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**From:** Mary Hammer <bungalowhome@sbcglobal.net>  
**Sent:** Tuesday, August 26, 2025 11:03 AM  
**To:** tclerk  
**Subject:** [External] Plan Commission meeting 8.25.2025 comments

Hello,

I attended the Plan Commission meeting on 8/25/25 to hear more about the housing-related & non-residential zoning amendments and parking requirements. I was able to share a couple of concerns at the meeting, keeping them brief due to time. This message is a follow-up with additional concerns that I would appreciate the commission and city council consider during further discussion and decision-making.

Context: I have owned my home in the 2300 block of N. 67 Street since 1994.

- Appreciate attention to re-developed and new structures conforming to existing neighborhood characteristics (scale and feel). For example, if KFC lot re-developed (a welcomed thought), a 3+ story building would not conform with that area of North Ave. Rather, that area should be restricted to no more than 2 stories.
- When discussing "affordable" housing relative to the multiple 12+ unit buildings with at least 1000 sq ft, consider young adults with salaries in the range of \$50,000. I know several young adults, and tenured teachers, who would like to live in a residential area of Tosa but would not be able to afford to without having at least 1 roommate.
- Regarding parking for multi-unit buildings, please consider that current rents of \$1200-1500/mo necessitate more than 1 person per unit, therefore there would need to be enough parking for at least 2 people (or overnight street parking).
  - Note- in many areas of the city, streets are too narrow for parking on both sides of street, limiting available parking or safety of navigating narrow street with parking on both sides.
- Please be cautious about increased population density without ability to improve infrastructure. Be aware of the balance between density and quality of life. I am particularly concerned about the Tosa Village area with the large development on the prior St Bernard's lot. Traffic is already insane at certain times of the day around that area!
- Appreciating the long-term goal/vision is that residents will walk, bike, or use public transportation, thereby alleviating traffic congestion -- we're not there yet! We don't really have reliable public transportation to support residents working from downtown Milwaukee to Waukesha County. Consider those working at local hospitals (VA, FMLH, St Luke's) who would need transportation in overnight hours at a set frequency.

One last idea regarding parking - I heard the Mayor's concern about unused surface parking lots. Are plans being considered for more underground parking, preserving shrinking surface green space? I saw a good example of this in Rochester, MN around the Mayo Clinic & Hospitals campuses; parks on top with 2-4 levels of parking underground.

Thank you for the opportunity to provide feedback. I look forward to further discussions and opportunity for Wauwatosa residents to vote on final zoning laws.

Beth (Mary E) Hammer.