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3 An Action Report, requesting Approval of a New Amended and Restated Development
4 Agreement for UWM Innovation Campus Related to Purchase and Proposed
5 Development of Land by Irgens, by recommending adoption of the following:

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7 **A RESOLUTION**

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9 WHEREAS, UWM Innovation Park, LLC (UWM), closed on the purchase of
10 Innovation Park in Wauwatosa in February 2011, for the development of an academic
11 research campus; and

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13 WHEREAS, the majority of Innovation Campus remains undeveloped, and UWM
14 is unable to pursue further development, and does not foresee the likelihood of doing
15 so; and

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17 WHEREAS, under the original Development Agreement with UWM, “Permitted
18 Uses” on the campus were limited to primarily educational or research and technology
19 uses, with some allowance for “Ancillary Support Uses,” and with approval of the
20 Milwaukee County Board of Supervisors (County Board) required for any change to
21 “Permitted Uses;” and

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23 WHEREAS, Innovation Park Development Partners, LLC (Irgens), has entered
24 into an Option Agreement to purchase most of the undeveloped portion of Innovation
25 Campus for their own development as an upscale office park, not in line with the
26 existing “Permitted Uses;” and

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28 WHEREAS, the parties desire to enter into a new Amended and Restated
29 Development Agreement to allow Irgens to purchase and develop Innovation Campus
30 without the restriction of the existing “Permitted Uses” to allow for use as approved by
31 the City of Wauwatosa’s (the City) zoning and approval; and

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33 WHEREAS, Milwaukee County staff and the Office of Corporation Counsel, have
34 worked with the developers to establish terms and conditions of the new Amended and
35 Restated Development Agreement; and

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37 WHEREAS, the purchase and development of the majority of Innovation Campus
38 by Irgens will result in the creation of a high-quality business park in the City, and still
39 allow for potential future development of a smaller academic campus on land retained
40 by UWM; and

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42 WHEREAS, the Committee on Economic and Community Development (ECD) at
43 its meeting of September 14, 2020, recommended adoption of File No. 20-234
44 (vote 5-0); and

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47 WHEREAS, the County Board, at its' meeting of September 24, 2020, referred
48 File No. 20-234 back to ECD (vote 9-7); and

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50 WHEREAS, ECD, at its meeting of October 26, 2020, REAFFIRMED its previous
51 recommendation to adopt File No. 20-234 (vote 5-0); now, therefore,

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53 BE IT RESOLVED, the County Executive and the County Clerk are hereby
54 authorized to modify existing "Permitted Uses" restrictions that apply to Innovation
55 Campus, as reflected in the Amended and Restated Development Agreement.

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59 10/26/20
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