

MEMORANDUM

TO: City of Wauwatosa Plan Commission

FROM: Sheri Schmit, P.E., MRMC, Vice President of Transportation & Infrastructure
James A. Lisak, P.E., GRAEF, Principal / Project Manager

DATE: March 8, 2023

SUBJECT: Milwaukee Regional Medical Center – Watertown Plank Road Parking Lot Improvements

The Milwaukee Regional Medical Center (MRMC) is a private, non-profit corporation established in 1968 to support and serve a multi-organizational academic health center. Member organizations located on the campus including Children's Wisconsin, Froedtert Hospital, the Medical College of Wisconsin (MCW) and Versiti Blood Research Institute.

The MRMC campus is bound by W Watertown Plank Road to the north, State Trunk Highway 45 to the west, W Wisconsin Avenue to the south, and the Glenview Heights neighborhood to the east.

Properties within the campus are zoned SP-MED Medical Center regulated under Title 24, Zoning Code, Chapter 24.06.060 SP-MED, Medical Center District. Principal and Conditional Uses allowed are identified within Chapter 24.01.030 Use Table.

The proposed project is located on existing property owned by the MRMC Land Bank LLC, as identified on CSM 9229 recorded as document number 10961783 with Milwaukee County. The primary parcel address is 9455 Watertown Plank Road and tax key number is 3801002000.

MRMC is currently preparing Certified Survey Maps (CSM) for combining and subdividing property on the western limits of the campus, west of North 92nd Street, for the purpose of redevelopment. The first phase of this effort came before the Wauwatosa Plan Commission on September 12, 2022 and was recommended for adoption. The first phase then came before the Wauwatosa Common Council on September 20, 2022 and was approved under resolutions R-22-151 and R-22-152.

Further combining and redivision of property continues, with the next phase of this effort currently before the Plan Commission for review and approval. The proposed CSM in which the proposed project will be located is shown in Figure 1. The proposed project will be located on the parcel identified as 3 and will be owned by the Medical College of Wisconsin once the CSM has been approved and the land transfer occurs.

On behalf of the property owner MRMC Land Bank LLC, MRMC-Infrastructure has retained Graef-USA Inc to design a proposed surface parking lot. Upon discussion with the Wauwatosa Planning & Zoning Department, the surface parking lot will be the primary use on the property. Chapter 24.07.030 Use Table identifies Parking – Non-Accessory as a Conditional Use allowed in the SP-MED zoning district upon approval.

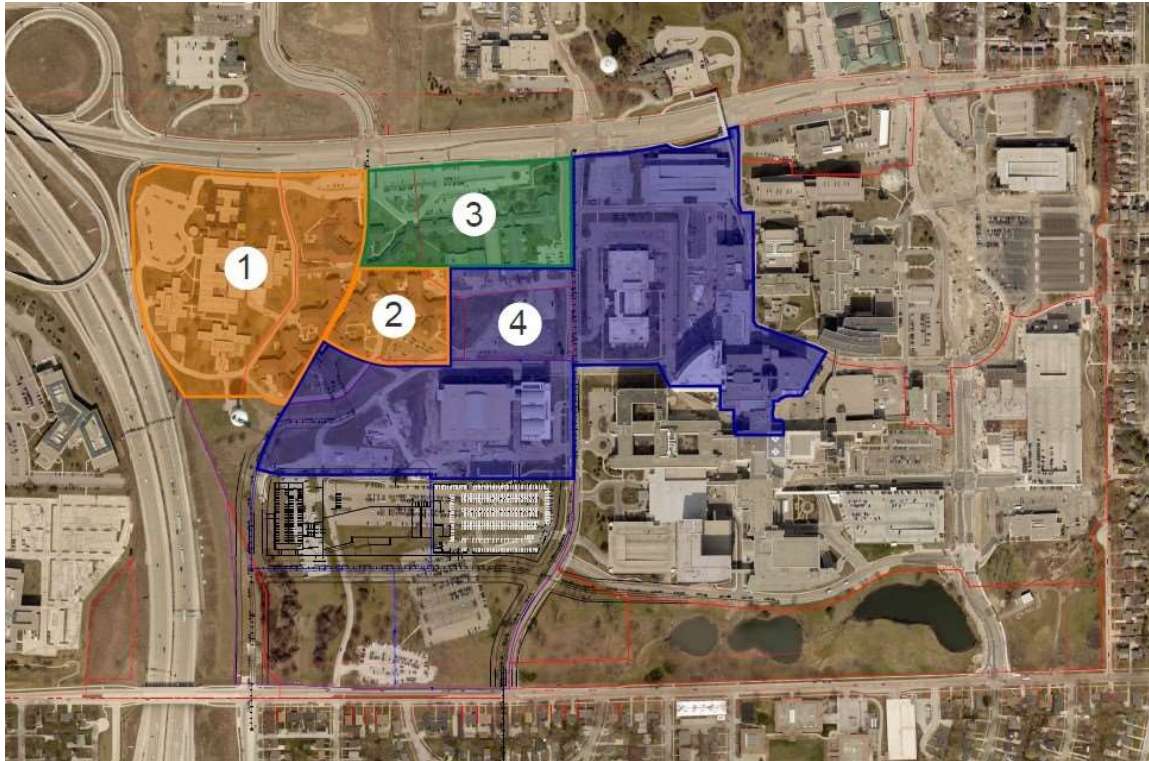


Figure 1 - MRMC CSM C

Design of the proposed surface parking lot, shown in Figure 2, includes the following.

1. MCW will manage access and security of the parking lot.
2. MRMC institution staff and contractors will use on a permit basis.
3. Parking lot access will be 24 hours per day, 7 days per week, 365 days per year and controlled via access control card readers.
4. Parking lot access will be from a new access drive connected to existing N 92nd Street. Campus development plans include the construction of a new N 95th Street in the future, in which the access drive will also connect.
5. A total of 658 standard stalls will be provided. Grading has been completed such that parking stalls at the southeast corner of the lot can be converted to accessible stalls. The institutions continue to provide accessible stalls at parking locations closer to facilities for patient, visitor and staff use.
6. Pedestrian access is provided by a centrally located internal sidewalk, and connections to existing and proposed sidewalks adjacent to streets.
7. Security will include cameras at strategic locations.
8. The proposed surface parking lot will be constructed of asphalt pavement with concrete curb and gutter. The asphalt pavement material will utilize recycled asphalt in the mix design. The concrete will utilize flyash in the concrete mix design.
9. Existing and proposed storm sewer and catch basins will be utilized to collect and convey storm water to the regional stormwater management facilities identified as Detention Basin No. 1 in conformance with the MRMC Stormwater Management Plan. The existing storm detention basins control quantity discharge and improve water quality in accordance with Wauwatosa and Milwaukee Metropolitan Sewerage District (MMSD) requirements.

10. Landscaping complies with landscaping and screening requirements outlined in Section 24.12 of the Wauwatosa Code of Ordinances. Perimeter landscaping is in conformance with section 24.12.020 and interior landscaping is in conformance with section 24.12.030. The plant schedule includes 8 varieties of ornamental trees, 19 varieties of shade trees, and numerous varieties of shrubs, grasses, and perennial plants.
11. Parking lot lighting is in conformance with section 8.44.020 of the Wauwatosa Code of Ordinances. Light poles and luminaires match existing parking lot lighting on the east side of campus.
12. Demolition of the Day Hospital facility previously located on the site included crushing of concrete which was used as recycled engineered backfill of basement and utility excavations. Existing asphalt was pulverized and will be used as aggregate base course for the new parking lot.

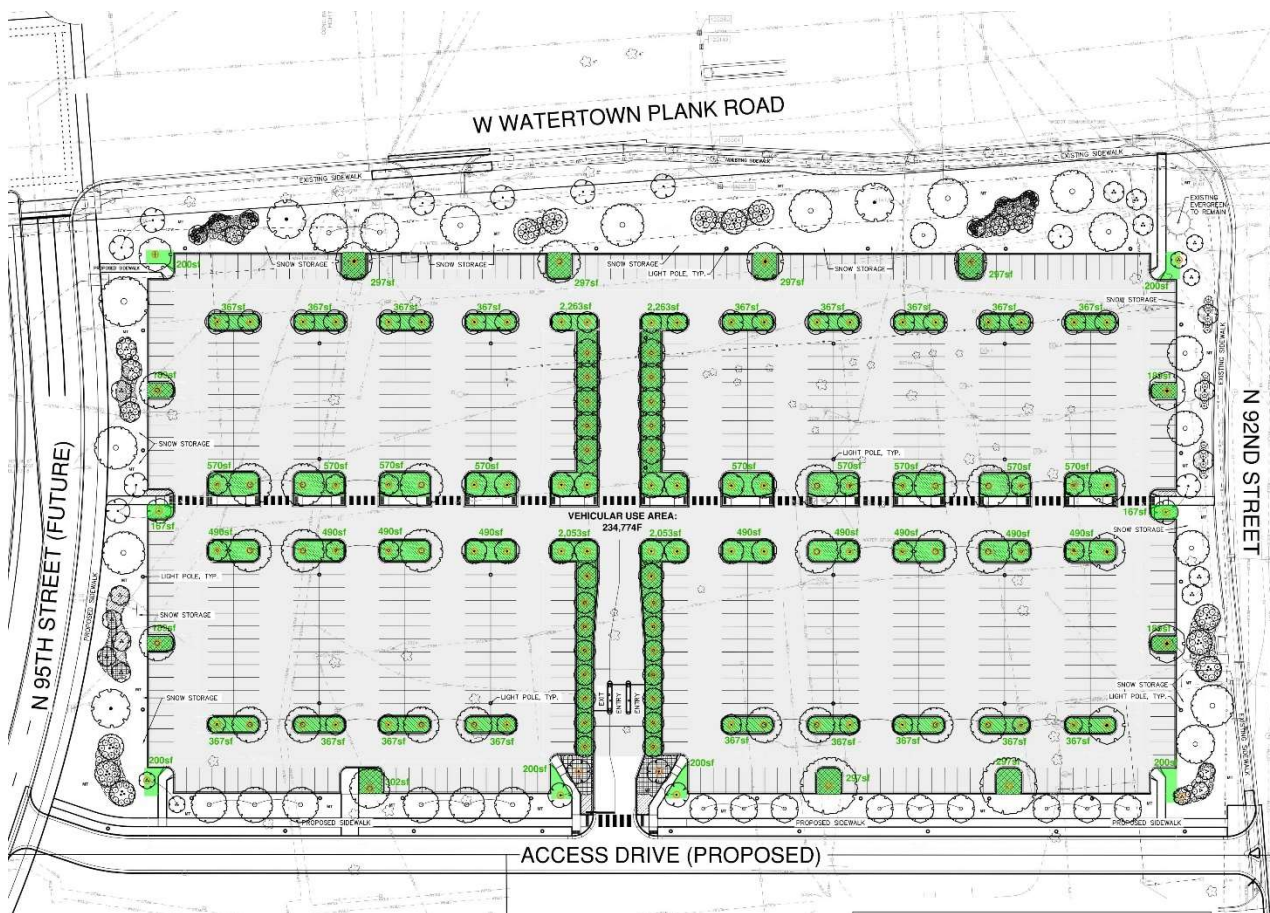


Figure 2 – Proposed Parking Lot Layout

The project has been submitted for Site Plan Permit to the Wauwatosa Engineering Department.