

**COUNTY OF MILWAUKEE**  
INTEROFFICE COMMUNICATION

**DATE:** November 13, 2024

**TO:** Supervisor Marcelia Nicholson, Chair, County Board of Supervisors

**FROM:** Celia Benton, Economic Development Director, Department of Administrative Services

**SUBJECT:** From the Economic Development Director, Department of Administrative Services, an informational report about an amendment to the Development Agreement with Wiegand Investments 2711 LLC to allow a Material Alteration to release a portion of the Property parking area for transfer to a new buyer.

**REQUEST**

This report is for informational purposes only.

**BACKGROUND**

In November 2015, Milwaukee County, through its DAS-Economic Development Division, completed the sale of 2711 West Wells Street (known as “City Campus”) along with 2805-2815 West Wells Street and 763 North 28<sup>th</sup> Street (adjacent parking areas to City Campus) to Weigand Investments 2711 LLC. Both parties signed a Development Agreement upon closing that outlines the terms of development of the parcels. Included in the Development Agreement, Weigand is required to develop the Project as outlined in initial Concept Plans approved by Milwaukee County at the time of the Option Agreement. Any Material Alteration to the Project – specifically defined in the Development Agreement as a 20% variation in the square footage of the Project, any use of the building for other than retail or office space, and/or any use of the adjacent purchased parcels for other than surface parking – would require County approval.

Developer Weigand has made some progress on the Project as anticipated in the Development Agreement in that demolition of the interior of the building was completed soon after the sale of the property. However, further development on the Project stalled and further construction has not taken place.

At this time, Weigand would like to sell a portion of the adjacent parking area that he purchased in 2015 to Aurora Health Care to expand the footprint of the adjacent parcel, the former Wisconsin Avenue School building. This purchase would split the parking area with Weigand retaining approximately half of the original parking area. A rough illustration of the change in the parcel lines is attached while the parties are in the process of finalizing a Certified Survey Map to divide the parcel.

Aurora Health Care, in addition to providing medical care, acts as economic engines by fueling job creation, supporting local industries, and more. Attached is a brief description and overview of Aurora’s plans to bring resources that promote health and wellness to the near west side of Milwaukee.

DAS-ED will sign an Amendment to Development Agreement with Weigand and will amend the Memorandum of Development Agreement to approve the Material Alteration to the Project that allows for them to sell a portion of the parking area included in the original parcel to Aurora Health Care.

**RECOMMENDATION**

This report is for informational purposes only.

**FISCAL NOTE**

There is no fiscal impact.

Prepared By: Heather Reindl

Approved By:

*Celia Benton*

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Celia Benton

Economic Development Director, Department of Administrative Services

cc: David Crowley, County Executive  
Community, Environment and Economic Development Committee Members  
MaryJo Meyers, Chief of Staff, Office of the County Executive  
Aaron Hertzberg, Director, Department of Administrative Services  
Kelly Bablitch, Chief of Staff, County Board of Supervisors  
Allyson Smith, Committee Coordinator  
County Board Research Analyst