



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 UWM Innovation Campus

Development of the UWM Innovation Campus is dictated by a recorded Development Agreement between UWM Real Estate Foundation, INC and Milwaukee County. Document #09971662 and recorded February 17, 2011.

The Development agreement calls for three phases of academic buildings to be built on campus. Each phase consists of 150,000 Square Feet of building space (450,000 total) with a primary use for academic and technology research. The buildings can be up to 50% privately owned.

Section 2.10 of the Development agreement speaks of a development density cap of 0.3019 Floor Area Ratio (FAR) which is set by the City. If, in the event the cap is lifted, and the developer is allowed to increase density, additional money may be owed to the County towards purchase price.

In addition to the Academic buildings, Permitted use on campus must be consistent with education, research, and technology. The agreement also allows for Ancillary Support uses which may include professional, commercial, personal, and retail as long as it provides support to the permitted use.

Ancillary use sites were geographically restricted to the north end of the park (Eschweiler Buildings) however a second amendment to the development agreement did allow for the hotel to be built outside of the designated area. That amendment required the approval of the Milwaukee County Board of Supervisors.

A Habitat Protection Area, Section 2.2 of the Development Agreement calls for 10.983 acres in the park to be environmentally protected in perpetuity by the Developer and or its assigns. Further information on the Habitat protections can be found in County Board resolution file No. 09-14.