

Frequently Asked Questions (FAQ)

UW-Milwaukee at Waukesha property

1. Why is the UW- Milwaukee at Waukesha property for sale?

- a. On March 11, 2024, the University of Wisconsin - Milwaukee announced that its Waukesha campus will close after the Spring 2025 semester.

2. Who owns the property?

- a. Waukesha County owns the 75.9 acres and maintains the facilities located in the city of Waukesha located at 1500 N. University Drive, Waukesha, WI 53188. 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 County has a lease in place with UW until 2040.

3. What is Waukesha County's role?

- a. Waukesha County will be responsible for the sale of the property, which will require seeking proposals. The County will also be responsible for the sale contract.

4. What is the city's role?

- a. Based on the property analysis for compatibility with adjoining land uses and market potential, the city is ultimately responsible for approving the land use plan amendment.

5. Why must the property be sold?

- a. Due to budget constraints, neither the city nor county can afford to maintain a vacant facility once UW finishes their Spring 2025 semester.

6. What will happen with property?

- a. Waukesha County, with staff from the City of Waukesha and real estate experts are currently analyzing potential uses based compatibility with adjoining land uses and market projections.

7. Can the property remain an educational institution?

- a. Converting the higher education campus to another type of educational institution, such as kindergarten through high school,

would require a significant investment in life safety, such as sprinkling, fire alarms, security and restroom upgrades.

8. What is the property sale timeline?

- a. The 2025 County Budget set to be reviewed by the Waukesha County Board of Supervisors this fall will include authorization for 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 Waukesha Campus property.
- b. In 2025, the county will go through a formal request for proposal process for potential buyers.
- c. The city will decide future dates for public informational meetings.
- d. The county will work with the City of Waukesha Community Development Office to make the mutually agreed upon amendment to the City of Waukesha Land Use Plan to reflect the recommended land use and obtain City Council approval.
- e. UW will remain at the campus until June 2025.

9. How much does it cost annually maintain the UW-Milwaukee at Waukesha Campus?

- a. Over the previous two fiscal years, the University of Wisconsin system spent an average of \$504,328 annually for operating costs such as building utilities, cleaning, repairs, and grounds maintenance.
- b. Since 2009, Waukesha County has spent \$10.7 million on building improvements and pavement repair and replacement.

10. What is the likely use of the property?

- a. Mixed residential development is compatible with the neighborhood.
- b. The County and City consulted with several development experts which concluded mixed residential development is the most feasible reuse of the property.

11. Were other potential land uses considered?

- a. The County and City consulted with several development experts regarding potential use.
- b. There is an abundance of retail and commercial options along the nearby Silvernail corridor and at the northeast corner of Meadowbrook Road and Summit Avenue.

- c. The existing buildings are too large and the central facilities plant for heating, cooling and facilities support for all buildings makes it difficult to retain only some of the buildings.
- 12. What type of residential housing could be developed?**
- a. Mixed residential development is most compatible with the neighborhood.
 - b. Mixed residential could include single family, multi-family (3 or more units) and side by side units.
- 13. What is the housing need in the City of Waukesha?**
- a. Since 2018, the City of Waukesha has been updating a Housing Study and Needs Analysis to make mindful land use decisions.
 - b. Based on the August 2024 update, the greatest housing need in the City of Waukesha is to accommodate incomes greater than \$100,000.
- 14. What would happen to the existing buildings?**
- a. The buildings cannot easily be converted to residential use.
 - b. For highest and best use, the buildings would be taken down.
 - c. Due to the amount of concrete in the buildings and around the grounds, the material could be ground up and reused.
- 15. What happens to the water tower?**
- a. The water tower is a key part of the City of Waukesha water system so it will remain.

UW Milwaukee - Waukesha Campus



MAP 1: STUDY AREA



- Subject Lands (75.9 ac)
- Civil Division Boundary
- Parcel Boundary



Waukesha County Dept. of Parks & Land Use
Land Resources Division - Land Information System
May 2014

b.