



August 2, 2023

City of Wauwatosa Board of Public Works
7725 W. North Avenue
Wauwatosa, WI 53213

RE: Executive Summary | Exception Request - Section 24.12.030

To Whom It May Concern:

Research Medical Development Partners, LLC (“Owner”) is requesting an exception of Section 24.12.030, Interior Vehicular Use Area Landscaping, for the subject property located at 800 N. Mayfair Road to facilitate the development of a two-story medical office building on an existing surface parking lot. Specific conditions and characteristics of the subject property prevent the Owner from achieving full compliance without unnecessary hardship and impact on the proposed project. The exception will allow eight (8) landscaped islands that do not meet the minimum width of 10’0”, which include (A) four islands between 7’3” and 7’11” in width with trees planted in a similar fashion to a standard 10’0” island; and (B) four islands between 7’0” and 9’10” in width with 5’0” sidewalks in lieu of trees to enhance pedestrian connectivity to the adjacent site.

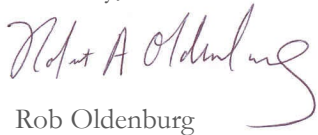
Unlike neighboring properties along Mayfair Road, the subject property is located within the more conservative Special Purpose-Research Park (“SP-RP”) zoning district. The western edge of the parking lot abuts a 50’ setback line and is located at the base of a landscaped berm with varying height of 4’ to 5’ feet, which is exceptionally unique to the urban landscape of Wauwatosa. Expansion of the parking lot to the west to meet code requirements would necessitate: (1) a variance from MCRP’s Park Architectural Review Committee, and (2) a full reconstruction of the entire berm to meet slope requirements—a process that would involve removing several mature trees and be prohibitively expensive. Alternatively, increasing the island width without parking lot expansion will necessitate the loss of 8 highly valuable parking stalls, which are critical to the long-term economic success of the urban concept development.

To mitigate the reduced landscaping within the islands, Owner will plant eight new deciduous trees adjacent to the subject property, as identified on the enclosed landscape plans. Furthermore, over 30 new trees were planted in 2022 between the adjacent office building and Research Drive. The redevelopment of the larger site, overall, has exceeded the minimum interior landscaping requirements by a total of 3,765 SF (a 21% increase) across the adjoining Lots 1 (Office) and 2 (Retail). With the additional trees, the overall landscape plan meets the intent of the landscaping code to provide shading within the interior parking areas.

By virtue of the SP-RP setback requirement and existing conditions along the west property line, this exception request is unique to the subject property and necessary for the enjoyment of rights possessed by other properties within the Mayfair corridor. Further, the exception will not create a detriment to adjacent owners as the subject property is surrounded by Irgens-controlled properties and major roadways.

Owner has made a significant effort to satisfy the code requirements and provide mitigation to offset the reduced island width. Respectfully, we are submitting the enclosed application to the Board of Public Works and sincerely appreciate the consideration of our exception request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rob Oldenburg". The signature is fluid and cursive, with a large, stylized "O" at the end.

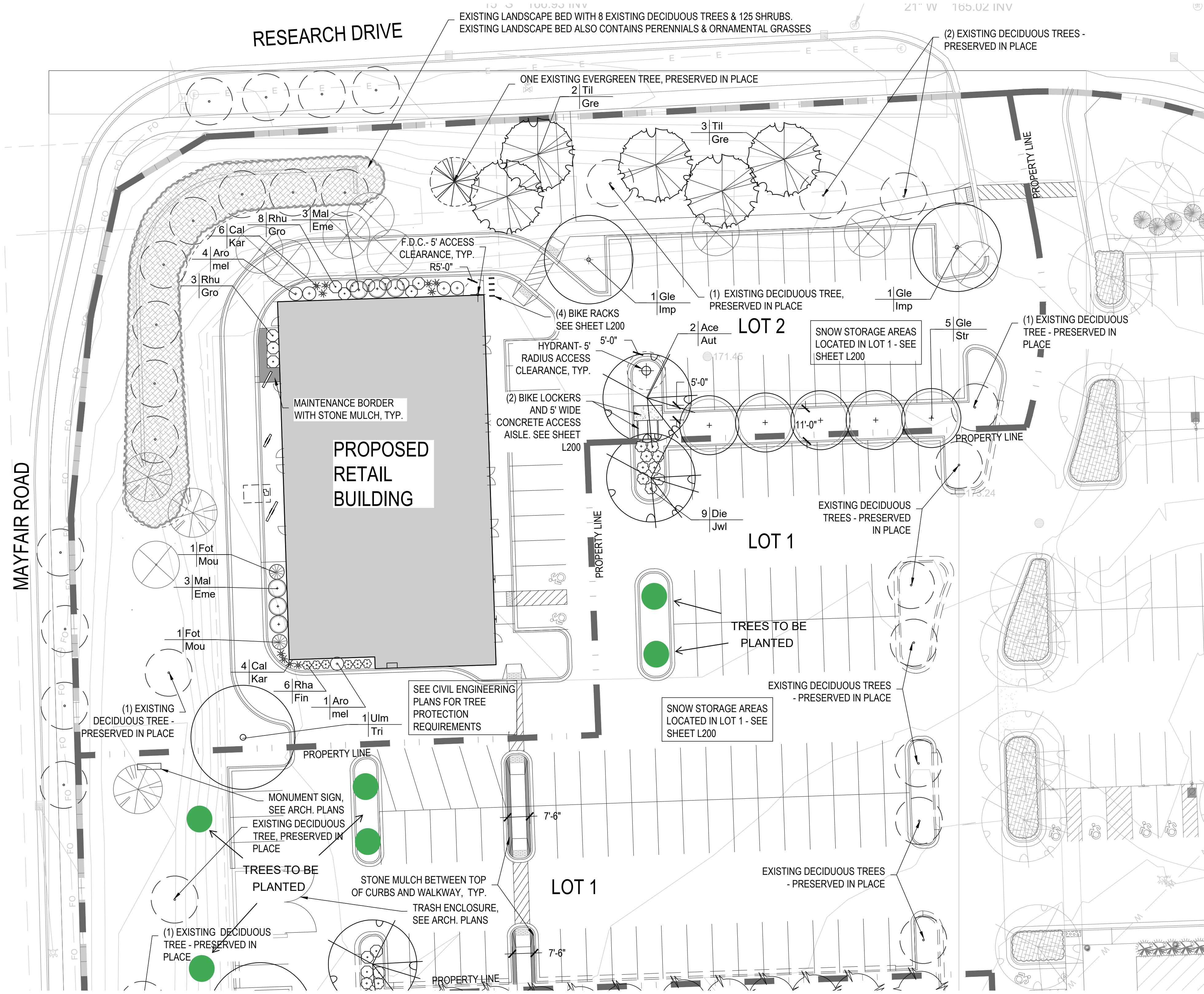
Rob Oldenburg
Senior Vice President, Development

Enclosure

- Aerial maps & photos
- Landscape plan – Lot 3 (MOB)
- Landscape plan – Lot 2 (Retail)
- Landscape compliance chart
- Background memorandum



Research Drive Site Plan | View looking north



1 SITE LANDSCAPE PLAN - LOT 2
L100 SCALE: 1" = 20'-0"

PLAN LEGEND

- EXISTING DECIDUOUS TREE TO BE PRESERVED
- EXISTING EVERGREEN TREE TO BE PRESERVED
- EXISTING PLANT BED
- SNOW STORAGE AREAS
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE TO BE REMOVED

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
MILWAUKEE, WISCONSIN 53204
MILWAUKEE, WISCONSIN 53204

SCALE IN FEET
0 20 40

NORTH

WISCONSIN LANDSCAPE ARCHITECT
ROBERT H. STICKER
LA-517
MILWAUKEE, WIS.
06/15/2023

LANDSCAPE CALCULATIONS FOR PERIMETER VEHICULAR USE AREAS - LOT 2:

PROPOSED RETAIL BUILDING:
PERIMETER LENGTH OF VEHICULAR USE AREA (VUA) ADJACENT TO STREET PUBLIC RIGHT OF WAY (ROW) - 425 L.F.

REQUIRED DECIDUOUS TREES AND SHRUBS (2 TREES AND 8 SHRUBS PER 50 L.F.)

DECIDUOUS TREES: 17 TREES REQUIRED / 12 EXISTING DECIDUOUS TREES PRESERVED IN PLACE + 5 NEW DECIDUOUS TREES ADDED 1 SHRUBS: 68 REQUIRED / 125 EXISTING SHRUBS PRESERVED IN PLACE

LANDSCAPE CALCULATIONS FOR INTERIOR VEHICULAR USE AREAS - LOT 2:

PROPOSED RETAIL BUILDING:
16,484 SQUARE FEET (SF) TOTAL VEHICULAR USE AREA (VUA)
TOTAL MINIMUM INTERIOR LANDSCAPE AREA (TMILA) IS 1,648 SF (10% OF 16,484 SF)

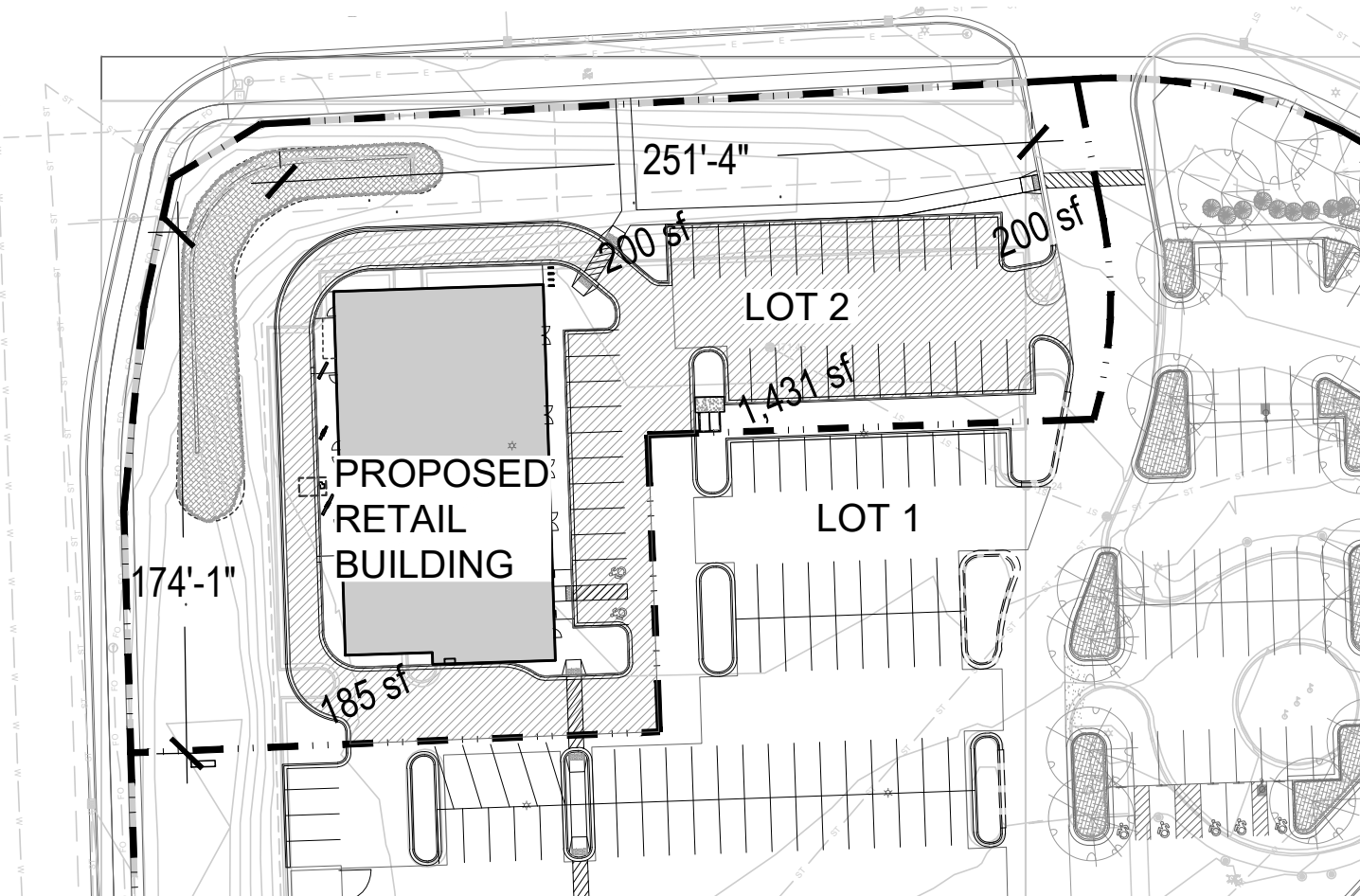
PROVIDED GREEN SPACE AS PER THE CURRENT PLAN = 1,831 SF

PER CITY ORDINANCE: 24.12.030 INTERIOR VEHICULAR USE AREA LANDSCAPING:

"LANDSCAPE ISLANDS AND MEDIAN MUST HAVE AN AREA OF AT LEAST 135 SQUARE FEET AND BE AT LEAST 10 FEET IN WIDTH."

"SHADE TREES MUST BE PROVIDED IN INTERIOR LANDSCAPE ISLANDS AT A MINIMUM RATE OF ONE TREE PER 180 SF OF REQUIRED INTERIOR LANDSCAPE AREA.

1,648 S.F. DIVIDED BY 180 S.F. = 9 TREES REQUIRED 1 TREES: 9 PROVIDED + 1 EXISTING DECIDUOUS TREE TO BE PRESERVED IN PLACE



VEHICLE USE AREA DIAGRAM:
not to scale

VUA DIAGRAM LEGEND

- VEHICLE USE AREA (VUA)
- LOT BOUNDARY LINE
- AREA OF INTERNAL PARKING LOT GREEN SPACE
- LENGTH OF PARKING LOT PERIMETER ALONG R.O.W.

PLANT SCHEDULE:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
Deciduous Trees						
Ace / Aut	2	Acer x freemanii 'Jeffersred' PP 4864	Autumn Blaze Maple	2 1/2"-3"	BB	
Gle / Str	5	Gleditsia triacanthos 'Draves' PPAF	Street Keeper Honeylocust	2 1/2"-3"	BB	
Gle / Imp	2	Gleditsia triacanthos 'Impcole' PP 1605	Imperial Honeylocust	2 1/2"-3"	BB	
Mal / Em	6	Malus 'Jefgreen' PP 23,863	Emeralds Spire Crabapple	1 1/2"-2"	BB	
Til / Gre	5	Tilia cordata 'Greenspire' PP2,086	Greenspire Linden	2 1/2"-3"	BB	
Ulm / Tri	1	Ulmus 'Morton Glossy'	Triumph Elm	2 1/2"-3"	BB	
Deciduous Shrubs						
Aro / mel	5	Aronia melanocarpa	Black Chokeberry	24" - 30"	Cont.	
Die / Jwl	9	Diervilla lonicera 'Jewell'	Jewell Bush-honeysuckle	18" - 24"	Cont.	
Fot / Mou	2	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	30" - 36"	Cont.	
Rha / Fin	6	Rhamnus frangula 'Fine Line Ron Williams' PP14,791	Fine Line Buckthorn	24" - 30"	Cont.	
Rhu / Gro	11	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.	
Ornamental Grasses						
Cal / Kar	10	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	

NOTE: AUTOMATED LANDSCAPE IRRIGATION SYSTEM TO BE INSTALLED. LANDSCAPE IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY LANDSCAPE CONTRACTOR OR IRRIGATION CONSULTANT



new eden

LANDSCAPE ARCHITECTURE

131 W. Seeboth Street, Suite 240
Milwaukee, WI 53204

Tel: (414) 530-1080 www.newedenlandscape.com

RESEARCH ONE - PHASE 2

10701 W. Research Drive
Wauwatosa, WI 53226

Irgens

Site Landscape Plan - Lot 2



© COPYRIGHT 2023
New Eden Landscape Architecture, LLC

REVISIONS:

GMP SET/DESIGN DEV'T. 6/15/2023

PROJECT NO.: 22004-EUA-R2

SCALE: 1" = 20'-0"

DATE: 06-08-2023

DRWN BY: JO CHKD BY: RS

SHEET:

L100

**Research Drive Redevelopment
Landscaping Compliance Chart
8/2/2023**

Use Lot # Plan Date	Office <u>Lot 1</u> 8/12/2022 7/12/2023	Retail <u>Lot 2</u> 6/8/2023	Medical <u>Lot 3</u> 6/15/2023	TOTAL <u>Lots 1-3</u>
LANDSCAPE CALCULATIONS				
<u>INTERIOR VEHICULAR AREA</u>				
Total Vehicular Use Area	111,621	16,484	47,576	
<u>10% Interior Landscaping</u>				
Required Minimum Landscape Area	11,161	1,648	4,757	17,566
Provided Green Space	14,126	1,831	5,374	21,331
<u>1 Tree per 180 SF</u>				
Required Shade Trees	62	10	27	99
Provided Shade Trees	62	10	27	99
<u>Landscape Islands</u>				
Required Width per Island	10'-0"	10'-0"	10'-0"	
Total Islands Provided	40	5	18	63
Compliant Islands	40	5	10	55
Non-Compliant Islands	0	0	8	8
LANDSCAPE CALCULATIONS				
<u>PERIMETER VEHICULAR AREA</u>				
Perimeter Length	434	425	199	
<u>2 Trees per 50 LF</u>				
Required Trees	18	17	8	43
Provided Trees	18	17	8	43
<u>8 Shrubs per 50 LF</u>				
Required Shrubs	70	68	32	170
Provided Shrubs	74	125	32	231



MEMORANDUM

TO: City of Wauwatosa Board of Public Works

FROM: Rob Oldenburg

DATE: August 2, 2023

RE: Interior Vehicular Use Area Landscaping | Proposed Landscape Exception Request

On behalf of Research Medical Development Partners, LLC (the “Owner”), Irgens Partners, LLC (“Irgens”) is requesting an exception of Section 24.12.030, Interior Vehicular Use Area Landscaping, for the subject property located at 800 N. Mayfair Road (medical office). The property is zoned SP-Research Park and is located along Mayfair Road and Research Drive, at the gateway of the Milwaukee County Research Park (“MCRP”) and former site of United Healthcare’s regional headquarters.

Project Overview

The project consists of a two-story medical office building (“MOB”) with approximately 46,046 SF. With high demand for medical office space in the Mayfair Road corridor, the MOB is being promoted to healthcare providers seeking modern, visible, and accessible space in the submarket. It will be complementary to the breadth and acuity of services provided at the Milwaukee Regional Medical Center campus.

The MOB is part of a larger, mixed-use redevelopment of the former United Healthcare campus. Redevelopment plans include:

- Significant renovation and re-tenanting of an existing 130,000 SF office building, which was completed in 2022.
- Single-story retail center with approximately 8,650 SF positioned at the corner of Mayfair Road and Research Drive. Retail will include two fast casual restaurants, providing a significant amenity to the daytime office population at MCRP and the surrounding neighborhood.
- Four-story multi-family residential development consisting of approximately 200 units positioned at the south end of the property, adjacent to Wisconsin Avenue.

Upon final completion and stabilized occupancy, the redevelopment is anticipated to generate over \$50 million of incremental property value.

Life Sciences District Master Plan

The Wauwatosa Life Sciences District 2018-2038 Master Plan (the “Master Plan”) emphasizes the scarcity of development sites in Wauwatosa and potential for increasing density within MCRP, stating “much of the Westside Neighborhood includes properties that follow suburban business park patterns with large lawns, low density, high ratios of surface parking and lot lines that preclude urban reconfiguration.” The Master Plan

states that “these uses and patterns will remain as long as present property owners and occupants wish to continue their current pattern of activity. When owners and users wish to redevelop, such changes should conform to this Plan.”

The Master Plan furthermore acknowledges the value of potential redevelopment within the Mayfair Road corridor, stating that “Mayfair Road...represents one of the most valuable business arterials in Milwaukee County. Such value cannot be jeopardized.”

The proposed mixed-use development at MCRP presents a unique opportunity to implement recommendations from the Master Plan. To maximize the redevelopment potential of the site and achieve the density contemplated in the Master Plan, relief from the landscape code is necessary.

Proposed Improvements

The redevelopment has been conceived, sited, and designed as an integrated mixed-use campus with the site designed to utilize as much of the existing drive aisle, parking lot, and landscaping improvements as possible.

The 2.3-acre MOB site is currently improved with a surface parking lot designed with standard rows of 20 stalls, which are not compliant with current landscaping code. The western edge of the parking lot abuts the 50' setback line imposed by MCRP and is located at the base of a landscaped berm with varying height of 4' to 5' feet.





Owner originally planned to maintain the existing rows of 20 parking stalls. A majority of the parking areas on the MOB site would be improved through a “mill and overlay” of the existing asphalt with a portion requiring full pavement reconstruction. The concrete islands were planned to be replaced in their original configurations to increase the aesthetic quality and consistency within the redevelopment.

After discussions with city staff, several changes were made to enhance the aesthetic consistency within the redevelopment and to increase current code compliancy, including:

- Added pedestrian sidewalks to link the MOB to the adjacent retail project and to the Mayfair Road sidewalk.
- Reconfigured six existing islands and added four new islands to break up rows of 20 parking stalls. As a result, there are eight islands that do not meet the minimum width of 10’0” per Section 24.12.030 of the Code of Ordinances.
 - Four islands are between 7’3” and 7’11” in width and contain trees planted in a similar fashion to a standard 10’ island.
 - Four islands are between 7’0” and 9’10” in width and contain 5’ sidewalks to enhance pedestrian connectivity between the retail and future multi-family buildings. The balance of the islands will have landscaped strips ranging between 2’0” and 4’10”.

Alternative Options

In effort to be fully code compliant with the 10'0" island widths, Owner evaluated two alternatives:

- 1) **Expand the parking lots to the west by approximately 12'6"**. There are two concerns with this option. First, MCRP has a 50' setback requirement from the west property line. Parking expansion would require a variance from MCRP's Park Architectural Review Committee. Secondly, the parking lots about a 4'-5' landscaped berm. Expanding the parking lot to the west would necessitate a reconstruction of the entire berm to meet slope requirements and/or addition of a prohibitively expensive retaining wall. Additionally, several mature trees would be removed. Parking expansion is not a feasible solution as it imposes an undue legal and financial burden on the project.
- 2) **Eliminate 8 parking stalls**. Providing sufficient parking is critical to the long-term economic success of the entire development. Owner is proposing the absolute minimum amount of parking to satisfy the needs of the MOB, retail and office projects. Any loss of parking will threaten the business operations of the tenants, impair Owner's ability to attract new tenants, and potentially create a stigmatism that will directly impact long-term real estate value. Owner has followed the Master Plan guidelines by promoting an urban design concept and minimizing excess parking through shared parking, of which the Project and adjacent properties are reliant on.

Demonstration of Need

As the alternative options are not feasible, Owner is respectfully requesting an exception for the reduced landscape island widths. There is a demonstrated and unique hardship that exists on the property.

- **Exceptional circumstances pertaining to this lot do exist.** The site has unique and special circumstances in that: (A) the development includes the reuse of existing site improvements, the majority of which were planned to remain in their original location/configuration; (B) an existing 4'-5' landscaping berm provides a physical barrier to parking lot expansion, and the 50' wide berm is exceptionally unique to the urban landscape of Wauwatosa; and (C) site is located in the SP-Research Park zoning district, which has more conservative standards and multiple jurisdictional authorities over site planning.
- **The exception is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity.** Although located in the MCRP, the CSM subdivision effectively created additional properties within the Mayfair Road corridor. However, the more conservative SP-Research Park setback requirements create a competitive disadvantage compared to properties in the adjacent commercial zoning district. The exception allows the MOB site to enjoy property rights that are more consistent with properties in the Mayfair Road corridor.
- **The exception will not create a special detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this or to the public interests.** Granting an exception will not create a detriment to neighboring property owners. The MOB site is directly

adjacent to the existing office and future retail and multi-family properties sponsored by Irgens. The redevelopment is further bounded by Mayfair Road on the west, Research Drive on the north, and Wisconsin Avenue on the south.

- **The difficulty or hardship was not created by the property owner.** Owner acquired the improved site in March 2022. While Owner was involved in the CSM subdivision, the hardship is ultimately born from the SP-Research Park zoning and the site conditions along the west side of the property, which were constructed in 1995.

Mitigation Efforts

As Owner made significant effort to satisfy the requirements of the landscaping code, we continue to be challenged by specific conditions and characteristics of the existing property. In consideration of the exception request, please also consider the following:

- The redevelopment has exceeded the minimum landscaping requirements on other parts of the redevelopment:
 - Eight new deciduous trees will be planted in interior parking area adjacent to the medical property, mitigating the reduced number of trees in the islands with sidewalks.
 - Over 30 new trees were planted in 2022 between the office building and Research Drive.
 - Interior landscaped area on the office property exceeds the minimum requirement by approximately 3,000 SF (27% increase).
 - Interior landscaped area on the retail property exceeds the minimum requirement by approximately 180 SF (11% increase).
 - Interior landscaped area on the MOB property exceeds the minimum requirement by approximately 600 SF (13% increase).
- The overall landscape plan on the MOB site is consistent with the intent of the landscaping code. Specifically, trees planted in interior islands are intended to provide shade to the interior parking areas. The MOB site will provide the same amount of interior shading as a standard parking lot with rows of 15 stalls and 10'0" islands.
 - Four of the reduced width islands will contain trees in the same fashion as standard 10'0" islands.
 - Four reduced width islands with sidewalks are all located within 25' or less of other tree-planted islands. This provides comparable shade coverage as a 15 parking stall row.

We sincerely appreciate your consideration of this exception request.