



DEPARTMENT OF ADMINISTRATIVE SERVICES

Milwaukee County

June 22, 2017

Paulette Enders, Department Director
City of Wauwatosa Development Department
7725 W North Ave.
Wauwatosa, WI 53213

Subject: Impediments to development at Milwaukee County Research Park

Development for the Milwaukee County Research Park (Research Park) is outlined in a recorded document titled “Amended and Restated Declaration of Covenants, Conditions, & Restrictions for the Milwaukee County Research Park”, recorded October 26, 1994, Document #7017719. In this covenant, the Research Park provides a roadmap for developers looking to build within the Park.

Two elements which carry the most weight regarding what can and cannot be built within the Park are “Permitted Uses”, Section 3 and “Design Standards”, Section 5.

Permitted Uses:

Section 3.1 defines permitted use as laboratories, offices and other facilities for research, testing, consulting, and data processing. Business entities can be both public and private. Production or assembly of prototype products, or assembly of high-technology products which are related to research and development, as well as corporate or divisional headquarters that administer development endeavors located outside the Research Park.

Additional Uses:

Section 3.2 address allowed uses that fall outside of permitted use definition. These uses must receive advanced written approval of the Research Park Board. Approval is granted by a simple majority vote of the Board. Noted examples of Additional Uses provided; child development centers, food services, mailing centers, training institutes, recreational facilities (excluding housing), and Conference centers with overnight guest accommodations.

Other Uses:

Section 3.3 states any other use (including, without limitation, general office use) related to the intended character of the Property as a research and technology park and consistent with the Spirit and character of this Declaration, subject to prior written approval of the Research Park Board.

Design Standards:

Section 5.1 address how design standards are set by the Research Park Board after passing a 2/3 vote. Design Standards may cover, but are not limited to; minimum setbacks from streets, lot lines and other improvements, landscaping, signs, streets, parking areas, lighting and location of buildings. The most recent update to the Design Standards can be found in the “Supplement to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Milwaukee County Research Park”, dated May 16, 1995. They state the following:

- Minimum Ground Floor areas shall be 8,000 SqFt
- Total Ground Floor Area shall not exceed 25% of gross area lot
- Building height shall not exceed 5 floors (unless approved by Board)
- Setbacks
 - o 100 Feet from major roads (Mayfair, Watertown Plank, Wisconsin, Hwy 45)
 - o 25 feet from any park
 - o 25 Feet from Innovation Drive
 - o 40 Feet from any road not listed above
 - o 60 Feet from any water feature
 - o No parking is allowed in setback areas
- Impervious Areas
 - o Maximum Building ground coverage – 25%
 - o Maximum Parking lot /driveway coverage – 40%
 - *These allocations are separate and cannot be combined*
 - o Parking lots shall be subdivided by landscape islands so that no contiguous parking lot exceeds ½ acre
 - o Parking Structures are permitted and shall conform to the above standards
- Variances for all design standards can be obtained by a majority vote from the Board.