

Annual Report

Development Department

2024



Our Team Presenting Tonight



Paulette Enders, Development Director
Stefanie Escobedo, Building & Safety Manager
Jennifer Ferguson, Economic Development Manager
Karl Schreiber, Housing & CDBG Manager
Tamara Szudy, Planning & Zoning Manager

MAJOR ACCOMPLISHMENTS



Improved Online
Property
Maintenance
Complaint Form



Tosa Tomorrow
Comprehensive Plan



Housing
Rehabilitation
Program (ARPA)



Interactive
Development Map







Engage Wauwatosa



Small Business
Assistance

Improved Online Property Maintenance Complaint Form

Property Maintenance

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We focus on preservation of property values as it relates to aesthetics and property maintenance.

This is no easy task, as what may be aesthetically pleasing to some may not be to others. In addition, problem sites may take over a year for compliance if court action is required. Throughout the entire year, our inspector receives and investigates complaints and obtains compliance through the issuance of orders, and if needed, through the issuance of citations. Duties include:

- Providing information to residents on maintaining their property
- Enforcing the Property Maintenance Code, Sign Code and Fence Code
- Conducting preliminary sign reviews for proposed projects
- Performing on-site inspections to insure compliance with codes and ordinances
- Maintaining records and conditions of properties
- Preparing comprehensive summaries for aldermanic and administrative review
- Obtaining compliance through personal contact, written notices and legal due process
- Representing the City in court proceedings relevant to citations issued

Property Maintenance Complaint Form

Complete and submit the [Property Maintenance Service Request form](#). We do not accept incomplete forms or anonymous complaints. For additional questions, please call (414) 479-8981.

For snow removal complaints, please contact dpw@wauwatosa.net or (414) 471-8422.

Contact

For more information, please [email](#) us.

Tosa Tomorrow Comprehensive Plan

What is a Comprehensive Plan?

A Comprehensive Plan is a blueprint for the future. It is a community vision that will guide the city for the next 20 years. The Tosa Tomorrow 2045 Comprehensive Plan will result in a set of policies that direct future growth and development. Additionally, the creation of a Plan can lead to potential strategies that will help effectively guide Wauwatosa leaders as they make substantive and thoughtful decisions for the community.

What are the contents of the Plan?

The Comprehensive Plan will outline existing conditions, describe future goals and objectives for development, and include an action plan on how to achieve these goals and objectives. The Plan will address:

- Future housing needs
- Economic development
- Transportation and mobility
- Community service facilities and infrastructure
- Parks, open spaces, and natural resources

Scope of Work

Approximately 20-24 month process to:

- Establish where we are today
- Define where we want to go
- Establish the roadmap to get there



Planning Process

PROJECT INITIATION

The project team established branding, online tools, and prepared for kick-off.

SNAPSHOT

What is Wauwatosa like today?
What is working and what is not?
The Existing Conditions Memo answers these questions.

PLAN

Building on all of the work that has been done, this step will begin to create the plan for Wauwatosa's future.

IMPLEMENTATION

One of the first steps to implement the plan after adoption involves a diagnostic of the zoning code. The project team will review the City's code and provide recommendations for updating it where necessary.



KICK-OFF AND ENGAGEMENT

The City kicked-off the process to develop the Tosa Tomorrow Comprehensive Plan. Community engagement began in the summer and will run through every step of the process – face to face and online.

VISION

This step will define Wauwatosa's future and create a vision reflective of the values, priorities, and aspirations of the community.

ADOPTION

Once all of the pieces have been created, Wauwatosa will adopt the plan and start working with the community to improve the future of the City.

Housing Rehabilitation Program (ARPA)

Community Development Block Grant

The City recently received the official funding notice from the Department of Housing and Urban Development (HUD) that the City's 2024 CDBG grant award is \$1,002,060, a \$2,060 increase from the estimated amount.

Grant dollars fund program administration and a variety of not-for-profit groups such as: Milwaukee Metropolitan Fair Housing Council, Senior Center, Tosa Cares, Life Navigators, Vision Forward, ERAS Senior Network, Wisconsin Women's Business Initiative, Lutheran Home, Luther Manor, Carmelite Ministry, and the Community Development Authority (affordable housing & small business assistance).

Housing Rehabilitation Loan Program

Properties that are eligible for 0% interest loans include owner-occupied single-family homes and duplexes occupied by income qualified households.

Eligible projects include projects that address:

- health and safety concerns
- building code violations
- energy efficiency
- accessibility
- structural deficiencies

Agendas & Minutes

Boards, Committees & Commissions

+ Common Council

+ Elections / Voting

- Departments

Administration

+ Assessor

+ City Attorney

+ City Clerk

- Development

+ Building & Safety

+ Construction News

+ Economic Development

+ Planning & Zoning

Housing Rehabilitation

+ Finance

+ Fire

+ Health





+ Human Resources

Information Systems

Library

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Housing Rehabilitation

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Eligible properties

Properties that are eligible for the housing rehabilitation program include owner-occupied single family homes and duplexes located in Wauwatosa.

Eligible projects

- Accessibility improvements
- plumbing
- electrical
- roofing
- siding
- flooring
- windows
- stairs
- foundation repair
- structural work
- water wells
- furnaces
- hot water heaters
- energy conservation
- lead laterals

Eligible households

Households that have an annual income not exceeding the following limits. 2024 income limits for housing rehabilitation loans (effective 05/01/2024 until next update).

Family Size	1	2	3	4	5	6	7	8
Income	\$57,200	\$65,400	\$73,550	\$81,700	\$88,250	\$94,800	\$101,350	\$107,850



Interactive Development Map, Engage Wauwatosa, and Small Business Assistance

engage.wauwatosa.net

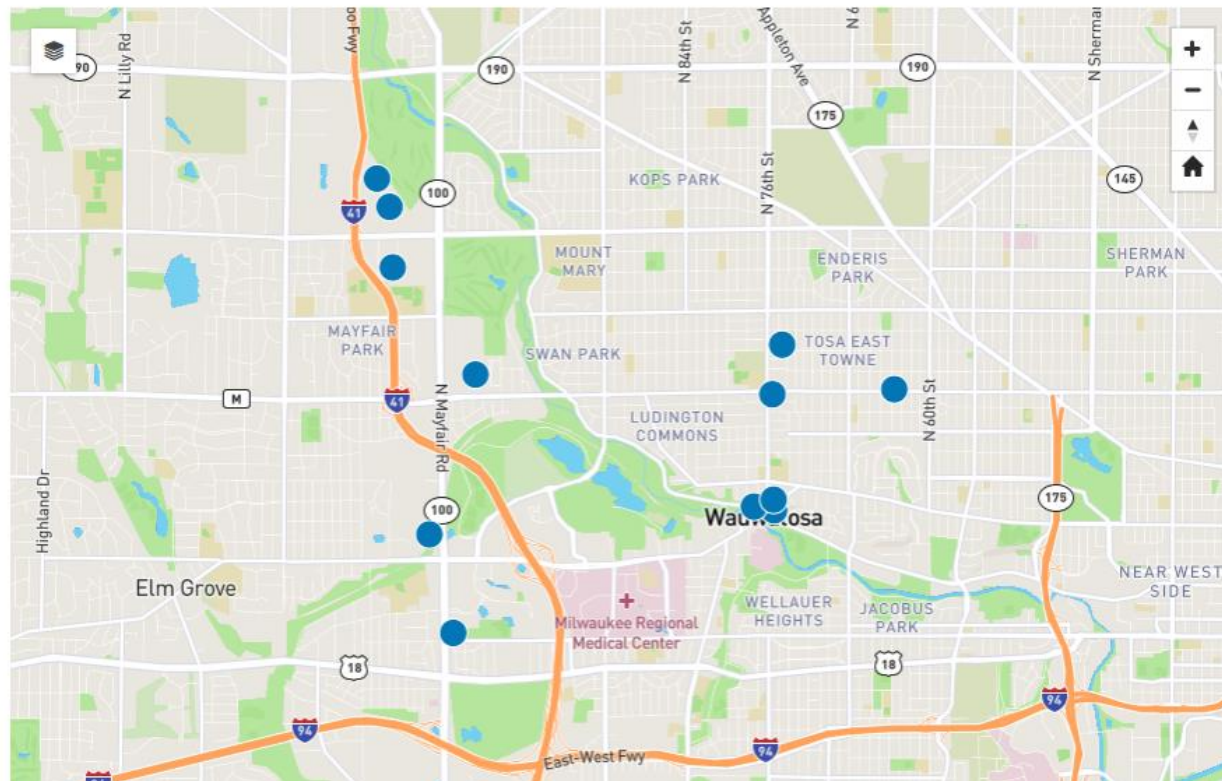
Follow the Status of Development in Wauwatosa

When the City of Wauwatosa receives development proposals, there are a number of factors to determine what city approvals are needed and what the process is. Below is a map of significant development proposals. When you click on each map entry, you'll see a short project description, status, and upcoming meetings.

Not finding what you're looking for? Email Eva Ennamorato at eenamorato@wauwatosa.net to request an item be added to the map.

Links

- [Meeting Portal](#)
- [Zoning Map](#)



I'm looking for projects about or

Open Projects



Last updated: 24 May, 2024

Harlow and Hem

Proposed multifamily development at the Blanchard Street parking lot.



Last updated: 06 Mar, 2024

Comprehensive Plan

The Comprehensive Plan will be a road map to the future, guiding policy decisions and helping the

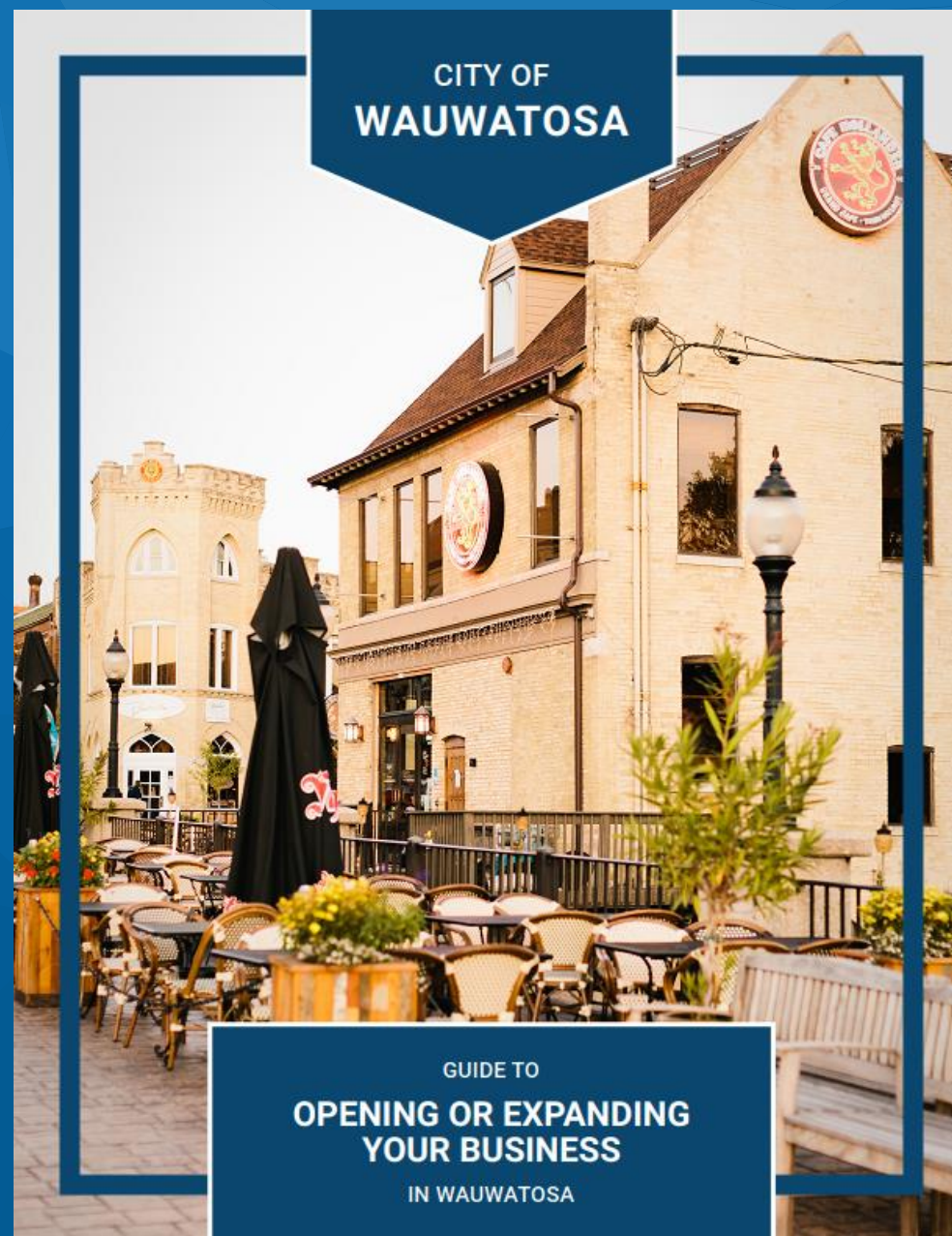


Last updated: 30 May, 2024

Street Safety Input

Our pedestrians, bicyclists, transit riders, and drivers deserve safe streets. Tell us about safe streets in

Small Business Assistance



FOCUS ON THE FUTURE

Housing Rehabilitation

Continue to grow program and transition from ARPA funding to CDBG funding



Zoning Audit

A thorough review highlighting areas of the Code where regulations hinder implementation of the newly adopted Plan will be undertaken. Changes will be recommended.

Complete Comprehensive Planning Process

Once adopted by the Common Council, work will begin with the community to implement the plan



Strategic Plan

We will continue to work towards implementing the 18 key recommendations that Development staff is the lead on in the City's Strategic Plan

STRATEGIC PLAN | Economic Development & Financial Resilience



Ensure Wauwatosa is a Hub for Economic Diversity

- Research best practices
- Develop or partner with programs supporting economic diversity
- Support existing small business innovation accelerator programs



Increase Opportunities for Wauwatosa Residents to Work in the City

- Track unemployment rates to determine if there is a need to increase opportunities



Promote & Support Local Businesses & Anchor Institutions

- Continue to engage with local business groups
- Redevelop former Boston Store to the highest and best mix of uses



Develop Tools to Balance Economic Development With Neighborhood Preservation

- Seek input from community groups & other stakeholders to determine the appropriate balance within each unique neighborhood through Comprehensive Plan process
- Research best practices to create opportunities that balance economic development and neighborhood preservation

STRATEGIC PLAN |Housing and Infrastructure



Expand the Availability of Inclusionary Housing for All

- Maintain an inventory of multi-family housing developments of 4+ units
- Ensure regulations do not create limits on smaller homes/subdivisions
- Regularly update the City's Housing Study and Needs Assessment
- Identify & recommend housing policies and programs
- Research and identify barriers that make it difficult to expand the availability of inclusionary housing
- Pursue the possible creation of a Community Land Trust (CLT) through the work of the CLT Formation Committee



Foster a Balanced Approach to Housing Throughout the City

- Identify housing development based on best practices that align with community needs and the Comprehensive Plan



Update the Comprehensive Plan and Zoning Code

- Create a new Comprehensive Plan that will include extensive public participation
- Update Zoning Code as necessary based on recommendations in the new plan



Ensure the City's Infrastructure Supports Public Health Through Multi-Modal Transportation

- Support multi-modal opportunities in the City, such as BublR bicycles and electric scooter programs



QUESTIONS