

MEMORANDUM

To: **Community Affairs Committee**

From: **Matt Stippich, Alderman, District 1**

Date: **June 20, 2018**

Subject: **Proposal to direct staff to finalize the Wauwatosa Life Sciences District Master Plan (with suggested changes to preserve areas in the Northeast Quadrant) and forwarding the revised plan to the Plan Commission for action**

A. Issue

The draft of the Wauwatosa Life Sciences District Master Plan has been on hold for almost 14 months. The plan was originally placed on hold in an effort to encourage Milwaukee County to take action to preserve certain land identified in the Northeast Quadrant. Council has the ability to remove this “stall” in the process by modifying the plan to accommodate those changes previously discussed by the Committee of the Whole and the Community Affairs Committee and to proceed with adoption of the plan. Failure to take action fosters tremendous uncertainty as to the ultimate use of land in the applicable area – both from the standpoint of developable and preserved land. Therefore, I am requesting that we direct staff to revise the plan to clearly identify the desire to protect and preserve certain land in the Northeast Quadrant and move the revised plan on for Plan Commission review and consideration, with ultimate approval by the Common Council.

B. Background

On January 17, 2017, a draft version of the Life Sciences District Master Plan was first presented to the Committee of the Whole for information purposes only. This presentation was a result of planning efforts initiated by the City, Milwaukee County, and the Milwaukee Regional Medical Center (MRMC). During 2016 and 2017, this process included multiple stakeholder meetings, three open houses, and an online town hall.

On April 11, 2017, the Community Affairs Committee considered a proposal by Alderman Dubinski to rezone a significant portion of the Northeast Quadrant from Special Purpose District - Medical Center (SP-MED) to Special Purpose District - Conservation (SP-CON). At the time, staff raised concerns over moving forward with the zoning amendment due to the fact that the proposal would result in a split-zoned parcel not allowed per section 24.01.110E of the City’s zoning code. Furthermore, the zoning change would be inconsistent with the current Comprehensive Plan that identifies the area future land use as “campus.” The suggested approach would be for Council to modify the proposed Wauwatosa Life Sciences District Master Plan with those desired changes and then effectuate changes to the use, subdivision of the parcels and ultimately an applicable rezoning of the re-defined parcels. The motion was placed on hold pending action from the County to complete the survey and subdivision of the properties with a zoning proposal.

On May 2, 2017, an updated version of the Wauwatosa Life Sciences District Master Plan was presented to the Committee of the Whole. At that meeting it was recommended that the plan be reviewed by the Community Affairs Committee prior to going to Plan Commission.

On May 9, 2017, the issue was heard by the Community Affairs Committee. After significant deliberation, the Committee placed the plan on hold with several conditions. As of the date of this memo, the only conditions that remain outstanding relate to the completion of an acceptable zoning proposal and action by Milwaukee County to preserve in perpetuity the land commonly known as County Grounds and Sanctuary Wood. This motion passed 7-0.

C. Proposal

I am requesting action by the Community Affairs Committee to remove the Wauwatosa Life Sciences District Master Plan from its current “hold” status and provide direction to the Development Department Staff as follows: i) modify the portion of the plan that relates to the Northeast Quadrant consistent with the attached map identifying the primary future land use for this area as Special Purpose District - Conservation; ii) finalize the balance of the plan to appropriately reference the Northeast Quadrant; and iii) promptly introduce the final Wauwatosa Life Sciences District Master Plan to the City’s Plan Commission for review.

WAUWATOSA LIFE
SCIENCE
DISTRICT

CITY OF
WAUWATOSA,
WISCONSIN
7725 W. NORTH AVENUE
WAUWATOSA, WI 53213



PLANNING MAP

NOT TO SCALE

DATE: 05.29.18

