

ENROLLED ORDINANCE 181-44

AUTHORIZE SALE OF COUNTY PROPERTY FOR THE UW MILWAUKEE AT
WAUKESHA CAMPUS

WHEREAS, 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; and

WHEREAS, in 1970, Waukesha County entered into a Memorandum of Agreement with the Regents of the University of Wisconsin to serve the educational needs of the people of the County area by maintaining a University Center of the University of Wisconsin; and

WHEREAS, in 2000, Waukesha County entered into a Partnership Agreement with the Regents of the University of Wisconsin to further define the responsibilities of the University and Waukesha County with respect to maintenance of the buildings and grounds associated with the University Center; and

WHEREAS, on March 11, 2024, the University of Wisconsin - Milwaukee announced that its Waukesha campus would close after the Spring 2025 semester; and

WHEREAS, in September 2024, the Department of Parks and Land Use, the Department of Public Works and the City of Waukesha Community Development Department completed the UW-Milwaukee at Waukesha Property Report for the approximately 75.9 acre property; and

WHEREAS, the UW-Milwaukee at Waukesha Property Report recommended the County initiate the process of marketing and receiving proposals for the sale of the property; and

WHEREAS, the 2025 adopted Waukesha County Budget authorized the Departments of Public Works, Parks and Land Use and Corporation Counsel to negotiate the discontinuation of the lease with the UW Board of Regents and work with the City of Waukesha to market and solicit offers for the purchase of the UW-Milwaukee at Waukesha Campus property; and

WHEREAS, in January 2025, at the request of the County, the City of Waukesha amended its land use plan changing the planned land use from Civic and Institutional to the Residential Flexible Land Use category; and

WHEREAS, on February 27, 2025, Request for Proposal #2025017, Purchase of the University of Wisconsin – Milwaukee Waukesha Campus was released; and

WHEREAS, an appraisal of the property was completed by a Wisconsin Licensed Certified General Appraiser in March 2025; and

WHEREAS, Waukesha County has received and evaluated proposals based on the Request for Proposal's evaluation criteria and has selected an offer to purchase the property; and

WHEREAS, the Branch Campus Redevelopment Grant (BCRG) was created by 2023 Wisconsin Act 250 to assist political subdivisions to repurpose former University of Wisconsin Branch

Campus sites for the overall economic improvement and enhancements of their communities;
and

WHEREAS, the Wisconsin Economic Development Corporation has determined that Waukesha County is an eligible recipient of the BCRG funds; and

WHEREAS, Waukesha County has been approved to receive up to Two Million Dollars (\$2,000,000) in BCRG funds to be applied to the cost of site clearance including building and parking lot / driveway demolition, asbestos abatement and removal and destructive testing; and

WHEREAS, the adopted Year 2026 Waukesha County Budget accepted the BCRG and authorized expenditure of the grant to reimburse the developer for grant eligible costs including site clearance, including parking and driveway demolition up to the approved grant amount.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the offer to purchase and any future amendments to the offer to purchase the 75.9-acre property located at 1500 N. University Drive, Tax Key WAKCO989999 in the City of Waukesha with F Street Manager 3, LLC("F Street"), on file in the office of Corporation Counsel and shared and discussed with the Board, is hereby approved.

BE IT FURTHER ORDAINED that the Director of the Department of Parks and Land Use is authorized to negotiate, finalize and sign a purchase and sale agreement and a developer's agreement with F Street in the form to be approved by the Corporation Counsel necessary to effectuate the approved sale.

BE IT FURTHER ORDAINED that the County Clerk and County Executive, or their designee, are authorized to execute any and all other documents necessary or desirable to accomplish the approved sale.

BE IT FURTHER ORDAINED that proceeds from the sale of the property be deposited into the County Capital Projects Fund for future capital project downpayment.

AUTHORIZE SALE OF COUNTY PROPERTY FOR THE UW MILWAUKEE AT WAUKESHA CAMPUS

The foregoing ordinance adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 9/25/26, Georgia E. Maxwell
Georgia E. Maxwell, County Clerk

The foregoing ordinance adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: X

Vetoed: _____

Date: 9/25/26, Thomas P. Farley
Thomas Farley, Interim County Executive

VOTE RESULTS

18 AYE 1 NAY 0 ABSTAIN 6 ABSENT

Ordinance 181-O-045

Majority Vote of Members Present

181-O-045: Authorize Sale of County Property for UW Milwaukee at Waukesha Campus

 **Passed**

D1 - Styza	ABSENT	D10 - Thieme	AYE	D19 - Enriquez	AYE
D2 - Euclide	ABSENT	D11 - Howard	AYE	D20 - Schellinger	ABSENT
D3 - Gscheidmeier	ABSENT	D12 - Wolff	AYE	D25 - Johnson	AYE
D4 - Batzko	AYE	D13 - Leisemann	AYE	D21 - O'Brien	S AYE
D5 - Dondlinger	M AYE	D14 - Nissen	AYE	D22 - Gryczka	ABSENT
D6 - Walz	AYE	D15 - Kolb	AYE	D23 - Hammitt	AYE
D7 - LaFontain	AYE	D16 - Crowley	AYE	D24 - Schroeder	ABSENT
D8 - Koremenos	NAY	D17 - Meier	AYE		
D9 - Heinrich	AYE	D18 - Nelson	AYE		

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