

COUNTY OF MILWAUKEE  
INTER-OFFICE COMMUNICATION

14-736  
ECD

Referred

DATE: December 4, 2014

TO: Supervisor Marina Dimitrijevic, Chairwoman, County Board of Supervisors

FROM: Teig Whaley-Smith, Economic Development Director, Department of Administrative Services  
County Board Chair

SUBJECT: Removal of Abandoned Easements at Milwaukee County Research Park

**POLICY**

The Director of the Economic Development, Department of Administrative Services (DAS) is requesting that the County Board approve a release of abandoned utility easements on lots 8 and 9 located within Research Park.

**BACKGROUND**

In the early 1990s Milwaukee County entered into several agreements with MCRPC. These agreements have been amended over time and can be summarized as a Conveyance Agreement that gives the authority to MCRPC to sell the vacant land at the Research Park and a TIC Lease Agreement that allows MCRPC to operate the Technology Innovation Center Building.

As the Research Park has matured, there are only about 19 acres of developable land left at Research Park, or about 11.5% of the initial 165 acres. Also, the TIC Lease Agreement is set to expire in 2018. Consequently, the County Board recognized the need to develop a strategy for what happens with the remaining land and the TIC Building at Research Park. At the July 15, 2013 meeting of the Economic and Community Development Committee a request was made for the Economic Development Division (ED Division) work with MCRPC to develop a strategy for the TIC Building. After several monthly meetings it became apparent that a strategy was also needed for the remaining vacant land at Research Park.

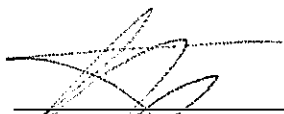
After several months of strategizing and negotiations, MCRPC and the ED Division are recommending a three prong strategy: (1) of the remaining land that is immediately developable, identify a developer to develop and sell the land; (2) of the remaining land that is not immediately developable, sell the land to MCRPC so that they can assemble the land and remove barriers to development; and (3) amend the TIC Lease Agreement to allow MCRPC to control its destiny. A map of the remaining land and the ultimate strategy for each is attached as Exhibit A.

Although the details of (2) and (3) are still being negotiated, this file allows the first portion of the strategy to move forward by clearing abandoned easements that will allow the sale of lots 8, 9, 12 and 22 to Irgens Development.

Pursuant to the Conveyance Agreement, MCPRC has accepted an offer to develop lots 8, 9, 12 and 22. No County Board approval is needed for the sale. There are, however, several abandoned utility easements that need to be removed by the County. A release of these easements has been prepared and is included as part of the accompanying resolution.

**RECOMMENDATION**

The Director of the Economic Development, Department of Administrative Services (DAS) recommends approval of the release of the abandoned utility easements.



Teig Whaley-Smith  
Economic Development Director

Attachments

Exhibit A – Remaining Parcels at Milwaukee County Research Park

- cc: Chris Abele, County Executive
- Milwaukee County Board of Supervisors
- Don Tyler, Director, Department of Administrative Services
- John Dargle, Director, Parks Department
- Brian Dranzik, Director, Department of Transit
- Scott Manske, Comptroller
- Julie Esch, Director of Operations, Department of Administrative Services
- Raisa Koltun, Chief of Staff, Office of the County Executive
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Jill Suurmeyer, Economic and Community Development Research & Policy Analyst
- David Cialdini, Economic Development Project Manager
- Shanin Brown, Economic and Community Development Committee Clerk

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