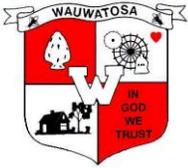


CITY OF WAUWATOSA
Staff Report



To: **Plan Commission**

From: **Tammy Szudy, Planning Manager**
Art Piñon, Principal Planner

Meeting Date: **March 9, 2026**

Subject: **Resolution adopting the Milwaukee County Research Park 2026 Master Plan**

Background:

Attached for review and approval by resolution is the final draft of the Milwaukee County Research Park 2026 Master Plan.

The Milwaukee County Research Park (MCRP) is generally bounded by Watertown Plank Road to the north, Wisconsin Avenue to the south, Interstate 41 to the east, and Mayfair Road to the west. Established in 1994, the park encompasses approximately 134 acres and integrates developed properties with preserved natural areas. The park includes 20 acres of open space and conservation land and is currently improved with 20 properties, including a hotel, a 103-unit apartment development, two retail buildings totaling approximately 18,000 square feet, a 46,000-square-foot medical office building, and 14 office buildings comprising more than 1.8 million square feet. At peak capacity, the park supports approximately 6,000 employees.

In March 2025, the City of Wauwatosa and Irgens entered into a Joint Master Planning Agreement for preparation of a Master Plan for the MCRP. As part of this effort, Eppstein Uhen Architects (EUA) was retained to prepare the Master Plan and evaluate the following:

- Existing infrastructure, including roads, utilities, stormwater management, and transportation connections;
- Opportunities for new common amenities;
- Transportation circulation and flow (pedestrian, bicycle, and vehicular);
- Potential new building projects to enhance taxable value;
- Current zoning regulations and opportunities to support a mixed-use environment; and
- Connections to neighboring uses, including Wisconsin Avenue Park and other community assets.

The public engagement process for development of the Master Plan followed the adopted Public Participation Plan. Outreach efforts included stakeholder interviews and meetings, a public open house, and the creation of a project webpage where the draft plan was shared and public comments were invited. Stakeholders provided constructive feedback and recommendations, which were incorporated to strengthen the final plan. A summary of the public engagement process is included in the Master Plan document.

Through technical evaluation and public input, the Draft MCRP Master Plan was formulated to achieve the following goals:

- Prioritize pedestrian and bicycle connectivity by creating safe, attractive, and accessible pathways and bike routes that connect buildings, amenities, and surrounding neighborhoods, reducing reliance on automobiles.
- Foster collaboration through public amenities by incorporating plazas, parks, and recreational trails that promote social interaction, active lifestyles, and year-round community use.
- Enhance transportation infrastructure by redesigning, improving, and extending the internal road network to support efficient traffic flow, safe intersections, and multimodal access.
- Introduce mixed-use development through the strategic integration of residential, retail, restaurant, and hospitality uses to create a vibrant live-work-play environment and encourage efficient land use.
- Strengthen placemaking and identity by establishing a cohesive design language and wayfinding system that defines the district as a modern, activated neighborhood rather than a traditional office park.
- Generate long-term economic value by positioning the district to attract and retain businesses, residents, and visitors through strategic land use, enhanced amenities, and thoughtful activation that supports sustained investment and tax base growth.

The required public hearing for the Master Plan was held at the February 24 Common Council meeting. No additional public comments were received at that meeting. A link to the public hearing is attached to this report.

Upon adoption by the Common Council, the Master Plan will be an amendment to the Tosa Tomorrow 2025 Comprehensive Plan.

B. Recommendation

Staff recommends approval.