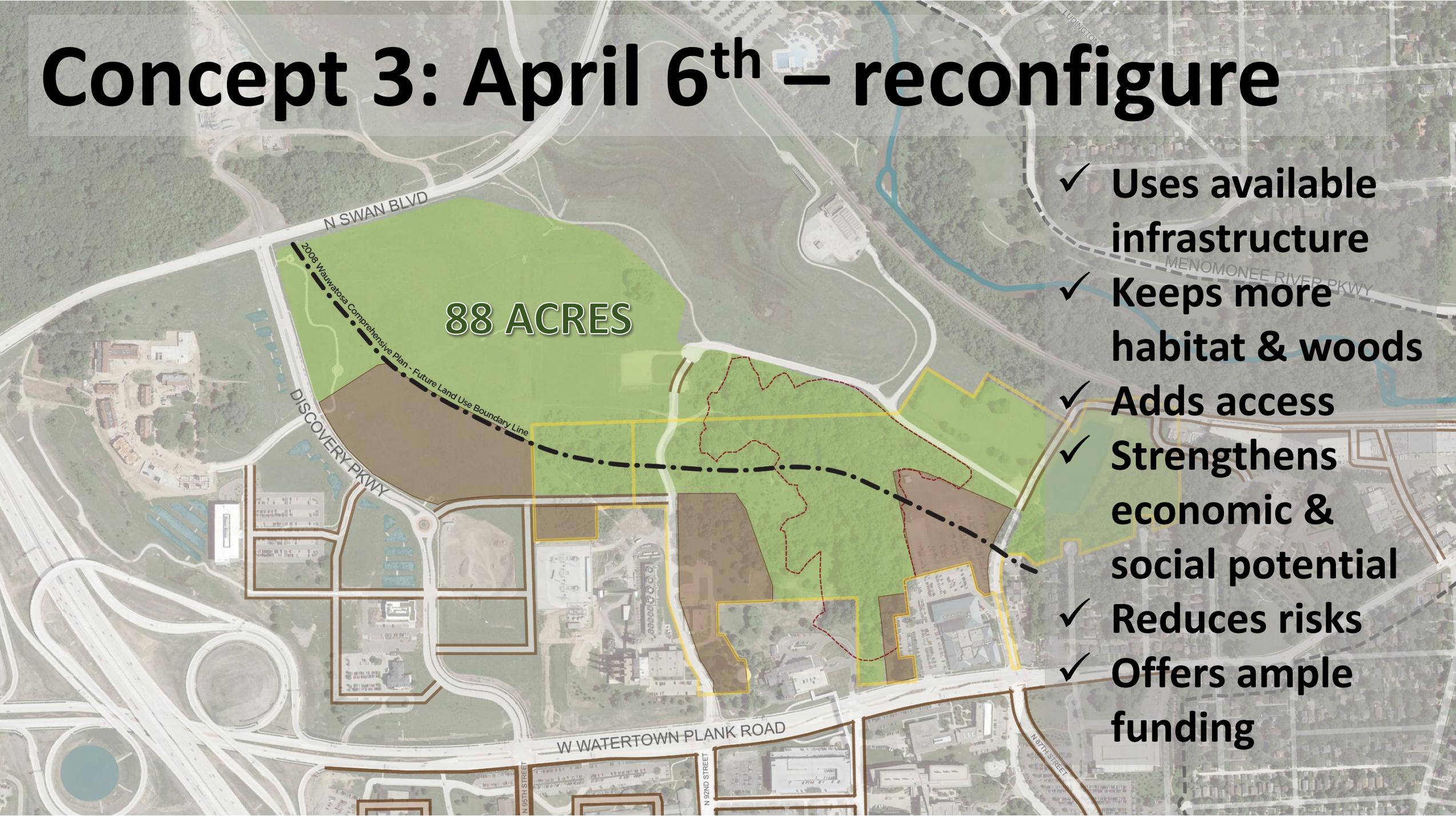
Concept 3: April 6th – reconfigure



88 ACRES

- 55 acres = County Grounds Park
 - 45 improved park
 - 10 potential development
- 60 acres = County Property
 - 43 park and conservation
 - 17 potential development

Concept 3: April 6th – reconfigure

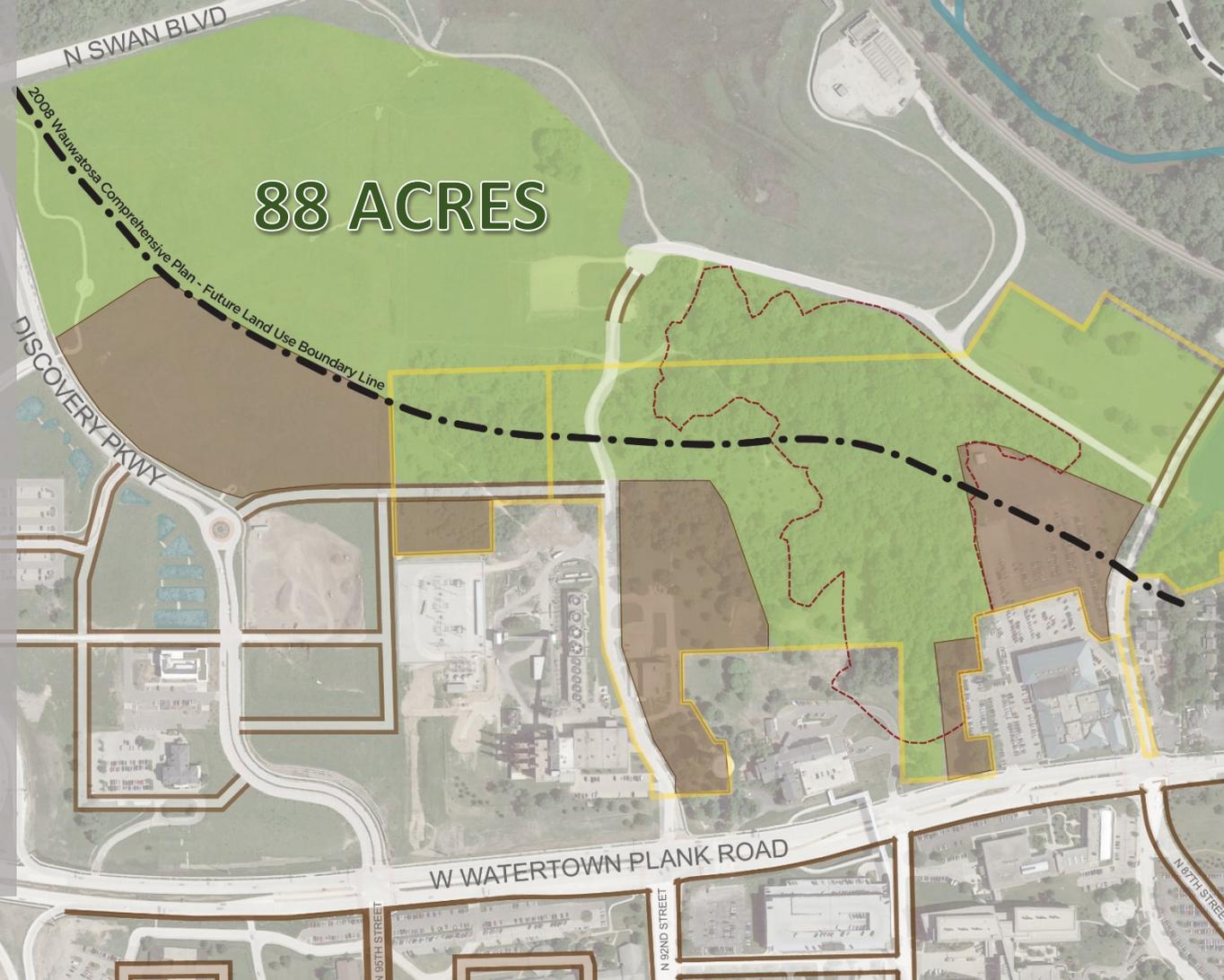


- ✓ Uses available infrastructure
- ✓ Keeps more habitat & woods
- ✓ Adds access
- ✓ Strengthens economic & social potential
- ✓ Reduces risks
- ✓ Offers ample funding

Concept 3: Is this “supportable”?

**CURRENT
CONDITION
County Park
55 acres**

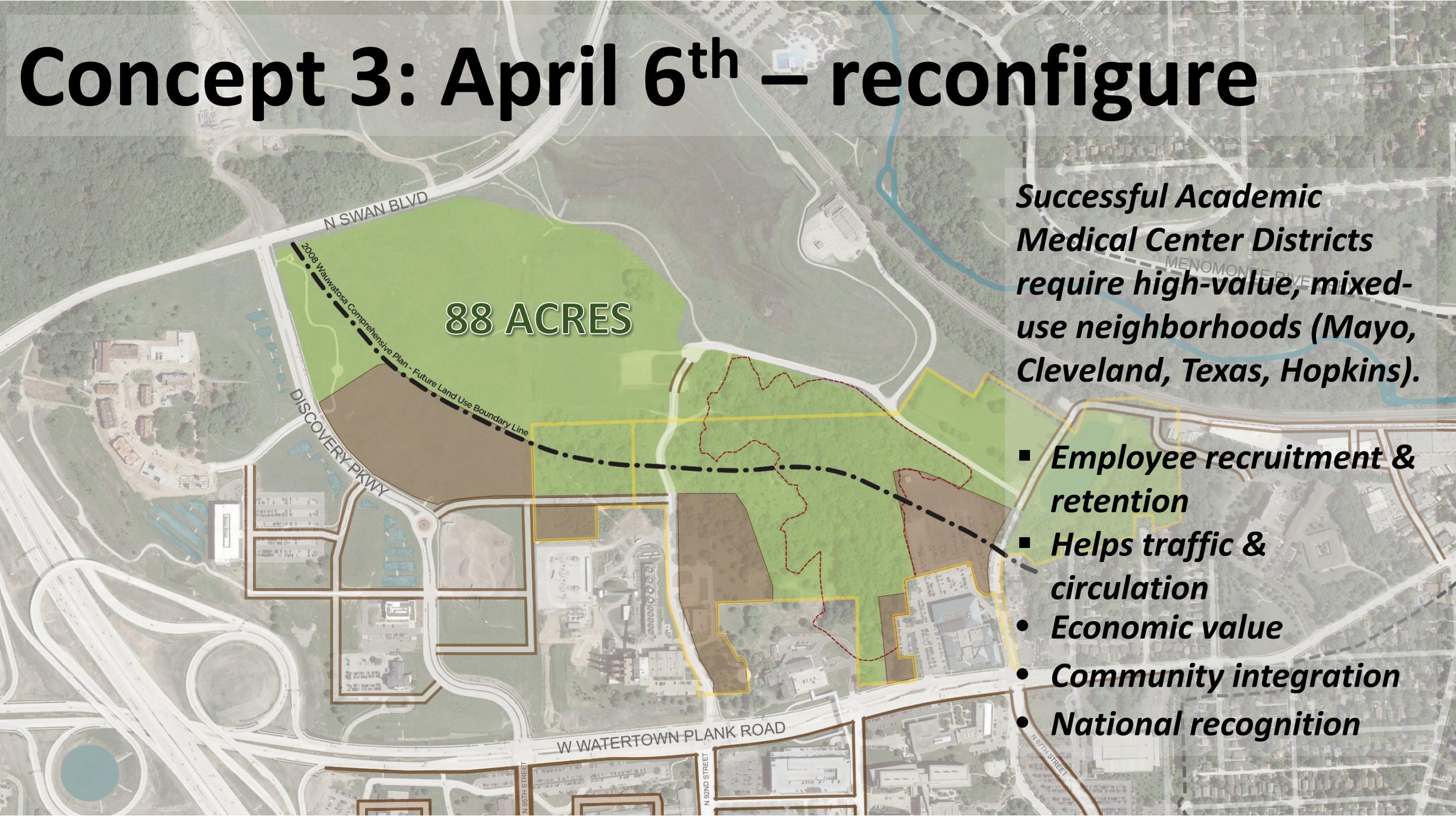
**County
non-Park
buildable
60 acres**



**CONCEPT 3
County Park
88 acres**

**County
non-Park
buildable
27 acres**

Concept 3: April 6th – reconfigure



88 ACRES

Successful Academic Medical Center Districts require high-value, mixed-use neighborhoods (Mayo, Cleveland, Texas, Hopkins).

- *Employee recruitment & retention*
- *Helps traffic & circulation*
- *Economic value*
- *Community integration*
- *National recognition*



N SWAN BLVD

MENO

2008 Walwatosa Comprehensive Plan
Future Land Use Boundary Line

DISCOVERY PKWY



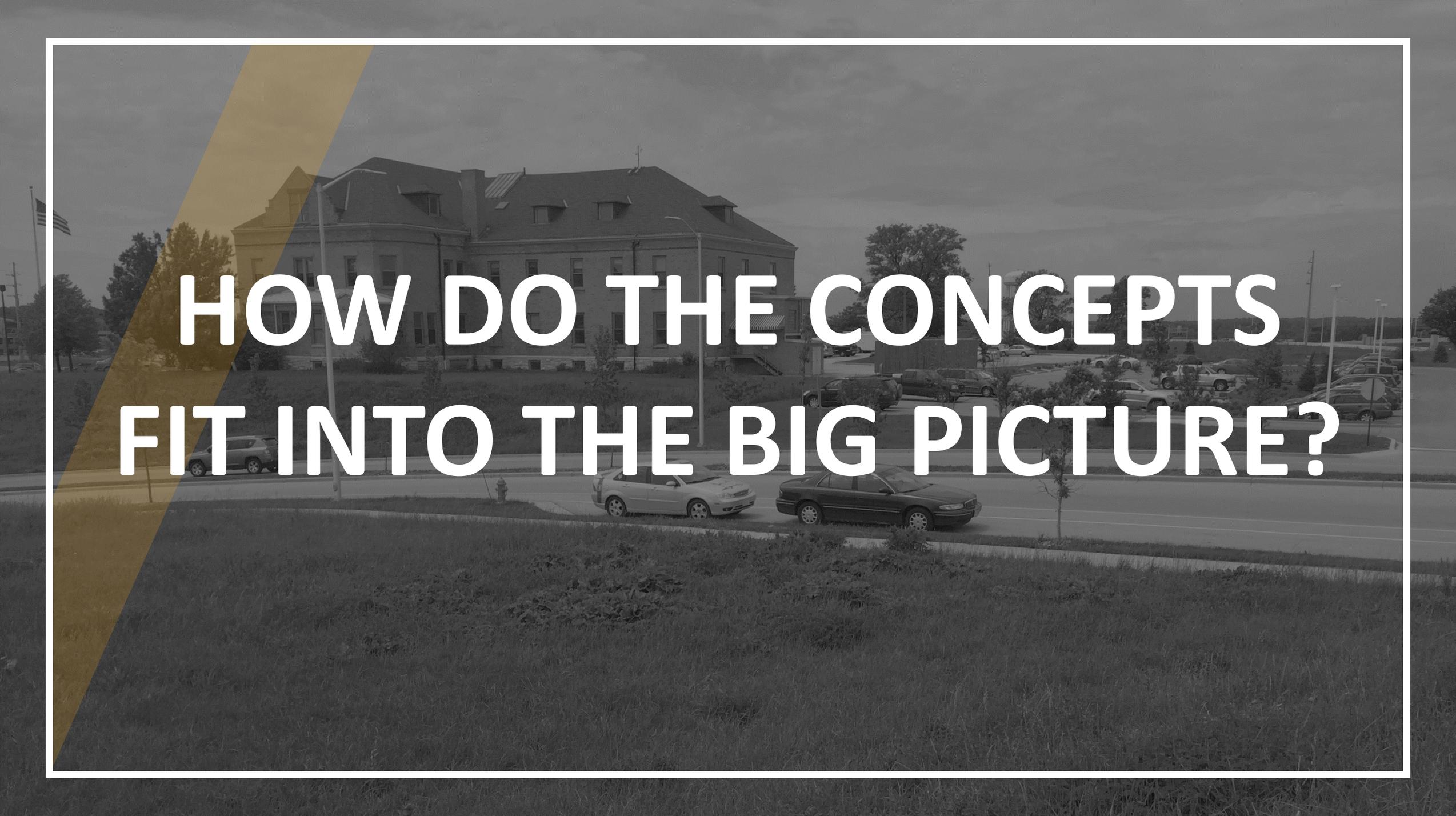


N SWAN BLVD

MENO

2008 Walwatosha Comprehensive plan
Future Land Use Boundary Line

DISCOVERY PKWY



**HOW DO THE CONCEPTS
FIT INTO THE BIG PICTURE?**



GREEN SPACE & NATURAL AREAS

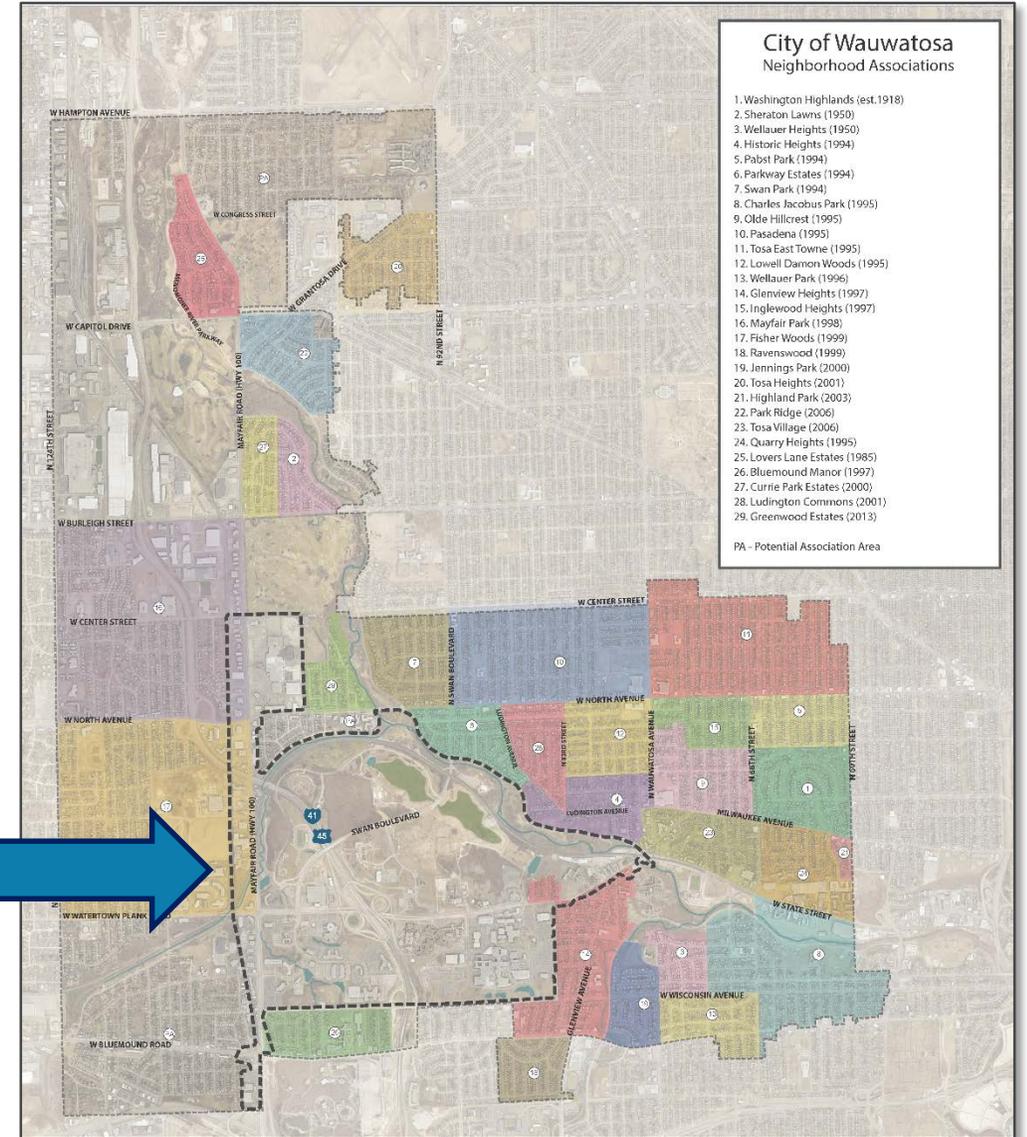
- Permanent Protection
- Long-term Funding
- Universal Access
- Reforestation, Mitigation, & Implementation

EXPAND & PROTECT



GROWTH & RESOURCES

- 2017-2047
- Multi-neighborhood impact
- Issue: simultaneous increase in tax levy limit and property tax base



CONNECTIVITY & Circulation

MANAGE traffic and **ADD** transit

EXPAND bike lanes and walking trails

DEVELOP funding for capital and operating costs





COMMUNITY

CHARACTER

multi-generational,

neighborhood-based,

talented, socially active

HISTORIC PRESERVATION



SAVE?

Key Treasures

- Orphanage - Parks building
- Asylum ruins
- Paupers' Graves

SECURE?

Funding Sources

- Grant writing
- Donations
- Public support



WHAT IS PLAN “IMPLEMENTATION”?

Implementation – Additional Components

1. Develop meaningful engagement in decision making while maintaining integrity of planning practice
2. Describe how an “environmental collaboration” might work
3. Describe how deed restrictions, trusts, and covenants will work
4. Propose a community-based habitat improvement plan
5. Offer more details on land control, zoning, and an “overlay zone”
6. Describe the need for a historic preservation plan
7. Estimate funding streams for projects
8. Revise tasks for ongoing coordination and cooperation

As of Jan. 12



2

3

1

4

5

6

As of Jan. 12



5

4

3

6

7

2

2

8

1



NEXT STEPS

Revised Plan / Timeframe

Timeframe (see City website for updates)

2016

April

Stakeholder Interviews
April 12 & 13

May

Public Meeting #1
May 17

2017

February

Public Meeting #2
February 7

April

Public Meeting #3
April 6

May - August

Plan Commission
Committee of the Whole
Common Council

Timeframe (see City website for updates)

May 2nd Committee of the Whole
Present the Revised Plan

May 15th Plan Commission – Meeting #1
Introduce the Revised Plan

May 22nd Plan Commission – Meeting #2
*Proposing second Plan Commission meeting
due to the complexity and size of the Plan*

June 6th Introduce at Common Council & Set Public Hearing Date
No Public Comment

July 18th Public Hearing before Common Council

August 1st Common Council Votes?
No Public Comment

Feedback After Tonight

- Continued commentary on the web site
- Public testimony to be submitted to the Plan Commission
 - Publication of the new draft Plan
 - Receipt of written comments
- Small group meetings, emails, and other communications to staff or elected officials

Next Steps in the Process

- City organizes a workshop/charrette with Aldermen and other agencies to revise the Plan
- Consultant prepares a revised draft for review by City staff
- Final draft Plan is posted on the City website
- Plan Commission reviews the draft, meets, and makes recommendations
- Common Council reviews and makes a decision