

October 22, 2024

Kristin Langhoff
Direct Dial: 414-298-8347
klanghoff@reinhartlaw.com

SENT BY E-MAIL (TSZUDY@WAUWATOSA.NET) AND
UPLOADED TO SERVICES.WAUWATOSA.NET

Tammy Szudy, Planning Manager
City of Wauwatosa
7725 West North Avenue
Wauwatosa, WI 53213

Dear Ms. Szudy:

Re: Conditional Use Permit for 9455 W.
Watertown Plank Road, Wauwatosa, WI
and Minor Modification to Conditional
Use Permit for 999 N. 92nd Street

This firm represents Milwaukee Regional Medical Center, Inc. ("MRMC") in connection with a 2006 Conditional Use Permit (the "Existing CUP") for a helipad at 999 N. 92nd Street (the "Existing CUP Location"). This firm also represents MRMC Land Bank, LLC ("Land Bank") in connection with its Conditional Use Application for the property located at 9455 W. Watertown Plank Road (the "Property").

MRMC is the association of owners of land at the Milwaukee Regional Medical Center campus (the "Campus") and provides a variety of services to the Campus landowners. In addition to its other businesses, MRMC previously operated an air medical transport service (the "Flight For Life Program"). Since 1984, air medical transport services have provided emergency medical air transportation to Southeastern Wisconsin's only Level 1 Trauma Center, located on the Campus by a rooftop heliport located at Froedtert Memorial Lutheran Hospital (the "Rooftop Heliport"). In 2006, MRMC obtained the Existing CUP for a ground helipad to serve as a backup location for air medical transport operations during periods when the Rooftop Heliport is unusable due to maintenance, repair or construction activities, or weather conditions create a danger to operations utilizing the Rooftop Heliport. MRMC sold the Flight for Life Program to its affiliate, Flight For Life, Inc., at the start of 2024. Due to ongoing development at the Campus, the Existing CUP Location can no longer be used as a backup helipad. The backup helipad has been moved to the Property.

Land Bank, the members of which are Froedtert Memorial Lutheran Hospital, Inc., Children's Hospital of Wisconsin, Inc. and The Medical College of Wisconsin, Inc., owns the

Property. Land Bank has leased a portion of the Property to Flight For Life, Inc. for the backup helipad. In addition to the backup helipad, a portion of the Property is currently developed as surface parking lot with access provided via a private roadway (the “North Roadway”) that ends in a cul de sac (the “Cul de Sac”).

The Property is zoned SP-MED, Medical Center District (the “District”). Land Bank seeks a Conditional Use Permit consistent with City of Wauwatosa (the “City”) Municipal Code (the “Code”) § 24.16.040 to allow the use of the Property as the backup helipad. Under Code § 24.06.060 and § 24.07.030, “helipad” is a conditional use in the District.

On behalf of MRMC and Land Bank, I have uploaded to the Wauwatosa Self Service portal, the following application materials and supplemental information (collectively, the “Proposal”) for the City’s consideration:

1. Authorization of Land Bank;
2. Authorization of MRMC;
3. The Application Fee;
4. A Site Plan showing the backup helipad on the Property; and
5. A description of the proposed conditional use of the Property and a plan of operation of the proposed conditional use (collectively, the “Proposal”) and a summary of how the Proposal satisfies the City’s conditional use approval criteria set forth in Code § 24.16.040.G.

A. Description of the Proposed Use of the Property.

Wisconsin communities have been served with air medical service to the Trauma Center at Froedtert Memorial Lutheran Hospital since 1984 and more recently at Children’s Hospital of Wisconsin. Typically, the Flight For Life Program and other air medical services transporting patients to the Trauma Center utilize the Rooftop Heliport. The Rooftop Heliport includes a helipad and hanger for two helicopters, crew and staff quarters, a fueling system, a fire suppression system, a heliport lighting system and other supportive resources necessary to meet the FAA requirements for a Private Use Heliport. The Rooftop Heliport has direct access to an elevator to the Trauma Center.

A backup ground helipad on Campus is necessary to ensure minimal disruption to air medical services and critical patient care during periods when the Rooftop Heliport is unusable due to maintenance, repair or construction activities or weather conditions that create a danger to operations utilizing the Rooftop Heliport. The backup helipad has been and will continue to be used only when representatives of the Flight For Life Program determine that construction

conditions or weather/climatic conditions create a danger to air medical service operations utilizing the Rooftop Heliport.

A backup ground helipad was located at the Existing CUP Location from 2006 to 2023. Due to ongoing development at the Campus, the Existing CUP Location can no longer be used as a backup helipad, and the backup helipad has been moved to the Property.

B. Plan of Operation. As shown on the Site Plan, the new backup helipad is located on the Cul de Sac at the west end of the North Roadway. The backup helipad is an area that measures approximately forty-two (42) feet by forty-two (42) painted with an “H” that faces east to west. A lighted windsock is visible for pilots to determine wind direction.

Based on historical operation of the Rooftop Heliport, it is anticipated that approximately 0 to 5 helicopter takeoffs and landings will occur on the backup helipad on days when the Rooftop Heliport is unavailable for use. Patients will be transported from the backup helipad to the Trauma Center by Flight For Life personnel utilizing ground transport (ambulance). The ground transport path from the backup helipad to the Trauma Center is via the North Road east to 92nd Street, then south on 92nd Street to Doyne Avenue, then east on Doyne Ave. to the Froedtert Memorial Lutheran Hospital and Children’s Hospital of Wisconsin Ambulance Patient Entrance. During aircraft takeoff and landing, Froedtert Memorial Lutheran Hospital security provides an initial safety survey of the landing zone. The City of Wauwatosa Fire Department provides both a fire engine and ambulance to ensure security and fire suppression services are maintained and provide ground transport of the patient and clinicians.

C. How the Proposal Satisfies the Conditional Use Approval Criteria set forth in Code § 24.16.040.G. Set forth below is Land Bank’s statement as to how the proposed conditional use meets all the criteria for Conditional Use approval under Code § 24.16.040.G.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger public health, safety or general welfare. As set forth in the Proposal, the backup helipad will have positive, not negative, impacts on the public health, safety, and general welfare. The backup helipad will provide a safe backup takeoff and landing location for emergency air medical transport programs serving Wisconsin communities and patients in need of significant medical care during periods when the Rooftop Heliport is unavailable for use. The Flight For Life Program and other emergency air medical transport programs that will use the backup helipad respond to pre-hospital scene calls and provide emergency medical air transportation to Froedtert Memorial Lutheran Hospital and Children’s Hospital of Wisconsin, which together are Southeastern Wisconsin’s only Level 1 Trauma Center. The Flight For Life Program and other emergency air medical transport programs that will use the backup helipad provide emergency transport to individuals in need of acute medical care and/or who are at a location inaccessible by traditional emergency response vehicles.

2. The uses, values and enjoyment of surrounding properties for purposes already permitted in the district will not be substantially impaired or diminished by the

establishment, maintenance or operation of the conditional use. The backup helipad is within the boundaries of the Campus and is surrounded by properties operated as uses that are served by and benefitted by the backup helipad. Additionally, the backup helipad has existed on the Campus since 1984 on various parcel neighboring the Property.

3. Establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the District. The backup helipad is within the Campus and is surrounded by properties developed for uses that are served by and benefitted by the backup helipad. The backup helipad is consistent with the use of surrounding properties for medical uses. Additionally, the backup helipad has existed on the Campus since 1984 on various parcels neighboring the Property.

4. Adequate utilities, access roads, drainage and other necessary improvements have been or are being provided. The backup helipad does not require utility service. Adequate roadways are provided for all aspects of the backup helipad. Adequate drainage and other necessary improvements have been provided as depicted on the Site Plan.

5. Adequate measures have been or will be taken to provide ingress and egress that will minimize on- and off-site traffic congestion. Based on historical operation of the backup helipad on the Existing CUP Location, it is anticipated that the backup helipad will generate approximately 0 to 10 vehicle trips on day, only on days when the Rooftop Heliport is unavailable for use.

6. The conditional use complies with all applicable regulations of the District.

Please do not hesitate to contact me at 414-298-8347 with any questions or concerns. Please schedule Land Bank's Conditional Use Permit application for consideration by the Plan Commission and City Common Council as soon as possible.

Simultaneously with Land Bank's application for a Conditional Use Permit at the Property, MRMC requests approval of a minor deviation to the Existing CUP consistent with Code § 24.16.040.J to allow a temporary change in location of the permitted conditional use thereunder to the Property until Land Bank obtains a new Conditional Use Permit, but not longer than one (1) year.

Yours very truly,

A handwritten signature in blue ink that reads "Kristin Langhoff". The signature is written in a cursive, flowing style.

Kristin Langhoff

Tammy Szudy, Planning Manager

October 22, 2024

Page 5

cc Ms. Kelly Reilly (w/encs. Sent via e-mail)
 Ms. Linda Annoye (w/encs. Sent via e-mail)
 Mr. Nicholas Korger (w/encs. Sent via e-mail)
 Mr. Leif Erickson (w/encs. Sent via e-mail)