

Annual Report

Development Department

2025



Our Team Presenting Tonight



Mark Hammond, Development Director
Stefanie Escobedo, Building & Safety Manager
Jen Ferguson, Economic Development Manager
Karl Schreiber, Housing & CDBG Manager
Tamara Szudy, Planning & Zoning Manager

MAJOR ACCOMPLISHMENTS



Property Maintenance
Program/Forced
Compliance



Tosa Tomorrow
Comprehensive Plan



Housing
Rehabilitation
Program



Accessory Dwelling
Unit Program



Small Business
Assistance & Outreach



Focus on the Future

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

Exterior Deferred Maintenance Complaint Form

[Submit an exterior deferred maintenance form online.](#) Examples include peeling paint, junk in

Welcome to City of Wauwatosa's Service Request Access

Please select one of the most common Request Types below or select Create a New Request

City of Wauwatosa's Service Request Access is not for emergency situations. Please dial 911 for emergencies.

Pothole



Street Light Issue



Special Collection



Cart Repair/Replacement



Tree Branch Down



Exterior Deferred Maintenance



Don't see what you are looking for? Create a New Request



View Existing Requests

See what requests are open
in your neighborhood

[View Requests](#)



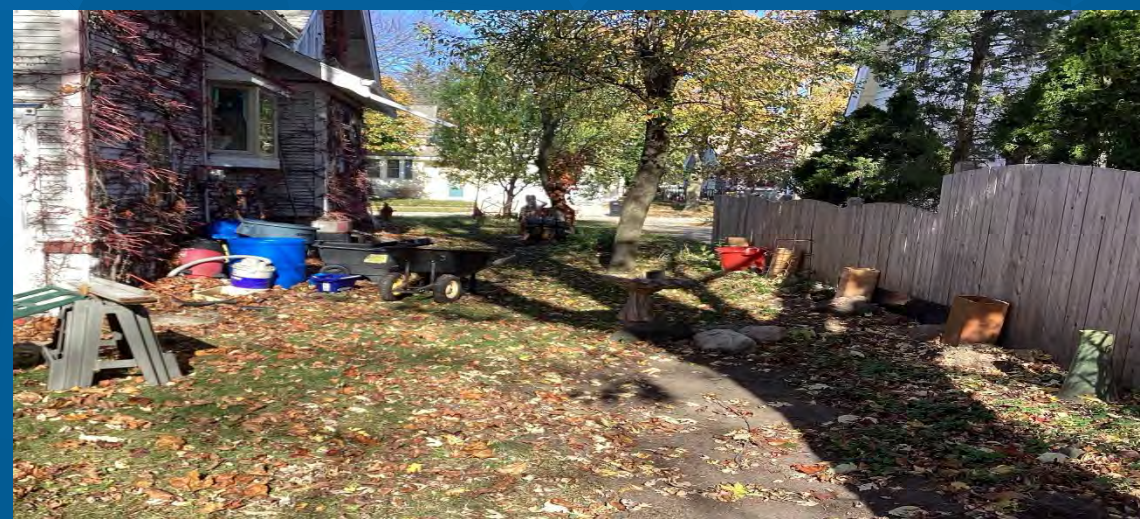
Before



After



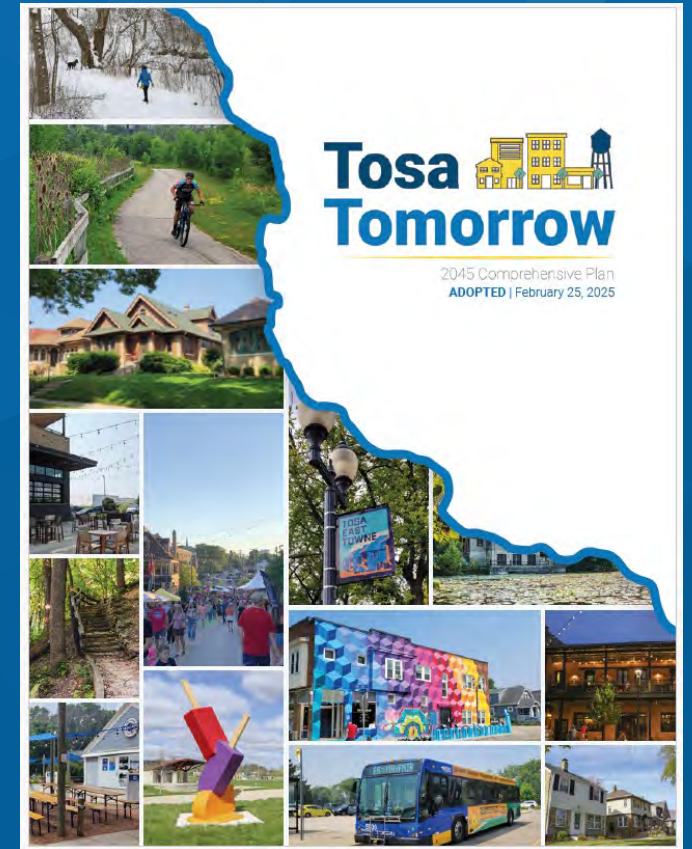
Before



After

Tosa Tomorrow 2045 Comprehensive Plan

- Adopted February 2025
- Policy guide providing community vision for future growth, not regulatory
- Recommendations aren't binding unless requirements established in Code
- State Statutes require consistency between zoning code regulations and the comprehensive plan
- Code update derived from plan – in process - initial focus is primarily on housing regulations & based upon comprehensive plan public participation feedback



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

Accessory Dwelling Unit Program

Accessory Dwelling Unit Program

- Small, independent units on same lot as single family residence
- Add to housing stock without changing neighborhood character
- Staff outreach – contact with over 70 interested property owners
- Forgivable loan for utility connections available for four ADUs



Housing Rehabilitation Program and CDBG

Community Development Block Grant

The City expects to receive a 2025 CDBG grant from the department of Housing and Urban Development (HUD).

Grant dollars fund:

- Not-for-profit groups
- Community Development Authority
(affordable housing & small business assistance)
- Housing Rehabilitation Program

Housing Rehabilitation Loan Program

0% interest loan for income-qualified one- and two-family households.

Eligible projects include projects that address:

- Health and safety concerns
- Building code violations
- Energy efficiency
- Accessibility
- Structural deficiencies



Housing Rehabilitation Loan Program

Common projects include:

- Foundation Repair
- Roofing
- Windows



The program has issued ~ \$500,000 in construction loans for 30 properties.



Interactive Development Map, Engage Wauwatosa, and Small Business Assistance & Outreach

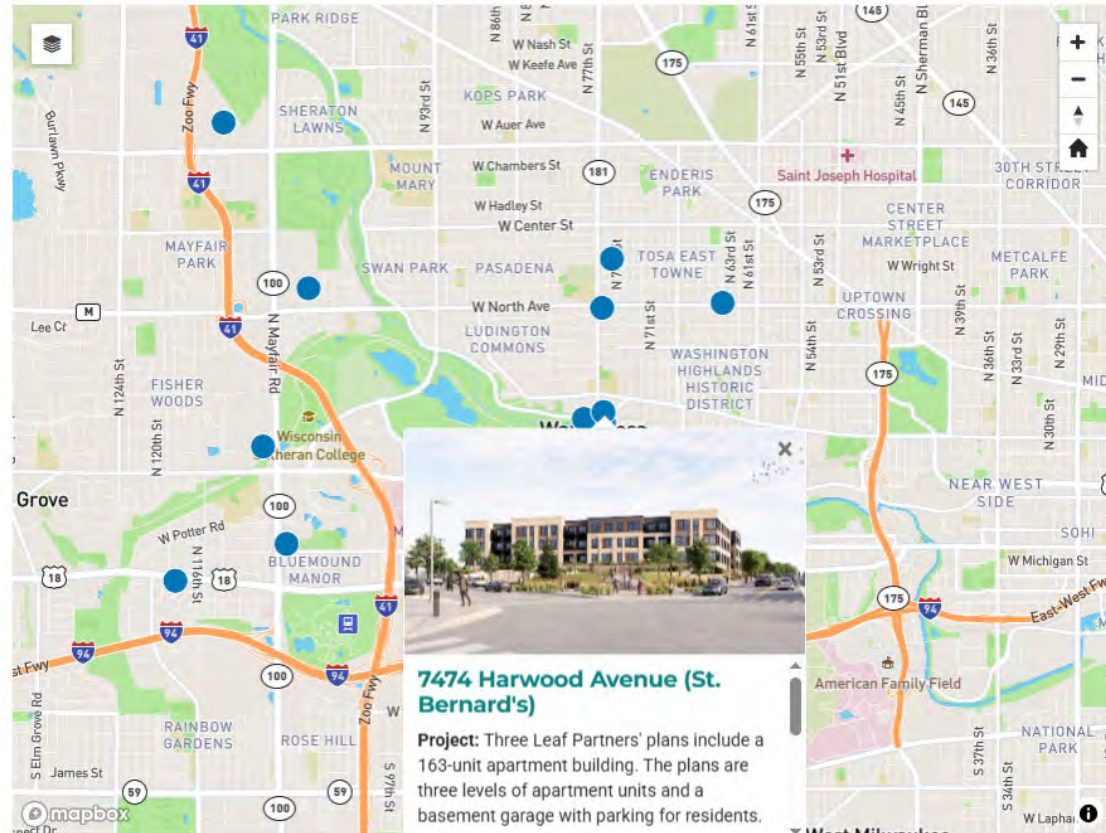
Follow the Status of Development in Wauwatosa

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 ennamorato@wauwatosa.net to request an item be added to the map.

Links

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



7474 Harwood Avenue (St. Bernard's)

Project: Three Leaf Partners' plans include a 163-unit apartment building. The plans are three levels of apartment units and a basement garage with parking for residents.



Last updated: 08 Apr, 2025

Development Map

Follow the status of developments in Wauwatosa on a map.

[Learn more →](#)



I'm looking for projects about or

Open Projects



Last updated: 25 Feb, 2025

North Avenue Construction

Learn about construction coming to North Avenue between 95th and 73rd Street



Last updated: 11 Feb, 2025

Parking Near Center

The City of Wauwatosa Transportation Affairs Committee voted to remove parking restrictions near Center Street to Clarke Street for 90 days.

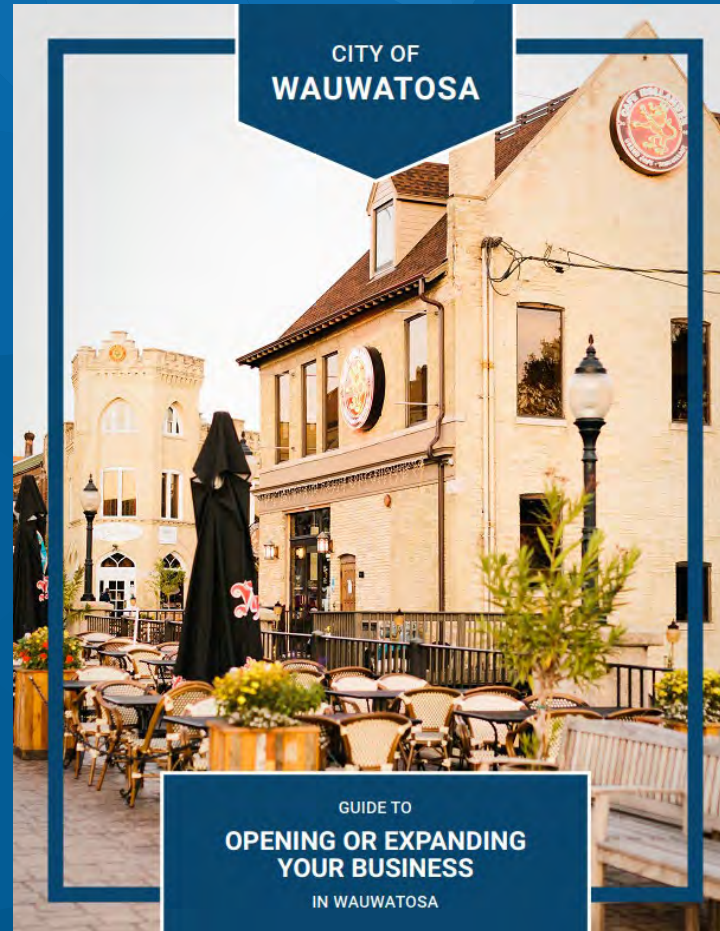


Last updated: 06 Feb, 2025

Firefly Grove Park

Wauwatosa's new park at the corner of 116th Street and Gilbert Avenue

Small Business Assistance & Outreach



- Low-interest loan opportunities for acquisition, larger renovation projects, equipment purchases, and working capital.
- Forgivable loans targeted at projects such as new signage, façade renovations, building code compliance, and the creation of outdoor spaces.
- Comprehensive guide to direct small businesses through necessary steps and approvals to begin or expand their operation.

FOCUS ON THE FUTURE



Building

Continue goal of issuing Residential Building Permits within 10 business days.



Zoning Updates

A housing focused review highlighting areas of the Code where regulations hinder implementation of the newly adopted Plan is underway.



Housing Rehabilitation

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

FOCUS ON THE FUTURE



Targeting Properties for Redevelopment

The CDA will continue to target priority sites for redevelopment to meet community needs.

Advancing Housing Goals

Continue Wauwatosa’s leadership in addressing housing affordability and unmet housing goals.



Master Plan

Initiating master plan for Milwaukee County Research Park



QUESTIONS