

Chapter 1, Summary of Comments

Do you have any comments about Chapter 1: Planning Area Goals?

How important are the following considerations in the development of the plan?

Preserving environmental features such as critical plant and wildlife habitats

Answered 132, Skipped 36

Quotes from the 16 original pages of comments.

“STOP THIS NOW”

“I am not in favor of any development at all in this area”

“I put great value on the preservation of GREEN SPACE.”

“I don't want it developed! “

“This survey assumes development”

“..survey does not allow for input requesting no development”

“Preserve the environmental area “

“Development is not needed”

“All 60 acres must remain and not be developed”

“I do not support ANY development or road building “

“Survey questions provided are beyond biased. “

“These goals do not align with my goals”

“I am against any development of land that is still in its natural state”

“Wauwatosa is desirable because it is Not high density “

“No matter what you answer it could be construed that you want more development”

“Wauwatosa has already exceeded its own stated goal for multifamily housing as far out as 2030.”

“it would serve the community better as a nature preserve.”

“preserving and enhancing them (green space) must be the top priority of the plan.”

“Plans that supersede prior plans before their timelines expire erode trust. “

“Scenic Drive will NOT help the traffic issue”

“I strongly oppose a road through the county grounds.”

“I think this is a terrible plan”

“spouse is employed at Froedtert , I frequently take nature walks at the County Grounds “

“very disturbed by this questionnaire as it assumes the construction of roads and housing and business “

“We are totally against any further roadbeds and apartments”

“I am against high density rental properties “

“Leave the green space AS IT IS. “

“This land is a treasure and should not be disturbed. “

- “Preserve the quality of life and the property value, Retain and maintain green spaces as they are today “
- “As an owner of a duplex, I am having a more difficult time finding tenants because of the increase in housing.“
- “I think that the area needs a cohesive plan”
- “The county grounds needs nothing else developed. “
- “like the idea of limiting all development in this area “
- “the "goals" are based on pre-determined goals to develop the area whether the taxpayers are interested in it or not.”
- “Hasn't the Medical Center done enough environmental damage? “
- “I do NOT want any development at all. “,
- “I bought a house in Wauwatosa for access to green space”
- “I do not believe that the area set for development is an appropriate area”
- “Their (long eared owls) population is declining. They are a natural treasure and we should embrace and protect them”
- “Very sad, and disappointed, to think that the city I grew up in and raise my family in will be destroying such a well-loved, well used, environmentally important piece of land “
- “I work near the County Grounds with abused and neglected children. Having this natural area available to me on a difficult day is so very important for my health, for my mental health”
- “Questions about considerations for developing are not objectively written.”
- “Who is left holding the bag? Taxpayers!”
- “No new roads thru the grounds. “
- “In a true wellness community, there must be room for wellness of the spirit not just the wallet. “
- “I prefer preservation at this point”
- “I do not want new roads put in to the area “
- “The Environmental District land should be envisioned as an Oak Savanna, as previous plans have stated (this was discussed in Milw County public meetings years ago, presided over by County Supervisor Luigi Schmidt). “
- “There should be no development of the wooded areas north of Watertown Plank Rd“
- “Bring this space into the County Grounds Park system.” “The City should expand its study to include desirable open space uses that should be promoted in areas under pressure for development.”
- “We would hope that there is still time to look at case studies and resources that are providing innovative solutions and forming true partnerships. “
- “This development requires the construction of new infrastructure (roads, sewers, police, fire protection and schools) at a cost most believe would exceed the benefit derived from new tax revenue generated for such a project in this area.”

“Providing essential recreational needs by protecting the remaining open space at the Milwaukee County Grounds.”

“This area need to be protected, not built up.”

“I am opposed to the increased housing and mixed use development”

“The questions assume I want buildings, developments, roads, etc. none of these do I want”

“This area should remain untouched and preserved for the generations to come. “

“I chose to purchase my home in this urban community because of it's warm green spaces. “

“I hate the (current) view I see when heading west on Swan Blvd passing the Hoyt Pool area under the trestle and then my drive up the hill to see the ugly hotel on prime property on top of the hill”

“This land needs to be PRESERVED just as it is now, for all to enjoy as a truly natural environment.”

“A regional park (the second largest in the County) that, over time, unifies diverse, natural environmental assets and creates a destination amenity for Wauwatosa, the County, the region,”,

“What was done to the village is a joke. Plan for your people, not who you wish your people were.”

“We were "sold" on the UWM research buildings and literally lost 150+ acres to building not only UWM but to for-profit companies. PLEASE LEAVE the rest of the natural habitat alone!!“

“My primary interest is preserving as much wooded area as possible and not inserting a new parkway through the area. “

“I would prefer to see land protected especially the unmarked graves in the area. “

“The manner your survey above is displayed is biased. “

“It is painfully obvious that Wauwatosa did not get input from the powers that be (experts) in preserving critical wildlife and plant habitat, Any development will put this entire area in jeopardy.”

“We do not need additional streets if we don't build more buildings.“

“The above questions assume I want the area developed-- I do not.”

“Wauwatosa is getting is getting very congested all over. We need open spaces. Over half of the County Grounds have been ruined by retention ponds (which never have any water in them) and apartments, hotels and commercial buildings. I do not want 6,000 more people living in high rise apartments. We are a city of homes, trees and churches. If I wanted to live on the east side or downtown, I'd move there. You should have asked for public input before spending all the time and money on the master plan.”

“It is premature to make additional decisions about traffic flow.“

“I don't want your proposed "scenic parkway" nor do I want any housing units built in what you propose as the Watertown Plank Neighborhood. I choose to live where I do because it is a suburban community with wonderful activity, local businesses, local restaurants, and a beautiful park system, I live and work in Wauwatosa precisely because it isn't Urban...I would move to downtown Milwaukee if I wanted urban. “

“I would like to know WHO's goals these are...certainly not mine. “

“I work with many millennials at the hospital. They are getting married, starting families, and building houses, moving into houses in areas highlighted in the Comprehensive Housing Study...Menomonee Falls, Jackson, Brookfield, etc. The younger millennials are really looking for lower housing costs, not the \$1,200-\$1,500 rents most of the high end complexes being built are asking for.”

“I do not want to see Wauwatosa developed into an urban environment”

“Your current plan will result in more traffic congestion. Forgive me if I don't trust or believe your projections, still at peak traffic times (8am, 5pm) traffic on Watertown Plank and in the Medical Complex is congested.”

“I think that the area of land currently zoned as Special Purpose District-Medical Center, often referred to as public green space should remain green. All of it., Whether driving on Swan Boulevard, on the freeway, or looking out a window from medical complex, those trees and grasslands are good for everyone's spirits and mental health. “

“Once you pave over that land, it won't be preserved, it will be destroyed (not created), and it won't be available to anyone.“

“I utilized that green space each week, sometimes daily. Sometimes, The Boy Scouts maintain a path to one of the cemeteries to honor those buried there.“

“Rather than re-zoning this land for housing and mixed-use development that the mayor apparently would like, I would like to see every inch of this space re-zoned as park. (And I would like all of the County Grounds Park to remain zoned as park.) “

“Don't develop the area with buildings!!“

“I don't believe there is need in Wauwatosa for additional expensive rental housing. “,

“Wauwatosa does not have much open space remaining and I do not believe that the northeast quadrant is the best area to site more intense urban development. “

“Over the course of the next 20 years there will be opportunities for redevelopment that may include Mayfair Mall and other big box shopping areas. The trend to shop on-line is likely to continue and department stores, for instance, are likely to be substantially phased out. It is quite possible that an urban housing district could become part of the Mayfair shopping district.”

“So little left due to the bulldozing and buildings on Discovery parkway.

Enough!!!!!!!!!!!!!!~!!!”

"No more integrated streets and buildings. Tosa does not need a skyline. Rather, we need a place to be alone, secluded from traffic and crowds, a place for mental and spiritual healing. A place that would surely benefit MRMC."

"There is no mutual trust. You are overdeveloping areas beyond need. And have no problem lying about the statistics as evidenced at the open house by the Graef representative."

"The way the questions were worded made you choose to answer as if you were in agreement with the entire question when I was not. I do not want any green space developed.."

"I do not agree with additional development in this area. I do not agree with putting City money behind ANY project in this area. This includes TIF bonding and any general obligation bonds. All development should be funded by private investment."

"Why "develop" this area at all? I say leave it the way it is. The less "development" the better."

"My comment is that if the city is to proceed with this type of development it should not be carried out on the proposed site"

"I do not see the need for ADDITIONAL development. Refine what is there now - preserve the undeveloped areas. "

"Goal 5 should specifically include maximizing green spaces."

"I would be open to a plan that conserves the county grounds without residences, roads or commerce."

"Minimize brick and mortar and maximize green space!"

"Leave the environment alone. The city of Wauwatosa already has too much development."

"The city government portrays the plan presented by Graef Engineering as a balanced plan. I disagree, I believe that this plan puts too much emphasis on development."

"I prefer that this area designated park land only used for recreational purposes."

"I am opposed to all further development. Your survey is a joke in that it gives no choices to oppose further development. You have done that on purpose and it's a cynical attempt to manipulate the results."

"My primary Goal would be to change the Map so that NO NEW DEVELOPMENT occurs East of the Freeway"

"The survey questions above are stilted to give results that may not match what my positions are"

"The questions are skewed in one direction - towards development"

"I don't think there should be a development other than to preserve green space. I am strongly opposed to developing that area"

"I don't believe any development in this particular area will do anything but make the traffic situation worse, please don't build on this area!"

"You have skewed these questions as unanswerable. It is a rigged system and you should be ashamed of yourself."

"Preserving it as an amenity for area residents should be a priority. Creation of a "scenic parkway" will increase traffic and essentially destroy the character of the area."

"I think the plan should be to preserve ALL of our existing green space. This is what makes Wauwatosa unique and a great place to live"

"This is a slanted survey. I don't want 4 stories- or any stories- built in the NE quadrant of the County Grounds., your goals assume development- there should be NO development of this area. period."

"The redesign of these routes has seen destruction and paving over of vital greenspace"

"Sometimes the best solution is to leave wild spaces alone."

"I live in Wauwatosa above the parkway for the parks and access to nature"

"Preserving natural areas is not listed as one of the planning goals, I have seen my quality of life decline as new construction has taken over natural areas."

"What I loved about growing up here was that I had the benefits of living in town, while also having the opportunity to play in and explore the woods."

"I believe Wauwatosa should vehemently protect what remaining woodlands it has, and restrict any new development to areas that are already developed."

"According to Tyrvaenen et al. (2005) urban woodlands provide benefits to human mental and physical health, a place for recreational activities, aesthetically pleasing views, reduction of air and sound pollution and soil erosion, flood control, and wildlife habitat."

"Improving circulation and traffic is important "

"we need to preserve the green spaces in the area, especially important that patients at the healthcare facilities can look outside and see nature and not development."

"I want zero stories and don't want the "detention ponds" to count as "open" grasslands."

"This is a skewed questionnaire. I want to talk about preserving green spaces in their as wild as still possible natural state."

"traffic congestion needs to be approached/addressed by looking at alternatives for those coming to work at MRMC vs at looking alleviating it from within."

"My main concerns are about the extent of residential development in this plan and the consequent decrease in open spaces and the natural environment. "

"I could not answer many of the questions above because I believe the area should not be developed at all. "

"My main concern is that the area known as "Sanctuary Woods" must be carefully defined and preserved in its entirety, "

"I want to make clear that I DO NOT support this proposed development. "

Chapter 2 Summary of Comments

Do you have any comments about Chapter 2: History of the Vision?

Increasing the extent of appealing parks, walking and bicycle trails, and green spaces accessed by the general public

Answered 98, Skipped 70

Quotes from the 8 original pages of comments.

"All existing city officials will be voted out of office if you do this"

"Disagree with plan"

"Wauwatosa needs a future that protects its few remaining natural spaces, not a future that develops them "

"Your plan stinks"

"This chapter panders to the idea that the county grounds were always used for and intended to support a Life Sciences District and so we should support the development plan. I reject that notion "

"In my mind leaving the rare urban wilderness intact provides a natural continuity with the past"

"Zoning will prevent further building in the proposed parkway area, only land and not improvements will have to be acquired."

"It is not proposed that these parkways will be formal, but rather naturalistic drives along a native landscape"

"As recommended in the Wisconsin State Planning Board Bulletin # 3 December 1936, A Conservation and Recreation Plan for Southeastern Wisconsin and articulated on page 23, zoning will prevent further building in the proposed parkway area, only land and not improvements will have to be acquired, It is suggested that the parkways include the natural floodplains of the rivers thus preserving their natural beauty"."

"It's time to finally think about protection and conservation. "

"The Innovation Campus has not really developed as planned, the Eschweiler buildings were sold for private development and the Monarch Trail is endangered by indiscriminate mowing and use of chemicals by its neighbors. "

"The History to me is that open spaces should be preserved."

"I do not believe that the 60 acres in question should become anything other than a natural, protected area. There are plenty of other areas in Wauwatosa on which to build. This is not the right place."

"I am sure you'll try to make us feel better by adding "green space" and pocket parks with one or two trees that will never even come close to the space you've taken away."

"Vision" is hardly accurate given the slipshod development "

“Retain and maintain the cemeteries, historical monuments, sanctuary woods, butterfly habitat and all other animal habitats and green spaces as they are today.”

“The current plan seems to be ignoring the phrase 'Preservation of Existing Parks and Mature Natural Areas’”

“Pity the Vision didn't include more access from Watertown Plank Road to Wisconsin Avenue.”

“No development at all please. Rezone the area so it can stay as it is forever”

“I am for preservation not more building “

“A more thorough and honest history would have included that it was a mistake to develop the area around Innovation Campus without a concrete commitment from UWM to fund the Engineering Center. It would have also acknowledged that the city has broken promises from earlier master plans, such as the preservation of the Eschweiler buildings and limitations upon development.”

“The existing County Grounds Park "IS" the jewel of Wauwatosa. Don't chip it away. You've got a goldmine of beauty here attracting people to Wauwatosa. “

“You also fail to make any mention of the value seen by the original architects in having wooded spaces and their calming affects upon people.”

“Before Wauwatosa becomes involved in more planning, my hope is that citizens are heard and planning is slow and deliberate.”

“The new LSD plan appears to more heavily "reinterpret" than synthesize historical uses and intent”

“Preserve as much of this area as possible.”

“The growth of tall apartment buildings needs to stop. “

“it is shocking to see how much of the County grounds has already been destroyed., I do not approve of a road running behind the Ronald McDonald house and the power plant. Nope”

“We know the history, and the current chapter is especially sad. Grandiose visions of UWM's Innovation campus. Most of it sold off for apartments and a hotel. Now your back for another round. Looking for a new option to pay for the 12.5 million TIF?”

“No”

“This fails to include the results of the UWM campus and pulling of funds by the governor”

“Do not make any more "improvements" leave as is”

“Before we add on additional development, be certain that what is presently in operation is successful (i,e Innovation Campus)“

“I am going to quote Dr. Marc Gorelick (Executive Vice President at Children's Hospital, at least for a few days more) "Proximity to nature is a valuable asset for the medical

complex. The natural beauty of the County Grounds is important to patients and families who see it as a peaceful refuge at a time of great stress. It is also increasingly attractive to our workforce, many who are millennials who value environmental conservation. Given the existing high density of development on the medical campus itself, any further loss of green space on the remainder of the grounds would be very concerning."

"I don't agree with the plan of the Watertown Plank Neighborhood as a viable plan that meets the competing needs of preserving the environment and providing the increased need for housing"

"The paving of Discovery Parkway and building of Innovation Campus has not attracted more economic growth these last six years. Why do you believe the paving and building of "scenic parkway" will be more successful? "

"The open area that remains as part of the County Grounds has been used by the community as an "island" of urban wilderness. This area is also used by wildlife that benefit with the connection to the Menomonee River corridor."

"I strongly agree with the vision expressed in paragraph two: "citizens having a belief in the power of a sanctuary for healing."

"Unfortunately, a main historic building is scheduled to be, or has already been, demolished for a larger modern one--against the wishes of the research staff currently occupying it"

"The failure to develop an integrated engineering and medical technology center, where real family-supporting professional jobs of the future would flourish, is a disgrace."

"The UWM Engineering building was never built. A hotel of ticky-tacky block design was erected, providing lots of low wage jobs. For this, the Monarchs lost acres of needed prairie land providing nectar plants for their survival. The County Grounds lost dozens of 100-200 year old oak trees. The City and County did not protect the interests of its taxpaying residents. The UW Innovation campus plan had funding pulled. Or didn't you hear?"

"Lessons can be learned from Milwaukee's economic development history when what would have been treasured historic mansions of beer barons were destroyed for parking lots and retail development. Once it's gone, it's gone."

"have these commercial developments using public funds for infrastructure and other development is not something I agree with."

"I understand the research "park" and innovation campus is not working and in fact is on life support. Let's not throw good money after bad and stop "development" before we waste more money, time, and effort."

"Residential apartments and hotels should not be built. Plenty in the immediate area. No."

"I'm having difficulty understanding how the history of the grounds suggest the best current use is massive development of wild spaces that were created specifically to allow citizens healing and peace."

"Part of the value to the region is that green space that currently exists in the form of open areas and forested areas., Currently there are herons and grebes nesting in and around the pond areas on 86th street, as well as a family of flying squirrels, Too much brick and mortar, None.",

"Opposed to further development."

"In the past 20 years, no public policy issue in TOSA has received more public participation and "outcry" than the desire to conserve this space."

"The vision of increasing the population of Wauwatosa so drastically is not the right plan in my opinion. Wauwatosa will lose it's close knit community feel and will become a transient higher density city. "

"I suggest you review the County Grounds case study from 1991, where the project was halted in the middle of work. Construction stopped for several months to allow for archaeological study."

"My highest priority is preservation of green space and habitats for wildlife, bees, etc. ."

"REALLY? You have bids in on Western building so where would this new bus route lead? 150 feet from the Farmers market nice."

"Sanctuary Woods was a gift to the community, reflecting the fact that time spent there is beneficial to mental health."

"There is no reason whatsoever to eliminate some of the last vestiges of natural habitat in Wauwatosa for apartments, "

"I've walked the area with the Senior Ecologist for the Schlitz Audubon Nature Center (himself a former Wauwatosa resident) , the trees we observed: white oak, red oak, burr oak, shagbark hickory, black walnut, American elm, red elm, basswood, cherry, box elder, and cottonwood., This is a plan for developers and not users of the land. ",

"100+ years ago the original creators of this space knew the importance of having nature and green space around to promote healing, and we'd be foolish to get rid of it now."

"Just because there is land doesn't mean you have to build something on it. Where is Tosa's value of "OPEN SPACES?"."

"County Parks Department also played a more significant role to identify the importance of environmental, natural resource preservation, parks, trail linkages and people connectivity considerations."

"Again, long ago many more acres were to be set aside green and untouched. The current vision needs to cling to that preservation. Once developed, you can't go back."

"Close proximity to MRMC and their mission of healing would make it ideal space for creation of a healing garden as it once was."

“The history of this land has very little affiliation with the current plan”

“I think this rush to develop needs to slow and interests of Wauwatosa residents and the preservation of this natural space need to be the primary focus. Once this land is developed there is no going back.”