

Date: October 4, 2024

To: Board of Public Works Application

Applicant: Versiti Blood Research Institute  
8727 W. Watertown Plank Road  
Wauwatosa, WI 53226

Re: Landscape Appeal

#### Narrative

The Versiti Blood Research Institute is planning a new addition to their existing facility at 8727 W. Watertown Plank Road in Wauwatosa, WI. Versiti plans to remove 50% of the existing east parking lot located along 87<sup>th</sup> Street. This existing parking lot was originally intended to remain, however the contractor anticipates the parking lot will be damaged by construction truck and crane access. The intent of the current design is to restore the parking lot to its original footprint. 87<sup>th</sup> Street is a private road owned by the Milwaukee Regional Medical Center and not a designated public-right-of-way and may have different interpretations of City requirements.

This situation has created a condition that does not meet current Code requirements. A variance is needed for two Code requirements:

- **Perimeter Vehicular Use Area Landscaping (24.12.020):** A landscape strip with a minimum depth of 10 feet must be provided between the vehicular use area and the public right-of-way.
  - 87<sup>th</sup> Street is a private road owned by Milwaukee Regional Medical Center (MRMC) and not a designated public-right-of way.
  - Approximately 53 feet out of the 159 feet of VBRI property perimeter adjacent to N. 87<sup>th</sup> Street does not provide the required 10-foot width and is consistent with historical conditions
  - The design intent is to restore the east parking lot to its original conditions.
  - The current design accommodates the required numbers of trees and shrubs within the proposed landscape strip.
  - The City of Wauwatosa recommends VBRI seek a variance for this condition and expressed support for its approval.
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- **Interior Vehicular Use Area Landscaping (24.12.030):** Shade trees must be provided in interior landscape islands at a minimum rate of one tree per 180 square feet of required interior landscape area.
  - Required number of trees =  $593/180 = 3.29$  trees. The required number of trees is rounded up to the nearest whole tree. Thus, the number of required trees is 4, not 3.

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Prepared by  
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