



Wauwatosa, WI

Community Development Authority

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, January 23, 2025

12:00 PM

Zoom Only:
<https://servetosa.zoom.us/j/85717415522>,
Meeting ID: 857 1741 5522

VIRTUAL MEETING INFORMATION

Members of the public may observe the meeting 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

APPROVAL OF MINUTES

1. Approval of Minutes - December 12, 2024 [25-0128](#)

NEW BUSINESS

1. Presentation by Striegel Agacki Studio of preliminary concepts for a potential redevelopment of 7746 Menomonee River Parkway [25-0126](#)

*Recommendation: ***The body may convene into closed session pursuant to Sec. 19.85(1)(e), Wis Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require closed session, and may reconvene into open session.*

2. CDA redevelopment project status updates [25-0127](#)

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NEXT MEETING DATE AND TIME

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

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Staff Report

File #: 25-0128

Agenda Date: 1/23/2025

Agenda #: 1.

Approval of Minutes - December 12, 2024



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Staff Report

File #: 25-0126

Agenda Date: 1/23/2025

Agenda #: 1.

Presentation by Striegel Agacki Studio of preliminary concepts for a potential redevelopment of 7746 Menomonee River Parkway

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DEVELOPMENT GOALS:

- Create a distinct product that provides access to new Tosa housing at an accessible price point.
- Meet the desired aspects of modern urban living including open concept floor plans, lifestyle flexibility, smaller footprints, sustainable mindset and walkability.
- Create feeling of community while being part of the Tosa community.

SITE ORGANIZATION:

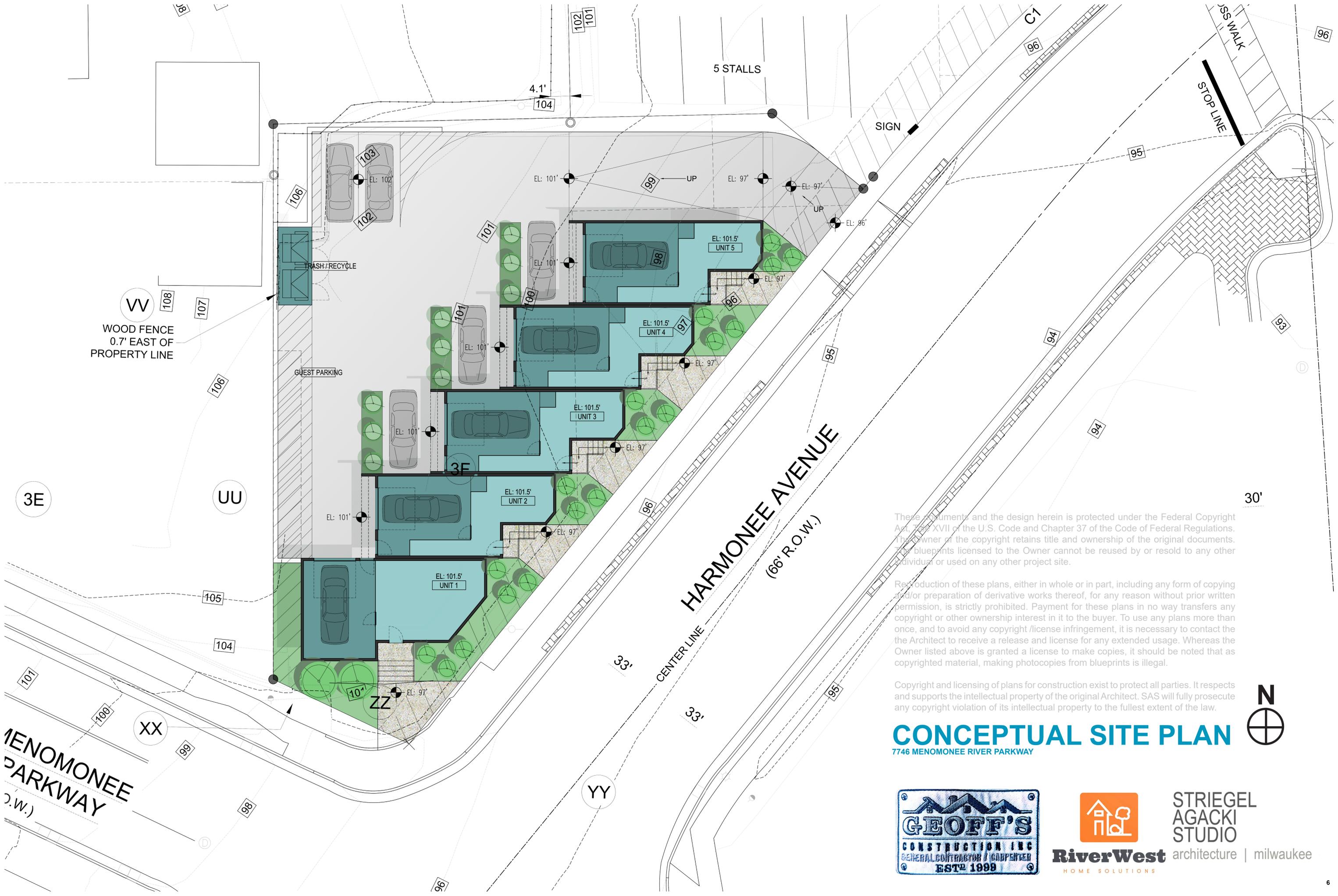
- Five units, front facing East along primary street (Harmonee) to match pattern of development.
- Maximized building setback from West property line for breathing room.
- Provide a sense of privacy and separation from the street with first floor elevated approximately 4' above Harmonee.
- Three stories tall, so scaled appropriately to context.
- Mix of interior and exterior parking.
- Wide access drive aisle along North edge of site, imperative for site ingress and egress.
- Enclosed dumpster on site with private trash collection.
- Meets zoning standards by right under current C-1 zoning.

UNIT FEATURES:

- Each of the five units is 1,500 sf; 3 bedrooms, 2.5 bathrooms.
 - First floor: garage, mudroom, bedroom.
 - Second floor: kitchen, dining, living, small East facing terrace off living room facing Harmonee.
 - Third floor: primary bedroom suite, bedroom, bathroom, laundry.
- Two-cars per unit; one outside, one inside with extra wide single car garage.
- Proprietary and confidential design information has been provided to CDA as proof of concept.

HARMONEE TOWNHOMES
7746 MENOMONEE RIVER PARKWAY





WOOD FENCE
0.7' EAST OF
PROPERTY LINE

TRASH/RECYCLE

GUEST PARKING

3F

5 STALLS

SIGN

STOP LINE

HARMONEE AVENUE
(66' R.O.W.)

CENTER LINE

MENOMONEE
PARKWAY
(66' R.O.W.)

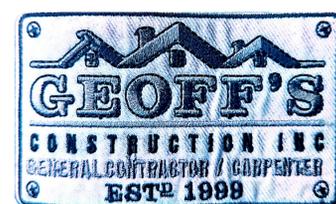
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CONCEPTUAL SITE PLAN

7746 MENOMONEE RIVER PARKWAY



STRIEGEL
AGACKI
STUDIO
architecture | milwaukee



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File #: 25-0127

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CDA redevelopment project status updates

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