

**Subject:** Consideration of Amendments to Sections 15.10.010 and 15.10.015 of the Wauwatosa Municipal Code Related to Design Review Board Approval for New Residential Structures or Buildings

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**Background:**

The current Wauwatosa Municipal Code under Section 15.10.015 provides that the design review of new single family and two-family residential structures is to be conducted by staff. Previously, design review of all single family and two-family structures, along with exterior alterations, additions, and accessories structures were reviewed by a Residential Design Review Board. The Residential Design Review board was eliminated in 2021, at which time all of the design review previously handled by this board was delegated to staff. This move has generally resulted a more streamlined and user-friendly process while also ensuring thoughtful design that is consistent with City ordinances.

As Wauwatosa has started to see an increasing amount of new single-family homes proposed on infill lots within our fully built-out neighborhoods, there is an increased impact on neighborhoods. We believe it is prudent for the review of these homes to controlled be the Commercial Design Review board, which is comprised of citizen who are design professionals.

**Proposal:**

The proposal under consideration is an amendment to the Wauwatosa Municipal Code to reinstate Design Review Board approval for new residential construction. This change would affect Chapters 15.10.010 and 15.10.015, requiring new single-family and two-family home to to be reviewed by the existing Commercial Design Review Board (who currently reviews all commercial buildings, including all multifamily buildings with three or more units). The objective is to ensure that new residential developments adhere to the community's design standards and are evaluated using the same process as commercial properties.

**Recommendation:**

Staff recommends approval.