



January Board Cycle

Milwaukee County Parks

9480 Watertown Plank Rd.

Wauwatosa, WI 53226

(414) 257-PARK

Date: December 29, 2017

To: Theodore Lipscomb, Sr., Chairman, County Board of Supervisors

From: Guy Smith, CPRP, Interim Parks Director

Subject: **Proposed Land Swap with Capstone Quadrangle (CQ) near S 13th St and W Ryan Rd (INFORMATION)**

Issue

Informational report on the proposed land swap with Capstone Quadrangle (CQ) near S 13th St and W Ryan Rd in the Oak Creek Parkway in the City of Oak Creek.

Background

Milwaukee County Parks was first approached by CQ with a proposal in early 2013 to develop a high-quality Business Park in the southeast quadrant of the intersection of CTH V (13th Street) and Ryan Road in the City of Oak Creek. The developer was interested in swapping private land for Park land to enlarge a parcel targeted for the business park development. The proposed land swap (the "Swap") involves Parks acquisition of approximately 59.4 acres and the Parks disposition of approximately 27 acres. The Parks acquisition consists of the following three parcels (which will be zoned Parks) shown on the drawings:

- 41.9-acre parcel (the "Main Offsite Parcel") that is adjacent to existing Park owned parcels on the east side of the CP Rail property (see attached plan). The conveyance of the parcel will consist of both the wetland and upland portions of this parcel in a simultaneous closing. This parcel allows Parks to manage a high-quality wetland and its drainage and serves as a possible trail/bike path route due to connectivity to Howell Avenue. This creates a habitat link between the two environmental corridors and wetland systems (Oak Creek and the Root River) to protect these ecosystems, enable wildlife species movement, as well as exploration and recreation by the general community.
- 15.6 acres of a parcel (the "South Oak Wetlands") that is at the southeast corner of the proposed Business Park on the west side of the CP Rail property. The Main Offsite Parcel drains to this wetland, which drains



MilwaukeeCountyParks

countyparks.com



**MILWAUKEE COUNTY
PARKS**

to the Root River. This South Oak Wetlands is the location of a proposed Neighborhood Park, which will be leased to the City of Oak Creek for construction and maintenance of a playground.

- 1.9 acres (the "Koehler Swath") includes the conveyance of an approximately 70-foot-wide portion of land along the south bank of the Oak Creek, from the existing County land on the west over to the CP Rail property on the east. This closes a gap in ownership between existing Park owned parcels.

The Park owned "L" shaped parcel will be subdivided to create an approximately 140-foot wide parcel centered on the Oak Creek (the "County Remainder") and the remaining approximately 27 acres (the "County Conveyance") will be conveyed to the Business Park.

In accordance with the Park Strategic Plan Goal to "Broaden and Strengthen Park Stewardship", the Swap accomplishes the first Objective "to conserve, preserve and protect our natural resources and parklands in a healthy condition."

The parcels that Parks is acquiring as a part of the Swap will allow for:

- preservation of a secondary environmental corridor and wetlands that connect the Root River and Oak Creek watersheds;
- management of an existing natural area containing designated critical species habitat;
- addition of a neighborhood playground to be funded and maintained by the City of Oak Creek; and
- future trail connection on an easement to be potentially funded from grants and partnerships.

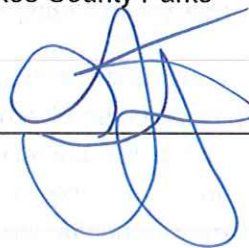
The portion of the parcel that Parks is disposing as part of the Swap will not result in a loss of passive or active recreation or conservation, preservation, and protection of natural resources. Swapping the land will enable the adjacent landowner to develop a Business Park, thereby increasing tax base and jobs.

Recommendation

No action requested. Informational item unless further action required.

Prepared By: Jill Organ, Chief of Planning and Development, Milwaukee County Parks

Approved By: Guy Smith, CPRP, Interim Parks Director



MilwaukeeCountyParks
countyparks.com



 **MILWAUKEE COUNTY
PARKS**

Attachments:

- Capstone Proposal Summary

Copy:

- Chris Abele, County Executive
- Raisa Koltun, Chief of Staff, County Executive's Office
- Jason Haas, Chairman, Parks, Energy & Environment Committee
- Marcelia Nicholson, Vice-Chair, Parks, Energy & Environment Committee
- Kelly Bablitch, Chief of Staff, County Board of Supervisors
- Steve Taylor, Supervisor District 9
- Allyson Smith, Committee Coordinator, Office of the County Clerk
- Erica Hayden, Research & Policy Analyst, Office of the Comptroller
- Jeremy Lucas, Fiscal Mgt. Analyst, Admin & Fiscal Affairs/DAS



MilwaukeeCountyParks

countyparks.com



MILWAUKEE COUNTY
PARKS

