

ALDERPERSON AGENDA ITEM MEMO

To: **Government Affairs Committee**

From: Alder Joe Phillips

Date: February 12, 2026

Subject: Proposed Pilot Program for Overnight Residential Parking in Wauwatosa

A. Background/Rationale

Wauwatosa's current overnight parking restrictions disproportionately affect residents in neighborhoods where off-street parking is physically or legally unavailable. At the heart of this issue are residents who are unduly burdened by consistent parking tickets despite having no viable off-street options. Aligning our policies with modern residential needs is prudent to ensure consistency and safeguard the quality of life for all community members.

B. Key Issues for Consideration

Relief from Punitive Enforcement

Address the financial hardship caused by repetitive citations issued to residents who lack private driveways or garage access.

Targeted Residential Access

Limit overnight parking to verified residents who can demonstrate a lack of off-street alternatives.

Landlord Disclosure Requirement

- Implement a requirement that landlords must explicitly inform potential renters in writing if off-street parking is not available for a specific unit.
- This ensures transparency and prevents new residents from being blindsided by the city's overnight parking restrictions.

Equity and Consistency

Harmonize Wauwatosa's regulations with regional standards to reduce confusion for residents and ensure equitable enforcement across all housing types.

C. Fiscal Impact

Revenue Realignment

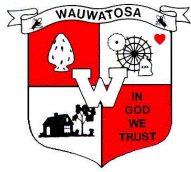
- Citation Revenue Displacement: A pilot program will likely result in a decrease in overnight parking citation revenue specifically from "no-option" residents who currently receive frequent tickets.
- Introduction of Service-Based Revenue: The loss in citation revenue would be partially or fully offset by the implementation of a permit-based fee structure.

D. Operational Considerations

System Implementation: The program would require the development of a permit administration and verification system, though specific costs are not being assumed at this stage.

Administrative Shift: The fiscal impact includes a shift in staff resources from purely enforcement and citation processing to permit management and resident support.

E. Requested Action



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That the Committee recommend the adoption of a Wauwatosa pilot program that replaces the current punitive citation model with a permit system for residents lacking off-street parking. Additionally, that the city establish a disclosure mandate for landlords regarding parking availability to ensure consumer protection for renters.