

COUNTY OF MILWAUKEE
INTEROFFICE COMMUNICATION

DATE: April 21, 2017
TO: Supervisor Theo Lipscomb, Chair, County Board of Supervisors
FROM: James Tarantino, Economic Development Director, Department of Administrative Services
SUBJECT: Request to Amend and Expand the Boundaries of County Grounds Park, as Proposed by the City of Wauwatosa

REQUEST

Concurrence with the City of Wauwatosa’s request to expand County Grounds Park and authorization to amend the boundaries of County Grounds Park with a Certified Survey Map or lot line adjustment.

PROPOSAL

One of the primary concerns associated with the City of Wauwatosa’s land use plan is the future of the woods that are south of County Grounds Park in an area zoned SP-MED, or Special Medical District. Through a series of public meetings and action of the Wauwatosa Common Council, it has been requested that the woods be incorporated into the existing parkland so that they can be protected from development by zoning. The geographic area of concern is outlined in the attached map and can be further described using the County’s GIS web application during the presentation of this item.

Attached to this File is a recommended vision for the future boundaries of County Grounds Park, as proposed by the City of Wauwatosa in their draft Life Sciences District Comprehensive Plan. This plan has yet to be adopted by the City, but it was discussed at an April 11, 2017 Committee meeting wherein a request was made for County concurrence of this concept to protect the woods. This recommendation would –

1. Amend the boundaries of County Grounds Park (Taxkey #373999909) to include the wooded area commonly referred to as “asylum woods” or “sanctuary woods” (Taxkey #372999917).
2. Separate developable parcels from the larger park parcels to include –
 - a. A redevelopment site for the former D-18 Food Service Building,
 - b. An area with W. Watertown Plank Rd. frontage adjacent to the Wisconsin Athletic Club (WAC) parking lot,
 - c. A lot for the existing WAC parking lot,
 - d. A redevelopment site northwest of the MRMC Thermal power plant.
3. Remove future roads from the wooded area, previously referred to as the “Emerald Parkway”. The only new roads planned are in existing corridors or the existing plan for UWM Innovation Campus.
4. Result in 88 acres of County Parkland, an increase from the current 55 acres.

5. Result in 27 developable acres of County land, a decrease from the current 60 acres. Roughly 4.5 of these acres are already developed as the WAC parking lot, and 3.36 acres are subject to the active D-18 Request for Proposals.

The vision for development described in this report and in the attachment from April 6th is a significant departure from the prior vision that was presented on January 12th, which is also attached for reference. The City elected officials, planning staff, and citizens have expressed a greater level of support for the April 6th vision and have requested concurrence of Milwaukee County for the concept and a proposal for implementing the concept.

IMPLEMENTATION METHODOLOGY

From a practical perspective, the vision described in this report could be accomplished by following these steps chronologically:

1. County Board grants authorization to amend the boundaries of County Grounds Park to reflect this future vision.
2. County communicates its concurrence to the City so that there is assurance that the woods will be protected by zoning and the planning process can move forward.
3. County staff produce a Certified Survey Map or an engineered lot line adjustment survey for adoption by the City of Wauwatosa.
4. The new parcels would be re-zoned by the City of Wauwatosa from their current designation of SP-MED ("Special Medical District") to parks zoning by request of the County.
5. The rezoning of each remaining developable parcel would be re-classified based on the individual circumstance. The D-18 parcel would be rezoned to match the future use contemplated in a successful RFP response, the WAC parking lot would be rezoned to match the parking use, and the sites northwest of the power plant would be rezoned as appropriate to match the land use recommendations in the City's plan.
6. Roads and rights of way can be designated on survey documents, confirming the existence or non-existence of future roads.
7. Additional protections, such as a deed restriction guaranteeing public open space of the woods, would be established as appropriate and with County Board approval.
8. The comprehensive plan, survey documents, and re-zoning applications can be adopted by the City of Wauwatosa.

It is estimated that this process could take 2-4 months to complete once authorization is provided.

RECOMMENDATION

It is recommended that the County Board concur with the City of Wauwatosa's request to expand County Grounds Park and amend the boundaries of County Grounds Park with a Certified Survey Map or lot line adjustment.



James Tarantino

Economic Development Director, Department of Administrative Services

Attachments (6): Resolution
 Fiscal Note
 Map 1 – Existing Lot Lines
 Map 2 – Proposed Future Lot Lines
 April 6 2017 Wauwatosa Planning Concept for County Grounds Park
 January 12 2017 Wauwatosa Planning Concept

cc: Chris Abele, County Executive
 Scott Manske, Comptroller
 John Dargle, Director, Department of Parks, Recreation, and Culture
 Economic and Community Development Committee Members
 Parks, Energy, and Environment 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
 Eric Peterson, Government Affairs, Office of the County Executive
 Greg High, Director, Architecture and Engineering
 Steve Cady, Research & Policy Director
 Shanin Brown, Committee Coordinator

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2
3
4 (ITEM) Concurrence with the City of Wauwatosa’s request to expand County
5 Grounds Park and authorization to amend the boundaries of County Grounds Park
6 with a Certified Survey Map or lot line adjustment.
7

8 **RESOLUTION**
9

10 WHEREAS, the City of Wauwatosa is currently undergoing a comprehensive
11 land use planning process for an area that includes the County Grounds; and
12

13 WHEREAS, that plan makes recommendations for future growth, infrastructure
14 improvements, and areas to be designated for open space; and
15

16 WHEREAS, County Grounds Park, Taxkey # 373999909 was designated a
17 formal County Park in 2011; and
18

19 WHEREAS, when designated, County Grounds Park did not include an
20 approximately 39 acre wooded area on an adjacent parcel, Taxkey # 372999917 and
21 an approximately 4 acre wooded area on another adjacent parcel, Taxkey #
22 373999907; and
23

24 WHEREAS, through the City of Wauwatosa’s planning process it has been
25 requested that the boundaries of the current County Grounds Park be expanded to
26 include the environmentally significant wooded areas described in the adjacent
27 taxkeys; and
28

29 WHEREAS, that request also describes the conversion of approximately 10
30 acres of the existing County Grounds Park to future developable sites; and
31

32 WHEREAS, expanding the boundaries of County Grounds Park as described
33 in this resolution would increase the total acreage of that park from 55 to
34 approximately 88 acres while reducing the total developable acres from 60 to 27
35 acres; and
36

37 WHEREAS, the expansion of County Grounds Park and amendment of
38 existing lot lines can be accomplished through survey techniques such as a Certified
39 Survey Map; now, therefore,
40

41 BE IT RESOLVED, that the Milwaukee County Board of Supervisors hereby
42 offers its concurrence with the City of Wauwatosa’s request to protect the woods
43 through the expansion of County Grounds Park; and
44

45 BE IT RESOLVED, that the Milwaukee County Board of Supervisors hereby
46 authorizes the Department of Parks, Recreation, and Culture, the Department of

47 Administrative Services, the Office of Corporation Counsel, and any other Department
48 that may be necessary to execute and record all documents and perform all actions
49 as required to accomplish the expansion of County Grounds Park as herein
50 described; and

51

52 BE IT FURTHER RESOLVED, that the County Executive and County Clerk are
53 authorized to execute any required documents regarding the execution of this
54 Resolution.

MILWAUKEE COUNTY FISCAL NOTE FORM

DATE: April 21, 2017

Original Fiscal Note

Substitute Fiscal Note

SUBJECT: Concurrence with the City of Wauwatosa's request to expand County Grounds Park and authorization to amend the boundaries of County Grounds Park with a Certified Survey Map or lot line adjustment

FISCAL EFFECT:

- | | |
|---|--|
| <input type="checkbox"/> No Direct County Fiscal Impact | <input type="checkbox"/> Increase Capital Expenditures |
| <input checked="" type="checkbox"/> Existing Staff Time Required | <input type="checkbox"/> Decrease Capital Expenditures |
| <input checked="" type="checkbox"/> Increase Operating Expenditures
(If checked, check one of two boxes below) | <input type="checkbox"/> Increase Capital Revenues |
| <input checked="" type="checkbox"/> Absorbed Within Agency's Budget | <input type="checkbox"/> Decrease Capital Revenues |
| <input type="checkbox"/> Not Absorbed Within Agency's Budget | |
| <input type="checkbox"/> Decrease Operating Expenditures | <input type="checkbox"/> Use of contingent funds |
| <input checked="" type="checkbox"/> Increase Operating Revenues | |
| <input type="checkbox"/> Decrease Operating Revenues | |

Indicate below the dollar change from budget for any submission that is projected to result in increased/decreased expenditures or revenues in the current year.

	Expenditure or Revenue Category	Current Year	Subsequent Year
Operating Budget	Expenditure	\$30,000	\$100,000
	Revenue	0	\$300,000
	Net Cost	\$30,000	(\$200,000)
Capital Improvement Budget	Expenditure	0	0
	Revenue	0	0
	Net Cost	0	0

DESCRIPTION OF FISCAL EFFECT

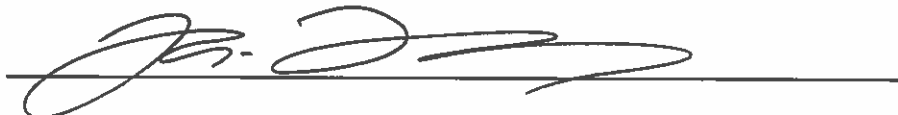
In the space below, you must provide the following information. Attach additional pages if necessary.

- A. Briefly describe the nature of the action that is being requested or proposed, and the new or changed conditions that would occur if the request or proposal were adopted.
- B. State the direct costs, savings or anticipated revenues associated with the requested or proposed action in the current budget year and how those were calculated. ¹ If annualized or subsequent year fiscal impacts are substantially different from current year impacts, then those shall be stated as well. In addition, cite any one-time costs associated with the action, the source of any new or additional revenues (e.g. State, Federal, user fee or private donation), the use of contingent funds, and/or the use of budgeted appropriations due to surpluses or change in purpose required to fund the requested action.
- C. Discuss the budgetary impacts associated with the proposed action in the current year. A statement that sufficient funds are budgeted should be justified with information regarding the amount of budgeted appropriations in the relevant account and whether that amount is sufficient to offset the cost of the requested action. If relevant, discussion of budgetary impacts in subsequent years also shall be discussed. Subsequent year fiscal impacts shall be noted for the entire period in which the requested or proposed action would be implemented when it is reasonable to do so (i.e. a five-year lease agreement shall specify the costs/savings for each of the five years in question). Otherwise, impacts associated with the existing and subsequent budget years should be cited.
- D. Describe any assumptions or interpretations that were utilized to provide the information on this form.

- A. Amending and expanding the boundaries of County Grounds Park in Wauwatosa to include a wooded area and carve out specific parcels for development.
- B. The direct costs are only those associated with preparing maps, costs associated with applications with the City of Wauwatosa, and other professional service fees required to complete the tasks outlined in the report. The creation of new developable sites will result in new property tax revenue for the County, more than offsetting the initial investment. The designation of new parkland will also create a new maintenance and operation obligation of the Department of Parks, Recreation, and Culture. Current year costs are absorbed in the DAS-ED operating budget, future year costs and revenues are not currently allocated.
- C. Current year budgetary impact was estimated based on the cost of land surveying services to produce a new map and lot lines.
- D. Future year revenue is estimated property tax revenue generated on the new developable parcels based upon per acre tax collection rates in the UWM innovation campus. Future year operating expenses are estimated costs for the maintenance of the new wooded areas.

Department/Prepared By James Tarantino, Director, DAS-Economic Development

Authorized Signature



Did DAS-Fiscal Staff Review? Yes No

Did CBDP Review?² Yes No Not Required

¹ If it is assumed that there is no fiscal impact associated with the requested action, then an explanatory statement that justifies that conclusion shall be provided. If precise impacts cannot be calculated, then an estimate or range should be provided.

² Community Business Development Partners' review is required on all professional service and public work construction contracts.