



Wauwatosa, WI

Financial Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, February 10, 2026

7:30 PM

Committee Room #1 and Zoom:
<https://servetosa.zoom.us/j/82091946645>,
Meeting ID: 820 9194 6645

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Request to authorize an emergency procurement process for the emergency replacement of the retaining wall supporting the parking lot under the Harmonee Bridge and the Oak Leaf trail [26-0284](#)
2. Request from the Director of Public Works for a Level III fund transfer for the Fire Station Roof Replacement & Solar Array Project in advance of receipt of grant funds [26-0288](#)
3. Consideration of 2025 Operating Budget carryovers [26-0049](#)
4. Consideration of a Level 3 fund transfer to cover the excess cost of tax assessment litigation counsel for 2025 [26-0291](#)
5. Consideration for approval of a term sheet for tax incremental financing with the Irgens Corporation for a multi-family development within the Research Park [26-0315](#)

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Staff Report

File #: 26-0284

Agenda Date: 2/10/2026

Agenda #: 1.

Request to authorize an emergency procurement process for the emergency replacement of the retaining wall supporting the parking lot under the Harmonee Bridge and the Oak Leaf trail

Submitted by:

City Engineer and Finance Director

Department:

Public Works and Finance

A. Issue

The retaining wall in the southwest quadrant of the pedestrian bridge on Harwood Ave. over the Menomonee River is critically in need of an emergency replacement.

B. Background/Options

The retaining wall that is supporting the Oak Leaf Trail on the north side of the Harmonee Parking lot and in the southwest quadrant of the pedestrian bridge on Harwood Ave. has significantly deteriorated and is in need of emergency replacement. The retaining wall is approximately 80 feet long and varies from 5 to 9 feet in height and is constructed of stone masonry blocks. Based on available records, the wall dates back to the early 1920's and was constructed well before the pedestrian bridge, which dates back to 1980.

The retaining wall supports the Harmonee Parking Lot and Oak Leaf Trail. Staff has not been able to locate inspection records for this wall. This retaining wall is covered in vegetation during warmer months of the year and is not visible for inspection. In mid-November of 2025, deterioration of the wall was observed and it was decided that the City will continue to monitor the wall for continued deterioration. On 2/2/26, another inspection was done with a consultant who performs structural inspections for the City of Wauwatosa and it was determined that the wall has reached a critical point and is in need of emergency replacement.

In order to expedite design, permitting, and construction, it is necessary for the City to pursue a progressive design build contract and issue an emergency RFP to hire a design-build team that will design and construct a replacement wall. An RFP is proposed for release immediately upon Committee and Council approval so that a contractor/design team can be brought on board as soon as possible. The most qualified, responsible, best value bidder will be selected. Selection will be based on qualifications, technical approach, schedule, and preconstruction fee for design and permitting services. Given the emergency nature of this project, staff is making a request to waive the City of Wauwatosa standard bidding process and pursue an alternative delivery progressive design-build contract so that the wall can be replaced in an expeditious manner.

If approved City staff will return to the Committee with updates as more information becomes available and as is required in the City's purchasing policy when emergency expenditures are made.

C. Strategic Plan (Area of Focus)

Priority 3: Infrastructure

D. Fiscal Impact

Bonding will be required for this emergency wall replacement project. It is too early in the process to determine project cost but we will update the Committee as more information becomes available.

E. Recommendation

Approval to waive the City's standard bidding process in order to complete an emergency design-build replacement of the retaining wall supporting the parking lot under the Harmonee Bridge and the Oak Leaf Trail in order to expedite design and construction.



Staff Report

File #: 26-0288

Agenda Date: 2/10/2026

Agenda #: 2.

Request from the Director of Public Works for a Level III fund transfer for the Fire Station Roof Replacement & Solar Array Project in advance of receipt of grant funds

Submitted by:

David Simpson

Department:

Public Works

A. Issue

The adopted 2026 Capital Improvement Budget includes replacement of roofing at Fire Stations 51 & 53 as well as installation of solar arrays at all Fire Stations, the Fire Training Center, and the Hart Park Administration building. A fund transfer is necessary in order to account for delayed receipt of a Federal Reimbursement through the Clean Energy Investment Tax Credit program.

B. Background/Options

The adopted 2026 Capital Improvement Budget includes replacement of roofing at Fire Stations 51 & 53 as well as installation of solar arrays at all Fire Stations, the City's Fire Training Center, and the Hart Park Administration building (Project #6639). The project includes grant revenue of approximately \$175,000 in Federal Credits which is 30% of the solar array costs, however, the revenue will not be realized by the City until 2027 due to the process by which the funds are administered by the Federal Government. Because this revenue will not be available to the City in 2026 a fund transfer is necessary at this time to temporarily fund the budget shortfall.

The current temporary budget shortfall is approximately \$105,000, however, I am requesting a Level III fund transfer of an amount not to exceed \$175,000 which will allow for up to \$70,000 in contingency funds should unforeseen issues arise during construction of the project. These funds will be replenished when the grant funds are provided to the City in 2027.

C. Strategic Plan (Area of Focus)

Infrastructure and Quality of Life

D. Fiscal Impact

A temporary use of cash on hand of up to \$175,000 to fund the project until Federal funds are received in 2027.

E. Recommendation

Authorize a Level III Fund Transfer in an amount not to exceed \$175,000 for the replacement of roofing at Fire Stations 51 & 53 as well as installation of solar arrays at all Fire Stations, the City's Fire Training Center, and the Hart Park Administration building in advance of receipt of grant funds in 2027.



Staff Report

File #: 26-0049

Agenda Date: 2/10/2026

Agenda #: 3.

Consideration of 2025 Operating Budget carryovers

Submitted by:

John Ruggini

Department:

Finance

A. Issue

Carryover requests represent one of the final annual budgetary processes as unused but committed funds are transferred from the 2025 Budget to the 2026 Budget. As these funds would have alternatively positively impacted the end of the year surplus/deficit, approval of a carryover requests represents an important decision.

B. Background/Options

A carryover is a budgetary mechanism by which spending authority is transferred from one fiscal year to the next. This is most often necessary where a project budgeted for in one fiscal year (2025) is not completed so that remaining committed but unspent funds associated with the project are transferred to the following fiscal year (2026). This is accomplished by amending the 2026 expenditure budget to reflect approved carryovers. For the General Fund, in order to maintain a balanced budget, the unspent 2025 funds that are carried over are deposited in the fund balance as an "assigned" fund balance and reflected as a revenue in the subsequent year's budget. As a result, carryovers can have an impact on the unassigned fund balance if a greater amount is carried over as compared to the prior fiscal year as funds are then shifted from the unassigned to the assigned fund balance, all other things being equal.

Departments submitted carryover requests in early January. Following Finance Department review, final recommendations are presented below by fund and in detail in Attachment A. Funds that were already encumbered on a purchase order or are designated as non-lapsing in the budget resolution are automatically approved for carryover and not included in these charts.

Recommended Carryover Amounts by Fund

Fund	Fund	Requested
10	General	\$ 243,065
12	Capital	\$ -
16	Health/Life	\$ -
22	Municipal Complex	\$ -
24	IT	\$ 118,000
25	IT Reserve	\$ 947,596
31	CDA	\$ -
32	Tourism	\$ 13,373
34	Parks	\$ 315,000
36	TIF	\$ -
38	ARPA	\$ -
50	Water	\$ 102,500
51	Storm	\$ 758,500
52	Sanitary	\$ 290,000
Total		2,788,034

The General Fund carryover is \$274,723 less than the amount carried over last year. As a result, the unassigned fund balance would increase by this difference if that were the only change as less funds are needed to be set aside for subsequent year expenditures.

The attached tables describe each carryover. Year-end forecasts assumed funds for projects already in progress would be spent by year-end. Therefore, approving these carryovers does not worsen the forecast. Denying the carryover would only create an unbudgeted 2026 expense in the cases where a project is already begun and the City has a contractual commitment.

However, carryovers for uncommitted funds do have the effect of reducing the eventual year-end surplus. Staff consider these carryovers carefully and only recommend those that have a beneficial impact on City operations or services.

C. Strategic Plan (Area of Focus)

NA

D. Fiscal Impact

See discussion above.

E. Recommendation

I recommend that 2026 Budget be amended to reflect the carryovers as presented in Attachment A. These

figures are intended to be not-to-exceed amounts and may change as final 2025 bills are paid and are contingent upon year-end results.

2025 Carryovers for 2026 Budget

FUND	Department	Recommended Amount	Reason
10	Mayor	\$7,500.00	unspent funds for 2025 state of the city to fund part of the 2026 state of the city. \$3,000 was budgeted for this expense in 2026.
10	Administration	\$4,000.00	professional development funds saved for a training planned in 2026
10	Administration	\$3,000.00	to fund 2026 communications initiatives
10	Human Resources	\$11,000.00	This group of roll up accounts is used primarily for employee development and employee engagement programs and events. We would like to carryover everything we have available in this roll up account.
10	Human Resources	\$550.00	This group of roll up accounts is used primarily for employee development and employee engagement programs and events. We would like to carryover everything we have available in this roll up account.
10	Human Resources	\$100.00	This group of roll up accounts is used primarily for employee development and employee engagement programs and events. We would like to carryover everything we have available in this roll up account.
10	Human Resources	\$8,000.00	This group of roll up accounts is used primarily for employee development and employee engagement programs and events. We would like to carryover everything we have available in this roll up account.
10	Human Resources	\$2,000.00	This group of roll up accounts is used primarily for employee development and employee engagement programs and events. We would like to carryover everything we have available in this roll up account.
10	Human Resources	\$200.00	This group of roll up accounts is used primarily for employee development and employee engagement programs and events. We would like to carryover everything we have available in this roll up account.
10	ASSESSOR	\$3,400.00	Staff did not have an opportunity to attend professional development in 2025 due to revaluation
10	ASSESSOR	\$700.00	Working with EBI to purchase updated chairs for assessor conference table
10	ASSESSOR	\$255.00	Peter Bronek's Annual IAAO Renewal
10	ASSESSOR	\$450.00	Annual MLS Dues
10	ASSESSOR	\$300.00	Working with EBI to purchase updated chairs for assessor conference table
10	ASSESSOR	\$400.00	Working with EBI to purchase updated chairs for assessor conference table
10	Police	\$18,000.00	2025 order of holsters, red dot sights, and duty weapons for pilot red dot program not received by year end .
10	Police	\$1,200.00	Hold on Stop Stick order in "off-season" to extend the warranty useful life; Device holder order cancelled by vendor in December will need to be re-placed in 2026.
10	Police	\$14,400.00	Original 2025 budget for CSO radios not needed. Carryover to fund Fingerprint Machines.
10	Police	\$410.00	Hart Park Lane parking permit revenues not realized until late December 2025. These revenues are utilized for miscellaneous administrative expenses.
10	Police	\$1,000.00	Delay in December 2025 drug hood disposal due to incorrect disposal containers being received.
10	Police	\$5,500.00	Waiting on House of Harley to complete end-of-season maintenance/repairs.
10	Fire	\$2,000.00	We have a very young staff and would like to bring someone in to do training or team building.
10	Fire	\$8,000.00	Other supplies needed (furniture, equipment, office supplies, etc.) for the possible reconfiguration of offices at St 51 in preparation for the larger administrative staff for the merged department.
10	Fire	\$29,000.00	Possible reconfiguration of offices at St 51 in preparation for the larger administrative staff for the merged department.
10	Fire	\$13,000.00	Engine 52 requires extensive repairs and may have a failing head gasket.
10	Public Works Ops	\$10,000.00	These funds will be utilized to fund various Engineering Division staff's attendance at the National Association of City Transportation Officials conference and League of Municipalities conferences in 2026.
10	Traffic	\$1,500.00	Sign cups from City of MKE to help replenish stock from large signage project
10	Traffic	\$1,000.00	Sign brackets and decals from TAPCO to help replenish stock from large signage project
10	Traffic	\$1,500.00	Sign brackets and decals from TAPCO to help replenish stock from large signage project
10	Traffic	\$1,500.00	Purchase of sign brackets (inventory depleted by last Neighborhood Association request) and cost to paint brackets.

2025 Carryovers for 2026 Budget

FUND	Department	Recommended Amount	Reason
10	Traffic	\$25,000.00	Carry over funds to use towards increased pavement marking expenses.
10	Traffic	\$12,500.00	TAPCO usually performs a signal maintenance review/checks at all of our traffic signals on an annual basis. They were unable to complete the work at the end of 2025
10	Electrical	\$3,000.00	Decorative light poles (Graybar) for replacement poles from knock downs. Carry over amount based upon last order (2025)
10	Electrical	\$6,000.00	Decorative light poles (Graybar) for replacement poles from knock downs. Carry over amount based upon last order (2025)
10	Electrical	\$8,000.00	Decorative light poles (Graybar) for replacement poles from knock downs. Carry over amount based upon last order (2025)
10	Solid Waste	\$6,000.00	Purchase of additional carts - recycling, garbage and yard waste (approx \$85/ea with shipping).
10	Solid Waste	\$1,500.00	Purchase of additional carts - recycling, garbage and yard waste (approx \$85/ea with shipping).
10	Solid Waste	\$8,500.00	Purchase of additional carts - recycling, garbage and yard waste (approx \$85/ea with shipping).
10	Forestry	\$8,800.00	Carry over balance of small cell revenue not utilized in 2025. Funds to be used in 2026 towards completion of cityscape/beautification projects.
10	Engineering	\$1,900.00	Current staff/additional hires participation in more professional organizations.
10	Engineering	\$300.00	Current staff/additional hires participation in more professional organizations.
10	Engineering	\$1,500.00	Additional letters to property owners for sewer laterals expected in 2026.
10	Engineering	\$4,200.00	Additional emergency evaluations and repairs on water and structural facilities
10	Bike Ped	\$3,200.00	Pedestrian Push Buttons at State & Wauwatosa are broken and no longer produced. All six must match. Funds will purchase push buttons.
10	Bike Ped	\$2,800.00	Purchase bike racks for installation in City right-of-way.

\$243,065.00

24	Info Tech	\$4,000.00	Team Building Exercise with Facilities Crew
24	Info Tech	\$34,000.00	Migration and FMA
24	Info Tech	\$20,000.00	Back up internet & services. Delayed by At&T
24	Info Tech	\$60,000.00	Office 365 Licensing

\$118,000.00

25	Info Tech	\$697,596.00	Nutanix Licensing, working with vendor to finalize costs
25	Info Tech	\$250,000.00	Ve3sta Upgrade

\$947,596.00

32	Tourism	\$3,000.00	Work delayed due to cold temperatures
32	Tourism	\$10,372.89	ART 64 proceeds to be used in 2026

\$13,372.89

2025 Carryovers for 2026 Budget

FUND	Department	Recommended Amount	Reason
34	Parks	\$315,000.00	Building repairs - amount available for Flood Damage Restoration
		\$315,000.00	

50	Water	\$54,000.00	Carryover any & all remaining funds for mainbreaks
50	Water	\$6,000.00	Carryover any & all remaining funds for meters
50	Water	\$9,800.00	Carryover any & all remaining funds for hydrants
50	Water	\$32,700.00	Carryover any & all remaining funds for services, full lead line replacements instead of
		\$102,500.00	

51	Sanitary	\$8,500.00	Repair and parts for lift stations, to be performed by Xylem
51	Sanitary	\$500,000.00	Dye testing for efficacy of grouting on laterals.
51	Sanitary	\$250,000.00	Manhole rehabilitation contract in 2026
		\$758,500.00	

52	Storm	\$8,500.00	Repair and parts for lift stations, to be performed by Xylem
52	Storm	\$181,500.00	100th Street storm sewer repair
52	Storm	\$75,000.00	Design of 100th Street storm sewer repair.
52	Storm	\$25,000.00	Spring leaf collection processing due to 2025 early winter storm during leaf collection season.
		\$290,000.00	



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0291

Agenda Date: 2/10/2026

Agenda #: 4.

Consideration of a Level 3 fund transfer to cover the excess cost of tax assessment litigation counsel for 2025

Submitted by:

Jennifer Tate

Department:

City Attorney

A. Issue

Each year the City Attorney's office sets a budget for cost of outside counsel related to litigation, including our most expensive litigation: tax assessments. For 2025, the City has exceeded the budgeted amount by \$35,297, and is seeking a fund transfer to cover this excess cost

B. Background/Options

Each year the City Attorney's office sets a budget for cost of outside counsel related to litigation, including our most expensive litigation: tax assessments. For 2025, the City has exceeded the budgeted amount by \$35,297, and is seeking a fund transfer to cover this excess cost. While the cost of defending these lawsuits is significantly less for 2025 than it has been in the previous years, the cost still exceeded what was budgeted. The most significant factor would be the Children's Hospital of Wisconsin trial that took place over three weeks in September 2025 (and is continuing in February 2026).

C. Strategic Plan (Area of Focus)

NA

D. Fiscal Impact

Salary savings in the City Attorney's office from vacancies will be used as the source of funds. These would have otherwise fallen to surplus,

E. Recommendation

I recommend approval of a level three fund transfer from City Attorney salary savings totaling \$35,297 to cover the excess cost of tax assessment litigation counsel for 2025.



Staff Report

File #: 26-0315

Agenda Date: 2/10/2026

Agenda #: 5.

Consideration for approval of a term sheet for tax incremental financing with the Irgens Corporation for a multi-family development within the Research Park

Submitted by:

Mark Hammond and John Ruggini

Department:

Development and Finance

A. Issue

Irgens, through its affiliate Research Apartment Development Partners, LLC, has submitted an application requesting Tax Incremental Financing (TIF) to support the development of a 204-unit market-rate apartment complex at the northeast corner of Wisconsin Avenue and N. Mayfair Road within the Milwaukee County Research Park within the newly created Tax Increment District 16.

B. Background/Options

Project Overview

The proposed development consists of a four-story multi-family apartment complex featuring 204 market-rate units with approximately 205,600 gross square feet and 167,099 net leasable square feet. The project site encompasses 3.667 acres and will include a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units designed to meet current market demands.

The development will provide 270 parking stalls, including 195 below-grade structured parking stalls for resident use and 75 surface parking stalls for residents and visitors. Amenities will include a fitness center, outdoor courtyard space, club room, pet wash and exercise area, and electric car charging stations.

Construction is anticipated to begin in the second quarter of 2026 with completion expected by December 2027. The total project cost is estimated at \$59,800,000.

Extraordinary Project Costs

The developer has identified unique and extraordinary costs associated with developing within the Milwaukee County Research Park that create a financing gap. These extraordinary costs include structured and surface parking requirements, sanitary sewer extension, electrical car charging infrastructure, soil stabilization, affordable housing fund contributions, and union premium costs mandated by MCRP requirements. The developer is requesting gap financing through a TIF district to address these above-market development costs.

Current Market Conditions

The multifamily housing development market is currently facing significant headwinds that make projects like this particularly challenging to finance and execute. Rising construction costs, elevated interest rates, increased material expenses, and labor shortages have substantially impacted development feasibility across the region. These market conditions have resulted in the delay or cancellation of numerous residential projects throughout southeastern Wisconsin. The confluence of these factors has

created a financing environment where even well-conceived projects in strong locations struggle to achieve financial feasibility without some form of public-private partnership.

Despite these challenges, market analysis indicates strong demand for quality rental housing in Wauwatosa, particularly in locations with good accessibility and amenities. The proposed rental rates for this development are at or above industry averages, demonstrating market confidence in the location and project quality.

Economic Impact

During the 18-month construction period, the project is expected to employ approximately 140 skilled tradespeople. Upon completion, the development will create and sustain a minimum of four permanent positions for ongoing operations and management.

The project will generate significant property tax increment that will be available to support not only the development itself but also future infrastructure and improvements within the Research Park and surrounding area.

Affordable Housing Contribution

In lieu of incorporating affordable units within the project, the developer has committed to making a one-time contribution of \$222,000 to the City of Wauwatosa Affordable Housing Fund. This contribution will help the City advance its affordable housing objectives while allowing the project to maintain its market-rate financial structure necessary for feasibility.
Research Park Master Planning Alignment

This project represents an important step in the continued activation and development of the Milwaukee County Research Park, consistent with the current joint master planning effort being undertaken by the City and Irgens. Although not yet adopted, the master plan envisions a vibrant mixed-use district that includes residential, office, retail, and medical uses. This multi-family development will help establish the residential component envisioned in that plan and will contribute to creating the critical mass necessary for the Research Park to achieve its full potential.

Additionally, the tax increment generated by this development will create surplus revenue that can be leveraged to help offset some of the likely infrastructure costs associated with implementing the broader master plan vision. This creates a sustainable funding mechanism to support the transformative investments needed to fully realize the Research Park's potential as a key economic development asset for the community.

Financial Analysis

An independent financial feasibility analysis was conducted by Robert W. Baird & Co. to evaluate the project's economic viability and the appropriateness of the requested TIF assistance. Baird's analysis examined rental rate projections, construction costs, capitalization rates, cash-on-cash returns, and internal rates of return.

Key findings from the analysis include:

- Proposed rental rates are at or above industry averages for comparable properties
- Construction costs per square foot are within industry standards
- Project financial metrics fall within acceptable ranges for developments of this type
- The requested TIF structure utilizing a Pay-As-You-Go (PAYGO) method is the recommended approach for municipal TIF incentives

C. Strategic Plan (Area of Focus)

This project aligns with multiple areas of the City's Strategic Plan:

Economic Development: The project represents significant private investment in the community, supports job creation during construction and ongoing operations, and contributes to the tax base while activating underutilized land within the Research Park.

Housing: The development adds 204 market-rate housing units to the community's housing stock, helping to address regional housing demand and providing quality rental options for residents who wish to live in Wauwatosa.

Placemaking: The project contributes to the evolution of the Research Park into a mixed-use destination and helps create the critical mass necessary for successful placemaking in this area of the city.

Sustainability: The inclusion of electric vehicle charging stations and structured parking that reduces land consumption aligns with the City's sustainability objectives.

D. Fiscal Impact

To be discussed in closed session.

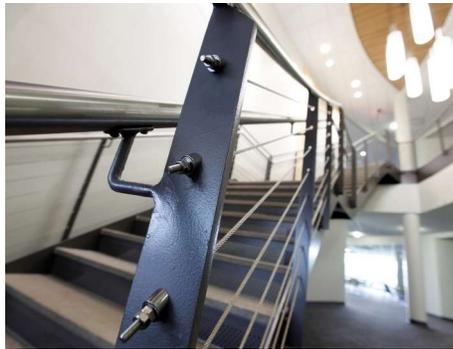
E. Recommendation

Staff recommends approval under the terms provided in the Baird analysis and sending this to the Common Council for consideration.

This recommendation is based on the following considerations:

- The project addresses a demonstrated market need for quality rental housing in a challenging development environment
- Independent financial analysis confirms the project's viability and appropriateness of the requested assistance
- The affordable housing fund contribution of \$222,000 advances important community objectives
- The development aligns with the Research Park master planning vision and will help catalyze additional investment
- The project will generate surplus tax increment to support future infrastructure improvements needed for full Research Park build-out
- The economic impact during construction and ongoing operations provides community benefit
- The PAYGO structure protects the City's financial interests by ensuring payment only occurs as increment is actually generated

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.



February 10, 2026

**RESEARCH PARK
MULTI-FAMILY**
Wauwatosa, Wisconsin



AERIAL OVERVIEW | UNITED HEALTHCARE REDEVELOPMENT



SITE PLAN | UNITED HEALTHCARE REDEVELOPMENT

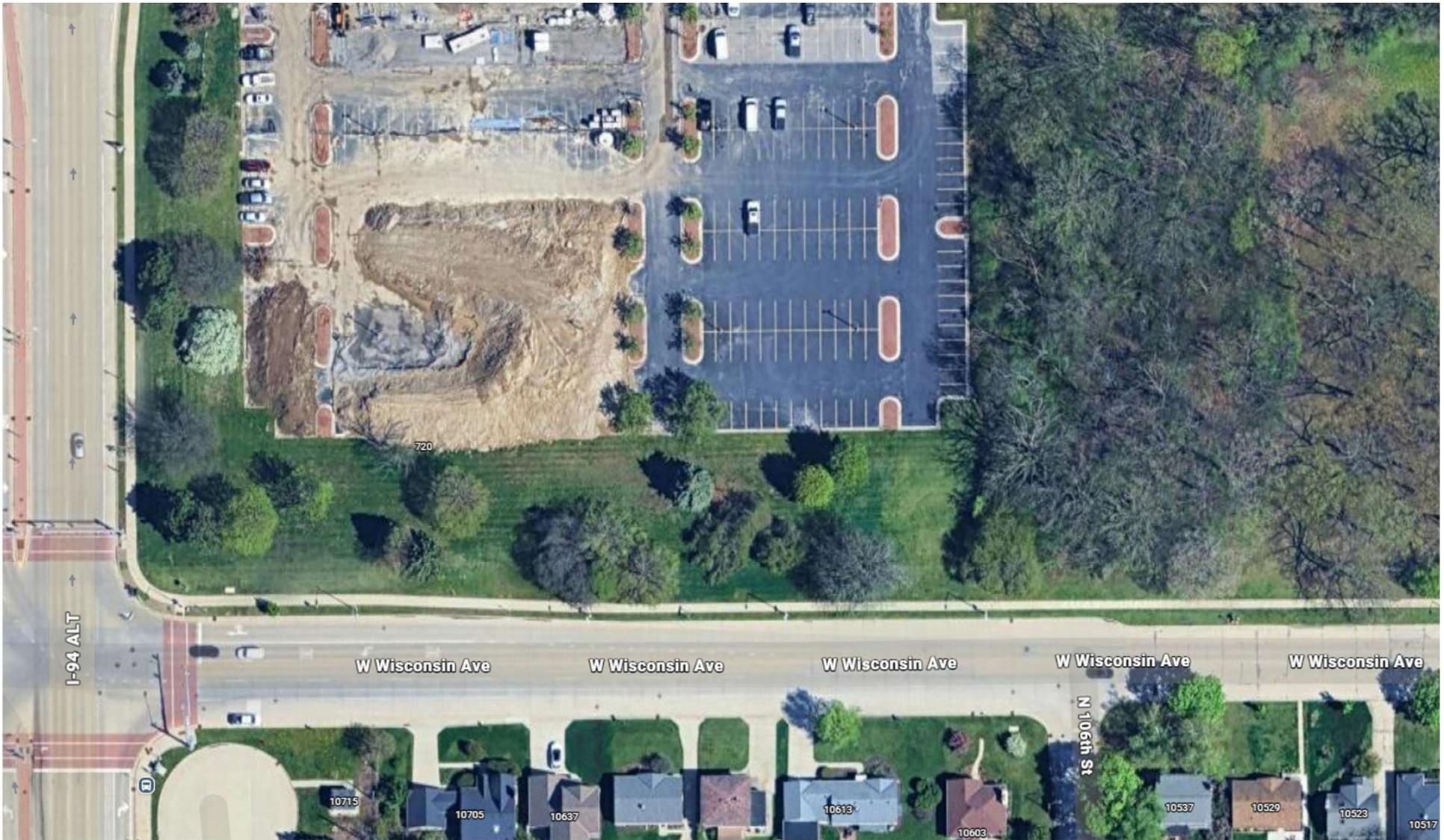


PROJECT OVERVIEW

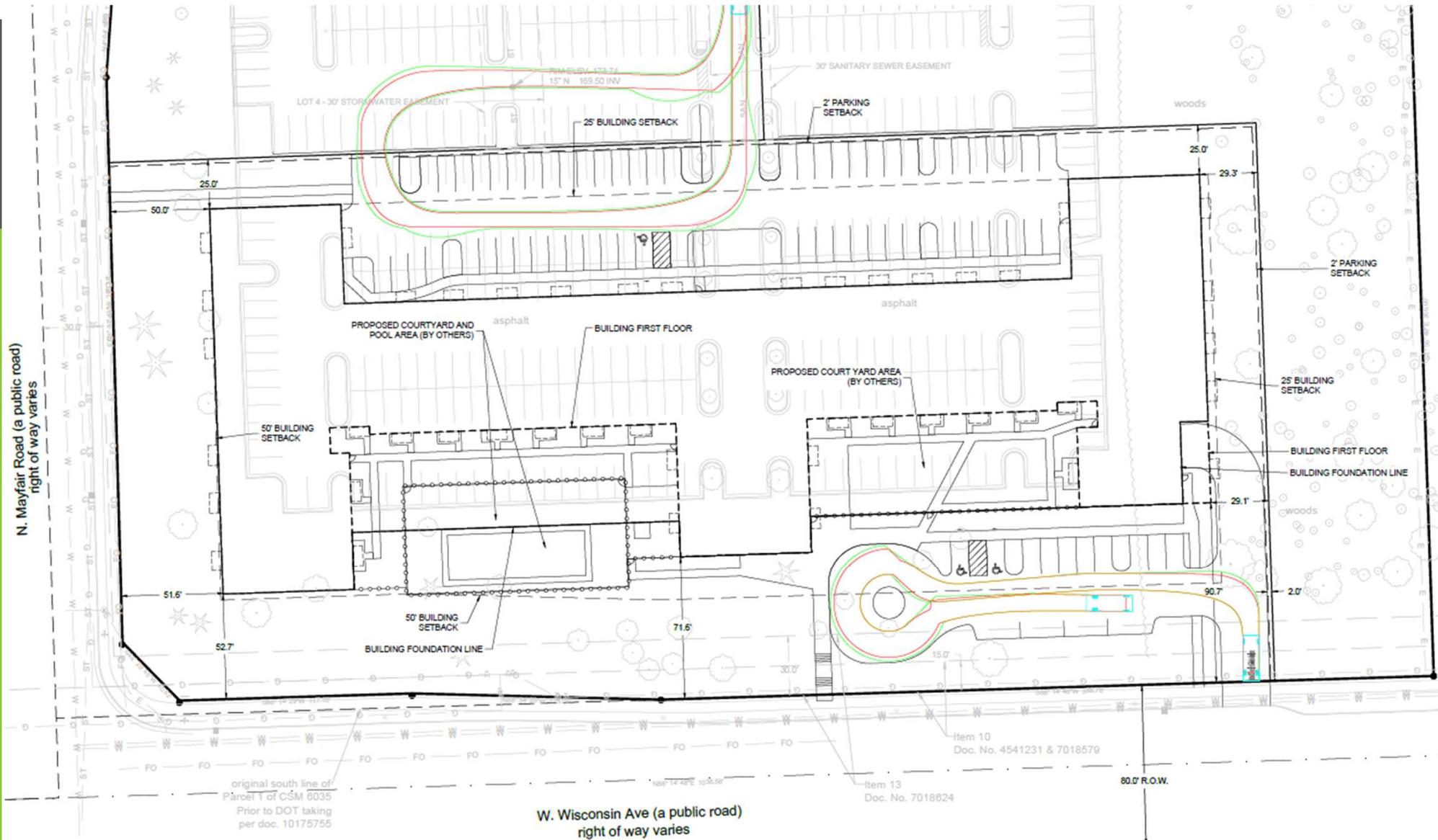
- Land: 3.667 acres
- Stories: Four (4) stories over one (1) level of structured parking
- Units: 204 units
 - 20% studios
 - 51% 1BR
 - 25% 2BR
 - 4% 3BR
- Type: Market-rate
- Parking: 195 structured stalls
75 surface stalls
- Timing: July 2026 start
October 2027 opening



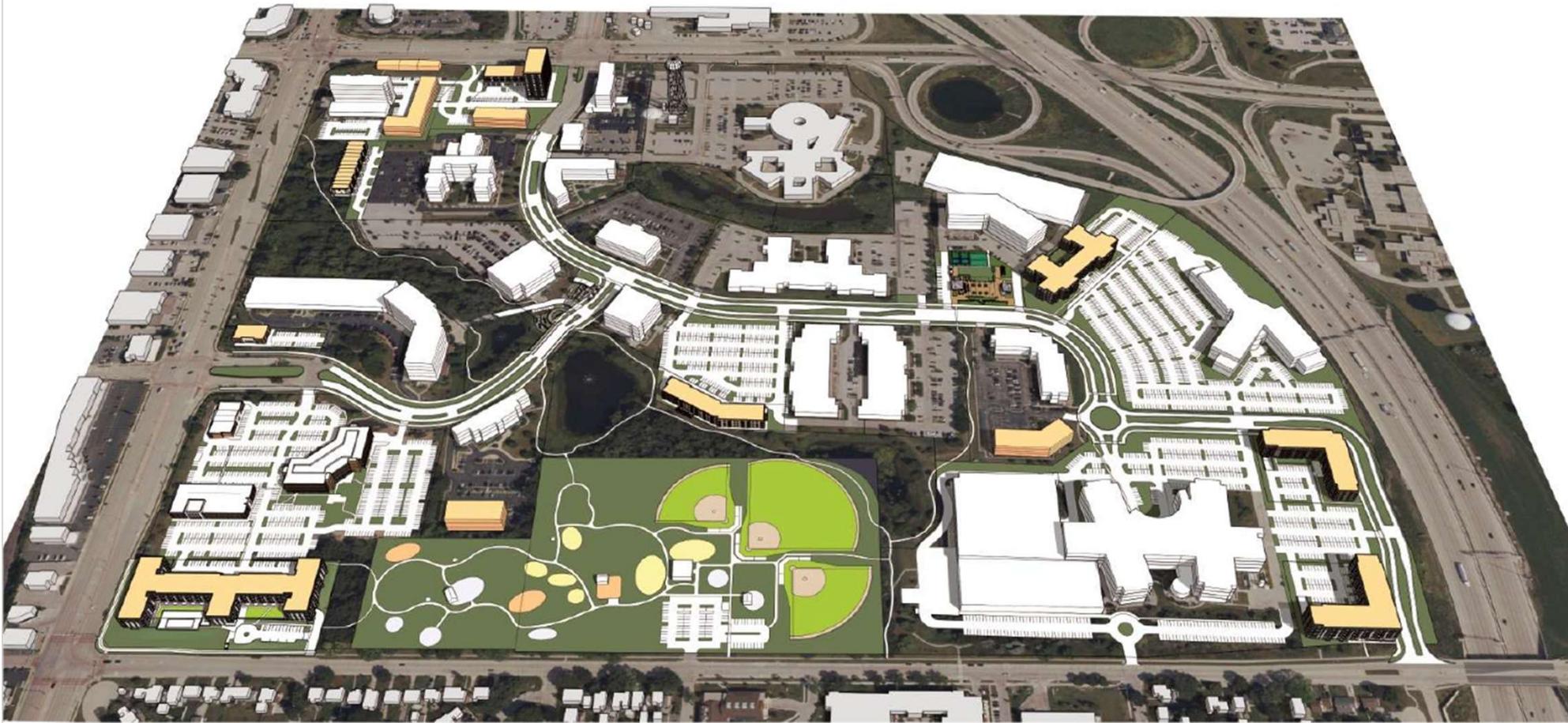
SITE PLANNING



SITE PLANNING



MASTER PLAN | MILWAUKEE COUNTY RESEARCH PARK



RENDERINGS

View from Mayfair Rd. & Wisconsin Ave. looking northeast



RENDERINGS

View from Mayfair Rd. & Wisconsin Ave. looking northeast



RENDERINGS

View from Wisconsin Ave. looking northwest



EXTRAORDINARY PROJECT COSTS

National/Local Trends

- Construction Inflation/Tariffs
- Financing

Site/Project Specific

- Structured Parking
- Soil Stabilization
- Union Labor Requirement
- Affordable Housing Contribution
- Sustainability Features
 - 100% electric HVAC system
 - Electrical vehicle charging (shared & dedicated)
 - Porous pavement
 - Bicycle/pedestrian infrastructure

BENEFITS TO WAUWATOSA

- Alignment with City's Comprehensive Plans
- Alignment with Research Park Master Plan
- CDA Contribution for Affordable Housing Initiatives
- Diversity Inclusion Program
- \$35+ Million of Value Creation / Increased Tax Base
- PAYGO Risk Transfer





MILWAUKEE | CHICAGO | PHOENIX

TOLL-FREE 866.443.0701 | irgens.com