



DRAFT

Waukesha County
Department of Parks and Land Use

October 16, 2024

Jennifer Andrews
Director of Community Development
City of Waukesha
201 Delafield St. Waukesha, WI 53188

Re: Comprehensive Plan Amendment application submittal for the UWM-Waukesha Campus

Dear Jennifer,

On March 11, 2024, the University of Wisconsin - Milwaukee announced that its Waukesha campus will close after the Spring 2025 semester. The property is owned by Waukesha County. In 1965, Waukesha County entered into a Lease Agreement with the Regents of the University of Wisconsin for the development of a higher educational facility. The lease agreement remains in place today.

Higher education looks very different today than it did in 1965. Students have access to countless universities online in addition to Carroll University and Waukesha County Technical College in Waukesha County. Waukesha County is not in a position to continue to fund an educational institution that the Board of Regents of the University of Wisconsin is no longer able to support. Since 2009, Waukesha County has spent \$10.7 million on building improvements and pavement repair and replacement at the campus. Money that could have been redirected to maintain our county roads and buildings.

Over this past summer, we collected and analyzed site data and worked with city staff and land development experts to evaluate alternatives for the re-development of the property. A copy of the resulting site analysis report is enclosed. The city and county jointly held a neighborhood open house on October 15, 2024 to invite input.

We are now filing the enclosed Comprehensive Development Plan amendment application to seek a change from Civic and Institutional to the Residential Flexible category. This category change allows for mixed residential uses, which is consistent and compatible with the surrounding residential uses and in line with the recommendations contained in the site analysis report. The plan amendment will allow for the property to come back onto the tax rolls and create opportunities for new housing stock at a time when the city and county are facing housing shortages.

Administration

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We are also enclosing a series of eight maps and a Frequently Asked Questions (FAQ) document to supplement the application. Please feel free to reach out with additional questions or if more information is needed. We look forward to continuing to work with the city to plan for the future of this important property.

Enclosures: Comprehensive Plan Amendment Application
UWM-Waukesha Site Analysis Report
Maps 1-8
FAQ document

Sincerely,



Dale R. Shaver
Parks and Land Use Director



Allison Bussler
Public Works Director