



Dear Mayor McBride, City Administrator Archambo, and Development Director Hammond,

Onward Tosa is a non-partisan community organization dedicated to empowering Wauwatosa residents through civic engagement, transparency, and accountability in local government. Our mission is to promote responsible budgeting, ethical governance, and sustainable development by fostering collaboration, educating the public, and advocating for policies that serve the best interests of our diverse community.

Our organizational goals are to:

1. Increase government accountability.
2. Promote responsible development and budgeting.
3. Strengthen civic engagement.

Having reviewed the proposed multi-family residential development at 11811 W BlueMound Road, Onward Tosa submits this letter of intent to endorse the project, provided the developer and project meet and adhere to the following conditions:

1. **Community Listening Session:** The development team commits to hosting a publicly advertised community listening session open to all residents of Wauwatosa Aldermanic District 3. Alderman Joseph Makhoulf should host the session before the project's subsequent submission to the Design Review Board (DRB). The city should also extend an optional invitation to DRB members. All alders should be welcome. *(Addresses Goals 1 and 3).*
2. **Increased Setbacks:** The project should increase setbacks along West Cathedral Avenue to ensure the average setback facing Cathedral is more significant than that facing Blue Mound Road. *(Addresses Goal 3)*
3. **Affordable Housing Commitment:** Maintain the affordable housing component, ensuring that 20% of the units remain dedicated to affordability. We encourage a mix of unit types, including some two-bedroom units and varied sizes of one-bedroom units, as described in the December 5, 2024, Design Review Board submission. *(Addresses Goal 2)*
4. **No City-Financed Contributions:** The project should not involve the creation of a Tax Incremental District (TID), Tax Incremental Financing (TIF), or city-financed infrastructure improvements for the building's construction and completion. *(Addresses Goal 2)*
5. **Traffic Impact Study:** A traffic impact study should be completed and made publicly available to neighborhood residents and Onward Tosa. The study should assess the impact of a 357 unit development and confirm that traffic increases will not compromise safety or unduly impact neighborhood residents. While not a requirement, we encourage exploring solutions to reroute primary traffic to minimize or eliminate its impact on Cathedral Avenue and Homewood Avenue as well as partnering with WI DOT to increase transparency. *(Addresses Goals 1, 2, and 3)*



Onward Tosa acknowledges the lingering concerns from Drew Tower, the developer's previous project, which faced neighborhood resistance. We believe a collaborative, transparent approach will differentiate this project and offer a positive step toward addressing Wauwatosa's housing affordability challenges without relying on city financial resources.

Please note that this letter does not serve as an outright endorsement but rather an intent to endorse, contingent on meeting the above mentioned conditions. Any significant deviations from the requested conditions or the emergence of new public concerns will necessitate further analysis and a vote by our membership to determine our position.

We request that this letter be shared with the development team and members of the DRB and entered into the legislative record for the project.

For any questions or clarifications, please feel free to reach out.

Sincerely,

Joseph Makhlouf, Andrew Meindl, Mark Peters, Indy Stluka, and the Voting Members of Onward Tosa