



Wauwatosa, WI

Community Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, December 3, 2024

7:15 PM

Council Chambers and Zoom:
<https://servetosa.zoom.us/j/82923188685>,
Meeting ID: 829 2318 8685

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

COMMUNITY AFFAIRS COMMITTEE ITEMS

1. Presentation by the Sustainability Committee on beneficial electrification and related tax credits available to Wauwatosa residents [24-1582](#)
2. Senior Commission Annual Report [24-1664](#)
3. Historic Preservation Commission Annual Report [24-1645](#)
4. Board of Parks & Forestry Commissioners Annual Report [24-1663](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
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Staff Report

File #: 24-1582

Agenda Date: 12/3/2024

Agenda #: 1.

Presentation by the Sustainability Committee on beneficial electrification and related tax credits available to Wauwatosa residents

Sustainability Committee Update: Focus on Electrification

3 December 2024



**City of Wauwatosa
Wisconsin**

Resolution

Approved
Oct 6, 2020 7:30 PM

**Resolution recommended by the Sustainability Committee approving Clean Energy Goals
for the City of Wauwatosa**

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Wauwatosa that it adopts the following sustainability goals: ...

4. Guide the community on pre-2050 efficiency and clean energy targets that are in line with global goals and suggest paths to achieving those targets in households and institutions.

5. **Achieve municipal and community carbon neutrality by 2050**

This aligns with both the 2022 Strategic Plan and draft Comprehensive Plan

What powers Wauwatosa?

Methane / natural gas

- Space heating, water heating, and cooking
- Unburned gas (methane) is very bad for the climate
- Becomes carbon dioxide when used

Liquid fuels (gasoline, diesel)

- Transportation
- Becomes carbon dioxide when used

Electricity

- Lighting, electronics, air conditioning, refrigeration, *plus* space heating, water heating, cooking, and transportation
- May or may not be generated in ways that produce carbon dioxide
- Does *not* become carbon dioxide when used

Part of the solution...



... because the grid is getting cleaner

Electrification for Wauwatosa residents looks like...

Replacing gas appliances with electric, when it makes sense

- Furnace/ A/C -> heat pump
- Gas stove -> electric (old style or induction)
- Water heater -> electric (old style or heat pump)
- Dryer -> electric (old style or heat pump)

Replacing gas/diesel vehicles with electric, when it makes sense

- Internal combustion car -> EV

Why might electrification make sense?

Electrifying gas appliances

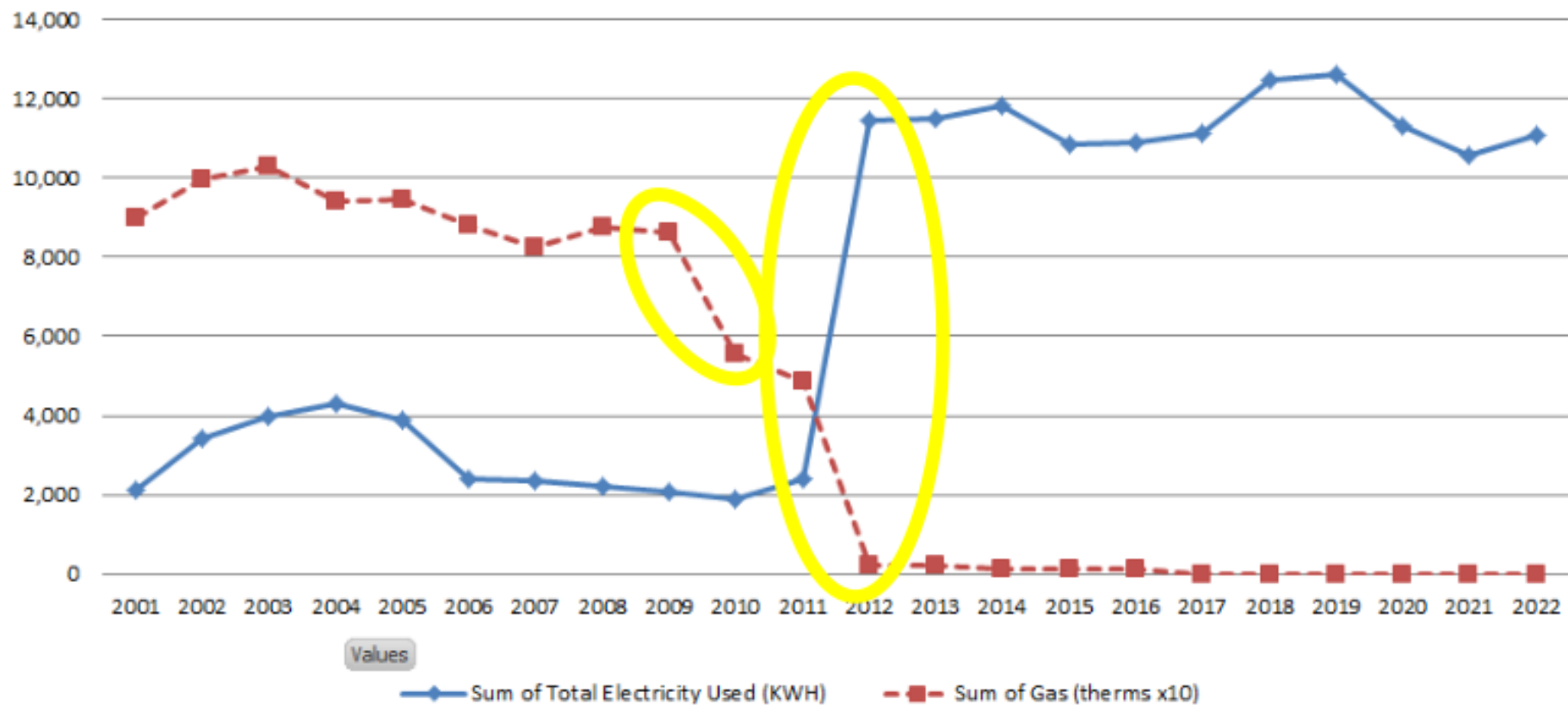
- Avoids indoor air pollution (carbon monoxide, nitrogen dioxide, benzene) that may cause asthma
- Can cost less to operate
- Can have other advantages (eg induction cooking - fast, no hot surface)
- Can be affordable, especially with incentives

Electrifying vehicles

- Can save trips to the gas station, If you have a place to charge at home
- Avoids local (tailpipe) air pollution
- Is more efficient, home electricity costs much less than gasoline (per mile)
- Can be affordable, especially with incentives

Both: May align with values, desire to help achieve this shared goal

Arney Home Energy Use



10 things you can do, as a resident and an Alder

1) Check out incentives, *before* your furnace conks out

Incentives energy efficiency and electrification can be complex, and those coming through the Inflation Reduction Act (IRA) may be in flux in the coming months/years. These sites try to break it down for you:

<https://focusonenergy.com/home-energy-rebates>

<https://www.energystar.gov/homesavings>

<https://homes.rewiringamerica.org/calculator>

2) Have a home energy audit done

Check out Focus on Energy for qualified contractors

<https://focusonenergy.com/residential/insulation-and-air-sealing>



Consider an Energy Assessment

To achieve the greatest benefits, it's best to look at your home as a system with many different parts working together. A home energy assessment will identify areas in your home that cause drafts, discomfort, high energy bills, and will also look at health and safety issues. Trained and certified Trade Ally contractors perform the energy assessments, which typically range between \$500-\$700 dollars—in return you'll gain access to higher rebates for improvements you chose to make.

Trade Ally contractors that perform energy assessments are listed under "Home Energy Assessments" in the Find a Trade Ally tool. Often, they partner with, or perform insulation services themselves.

[Find a Trade Ally Contractor](#)

3a) Look into
induction stoves/
cooktops



3b) Look into/get a
quote on rooftop solar



4) Research / test drive / buy / lease an EV

Tax credits and rebates are available on some new and used models, with qualifications.

5) When that furnace or AC or water heater or dryer does conk out... remember to ask about

Heat Pumps

(knowledgeable contractors available through Focus on Energy, <https://focusonenergy.com/trade-allies>)

6) Check out Local Government Leaders for Electrification

<https://www.rewiringamerica.org/local-gov-leaders-for-electrification>

**LOCAL GOVERNMENT LEADERS
FOR ELECTRIFICATION**

**You can't spell
electricity
without city.**

Join the most engaging coalition of local government leaders working to electrify their communities.

[Join the coalition](#)



7) Share electrification resources with constituents

As these topics come up with constituents, share links from this slide deck or refer folks to the Sustainability Committee.

8) Help us help the City share electrification resources

We are at the start of figuring out how to get sustainability information out to the community, especially regarding complex (and uncertain) government incentives. Please share your ideas about this with the Sustainability Committee.

9) Remember: 2050 is not far away

On this Council you make decisions that will affect Wauwatosa in 2050.

If we are serious about being carbon neutral in 2050, does that affect how you think about decisions you make around development or the budget?

10) Support our great staff

City staff have done amazing things with energy efficiency and solar installations in our buildings. The City is a model for the residents and businesses in the community.

We are about to get a new half-time Sustainability Manager. It is an exciting time.

The Sustainability Committee is very grateful for the efforts of city staff and trusts that the Council shares our appreciation for their hard work, in the area of sustainability especially.

Additional resources

“There’s Money for That!”, Kathy Kuntz presentation 10/5/2024:

https://docs.google.com/presentation/d/1ArEmFsQ9Jzd8wYZfK0eYC8-_mJXnxJV_oWnDAUK9cro/edit#slide=id.p1

Dane County office of Energy and Climate Change:

<https://daneclimateaction.org/what-you-can-do/Federal-Funding-for-Individuals>

Sample municipal website on incentives:

<https://www.homerglenil.org/2801/Energy-Efficiency-Savings---Clean-Energy>

Podcast on electrification: <https://www.volts.wtf/p/how-is-electrification-going>

Nearby nonprofit with good website:

<https://www.waukeshacountygreenteam.org/energyresources>

Thank You

[Wauwatosa Sustainability Committee](#)

green.neighbor@gmail.com



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Staff Report

File #: 24-1664

Agenda Date: 12/3/2024

Agenda #: 2.

Senior Commission Annual Report

WAUWATOSA SENIOR COMMISSION



WAUWATOSA
SENIOR COMMISSION

ANNUAL REPORT
FOR 2023



PURPOSE AND DUTIES

Summary of Wauwatosa Senior Commission Chapter 2.28.020 of the City Municipal Code

- Represent and advocate for senior citizens.
- Bring focus to issues affecting the quality of life of seniors
- Serve as a connecting point between senior, the city, social agencies, neighborhood associations and other groups
- Continually monitor the needs of seniors and develop strategic recommendations to address identified issues
- Help establish Wauwatosa as a community recognized for welcoming and supporting intergenerational neighborhoods

2023 Members

Kathy Causier - Vice-Chair, Secretary, Resident
 Dianne Dagelen - Resident
 Rebecca Donaldson - Resident
 Ernst Franzen - Alderperson Liaison
 Kristen Hecht - Resident
 Laura Laurishke - Police Department Liaison
 Dain Maddox - Chair, Resident
 Michael Meier - Resident
 Julia Murphy- Resident, St. Matthew's Evangelical Lutheran Church Older Adult Ministry
 Carmen Pangilinan - Health Department Liaison
 Elise Riepenhoff - Resident
 Michael Savic - Resident
 Jeanne Sidner - Resident
 Kosta Zervas, Wauwatosa Senior Centers Director, Recreation Department Liaison

Budget Report

City of Wauwatosa



2023 YTD BUDGET REPORT

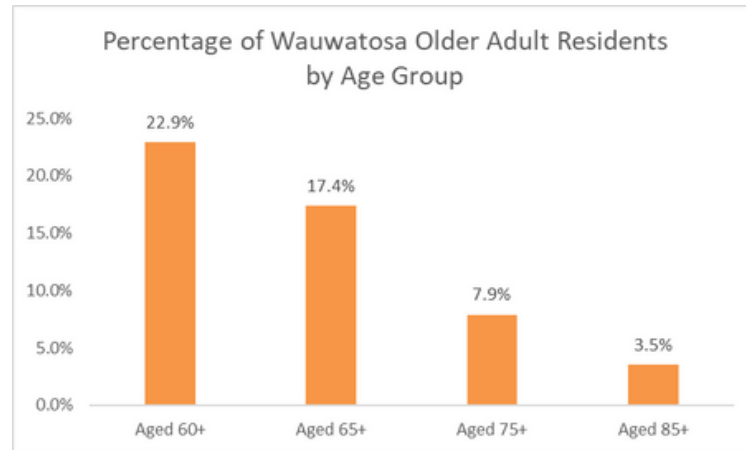
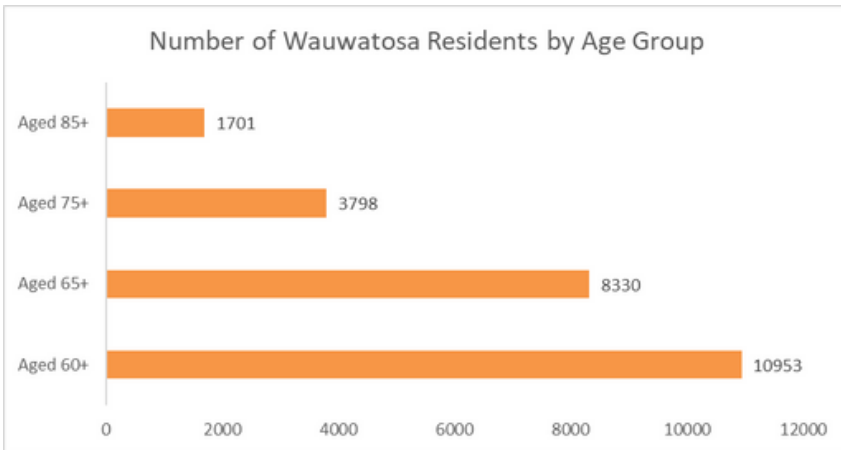
FOR 2023 13

	ORIGINAL APPROP	TRANFRS/ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10115000 GF SENIOR COMMISSION							
10115000 4812 DONATIONS/CONTRIB	0	0	0	-320.00	.00	320.00	100.0%
10115000 6013 POSTAGE	102	0	102	.00	.00	102.00	.0%
10115000 6099 OTHER EXPENSES	1,269	14,115	15,384	2,948.19	.00	12,435.71	19.2%
TOTAL GF SENIOR COMMISSION	1,371	14,115	15,486	2,628.19	.00	12,857.71	17.0%
TOTAL REVENUES	0	0	0	-320.00	.00	320.00	
TOTAL EXPENSES	1,371	14,115	15,486	2,948.19	.00	12,537.71	
GRAND TOTAL	1,371	14,115	15,486	2,628.19	.00	12,857.71	17.0%

** END OF REPORT - Generated by John Ruggini **

DEMOGRAPHICS

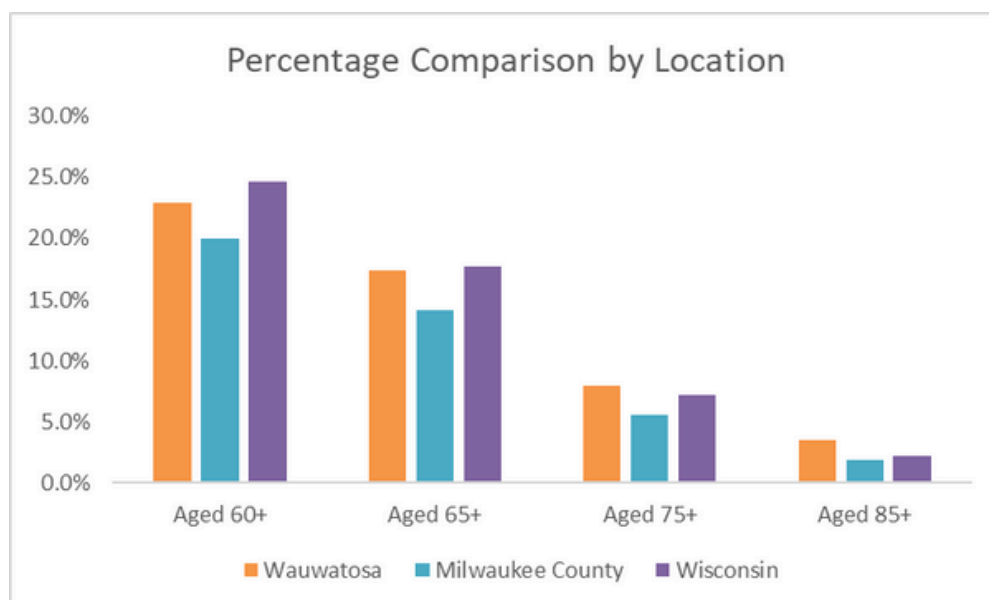
23% of Wauwatosa residents are aged 60 or over. Population projections indicate the older adult population will continue to grow well into 2040.



The percentage of older adult Wauwatosa residents is higher in every age category than that of Milwaukee County.

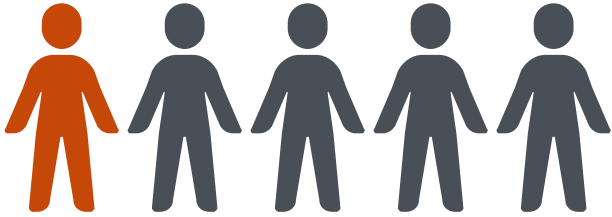
The percentage of residents aged 85+ is twice as high in Wauwatosa than Milwaukee County overall.

This is significant in that as we age we are more likely to be in need of supportive services to help us remain living independently in our homes.



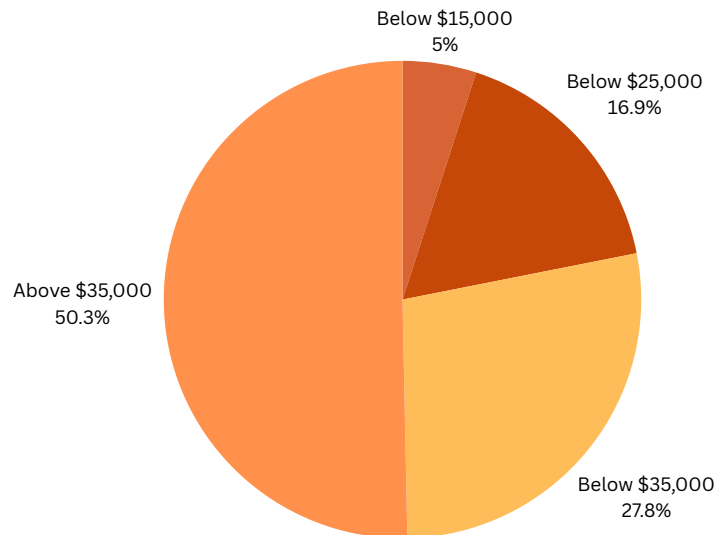
DEMOGRAPHICS

INCOME



In 2022, the most recent year with data available, one in five Wauwatosa residents aged 65+ has an income at or below 200% of the poverty level, which was \$27,180

As of 2022, there were 5,729 households headed by a resident aged 65+. Close to 50% of these households earn an income below \$35,000 a year.



LIVING ALONE



ALMOST 40% OF WAUWATOSA RESIDENTS 65+ LIVE ALONE

- Living alone and being older are risk factors for loneliness and isolation. Social isolation, loneliness, and lack of social connection pose serious public health risks that affect a significant portion of the adult and youth population,
- People who experience social isolation and loneliness are at increased risk to develop cardiovascular disease, depression and dementia, and are at a higher risk for falls.

HOUSING

Challenges



- A household is cost-burdened when it spends more than 30% of its income on rent and utilities.
- 83% of Wauwatosa’s housing stock was built before 1979 and much of it lacks accessibility features.

Income	Expenses	Cost Burden
<p>\$93,812</p> <p>Median Household Income All Residents</p>	<p>\$291,600</p> <p>Median Home Value</p> <p>\$5,559</p> <p>Average Property Tax Bill (2023)</p>	<p>23%</p> <p>Homeowners Head of Household 65+ Cost Burdened</p>
<p>\$59,133</p> <p>Median Household Income - Head of Household 65+</p>	<p>\$1,312</p> <p>Median Gross Rent</p>	<p>63%</p> <p>Renters 65+ Cost Burdened</p>

Sources: US Census, American Community Survey, 2018-2022; City of Wauwatosa website, Wauwatosa Housing Study and Needs Assessment, 2023 Update

ADDRESSING HOUSING

In partnership, the Senior Commission worked on the following to address the housing issues for older adults in Wauwatosa:

- Land Trust Fund
- Advertising of the Wauwatosa Home Loan Repair Program
- Advocacy for new housing development - with priority given to accessible and affordable developments
- Housing as a priority area in the City's Community Health Improvement Plan and Age-Friendly Action Plan

Goals:

- Address funding gap to make below market housing financially feasible for developers.
- Increase housing options to include more "Missing Middle" housing.
- Work in partnership to host a Housing Week to highlight the needs and options for housing, as well as to dispel commonly held myths or misconceptions.
- Continue to publicize the availability of the Home Loan Repair Program.
- Support the efforts to bolster the volunteer base to help provide services such as snow shoveling and yardwork assistance.
- Protect and increase stream of funding to make sure ARPA funded projects are sustainable.

Key Partners: Wauwatosa Health Department, Age-Friendly Steering Committee, Joint Housing Coalition, Wauwatosa Development Department

Asks: Work together to advance and support efforts to expand housing options in Wauwatosa which will result in more affordable housing.

Build on Wauwatosa's history of providing mixed housing options throughout the community.

Support efforts to provide volunteer assistance for yardwork and snow removal assistance for older adult residents.

KEY ISSUE: HEALTH AND WELLNESS

Challenges



- **Falls**
 - Falls present major challenges to healthy aging. Falls are the number one cause of non-natural death in the City of Wauwatosa and typically involve older adults.
 - Wisconsin ranks worst in the nation for deadly falls at a rate of 143 per 100,000.
- **Social Isolation and Loneliness**
 - 1 in 5 Wauwatosa adults who completed the AARP Age-Friendly survey reported feeling a lack of companionship.
 - Risk factors for loneliness and isolation include being over the age of 50, living alone, and disability status.
 - 36% of Wauwatosa residents aged 65 and older live alone.
 - 30% of Wauwatosa residents aged 65+ have a disability.
 - Digital communication is the predominant way of sharing social connection opportunities offered in the City, which is not always the preferred mode of communication for some older adults.
- **Desire for expansion of health and wellness opportunities geared towards older adults**
 - The Senior Commission often receives feedback about the desire for more health and physical activity programming geared towards older residents.
- **Lack of awareness of available resources**
 - The community offers a large number of resources geared towards older adults, but often people are unsure as to what they are or where to begin to find them.

ADDRESSING HEALTH AND WELLNESS

In partnership, the Senior Commission worked on the following to address the health and wellness needs of older adults in Wauwatosa:

- Advocacy for more of a coordinated response to falls. Wauwatosa Health Department nurses were trained in the Evidence Based Falls Prevention course, Stepping On. They regularly offer the workshops to the community.
- Inclusion of a priority area of Social Connection in the City's Community Health Improvement Plan and Age-Friendly Action Plan.
- Increase in number of Pickleball offerings.
- Creation and dissemination of Wauwatosa Senior Resource Guide available online and in paper format.

Goals:

- Continue to prioritize falls prevention.
- Assist with planning of events and opportunities that allow for intergenerational collaboration.
- Support the development of efforts to provide technology training to older adults while simultaneously increasing the ways in which we communicate with all residents.
- Increase community knowledge of available resources by sharing Wauwatosa Senior Resource Guide.

Key Partners: Wauwatosa Health Department, Age-Friendly Steering Committee, Joint Housing Coalition, Wauwatosa Department of Public Works

Asks:

Work with community partners to support an update of the City's Block Watch Program so that it includes opportunities for social connection and information sharing.

KEY FOCUS AREAS: ADVOCACY AND COLLABORATION

- Two of the Senior Commission’s main responsibilities are advocacy and collaborating with other groups to make life better for older adults in Wauwatosa.
- **Advocacy Priorities:**
 - Expanded health and recreation opportunities
 - Increase in affordable and accessible housing
 - Increased funding for the Milwaukee County Aging and Disability Resource Center
 - Caregiver support
 - Support for nutrition services
 - Repair and rebuild the Long-Term Care workforce
 - Reliable, Accessible and Affordable Transportation
 - Enhanced communication

Key Partners:

- Age-Friendly Tosa Steering Committee
- Milwaukee County Housing Division
- Wisconsin Aging Advocacy Network
- Wauwatosa Joint Housing Coalition
- Wauwatosa School District
- Wauwatosa Library
- Wauwatosa Community Health Improvement Plan Action Teams
- Wauwatosa Common Council
- Wauwatosa Commission for Persons with Disabilities
- Wauwatosa Equity and Inclusion Commission

Asks:

- **Support efforts to provide more written information for those who are not connected digitally.**
- **Expand efforts to bolster the volunteer base to help provide services to seniors.**



Wauwatosa, WI

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Staff Report

File #: 24-1645

Agenda Date: 12/3/2024

Agenda #: 3.

Historic Preservation Commission Annual Report

**Historic Preservation Commission
2024 Annual Report to the Community Affairs Committee
December 3, 2024**

2024 ACTIVITIES

- Awarded two Preservation of Properties Awards –

1409 Wauwatosa Avenue (Troquet)



Before



After

1809 Wauwatosa Avenue (DuCanto residence)



Before



After

- Conducted design review/issued Certificate of Appropriateness for locally designated properties: Sts. Constantine & Helen Greek Orthodox Church and the Echelon Apartments
- Updated Commission bylaws
- Completed Schoonmaker Reef signage project; signs recently installed by DPW staff



- Provided input on Wauwatosa Historical Society signage and potential signage related US presidents who visited Wauwatosa

2025 GOALS

- Continue the Preservation of Properties (PoP) awards
- Continue design review of designated properties as needed
- Continue public education
- Continue to assist with plans for City-owned Schoonmaker Reef parcel

POWERS AND DUTIES FROM THE WAUWATOSA MUNICIPAL CODE 24.17.010.D

The Historic Preservation Commission has all of the powers and duties expressly identified in the zoning ordinance, including the following:

- recommending designation of historic structures, historic sites and historic districts;
- issuing certificates of appropriateness;
- preparing historic preservation plans;
- working for the continuing education of citizens about the historical heritage of the city and the historic properties designated under the provision of this zoning ordinance;
- cooperating with the State of Wisconsin historic preservation officer and the state historic preservation review board in attempting to include such properties designated as landmarks or landmark sites, or historic districts in the National Register of Historic Places and the State Register of Historic Places;
- receiving and soliciting funds for the purpose of historic preservation, which funds must be placed in a special city account set aside for such purpose; and
- developing specific guidelines for historic structures, historic sites and historic district designations.

COMMISSION MEMBERSHIP FROM THE WAUWATOSA MUNICIPAL CODE 24.17.010.D.1

The historic preservation commission consists of seven members, one of whom must be an alderperson and six of whom must be citizens.

CURRENT CITIZEN COMMISSION MEMBERS

Jim Haertel (2024 chairperson), George Beyer, Sharon Eiff, Gene Guzskowski (2024 vice chairperson), Charles Mitchell, Janel Ruzicka

ALDERPERSON LIAISON

James Moldenhauer



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Staff Report

File #: 24-1663

Agenda Date: 12/3/2024

Agenda #: 4.

Board of Parks & Forestry Commissioners Annual Report