



MEMORANDUM

TO: City of Wauwatosa, Planning Division

FROM: Rob Oldenburg | Senior Vice President, Development

DATE: September 15, 2023

RE: Research Park Multi-Family - Project Description

Research Apartment Development Partners, LLC (the “Owner”), on behalf of Irgens Partners, LLC, is requesting a Conditional Use Permit for a proposed multi-family development (the “Project”) at the northeast corner of the intersection of N. Mayfair Road and W. Wisconsin Avenue. The Project site, legally known as Lot 4 of Certified Survey Map 9388, is a 3.667-acre site located within the Milwaukee County Research Park (“MCRP”). The site is currently improved with a surface parking lot bounded by a landscaped berm along the west and south property lines, and Wisconsin Avenue Park directly east. The Project site is currently zoned Special Purpose – Research Park (“SP-RP”).

The proposed Project is a low-rise, multi-family apartment complex consisting of four (4) stories of residential living and amenity space over a single level, partially below-grade, structured parking garage. The Project will include approximately 201 luxury market-rate units comprised of a mix of studios, one-bedroom and two-bedroom floor plans. The development will feature a competitive and comprehensive amenity set to enhance the community experience and retain residents. Access to the development will be provided via a shared point on Research Drive, directly north of the Project. Approximately 191 structured parking stalls will be provided with an additional 65 surface parking spaces at the front entrance for visitors and additional residential parking. (See pages 3 – 4 for complete Project specifications)

Multi-Family Density

The limited availability of developable land sites within the City of Wauwatosa poses a significant challenge to increase density to meet population growth demands. The Project will deliver 201 high-quality, multi-family housing units on an underutilized land parcel in the city’s “Westside Neighborhood”. The Project is consistent with the policies established in Chapter 2.3 of the *City of Wauwatosa Comprehensive Plan* from 2006 which recommends to:

- Encourage the reuse of infill development sites such as the proposed Project site
- Plan for higher-density multi-family housing in parts of the city where streets and sidewalks can handle increased amounts of traffic; there is access to parks, shopping, and other community facilities, and where access to public transportation is available or planned.
- Enforce high-quality design for all new and expanded multi-family developments.
- Promote “complete neighborhoods” that offer a compatible mix of residences, services, businesses, community facilities, jobs, recreation, and education.”

The *2023 Housing Study and Needs Assessment* completed by SB Friedman for the City of Wauwatosa estimates that by 2040, Wauwatosa's population will grow by nearly 3,300 new residents—impacting the demand for 2,200+ new housing units in the immediate future. As the City of Wauwatosa is projected to continue attracting new residents, the Project presents a unique opportunity for Wauwatosa to achieve its density goals and generate significant tax revenue on a site (10701 Research Drive) that had been previously controlled by a single occupant—United Healthcare, for over 27 years.

The *Wauwatosa Life Sciences District 2018-2038 Master Plan* points to the city's Westside Neighborhood as an ideal location for future mixed-use developments and housing, indicating that as “demand increases, strategic infill development could increase density” and positively diversify the existing suburban pattern in the area. As it currently exists, much of the Westside Neighborhood, where the Project is located, includes expansive properties that follow “suburban business park patterns” with “low density, high ratios of surface parking and lot lines that preclude urban reconfiguration.” MCRP and the Wisconsin Avenue area is specifically cited within the Master Plan as a prime location for development, presenting opportunities to increase density and redevelop valuable infill land that the city describes as a “dead zone.” The Plan discusses potential enhancements to the existing MCRP property along Wisconsin Avenue, identifying it as an ideal location for a “high quality multi-family residential development.”

Site History & Future Development

Following Irgens' acquisition of 10701 Research Drive in 2021, CSM 9388 was recorded to legally subdivide the property into four parcels with the existing, five-story, 130,000 square foot office building located on Lot 1 and the future development parcels (Lots 2, 3 and 4) located on separate out lots. “Phase II” of redevelopment at 10701 Research Drive includes the completion of an approximately 8,632 square foot multi-tenant retail building on Lot 2, and a 45,823 square foot, two-story medical office building on Lot 3. The final phase of development, “Phase III”, includes the proposed multi-family development described herein.

Neighborhood Considerations

The Project has been designed to be respectful to and consistent with the character of the surrounding residential neighborhoods.

- **No access point** to or from Wisconsin Avenue with all **resident traffic routed through MCRP**
- Many of the **existing mature trees** along Wisconsin Avenue to remain, with **additional landscaping** planned along the property line
- All residential **parking will be on-site.**
- **50-foot building setback** is significantly greater than adjacent zoning districts along Mayfair Road
- **Low-profile development** will prevent significant sunlight and view obstruction from the adjacent residential neighborhood.
- All stormwater run-off will **drain into the central retention facilities at MCRP.**
- **High-quality, classical design approach** is consistent with the architectural standards of MCRP

Project Specifications

<i>Owner/ Applicant:</i>	Research Apartment Development Partners, LLC	
<i>Project Size:</i>	Four (4) stories over one (1) level of structured garage parking (partially below-grade)	
<i>Units:</i>	+/- 201 units (Mix of studios, 1 BR and 2 BR units)	
<i>Exterior:</i>	Combination of brick, metal panel, windows and balconies	
<i>Access:</i>	Shared access point on Research Drive, directly north. No access onto Wisconsin Ave to the south.	
<i>Parking:</i>	~191 structured parking stalls and 65 surface stalls for residents and guests	
<i>Anticipated Amenity Set:</i>	<u>Indoor</u>	<u>Outdoor</u>
	<ul style="list-style-type: none">- Fitness studio- Yoga room- Conference room/Zoom rooms- Lounge/library space- Club room (with kitchen/bar)- Pet wash- Electric car charging stations- Private storage lockers	<ul style="list-style-type: none">- Pet exercise area- Courtyard with fire pits, gas grills- *Swimming pool (*under consideration)
<i>Zoning:</i>	Special Purpose – Research Park (“SP-RP”)	
<i>Bike Parking:</i>	Short and long-term bicycle parking to be provided	
<i>Stormwater Retention:</i>	Stormwater run-off to drain into central retention facilities at MCRP	
<i>Employees:</i>	Project will be managed by a third-party residential property management company. Approximately 6 on-site employees are anticipated.	
<i>Construction Staging:</i>	All material storage and contractor parking are anticipated to occur on-site. No public road closures will be required.	
<i>Project Team:</i>	Developer Irgens Partners, LLC Architect Eppstein Uhen Architects Civil Engineer The Sigma Group Structural Engineer Pierce Engineers Landscape Architect New Eden Landscape Architecture, LLC	
<i>Applicant Contact:</i>	Rob Oldenburg – Senior Vice President, Development Phone: (414) 443-2526 Email: roldenburg@irgens.com	



Existing Conditions | Aerial Map



Existing Conditions | View looking east



Existing Conditions | View looking east toward Wisconsin Avenue Park



Existing Conditions | View looking southwest toward intersection of Wisconsin Ave. & Mayfair Rd.



Existing Conditions | View looking west toward Mayfair Rd.



Existing Conditions | View looking west toward Mayfair Rd.



Existing Conditions | View looking east from intersection of Mayfair Road & Wisconsin Avenue