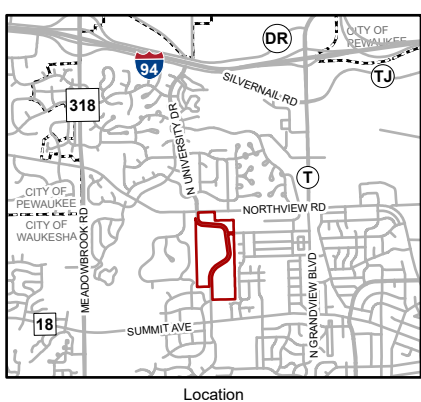


# UW Milwaukee - Waukesha Campus



**MAP 1: STUDY AREA**



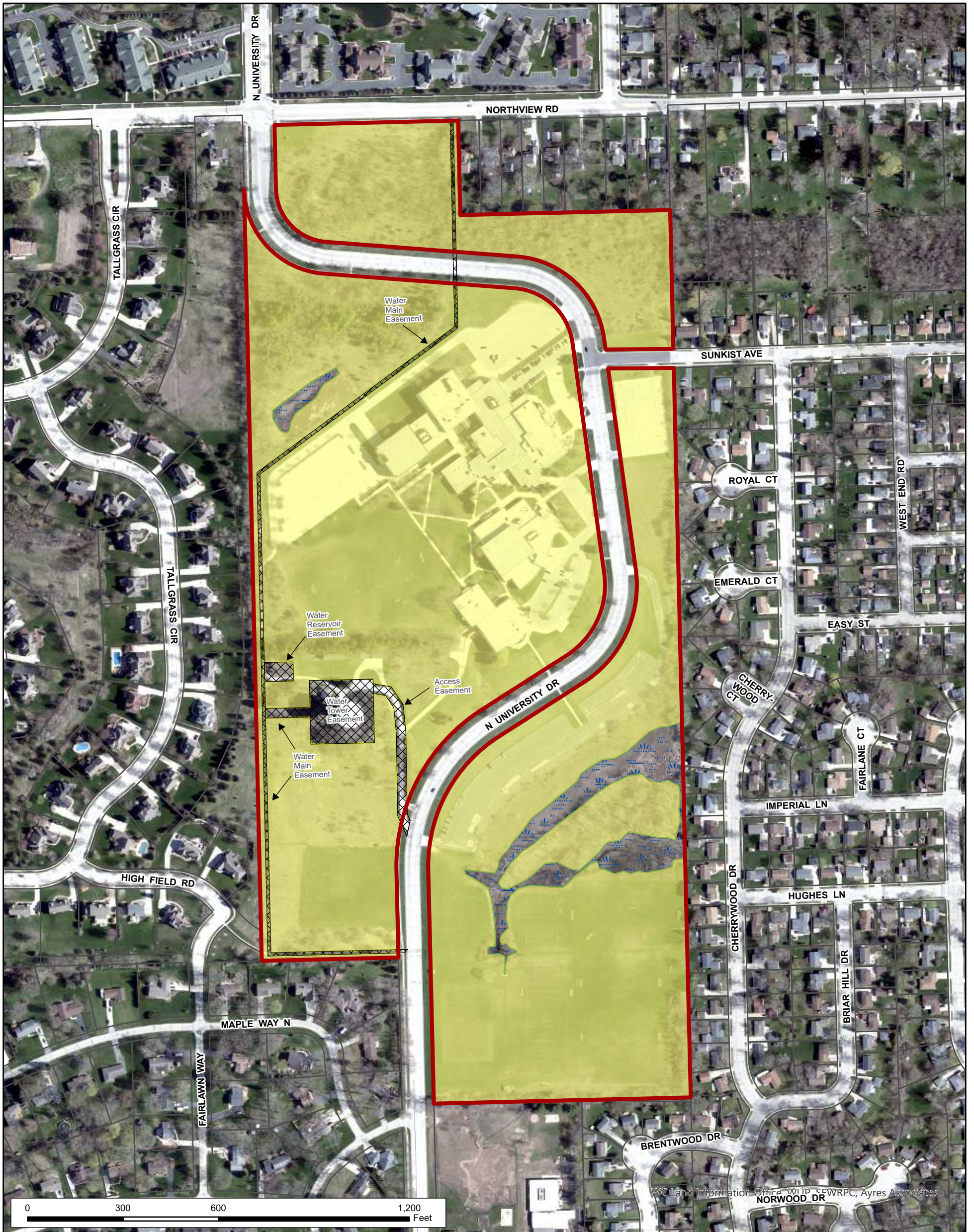
Location



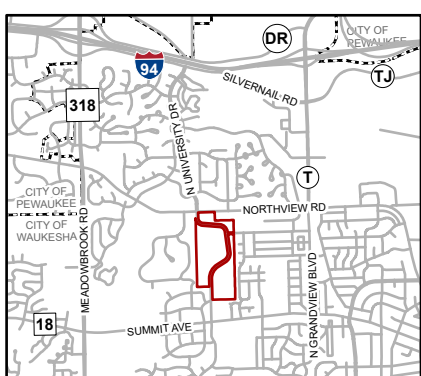
- Subject Lands (75.9 ac)
- Civil Division Boundary
- Parcel Boundary



# UW Milwaukee - Waukesha Campus



**MAP 7: DEVELOPABLE AREA**

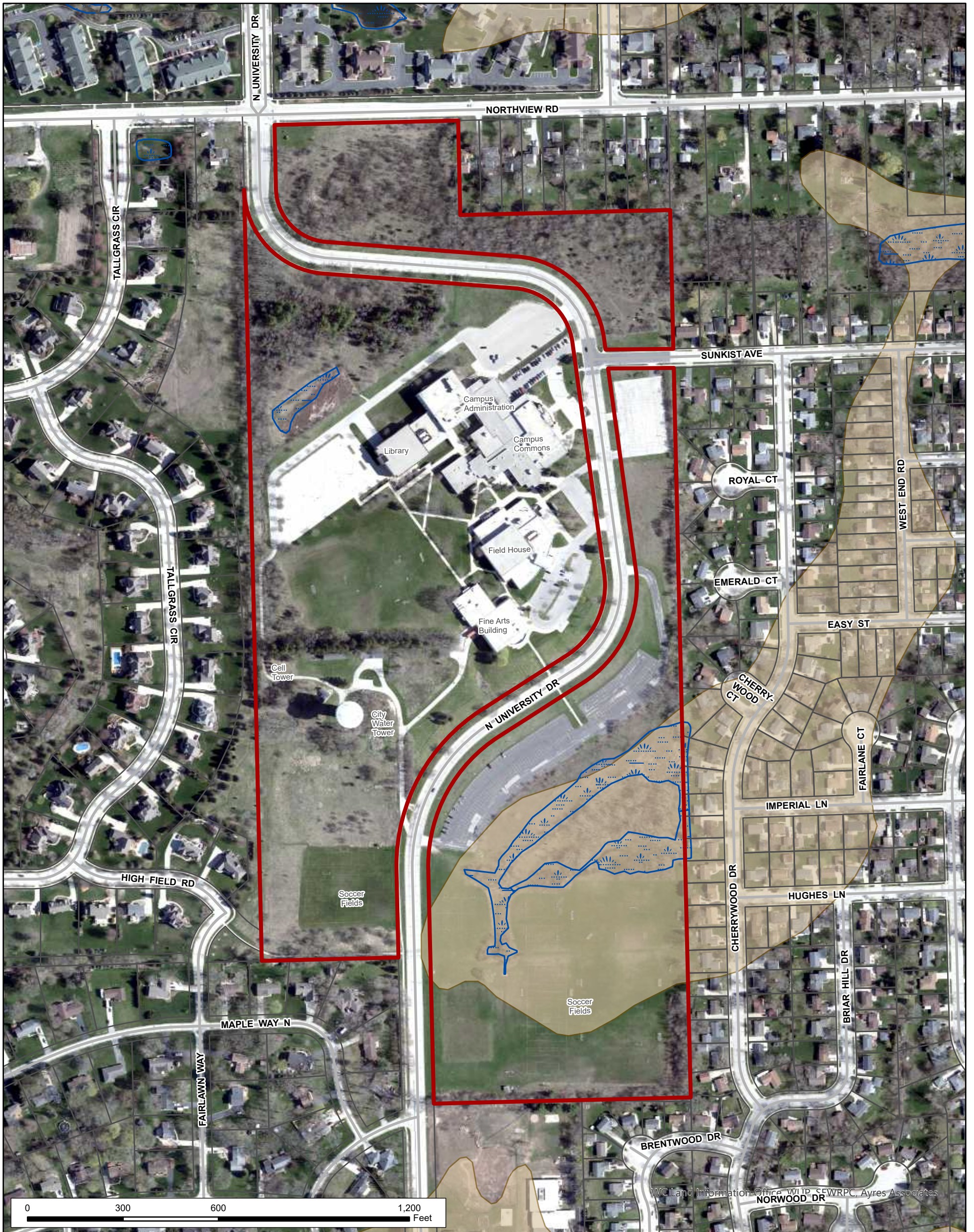


- Subject Property
- Civil Division Boundary
- Parcel Boundary
- Developable Lands
- Easements
- Wetland

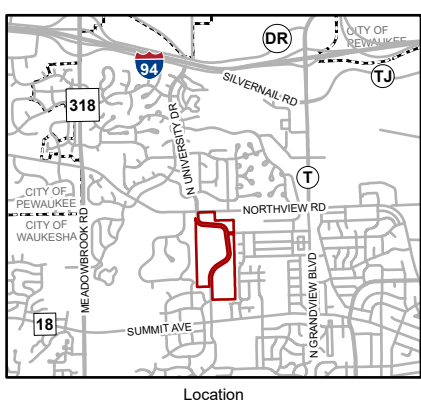
Total Acres: 75.9 ac  
 Developable Acres: 71.4 ac  
 Easements: 1.4 ac  
 Wetlands: 3.1 ac



# UW Milwaukee - Waukesha Campus



## MAP 2: NATURAL RESOURCES

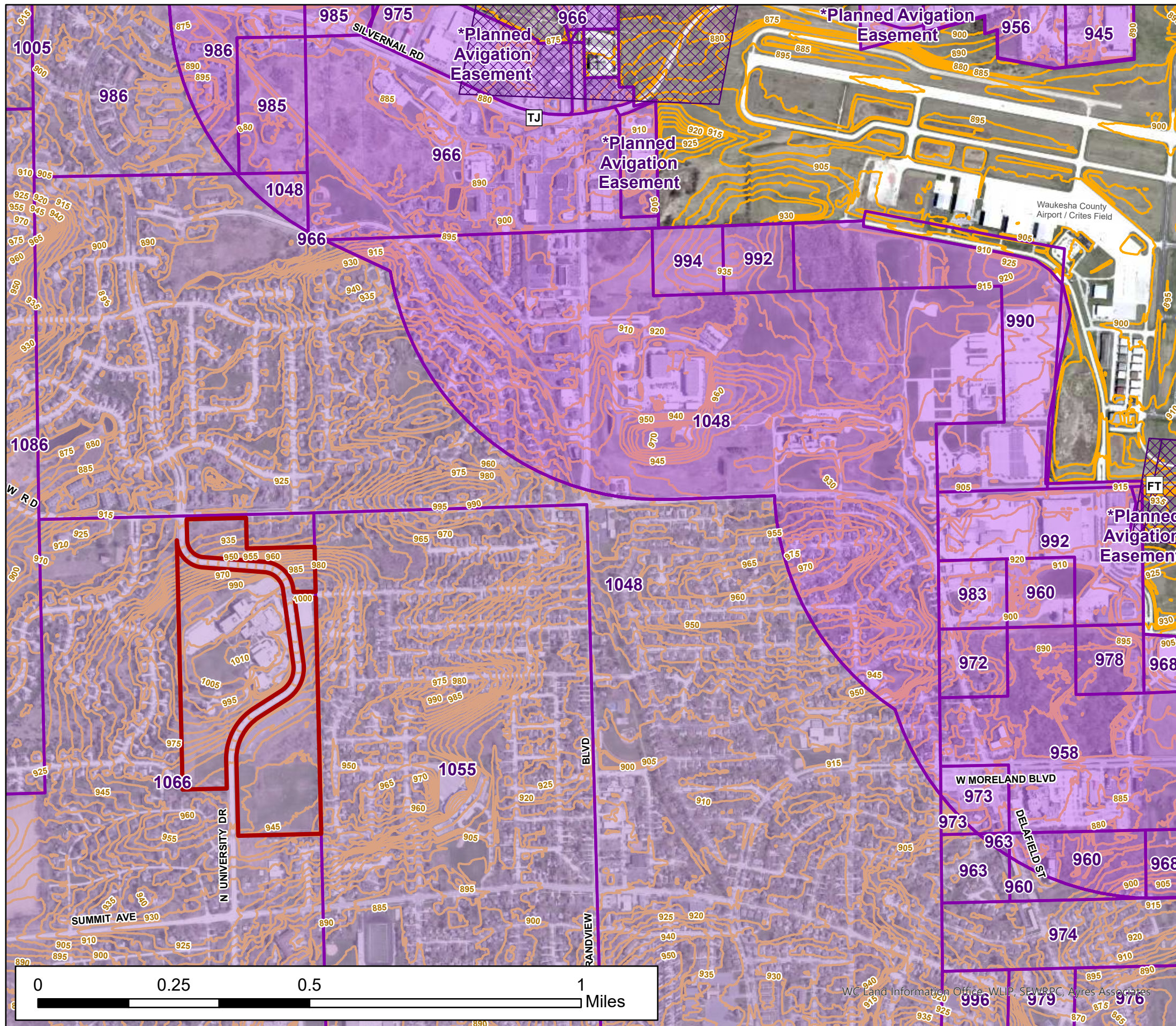


- Subject Lands
- Civil Division Boundary
- Parcel Boundary
- Wetland
- Hydric Soil

Total Acres: 75.9 ac  
 Wetlands: 3.1 ac  
 Hydric Soils: \*9.4 ac (\*not including wetlands)  
 Environmental Corridor: None



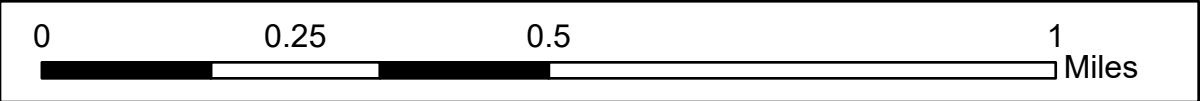
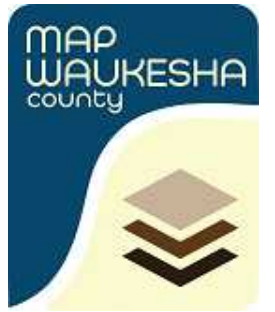
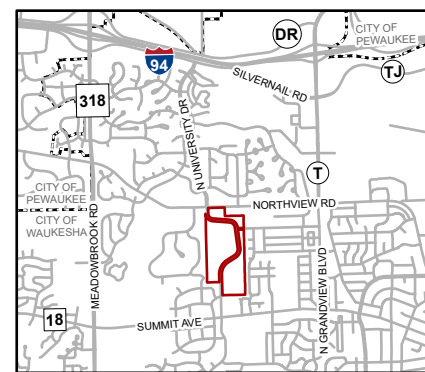
# UW - Milwaukee Waukesha Campus



- Subject Lands
- Civil Division Boundary
- Airport Runway Protection Zone
- Airport Height Zone (Max Building Height amsl)
- Within Half Mile of Airport Boundary
- Within Three Miles of Airport Boundary
- Topography**
- Index Contour (5')



**MAP 3: AIRPORT HEIGHT LIMITS**



WC Land Information Office - WLIP, SEWRPC, Ayres Associates

# City of Waukesha Housing Need Analysis

## OWNER-OCCUPIED HOUSING AFFORDABILITY BALANCE BY MONTHLY COST

Income Range	Owner Occupied HH In Income Range	Affordable Monthly Housing Cost Range	Owner Occupied Units in Affordable Range	Balance
\$0 - \$24,999	1,026	\$0 - 624	1,385	359
\$25,000 - \$49,000	1,909	\$625 - \$1,249	5,042	3,133
\$50,00 - \$74,999	2,350	\$1,250 - \$1,874	6,545	4,195
\$75,000 - \$99,999	2,752	\$1,875 - \$2,499	2,662	-90
\$100,000 - \$149,99	4,931	\$2,500 - \$3,749	1,605	-3,326
\$150,000 +	4,647	\$3,750 +	376	-4,271

## RENTER-OCCUPIED HOUSING AFFORDABILITY BALANCE BY RENT

Income Range	Renter Occupied HH In Income Range	Affordable Monthly Housing Cost Range	Renter Occupied Units in Affordable Range	Balance
\$0 - \$24,999	2,798	\$0 - 624	629	-2,169
\$25,000 - \$49,000	3,889	\$625 - \$1,249	9,316	5,427
\$50,00 - \$74,999	2,421	\$1,250 - \$1,874	1,855	-566
\$75,000 - \$99,999	1,718	\$1,875 - \$2,499	235	-1,483
\$100,000 - \$149,99	1,168	\$2,500 - \$3,749	110	-1,058
\$150,000 +	397	\$3,750 +	82	-315



# Value Projections for UW-Milwaukee at Waukesha Property

## PROPERTY VALUE INCREASE PROJECTIONS BY JURISDICTION

Jurisdiction	Equalized Tax Rate	Tax Generated on Property Value	
		<i>\$150 Million</i>	<i>\$200 Million</i>
City of Waukesha	8.58	\$1,286,000	\$1,715,000
School District of Waukesha	5.64	\$846,000	\$1,128,000
Waukesha County	1.39	\$208,000	\$278,000
WCTC	0.24	\$36,000	\$48,000
<b>Total</b>	<b>15.85</b>	<b>\$2,376,000</b>	<b>\$3,169,000</b>

Note: Assessment Ratio 96.59%; Gross taxes generated

## NET NEW CONSTRUCTION IMPACT

Jurisdiction	2023 Equalized Value	Increase at \$150 Million	Increase at \$200 Million
Waukesha County	\$84,956,236,000	0.18%	0.24%
City of Waukesha	\$9,487,929,500	1.58%	2.11%
WCTC	\$82,155,498,000	0.18%	0.24%

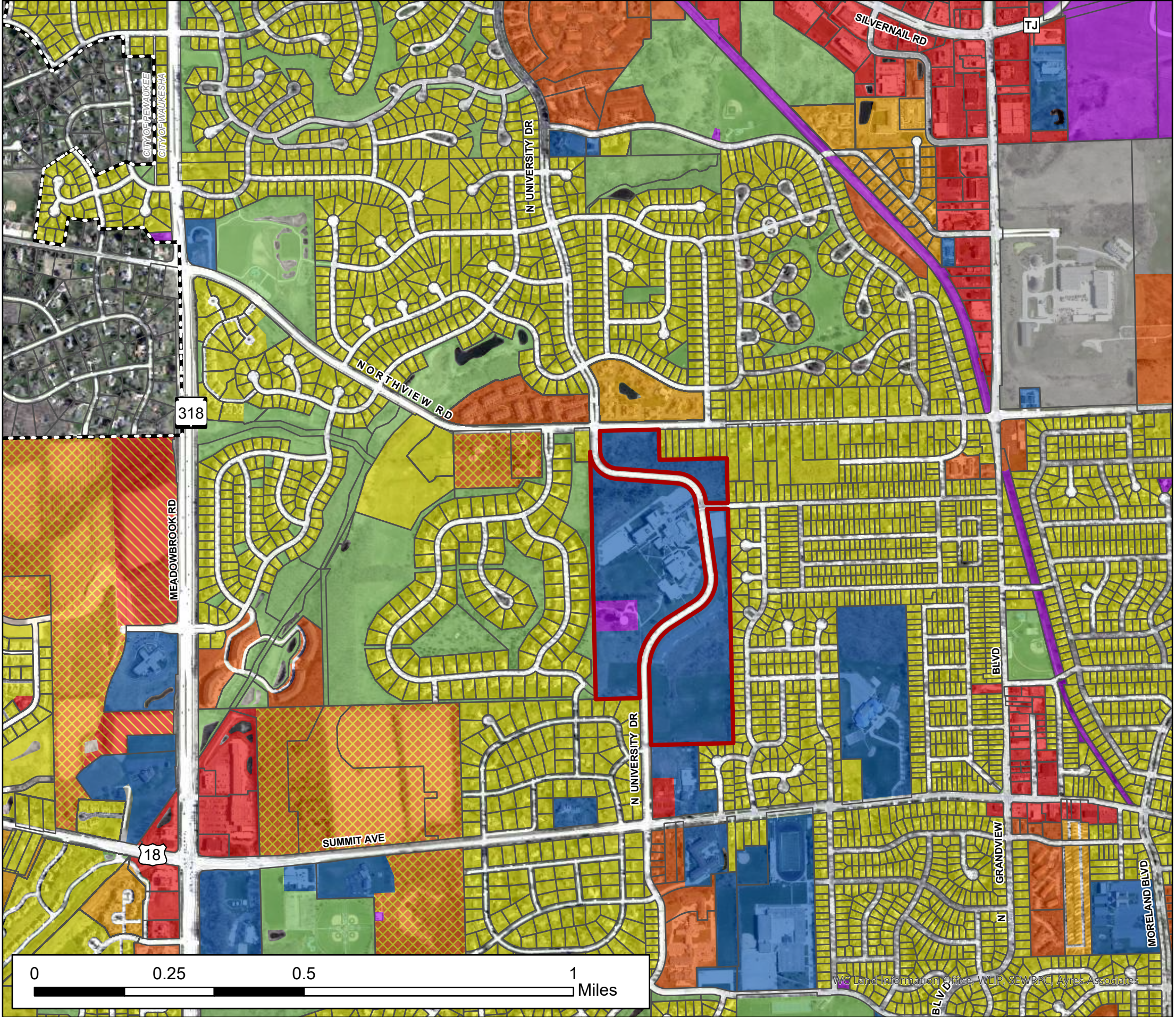
Note: Wisconsin law allows governments to increase tax levy for net new construction.

## PROJECTED ALLOWABLE LEVY

Jurisdiction	Tax Generated on Property Value	
	<i>\$150 Million</i>	<i>\$200 Million</i>
Waukesha County	\$173,798	\$231,730
City of Waukesha	\$826,840	\$1,102,453
WCTC	\$109,130	\$145,507
<b>Total</b>	<b>\$1,109,768</b>	<b>\$1,479,690</b>



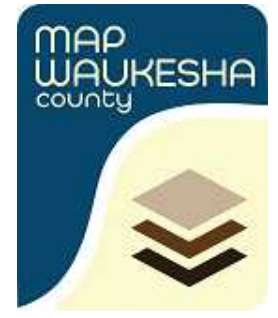
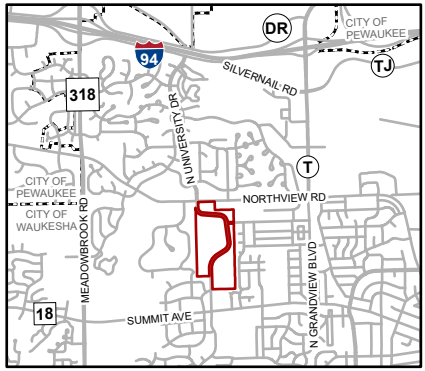
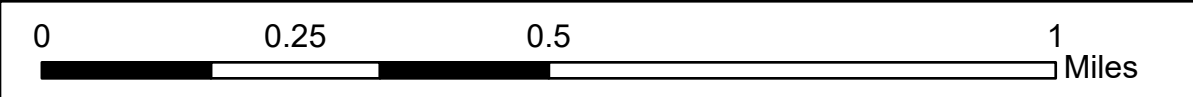
# UW - Milwaukee Waukesha Campus



- Subject Lands
- Civil Division Boundary
- Parcel Boundary
- City Land Use
  - Residential Detached (RD)
  - Residential Attached (RA)
  - Residential Multi-Unit (RM)
  - Residential Flexible (RF)
  - Mixed Residential Commercial (MRC)
  - Commercial (C)
  - Industrial (I)
  - Civic and Institutional (CIV)
  - Public Parks and Recreation (P); Open Space (OS)
  - Utilities, Transportation, and Communications (UTC)



**MAP 5: City Land Use**

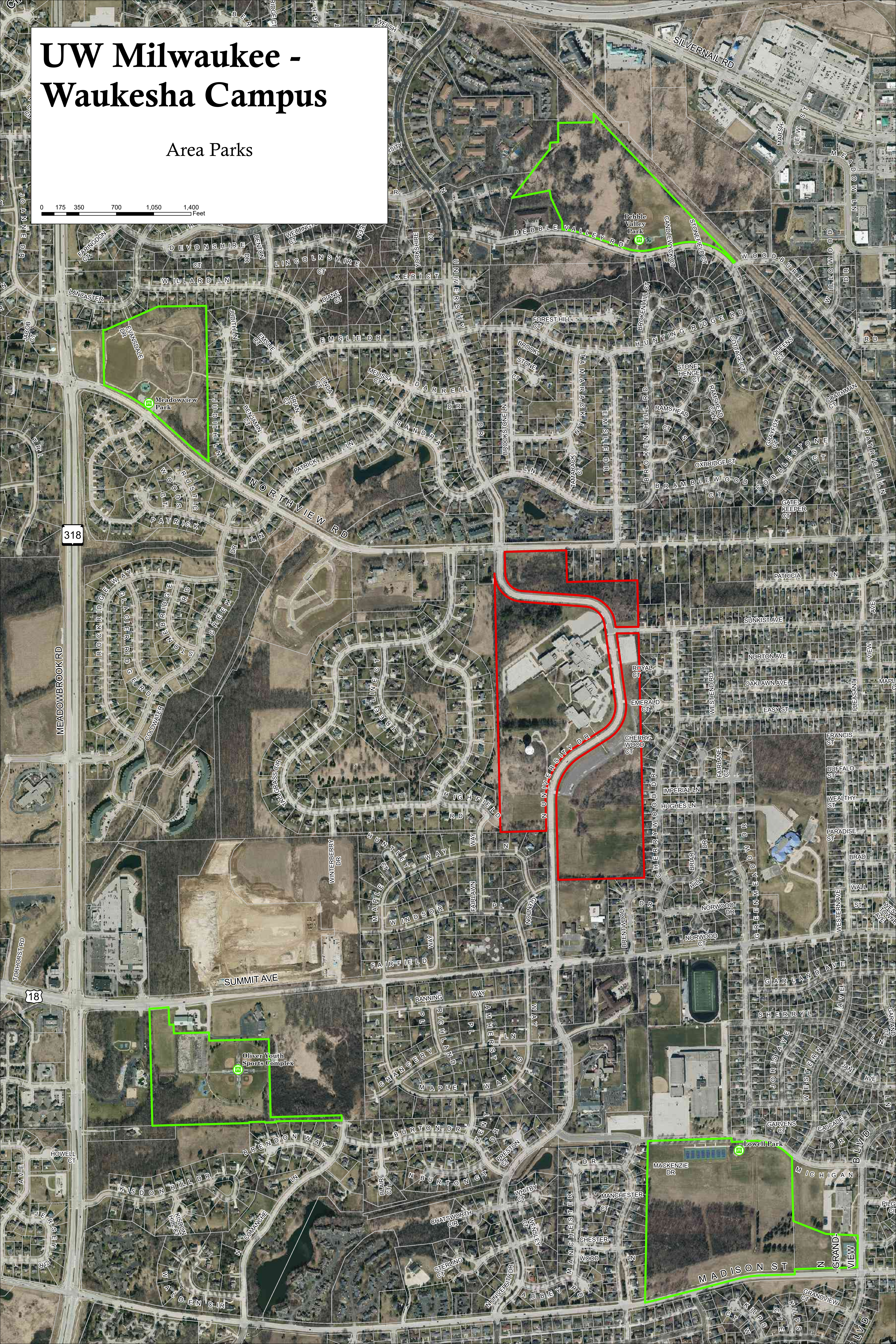


Waukesha County Land Information Office, WLIP, SEWRPC, Ayres Associates

# UW Milwaukee - Waukesha Campus

## Area Parks

0 175 350 700 1,050 1,400 Feet



318

18

Oliver Youth Sports Complex

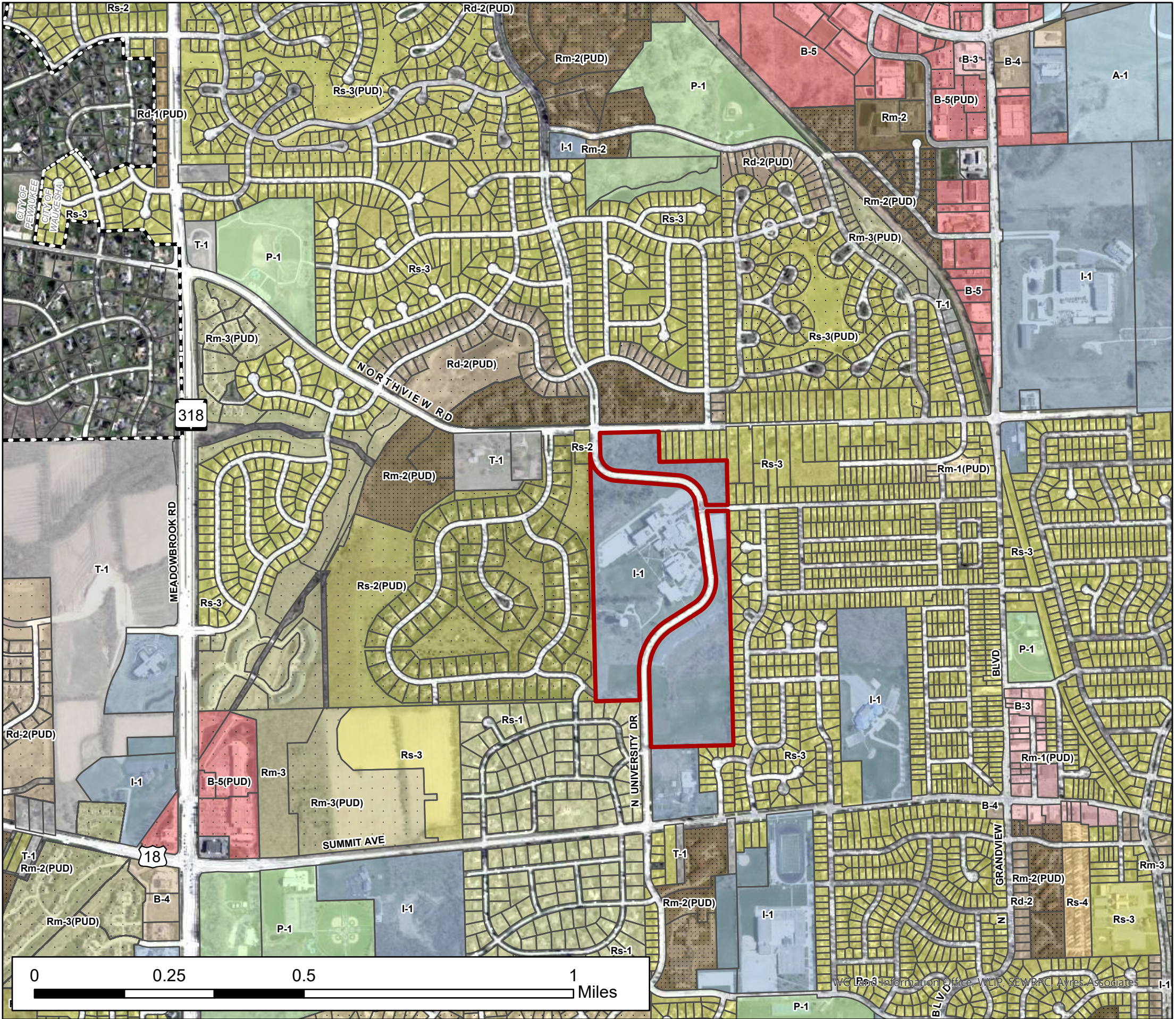
Pebble Valley Park

Meadowview Park

Lowell Park



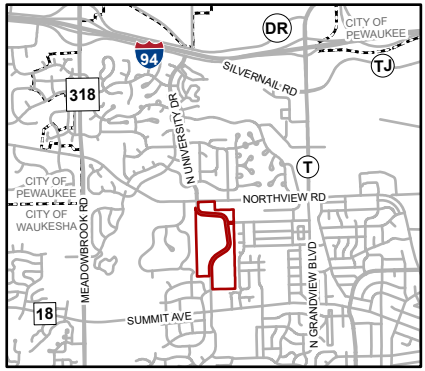
# UW - Milwaukee Waukesha Campus



- Subject Lands
  - Civil Division Boundary
  - Parcel Boundary
- ZONING
- Rd-1(PUD) Two Family Residential
  - Rd-2 Two Family Residential
  - Rd-2(PUD) Two Family Residential Planned Unit
  - Rm-1(PUD) Mixed Residential Planned Unit
  - Rm-2 Multi-Family Residential
  - Rm-2(PUD) Multi-Family Residential Planned Unit
  - Rm-3 Multi-Family Residential
  - Rm-3(PUD) Multi-Family Residential Planned Unit
  - Rs-1 Single Family Residential
  - Rs-2 Single-Family Residential
  - Rs-2(PUD) Single-Family Residential Planned Unit
  - Rs-3 Single-Family Residential
  - Rs-3(PUD) Single-Family Residential Planned Unit
  - Rs-4 Mobile Home Park / Subdivision Residential
  - B-3 General Business
  - B-4 Office and Professional
  - B-5 Community Business
  - B-5(PUD) Community Business Planned Unit
  - I-1 Institutional
  - A-1 Airport
  - P-1 Park
  - T-1 Temporary

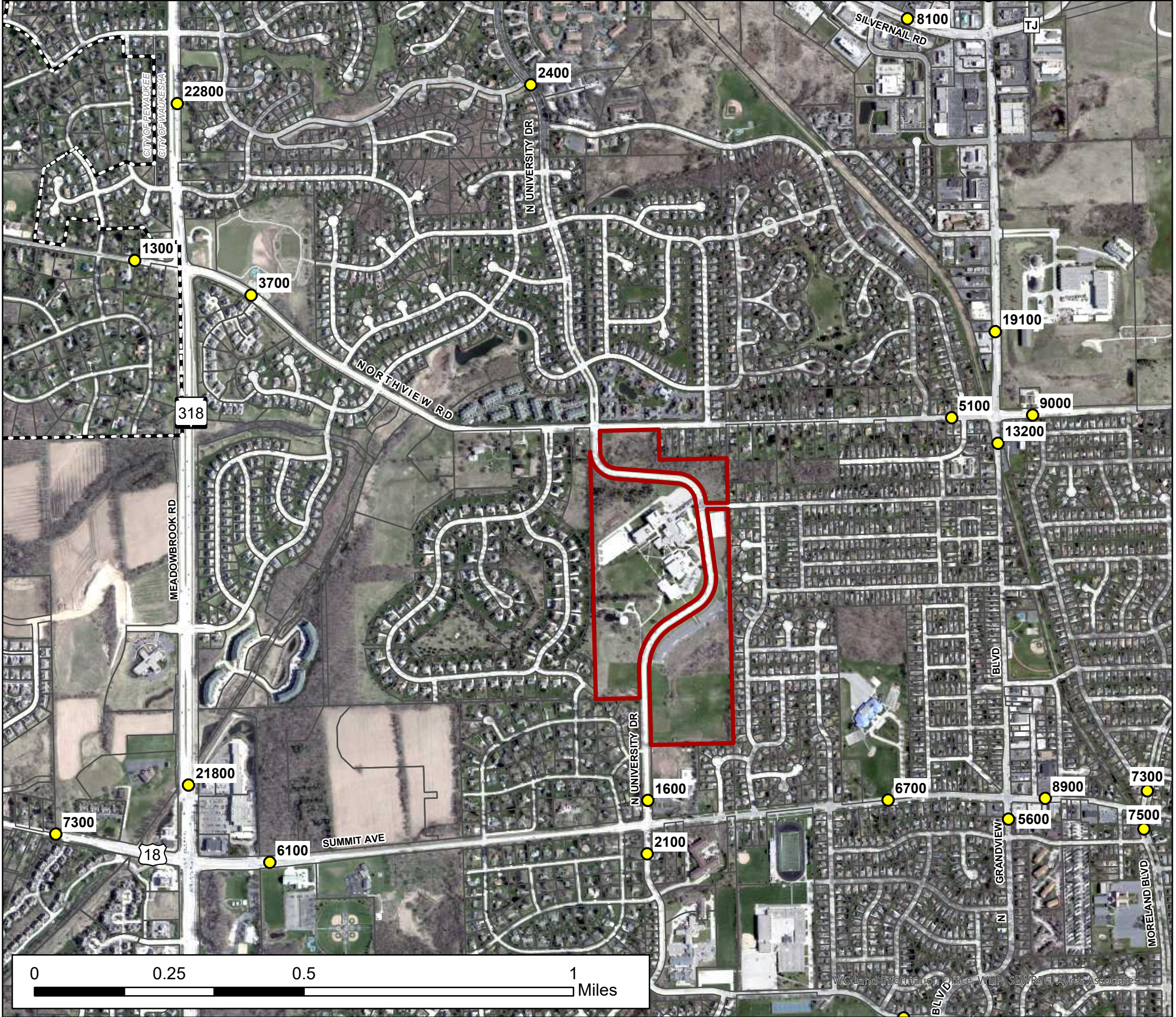


**MAP 4: Zoning**



Location

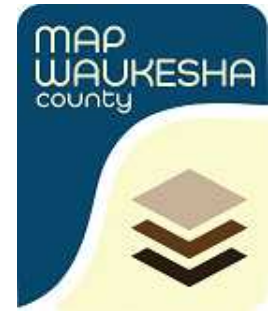
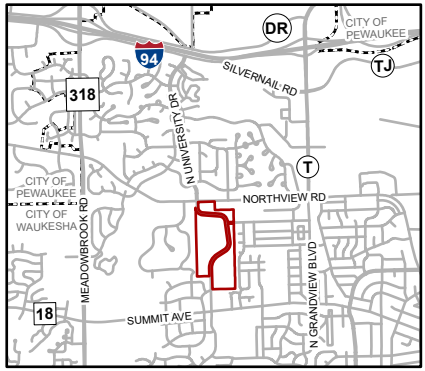
# UW - Milwaukee Waukesha Campus



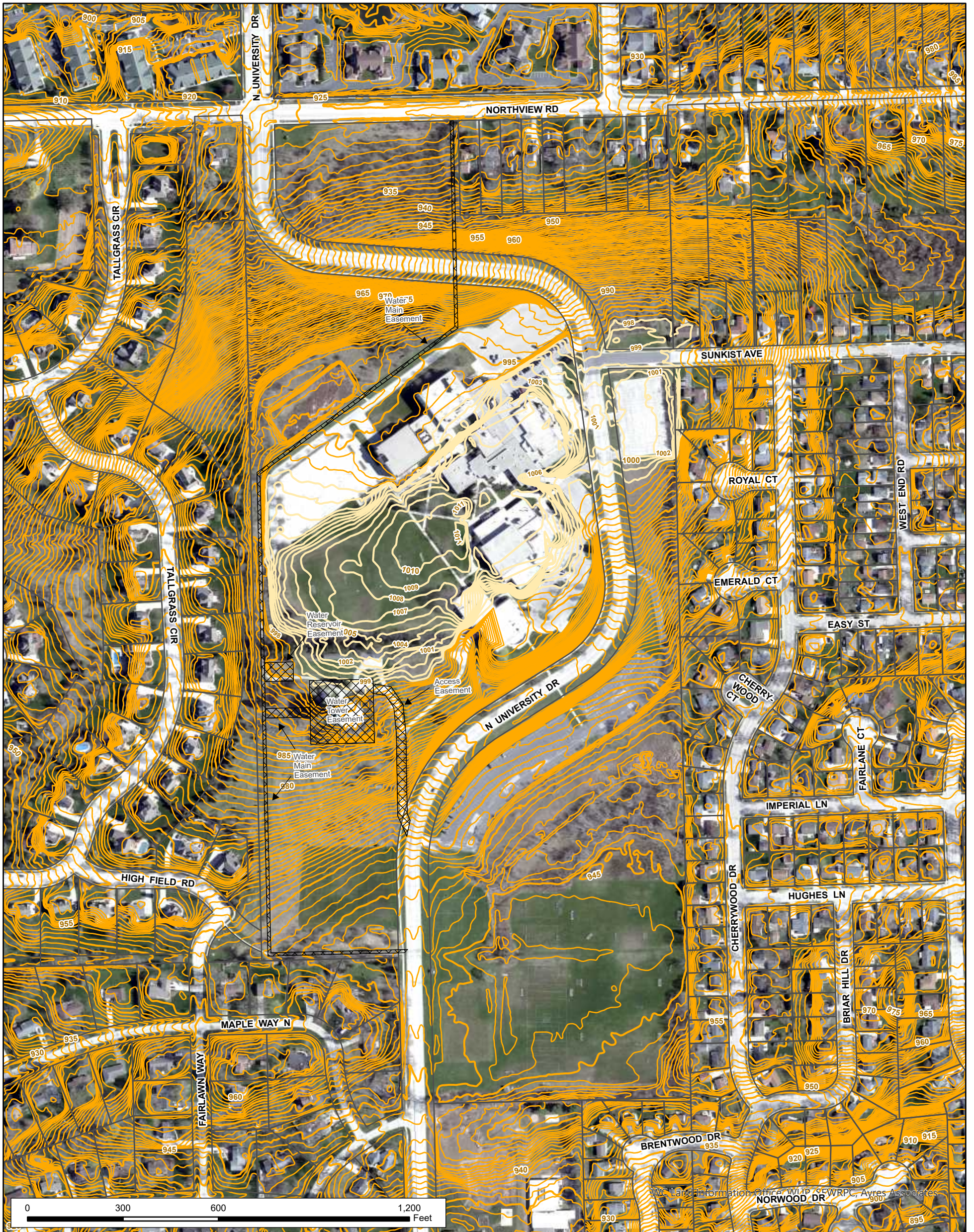
- Subject Lands
- Civil Division Boundary
- Parcel Boundary
- Traffic Counts



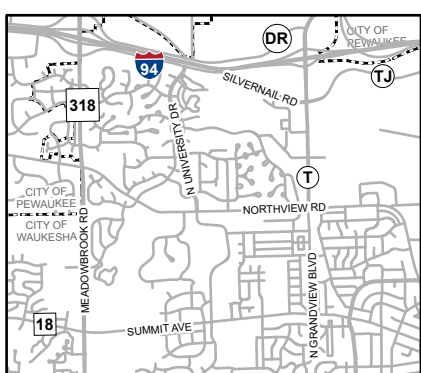
**MAP 6: Traffic Counts**



# UW Milwaukee - Waukesha Campus



**MAP 8: TOPOGRAPHY**



Location



- Subject Property
- Civil Division Boundary
- Parcel Boundary
- Easements
- Elevation 998' or Higher



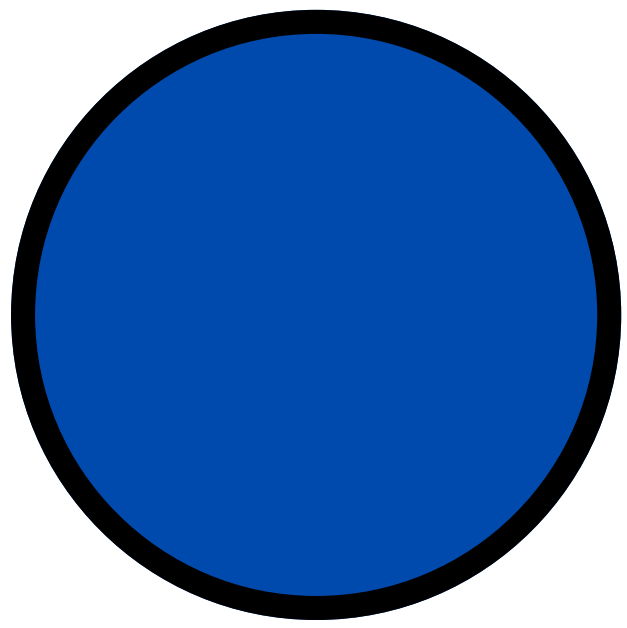
# Visual Preference Survey

The colored dots below represent four housing types.  
Place a dot on the map where you feel each type is appropriate.

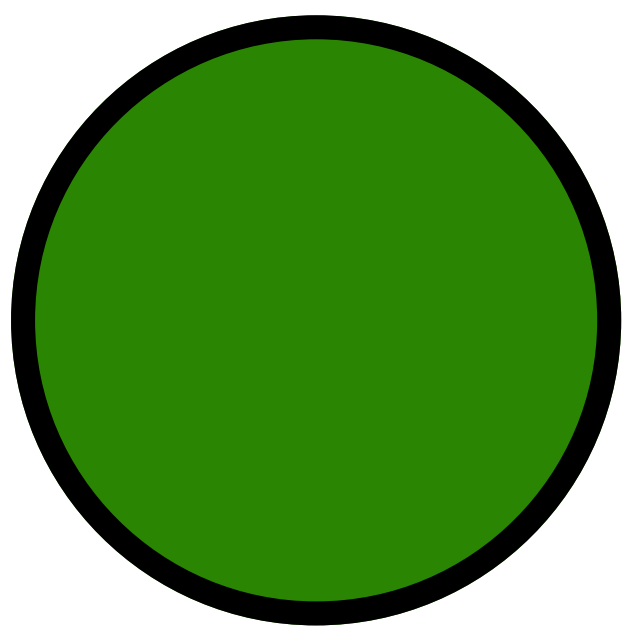
**For this exercise, please use all four colors.**

*The images below are examples from local communities that are a general representation of each use type.*

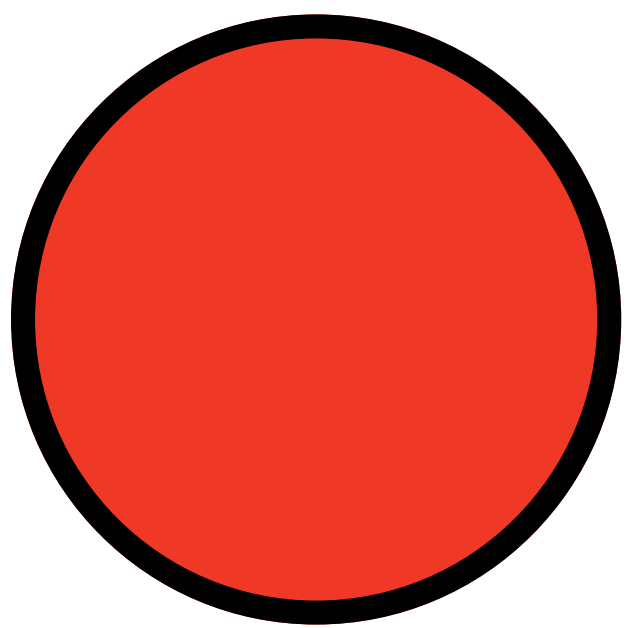
## Single-Family Residential



## Condos or Townhouses



## High-Quality Multi-Family



## Senior Communities

