

To: Wauwatosa Plan Commission

From: Wauwatosa Joint Housing Coalition

Re: Zoning Conditional Use Application to convert Sonesta Hotel to Affordable Housing, 10499 W. Innovation Drive, Wauwatosa, WI 53226

Date: November 6, 2025

Dear Commissioners,

We support the Samapa Development Company's proposal to convert the 198-unit Sonesta Hotel to 146 affordable apartments. This project will help our community meet the growing need for affordable workforce housing. The proposed apartments are adjacent to the Milwaukee County Research Park and are within one mile of the Milwaukee Regional Medical Center. Thousands of workers commute each day to and from the Research Park and MRMC.

Further, as stated in the applicant's proposal, this project, "...can be an impetus for additional growth and change in the Research Park...". It would be great if other developers created similar affordable housing options, especially if future projects included units for people with disabilities and those at lower income levels.

Also, repurposing an existing building helps conserve resources.

Samapa LLC developed and manages the Watertown Apartments at 9150 W. Watertown Plank Road. They have a proven record of working with the community to protect and enhance surrounding areas such as Sanctuary Woods. We believe Samapa LLC would bring that same commitment to the community in their Waterfair Apartments project.

Thank you,

For the Wauwatosa Joint Housing Coalition:

- Rosemary Fox - Equity and Inclusion Commission - 2020 N. Wauwatosa Ave, Wauwatosa, WI 53213
- Mary Walz-Chojnacki - Commission for Persons with Disabilities, 8007 Portland Ave, Wauwatosa, WI 53213
- Dain Maddox - Senior Commission – 105 N 88th Street, Wauwatosa, WI 53226
- Kathy Causier - Senior Commission - 8213 Aberdeen Court, Wauwatosa, WI 53213
- Mike Arney - Sustainability Committee - 6508 Powell Pl, Wauwatosa, WI 53213
- John Horky - Sustainability Committee - 2551 N. 84th St., Wauwatosa, WI 53226.
- Ann Heidkamp – Tosa Together – 2330 N. Swan Blvd, Wauwatosa, WI 53226
- Ursula Twombly – Tosa Together