

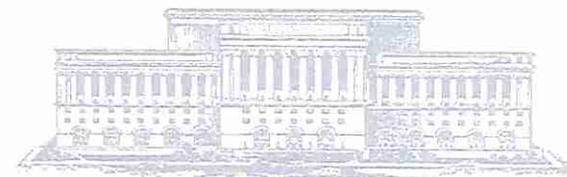
ECONOMIC DEVELOPMENT DIVISION



2

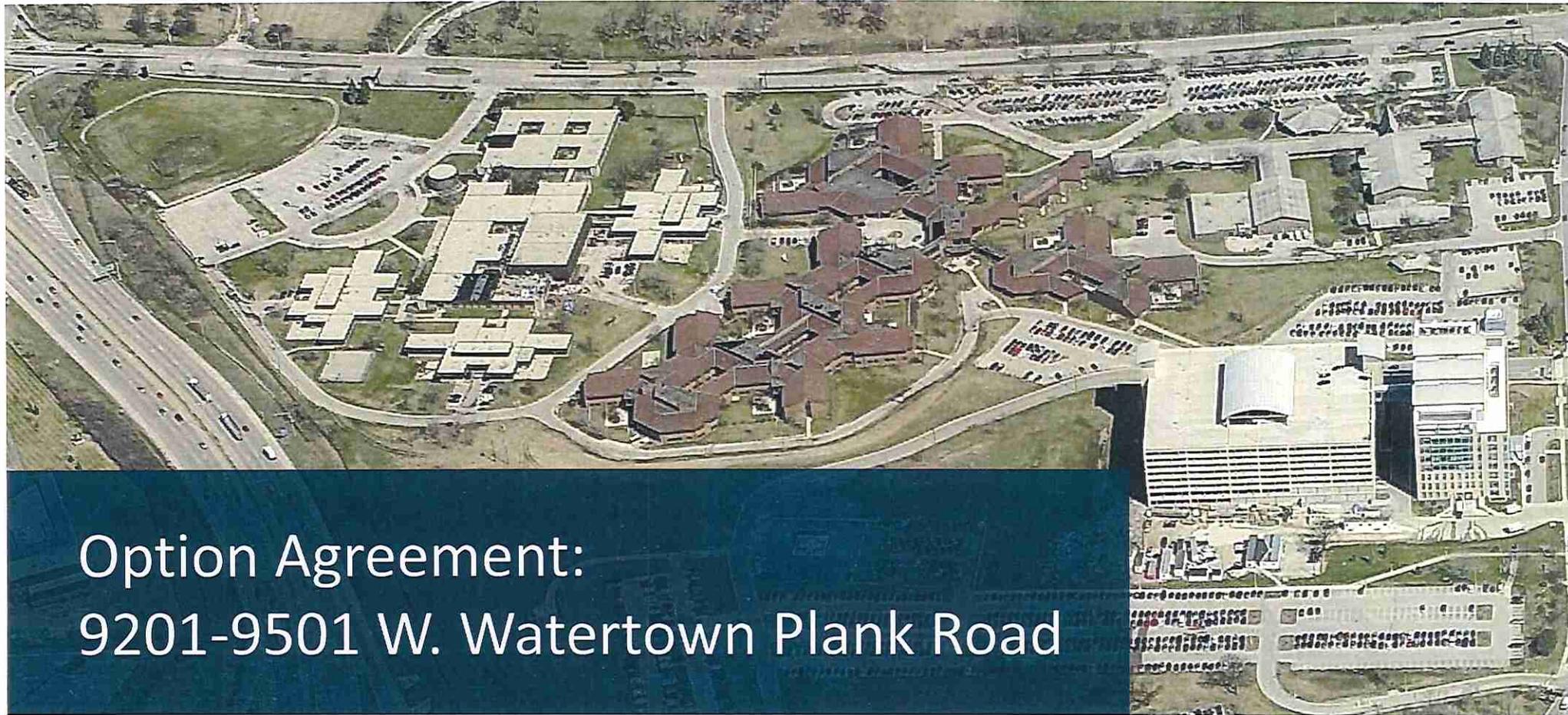
Aaron Hertzberg
Director of Economic Development

February 3, 2020





Milwaukee County Behavior Health Complex



Option Agreement:
9201-9501 W. Watertown Plank Road



onsin Lutheran
College Outdoor...

NW Quad
Transit &
Sheriff

Northeast Quadrant
Innovation Campus, Ronald McDonald House, WAC,
Milwaukee County Grounds Park, etc.

Southwest Quadrant
Milwaukee County Research Park

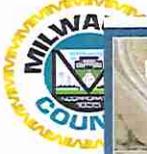
Milwaukee Regional
Southeast Quadrant
Milwaukee Regional Medical Center
(MRMC)
Froedter Hospital

College of
Wisconsin

W Wisconsin Ave

W Wisconsin Ave





MRMC LAND DIVISION - EXHIBIT A

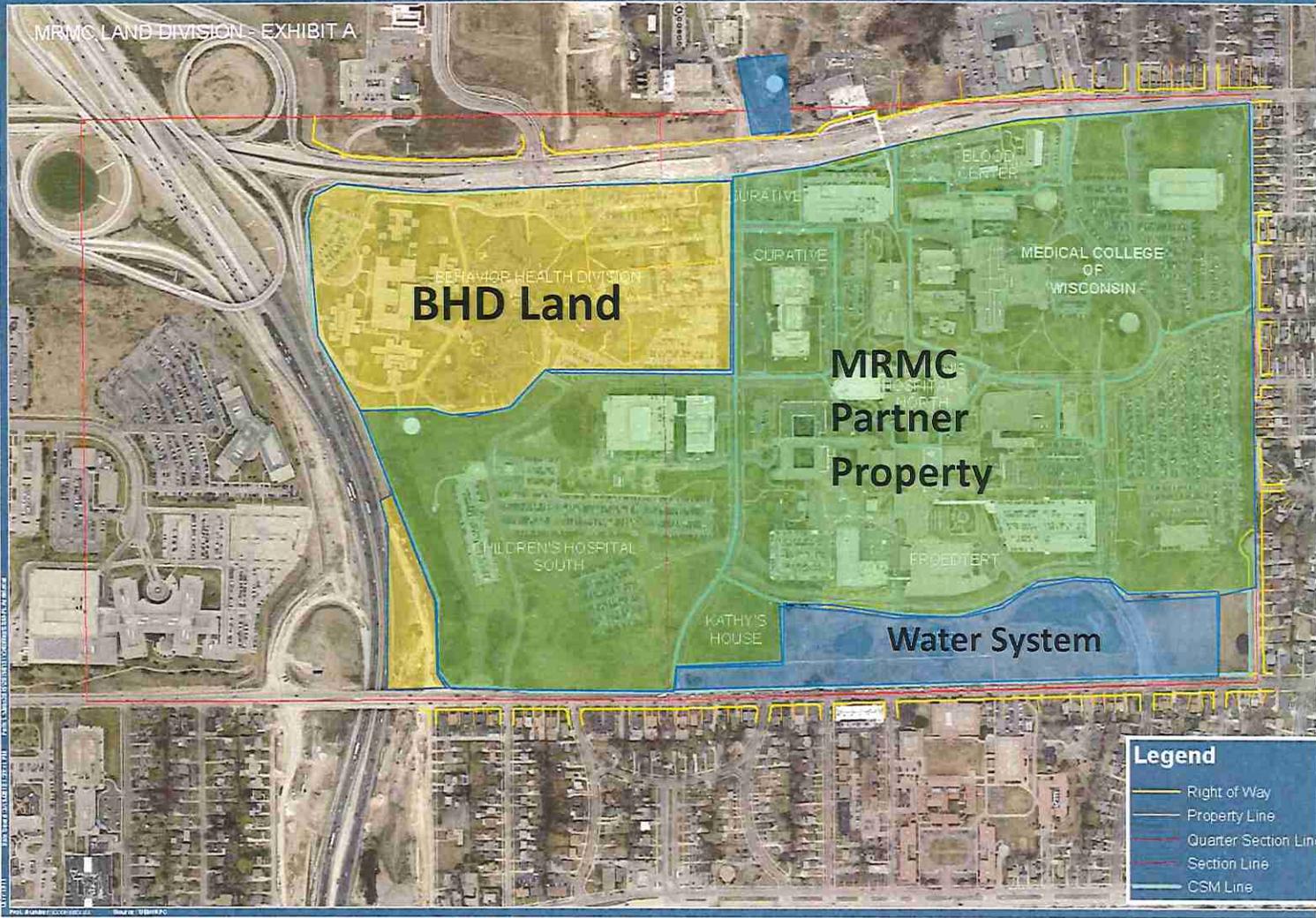


FIGURE #
GR001E

Attachment: MRMC LAND DIVISION - EXHIBIT A (MRMC - CSM for Behavioral Health)

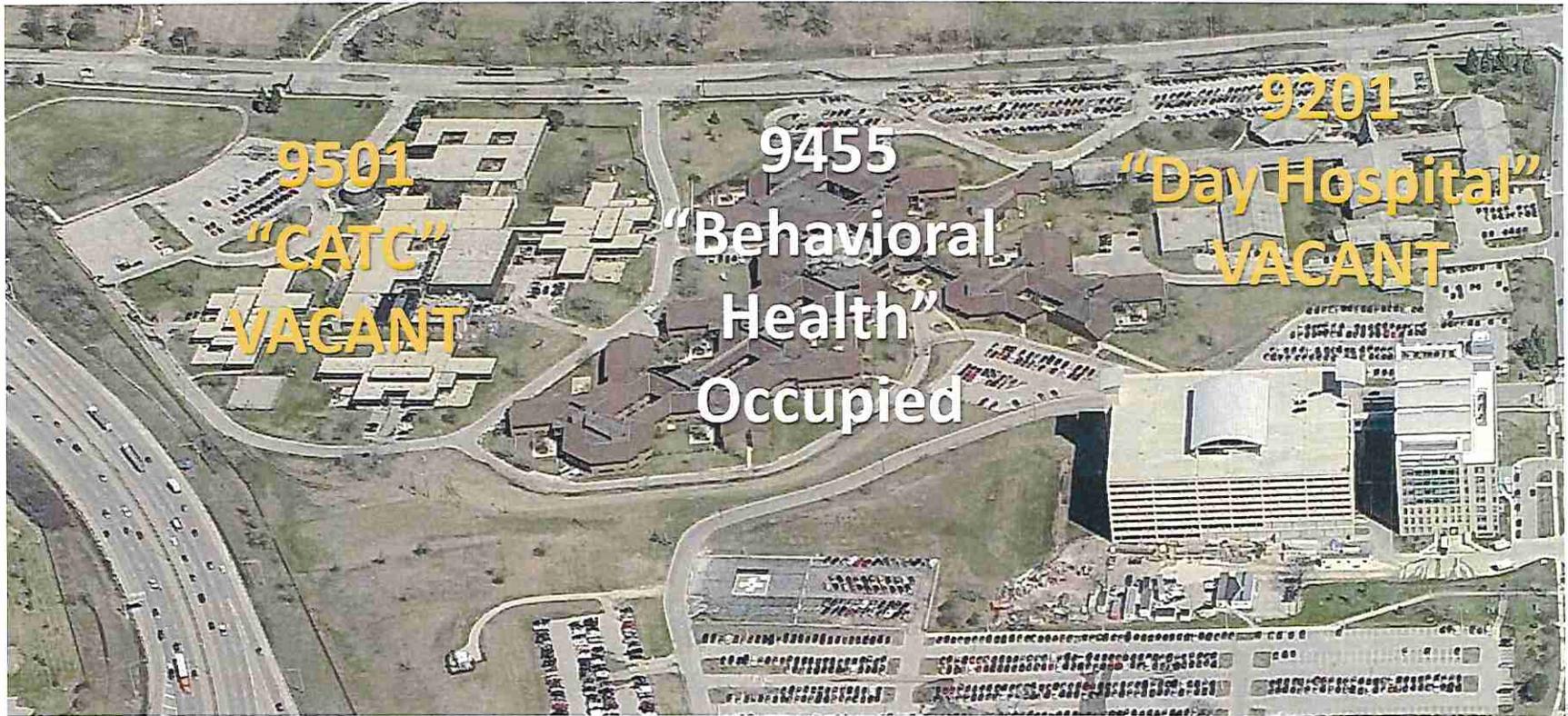
CSM & PARCEL LINES
MILWAUKEE COUNTY, WISCONSIN

- Legend**
- Right of Way
 - Property Line
 - Quarter Section Line
 - Section Line
 - CSM Line





Behavioral Health Complex





 **WISCONSIN STATE LEGISLATURE**

[HOME](#) [SENATE](#) [ASSEMBLY](#) [COMMITTEES](#) [SERVICE AGENCIES](#) [DOCS](#) [OPTIONS](#) [HELP](#)

51.42 or 51.437. The state shall provide the services required for patient care only if no outpatient services are funded by the department in the county or group of counties served by the respective county department under s. 51.42 or 51.437.

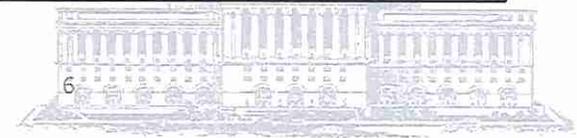
History: 1973 c. 90, 333; 1975 c. 430 s. 19; 1985 a. 176; 1997 a. 27; 1999 a. 9.

51.08

51.08 Milwaukee County Mental Health Complex. Any county having a population of 750,000 or more may, pursuant to s. 46.17, establish and maintain a county mental health complex. The county mental health complex shall be a hospital devoted to the detention and care of drug addicts, alcoholics, chronic patients, and mentally ill persons whose mental illness is acute. Such hospital shall be governed pursuant to s. 46.21. Treatment of alcoholics and persons who are drug dependent at the county mental health complex is subject to approval by the department under s. 51.45 (8). The county mental health complex established pursuant to this section is subject to rules promulgated by the department concerning hospital standards. The county board may not sell the county mental health complex under this section without approval of the Milwaukee County mental health board.

History: 1971 c. 108 ss. 5, 6; 1971 c. 125 ss. 350 to 352, 523; 1971 c. 211; 1973 c. 90, 198; 1975 c. 41; 1975 c. 430 s. 15; Stats. 1975 s. 51.08; 1985 a. 352 s. 231 (1); 1987 a. 507; 2015 a. 205; 2017 a. 54; 2017 a. 207 s. 3.

... may not sell the county mental health complex under this section without approval of the Milwaukee County mental health board.





Land Sale: Goals

- Vacate underutilized, costly and inefficient buildings.
- Support the BHD vision for a community based service model
 - UHS Agreement
 - Access clinics
 - Other...
- Allow BHD to continue operations on site as needed
- Receive maximum value from sale

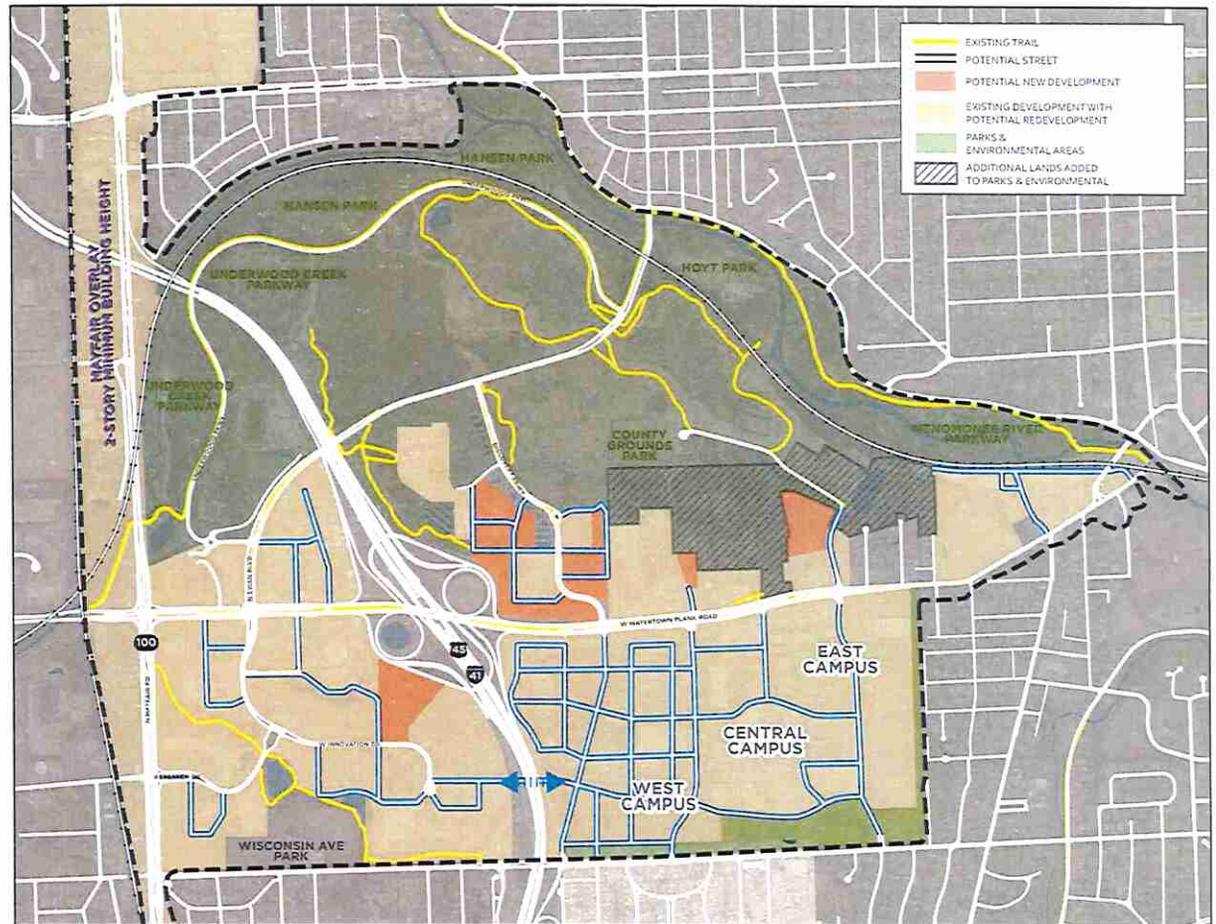




Additional Goals

- Support Bus-Rapid Transit
- Support a state-of-the-art Center for Forensic Science and Protective Medicine (CFSPM).
- Allow MRMC partners to control their growth and further invest in Milwaukee County.
- Aligns with Wauwatosa's Life Science District Master Plan (December 2018)
- Connects road networks

LIFE SCIENCES DISTRICT FRAMEWORK PLAN - Land Use and Road Network

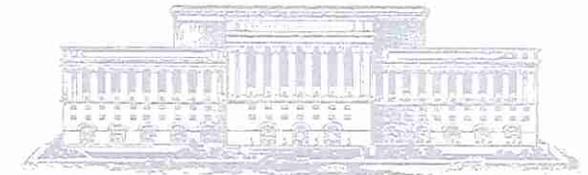


Source: City of Wauwatosa



Timeline

- **2015:** Mental Health Board seeks alternative model for inpatient services
- **June 2018:** Milwaukee County agrees to sell leased land to MRMC Partners
- **September 2018:** Mental Health Board approves UHS Contract
- **January 2020:** Milwaukee County agrees to sell BHD land to MRMC Land Bank
- **January 2020:** MRMC Partners exercise Options
- **February 2020:** Mental Health Board considers sale of the BHD complex
- **2020 Q1:** Land sales close *(if approved by MHB)
- **2020 Q2:** Milwaukee County reaches deal to sell water system to MRMC Water and the City of Wauwatosa
- **2020 Q3:** Water System sales close

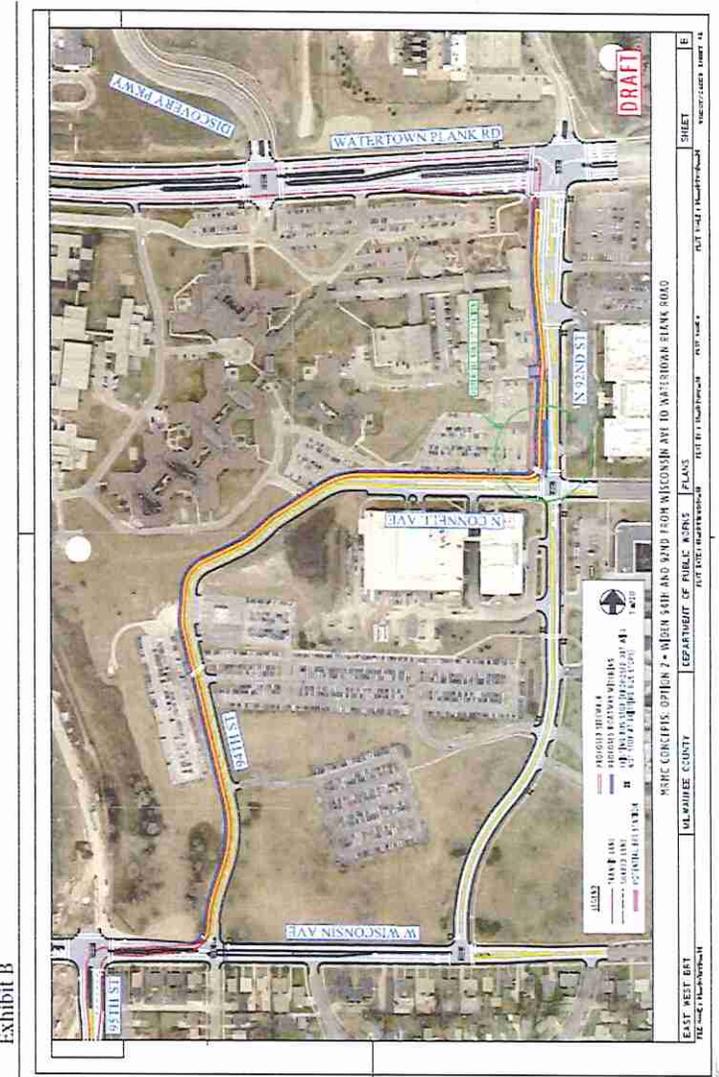




Land Sale: Leveraging sale for BRT

- MRMC to fund \$4,511,062 in planned BRT infrastructure.
- Mutually beneficial investment will be credited against the land sale price.
- MRMC will complete investments with other corresponding road improvements.
- MRMC will follow Milwaukee County and FTA constructing and contracting guidelines.

Exhibit B





Land Sale Value

MARKET VALUE	
Land Value (\$190,821/acre)	8,070,391
Cost to Demolish Existing Buildings	- 13,425,300
Total Land Price	- \$ 5,354,909

SALE VALUE	
Land Value (\$190,821/acre)	8,070,391
Cost to Demolish Existing Buildings	13,425,300
BRT Investment Credit	- 4,511,062
CFSPM Land Credit (~6 acres)	- 1,144,926
Total Land Price	\$ 2,414,403*

*Final amounts are dependent on credits

