

ObjectID	CreationDate	
	11/12/2024 19:45:24.946	<p>Please share any feedback you have about the Draft Tosa Tomorrow 2045 Comprehensive Plan. Page 43:</p> <ol style="list-style-type: none"> <li>Picture is from 2016 so doesn't match map below. Current picture provided to TS on 11/12/24</li> <li>Four" health care institutions (not six) in description</li> <li>in text replace "minimize adverse impacts" with "maximize positive impacts"</li> <li>Campus map corrections. Scan of corrections provided to TS on 11/12/24</li> </ol> <p>Page 57:</p> <ol style="list-style-type: none"> <li>Show new 95th St between Wisc Ave and WTP Rd</li> <li>Show W Doyne Ave from 92nd to 95th St</li> <li>Remove 94th St on MPMC Campus</li> <li>Connell does not connect from 87th to 92nd St</li> </ol> <p>Page 59:</p> <ol style="list-style-type: none"> <li>Revise surface parking on MPMC campus to reflect what is currently there (still showing lots removed in in 2022-2023)</li> </ol> <p>Page 65:</p> <ol style="list-style-type: none"> <li>Show 87th St with continuous sidewalk on both sides</li> <li>Show 92nd St with continuous sidewalk on both sides (complete in 2025)</li> <li>Show 95th St with continuous sidewalk on both sides (Complete in 2025)</li> <li>Show W Doyne Ave between 92nd and 95th) with sidewalks on both sides (complete in 2025)</li> <li>Show BublR bike station at NW corner of Connell and 92nd St</li> <li>Show BublR bike station at SE corner of Doyne and 92nd St</li> </ol> <p>Page 67:</p> <ol style="list-style-type: none"> <li>Show Proposed Tier 3 Bikeways for Doyne (between 92nd and 95th). Complete in 2025</li> <li>Show Proposed Tier 3 Bikeways for 95th St between Wisc Ave and WTP. Complete in 2025</li> </ol> <p>Page 76:</p> <ol style="list-style-type: none"> <li>Picture of MPMC Thermal Cooling Towers. No issue with leaving it in, just seems odd as nothing on that page is related to the picture.</li> </ol>
1	11/14/2024 21:16:57.130	<p>Why the focus on "attainable" or "affordable" housing? First, how are those terms defined and how would we know when the goal has been achieved?</p> <p>It seems that Wauwatosa has affordable housing since homes listed for sale typically have offers within days, and the vacancy rate for rental units is very low.</p> <p>I think one of the flaws of the plans focus on attainable/affordable is that it isolates Wauwatosa instead of considering the greater Milwaukee metro area. People can choose to live in the area that is affordable to them. Not every city should try to provide "affordable" housing based on subjective standard.</p> <p>Wauwatosa can promote additional residential development and let the market determine what the price/cost will be.</p>
2		
3	11/15/2024 16:01:08.100	Great job on this project! I am an urban planner that specializes in creating comprehensive plans and this is one of the best comprehensive plans I've seen. I am hoping the City takes these recommendations seriously and the City continues to adapt and grow. Good job!
4	11/15/2024 17:48:40.031	It's an admirable and vital goal to try and increase affordable, middle income housing in the city. This will be challenging with the increased tax burden residents will be facing for the next 20 years due to the school tax referendums that were passed just recently and 5 years ago. The city will certainly not be able seek increased revenue from residents by increasing property taxes. Property tax rates are a major consideration when families are seeking to purchase a home in a community. This will certainly be a challenge for the city over the next 20 years.
5	11/16/2024 21:29:49.726	Page 15 - In the paragraphs referencing the number of homeowners vs. renters and their cost burden, I'm afraid that the city is not looking at all of the salient data. For instance, has anyone surveyed the renters to find out how many would like to be homeowners but are 1.) building their savings 2.) can't find a home in their price range 3.) keep getting out-bid in price wars. Also, have you asked how many senior homeowners would like to sell but cannot find affordable homes for down-sizing? You're drawing the conclusion that you need to build more affordable rental apartments (probably true) but ignoring the fact that you need more affordable single-family and multi-family homes (definitely true). Ownership is still important to the majority of residents.
6	11/17/2024 15:34:05.671	Please add speed bumps on more roads. Please add more walking paths along the parkway. Please do something about the amount of traffic that comes into the city from Watertown Plank. Cars drive way too fast in this city-do something to change this.
6		Please stop allowing multipurpose apartment complexes to be built in residential areas and in the Tosa Village. We have enough.

11/21/2024 21:49:21.917 Overall great content especially regarding Housing and preparing the groundwork for zoning change.  
One of the introductory pages promises that each chapter would have case studies included – I would love to see more of them even if they are links to successful case studies. Examples would be Minneapolis’s aggressive zoning and development standards to encourage more housing development and resulting lower housing costs. Examples of communities switching to form-based codes.  
Would like to see measurable goals in the action items priorities.

Below are some of my more detailed comments:

Pg 14 Demographics – according to the mayor and planning staff we have already reached or are close to the 50,000-population mark as of 2024 – reflecting a 2,000 growth in 2 years. Based on current units in planning and development we will likely add an additional 800 to 1,000 units in the next 2 years. With an average household of 2 people/household we will be surpassing the 52,000-population size in 2 years or less – way ahead of the 2040 anticipated date. Residents need to be able to anticipate a realistic growth in number to continue to support building more housing. Otherwise, this number will be used against adding more housing.

Ursula Twombly – 11716 West Meinecke Ave, Wauwatosa, WI

7

11/21/2024 21:50:18.334 Continued

Pg 19 – housing styles as in architectural styles or housing types – housing types more appropriate. Incorporate welcome to economically, racially and ethnically diverse communities.

Pg 20 -Housing

Goal 1 - housing styles vs housing types. Whenever we say housing I think of house – can we incorporate the term apartments along with housing.....I know apartments are included in housing but a community member have stated that tenants are transients and we want to make sure that it is understood that apartments are homes as well.

Goal 2 – include accessible housing.

Pg 23 – Land Use influence – why does a landlocked city make affordable (subsidized) housing more difficult?

Pg 23 – Development Patterns – where are the curvilinear suburban streets? Both east and west Tosa are gridded other than when natural features interfere.

Pg 24 – Neighborhood Residential .... I don’t understand the reference about older areas like the Washington Highlands (Washington Highlands are in Milwaukee) and the area north of Cap and 124 when 70% of all of Tosa both pre and post 1950’s area are labeled Neighborhood Residential?

Neighborhood Residential Description reads as if there are already 2-3 units – could you say something like currently only single family, but future will include 2-3 units.....

The same with Mixed Use Residential description.

8

11/21/2024 21:51:15.680 Continued

Pg 27 – Future Land use – Manufacturing and Production along 124 north of Burleigh – Manufacturing may be desired but when Briggs and Stratton closes that land may be prime for a mixed use development – can the report allow for that opportunity without having to amend the Comp Plan.

Why is the Mayfair Collection labeled as Regional and Corridor Commercial when it already contains a significant amount of housing and entertainment? Also, the area just south of the Collection is labeled Mixed Use but there is no residential in that area that I know off.

The entire Mayfair Corridor already has 2 large multifamily housing complexes – yet is labeled as Regional Corridor. Your description says that multi-family should be considered but is already there – can you please clarify.

Pg 29 - Residential Growth Context “increase density are only contextually applicable in specific neighborhoods” why only specific neighborhoods?

Pg 30 – West North Ave – please add professional office space to first floor uses – each of the existing buildings has small businesses that need to be accommodated in new developments.

Case Study Examples of new residential over commercial would be helpful to explain visually what that would look like but also what the economic benefits would be.

9

11/21/2024 21:52:16.428

continued

Pg 34 Key Housing Site – Area 2 should refer/discuss the Planned Development with the phased unit count that has already been approved. Also consider adding Senior Focused Housing.

Area 3 – Mayfair Reserve is a new multifamily housing complex with 2 adjacent hotels. Are you suggesting they should be redeveloped????? The adjacent Walgreens, vacant Radisson Hotel and adjacent office building are a more significant and valuable site to be considered a Key Housing Site.

Pg 36 – please explain Form Based Code?

Pg 38 – Affordability – the sentence about owner occupied homes to households over 120% AMI is extremely confusing - restate or use the chart from the housing study. What do you mean by a middle-income family – using actual household income ranges would be more understandable.

In the next paragraph can you make more understandable what you mean by attainable (this word feels really squishy).

Here my idea of what that should read.....The city should continue to support market rate housing to build the satisfy the housing shortage. The city should continue supporting and subsidizing housing at the 60% to 80% AMI (\$00,000 to \$00,000) as well as supporting units for very low income (30% - \$00,000) households

10

11/21/2024 21:53:31.576 Continued

Contact Ann Heidkamp for an update on the Land Trust.

Pg 39 – Aging in Place – Love it!

Pg 40 – Great explanation of Missing Middle – could the report share some Case Studies of other cities that have accomplished new Missing Middle. How did they do it and what effect has it had on the community?

Pg 44/45 – why is Area 1 highlighted as a priority reinvestment area and not area north – car dealership, Dave and Buster and Walgreens????? Pick and Save and other retail areas north on Post Office all relatively new and important community assets. The Radisson Hotel and adjacent office building as well as the empty lot next to Home Store should be key areas.

What is the difference between Local Commercial and Traditional Urban Commercial Districts?????

Area 4 – contains Briggs and Stratton – this large site should be viewed for diverse types of developments – including Mixed Use similar to Mayfair Collection..... they way it is outlined would have to amend the Comp Plan if development other than industrial or manufacturing is considered.

The Mayfair Corridor needs a much more defined and nuanced description. Large multi-family housing is already existing should there be more or less.....????

Pg 47 – All of Mayfair Collection Retail is new build – the photo explaining adaptive reuse is incorrect – it's a new build.

Pg 91,92,93 – show case studies from other cities of what it could look like, its economic impact and positive changing of neighborhood characters.

11

11/21/2024 21:54:06.439 Pg 111-122

All the action Items lack specificity – if we can't get to the specifics now the plan should at least identify who will be responsible to get us to the specific goals and in what time frame.

Pg 112 – Affordability – Again what is attainable housing for middle and upper middle income ?????? What is the household income of these groups and what would be an attainable housing purchase price in 2024 dollars.

What does support affordable housing mean? Affordable housing at the 60-80%AMI will require financial subsidies. Please describe the different means of methods of subsidies the city is willing to use. We should have a goal of 15%???? of all new housing to be affordable at the 60 to 80% AMI. Also state a goal of 8%???? Of all new housing to be at 30%AMI.

Without clearly stated goals that can be measured this much needed development will not happen.

Thank you for letting me comment and for allowing me to attend and participate in the discussions during the Steering Committee Meetings.

Ursula Twombly – 11716 West Meinecke Ave, Wauwatosa, WI

12

11/22/2024 20:13:39.878 Pg. 20: What is the definition of attainable housing? To me, attainable does not mean the same as affordable. So far this document does not describe what is meant by the word attainable.

pg. 20: Transportation: it mentions that mobility for all modes. Does this also mean increasing access for all especially persons with disabilities?

pg. 23: What stakeholders proposed taller buildings? Many in the community have spoken out against very high rise apartment buildings.

pg. 24: thanks for bringing up missing middle housing in planning considerations.

Are there any recommendations for apartments to include 3 bedrooms for families with children? If we want to grow the population, we need to find adequate housing for families with children.

pg 31 and 34: mixed use: what plans are being considered to help small businesses stay in their locations when new development occurs?

pg 38: what are the specific plans to increase the fund for affordable housing?

13 11/22/2024 20:26:29.630 pg. 39: what portion of new housing development is using universal design?

I find the action items very generic :

pg.112: encourage additional missing middle housing. Well, we could encourage it, but that does not make it happen. And if it is being left to the developers, then it will most likely not happen. Where is the accountability for the city to ensure that these things get done?

Are there any plans to help small business owners?

pg. 115: again, lacks specificity about action: promote opportunities for minority-owned, women-owned businesses- what are the plans to help them thrive?

14 11/22/2024 21:38:05.169 I also find it interesting that the various commissions and committees (such as Sustainability Committee, Housing Coalition, Youth Commission, Disabilities, Senior) served by citizen volunteers are not considered partners in any of the actions.

Generally like the overall message in the Comp Plan. My interest is primarily in the housing area with these comments for clarification or change:

1. Pg 24. I agree that we need increased housing density throughout the city.

I do not think that it is clear enough that "neighborhood residential" land use areas can include other than single family housing per lot. These areas have been "single family" for so long that I fear citizens will assume they remain "single family" and will feel the city has not been transparent if they find out later that isn't the case.

2. Provide a definition for how you are using the terms "affordable" housing (ie per gov't % of AMI) and "attainable" (which based on conversations with staff refers to serving people who don't meet "affordable" AMI standards but still are being priced out of buying and renting in Tosa. These terms seem to be used interchangeably in the current draft. Maybe put definitions on page 30

3. (pg 39) In discussing "Accessibility" and "Universal Design" be sure to include hidden and non-physical disabilities in your discussion. Focus in draft seems to refer to physical disabilities only. We need housing that accomodates persons with mental illness, cognitive and intellectual disabilities, mental processing disabilities (like autism) and so on.

15 11/22/2024 22:13:37.470

Comments on Vision, Goals, and Action Steps (related to Housing):

A. Vision (page 19): Revise paragraph 2 to be more inclusive of who we want housing for. Here is the rewrite suggested by the Housing Coalition: "Development will ensure that renters and homebuyers, across income levels, have housing options of various sizes that are accessible and affordable to them throughout the city."

B. Housing Goals: Revise as follows in CAPS:

Goal 1: Provide a variety of housing TYPES and densities that acknowledge the existing character of neighborhoods and support the community's residents through all stages of life, maintaining and expanding the City's reputation as an attractive place to live FOR PEOPLE ACROSS ALL INCOME LEVELS AND HOUSEHOLD SIZE.

Goal 2: Ensure Wauwatosa fosters access to safe, stable, AFFORDABLE AND ACCESSIBLE housing opportunities that meet diverse needs.

GOAL 3: PARTNER WITH MAJOR EMPLOYERS TO CREATE WORKFORCE HOUSING

16 11/22/2024 22:14:51.965 Action Matrix Comments continued on new comment page.

C Housing Action Matrix Revisions (pages 111 & 112)

1. Overall, Action Matrix should have MEASURABLE GOALS so city can measure progress and hold officials and staff accountable for action.

2. ADD AN ACTION STEP TO DEVELOP A HOUSING PLAN TO THAT INCLUDES AFFORDABLE AND ACCESSIBLE HOUSING NEEDS: Using the city's Housing Study and other resources, outline the gap between current housing in the city and the number and type of housing units required to meet the needs of current and future residents across the income, age, ability, and family size spectrum.

From Gap Analysis develop a Long Term Housing Plan for a mix of large- and small-scale housing development including high-end housing, middle-class, workforce and other affordable housing, senior housing, housing for persons with various types of disabilities, and other forms of higher density development, ensuring the city can meet the housing needs of its current and future residents.

Establish measurable goals for the creation for affordable and accessible rental and homeowner units in five year timelines over the life of the plan

3. REMOVE 05-01 - Housing development needs a city-wide plan. Neighborhood associations should be consulted but not determine the final outcome.

Continued on next comment page

11/22/2024 22:19:49.891 Continued comments on Housing Action Matrix

4. 05-06 - Allowing overnight street parking and other parking regulation options should be city wide and not only a concession for integrating mixed use or other multi-family development.

5. 05-15 - Raise Priority Level to 1 for Strategizing fundraising/aligning existing funds

6. 05-18 & 05-19: Raise both to priority 1 - Need Universal Design elements ASAP and Programs are already available through Milw County and Metropolitan Fair Housing Council to increase home ownership and to incentivize responsible landlord and tenants relationships and property maintenance.

18

19 11/22/2024 22:41:36.494 I like the idea of "Housing for All"! However, this plan needs teeth. Please define terms like "affordable housing" and set measurable goals for the number of single and (preferably) multi-bedroom homes and apartment units. I support the development of more housing for low-income individuals and families.

20 11/24/2024 20:02:00.096 After reviewing the entire draft plan, I'm in agreement with almost everything. Please continue to de-emphasize car-centric mobility and development. Cities should be built to serve people and not high speed traffic and free car storage.

12/01/2024 17:27:45.764 I support increasing equity and inclusion in Wauwatosa by emphasizing the following in the Chap 5 Housing Action Matrix

1. Revising zoning codes to allow "gentle density" in ALL residential neighborhoods which means allowing duplexes, triplexes, townhouses, and ADU's (accessory dwelling units) and other smaller scale housing development; and to allowing larger mixed-use buildings with retail, offices, and apartments which are sensitive to the surrounding neighborhoods along major corridors.

2. Adding an priority 1 action step to create a measurable plan for increasing affordable and accessible housing for renters and home-buyers over the next 10 years based on existing city Housing Studies

21

3. Reducing parking requirements and regulations throughout the city to lower the costs of affordable new housing development in all areas of the city - not just in relation to mixed use developments.

12/01/2024 21:38:01.336 Re: Comments on the Tosa Tomorrow 2045 Comprehensive Plan dated 11/11/2024

The Housing Coalition has followed the development of this plan closely, members have attended all the public input sessions, workshops and have attended the Steering Committee meetings. We submitted two letters, both letters are part of your file.

- October 28, 2023 – Housing Coalition's Comprehensive Plan Goals for Affordable, Accessible Housing.
- October 3, 2024 - Comments on and Suggested Changes to the Draft Vision, Goals, and Preliminary Land Use Framework for Tosa Tomorrow

In general, we are pleased to see many of the ideas that we have advocated for included. Such as mixed-use developments throughout the city, allowing smaller attached housing in all the residential neighborhoods, a focus on rebuilding neighborhood commercial corridors with mixed-use, (residential over retail/business) and a great discussion of Missing Middle Housing.

However, as the final plan will become the basis for critical decision-making over the next 20 years, the report lacks case studies detailing how proposed changes would accomplish the goals and vision outlined in Chapter 03. Case studies and examples will not only help explain proposed changes to the public but will also allow our elected officials a deeper understanding. Even a series of hyperlinks to case studies related to each chapter would be immensely helpful.

22

12/01/2024 21:38:53.996 continued

Following are some specific comments on the chapters relating to housing:

03 - Vision and Goals

We continue to find much of the language in the Vision and Goals, to be vague, not very different from the status quo, not clearly identifying challenges and changes the city will need to anticipate and proactively respond to over the next 20 years. We feel that to be effective for future housing and land use decisions, the Vision and Goals needs to paint a clearer, more explicit picture of our desired future, population growth, housing and economic growth. Please see our comments from the October 3, 2024, letter.

04 - Land Use Development

We fully support the descriptions of the Neighborhood and Mixed Residential but do not fully understand why east and west residential areas are treated differently. East Tosa already has a higher density than West Tosa where lots are generally larger and could accommodate smaller, neighborhood integrated duplex, triplex, and even 4-6 family housing much more easily. We support classifying all areas currently Neighborhood Residential as Mixed Residential.

We fully support Mixed-Use classification for all neighborhood and commercial corridors and hope that with some localized TIF support the subarea plans could generate much needed multi-family housing while maintaining affordable rents for small business and shops.

23

12/01/2024 21:40:00.472 Continued

05 – Housing and Neighborhoods

We strongly support exploring a form-based zoning code to maintain neighborhood character. However, a detailed description of how form-based zoning differs from land-use zoning would be helpful for non-planners to understand the implications. Showing examples of how and where this zoning change helped to maintain character while allowing for density would be helpful. Maybe they are descriptions in an appended glossary.

Parking Requirements - Please consider including reducing parking requirements and regulations throughout the city to lower the costs of affordable new housing development in all areas of the city - not just in relation to mixed use developments.

The section on affordability is not very clear – affordability means different things to different households. To make this section more tangible please use household income instead of 120% AMI. Provide a summary paragraph regarding the findings from the Housing Study showing what percentage and who is housing burdened in Wauwatosa.

24

12/01/2024 21:40:57.965 Continued

Community Discussion - We ask that the Comp Plan Consultant or the City Planning Department develop a strong, detailed plan of how any zoning changes would be addressed with the community at large. The Housing Coalition was hoping that the Comp Plan would be the beginning of the zoning change discussion, but we have not seen this discussion occurring and most residents will be taken by surprise that the Comp. Plan includes language on allowing housing other than single family in our districts.

Action Items - pg. 111-112

We feel that the action items are not very specific and therefore will not be measurable. If the Comprehensive Plan scope of work will not provide this detail, then we ask that the outlined Action Item identify specific tasks and entity responsible to develop more specific, measurable goals and actions.

We would like to see a Housing Action Plan that includes the following details as outlined in our October 23, 2023, letter and as summarized below

- Provide examples from other cities of housing development types, policies, regulations, zoning, and parking regulations that will help us increase density and grow a diverse population.
- We feel these examples will be crucial for education of city officials, staff, and residents regarding the feasibility of various recommended implementation steps.

25

12/01/2024 21:41:38.006 • Examples of Incentives the city can use for development of missing middle, mixed use, and affordable and accessible housing. These could include incentives for small-scale landlords to rent to qualified lower income renters, small scale developers to create missing middle infill housing, and/or affordable housing, and incentives for first time low - moderate income homebuyers or lower income renters.

- Recommendations for ways the city can advocate for state and federal housing policy changes and additional funding that will help the city achieve its housing goals.

- Identify opportunities for infill development on vacant or underutilized parcels and ensure they include context-sensitive density or missing middle options such as duplexes, townhomes, small apartment buildings (4-6 units), and condominium buildings

We will be happy to respond to any questions that you have about our ideas and will continue to advocate for them at public meetings about the Comprehensive Plan.

\*The Wauwatosa Joint Housing Coalition works to increase affordable, accessible, equitable and sustainable housing in Wauwatosa. Our group consists of the Wauwatosa citizen Commissions for Seniors, Equity and Inclusion, Persons with Disabilities, and Sustainability, and the Tosa Together community organization working for equity and inclusion.

26

12/03/2024 05:25:53.434 It is a good start but it lacks real specifics and detailed metrics. We need to get beyond welcoming to focus on the genuinely positive impact of a city made up of culturally and economically diverse households. Specific goals to appeal to school aged children is important. Gentrification is a looming issue. We need to focus on supporting local wealthbuilding to counteract the forces of monocultural suburbs. We are well located to have a good system of connection to other large cities. We also need a strategy to avoid too much gentrification. support adding mixed-use buildings (housing over retail and businesses) to our main streets, especially on the westside where many existing structures are older and low-rise buildings.

The city should encourage/incentivize small developers: limit off-street parking, provide other streamlined approvals to add mixed-use buildings and revitalize our commercial neighborhood streets. Intergenerational schools are a huge asset to any city!

Minimize use of income segregated buildings as much as possible unless they are organically tied into mixed income environments.

27

Plan for fairly priced and equitable neighborhoods.

01/03/2025 19:28:42.579 There is a typo on page 8 - publi instead of public

"Do-It-Yourself Kits

Do-It-Yourself (DIY) Kits were made available so that City staff

28

or other community members could lead public engagement"

01/07/2025 17:19:59.911 Page 61: Revise surface parking on MRMC campus to reflect what is currently there. Graphic sent to Tammy Szudy reflects lots that have been removed or are loading docks, not parking lots. also includes new surface lot constructed 2023.

29

01/09/2025 00:01:44.459 The last paragraph on p.82 of the 12/18/24 draft is still messed up. Apropos of nothing, it starts, "Informally known the "Triangle", this uniquely shaped parcel located at 97th Street and Palmetto Avenue is utilized by the

Tosa Heights Neighborhood Association..." It seems to be referring to a picture that is not there. Someone should take a look and clean this up.

30

Thanks!

01/09/2025 03:21:51.018 Statement of the Wauwatosa Sustainability Committee approved at its meeting 2025-01-08: Having reviewed the December 18, 2024 draft of the "Tosa Tomorrow 2045 Comprehensive Plan", the Wauwatosa Sustainability Committee supports the plan and appreciates the collaborative work that went into producing it. In particular we are glad to see the following elements in the plan: • Explicit section on "Sustainability and Climate Resilience" and acknowledgement of our goal to reach municipal and community carbon neutrality by 2050. • Ideas for increasing housing capacity while maintaining neighborhood character, such as promoting "missing middle" housing. • Recognition of the need to preserve parks and open green spaces. • A balanced approach to transportation that recognizes the health and environmental benefits of human-powered travel and public transit. We thank those involved in producing the plan and encourage the Common Council to adopt it.

32

01/25/2025 21:40:59.678 As a Wauwatosa resident, for almost 20 years, I am in support of the proposed zoning changes changes to facilitate the land use plan. In order to meet the needs of Wauwatosa residents, housing density needs to increase throughout the city. I support the zoning for multiple housing types to address the lack of missing middle housing, including family sized rental units. Wauwatosa needs to implement a measurable plan that will support and measure an increase in affordable and accessible housing equal to 20% of housing constructed at the market rate.

35

01/26/2025 22:55:29.563

I support the Housing Section of the Comprehensive Plan and related recommendations. I am also requesting that the Common Council immediately address the following issues to increase affordable, accessible housing in the city by the end of 2025:

Approve zoning changes throughout the city as recommended in the Comprehensive Plan

Create a measurable Affordable, Accessible Housing Plan that increases affordable, accessible rental and home-buyer units by 20% of the approved market-rate housing developments over the time period of the plan. Based on recent data, this would result in about 450 new affordable, accessible units in the next 10 years.

Approve guidelines for the city's use of its Affordable Housing Fund that allocates a portion of the money for use immediately to maintain and increase affordable, accessible housing units in current housing stock and subsidize land trust homes for lower-income home buyers.

36

01/26/2025 23:00:46.006 I hope any development plan that will impact small businesses will keep in mind that rents will increase. That may impact how a small business can remain viable. I hope that the city has a plan to help those small businesses stay in Tosa.

37

01/28/2025 13:45:38.203 The Wauwatosa Sustainability Committee (WSC) encourages the City to consider these ideas:

- Land use. Identify underutilized sites for renewable energy generation and storage, either on low-value open land or in partnership with businesses and other property owners.
- Parks, open space, and natural resources. Continue to invest in upgrading parks and green spaces within the City through tree planting, pollinator gardens, and removal of invasive species.
- Housing. Encourage preservation while promoting energy efficiency upgrades to existing buildings, including replacement of natural gas heating and appliances with electric options. Incentivize new developments to be built to the latest energy and plumbing codes.
- Commercial buildings. Encourage adaptive reuse rather than demolition.
- Transportation. We applaud inclusion of "complete streets" in future road projects to make streets safer for all users, and, through landscape choices, reduce the urban heat island effect. We also support reducing or eliminating parking minimums.
- Water. Continue the partnership with MMSD to better manage stormwater and restore natural flows and streambeds to the Menomonee River, Underwood Creek, and Honey Creek.
- Partnerships. We were glad to see Milwaukee's climate action plan mentioned. As many of our environmental issues and opportunities are shared with surrounding communities, it makes sense to join with them to find and implement solutions.

38