

# Annual Report

2026 Development Department



## Our Team Presenting Tonight



Tammy Szudy, Interim Development  
Director/Planning & Zoning Manager

Art Piñon, Principal Planner

Stefanie Escobedo, Building & Safety Manager

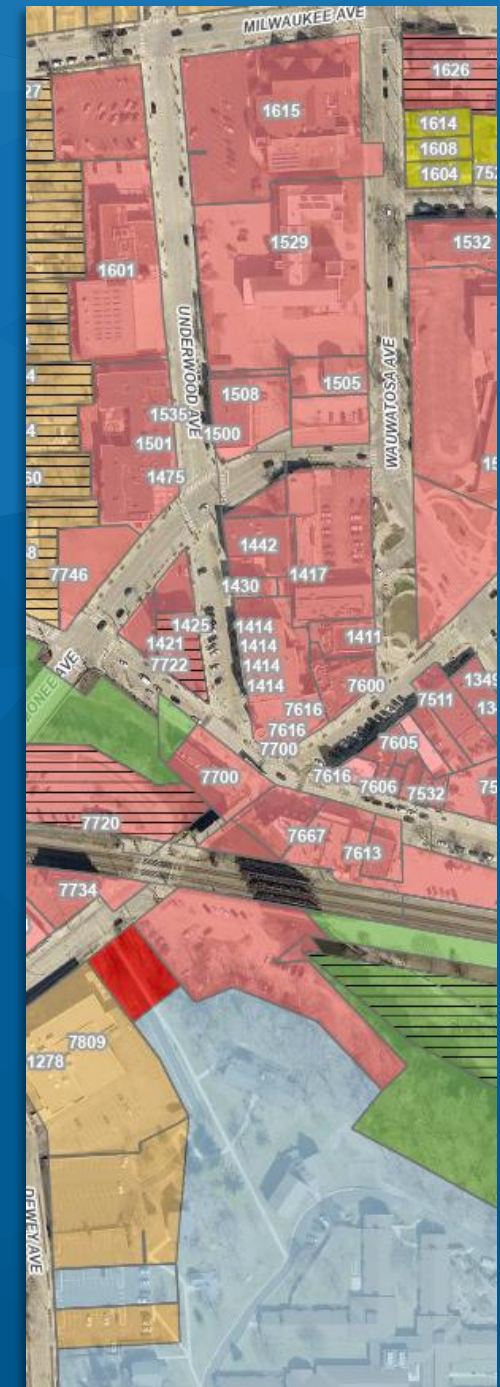
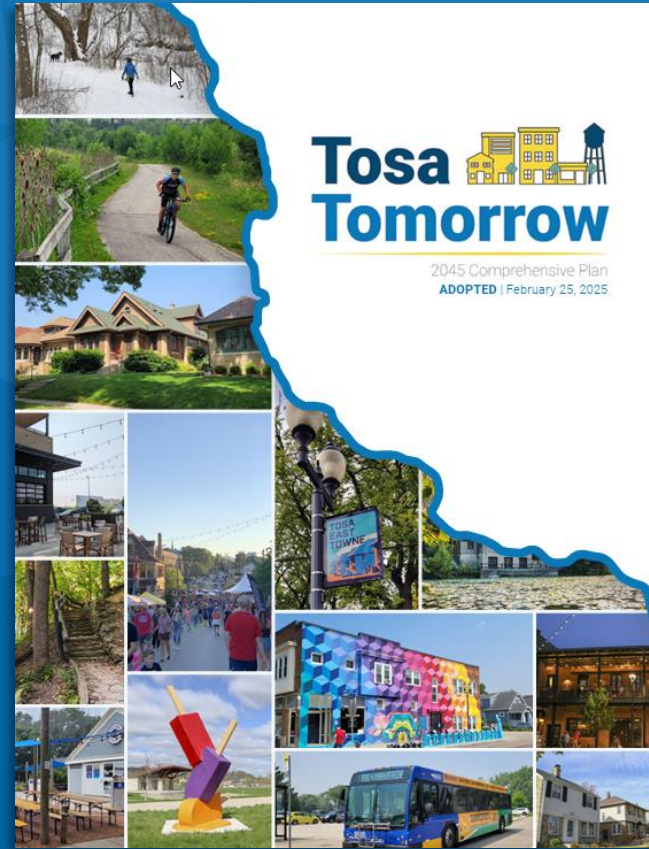
Karl Schreiber, Housing & CDBG Manager

Jen Ferguson, Economic Development Manager

# Planning Division

# Planning Division:

- Implement the Comprehensive Plan and other City area plans
- Administer the Zoning Code (Title 24)
- Process and review zoning entitlements (Plan Commission items) and Board of Zoning Appeals applications
- Provide Historic Preservation Commission staff support



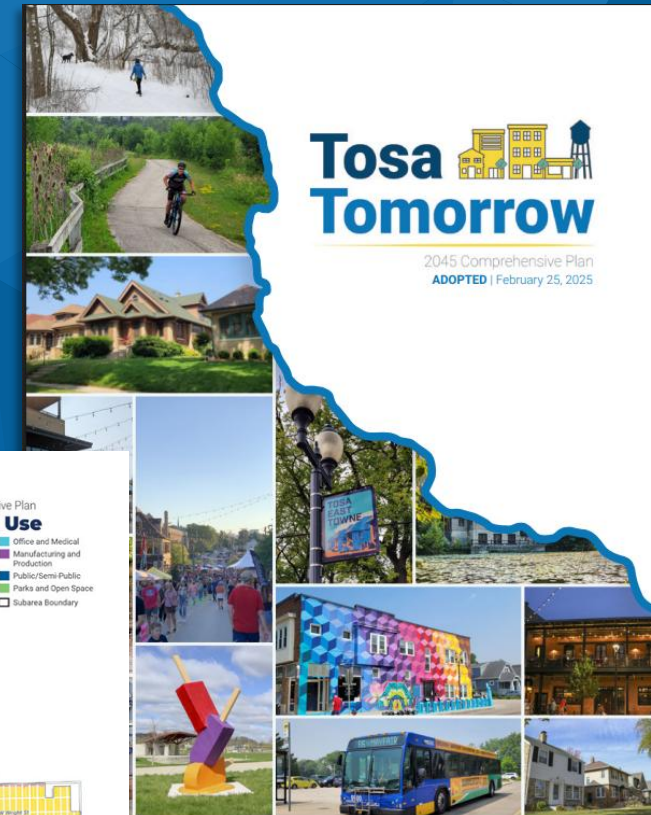
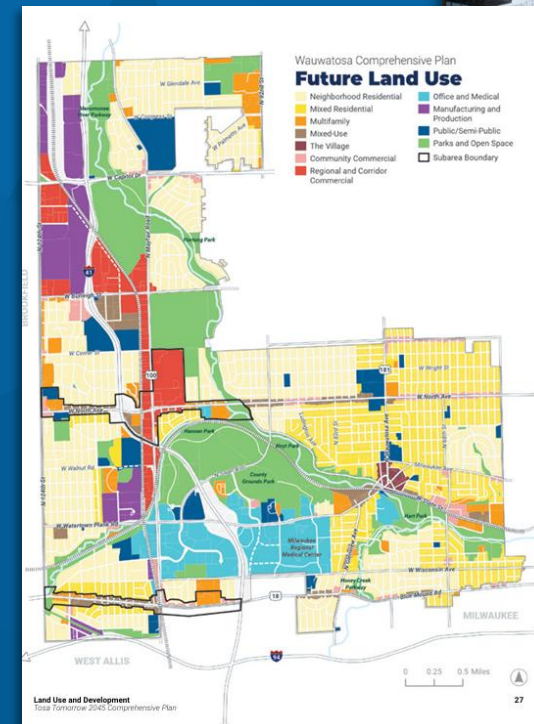
# Milwaukee County Research Park 2026 Master Plan

- Adopted March 2026
- Modernize Research Park
  - Mixed use
  - Pedestrian connectivity
  - Park and amenity space
- Public and private implementation actions
- Code updates derived from plan is in process

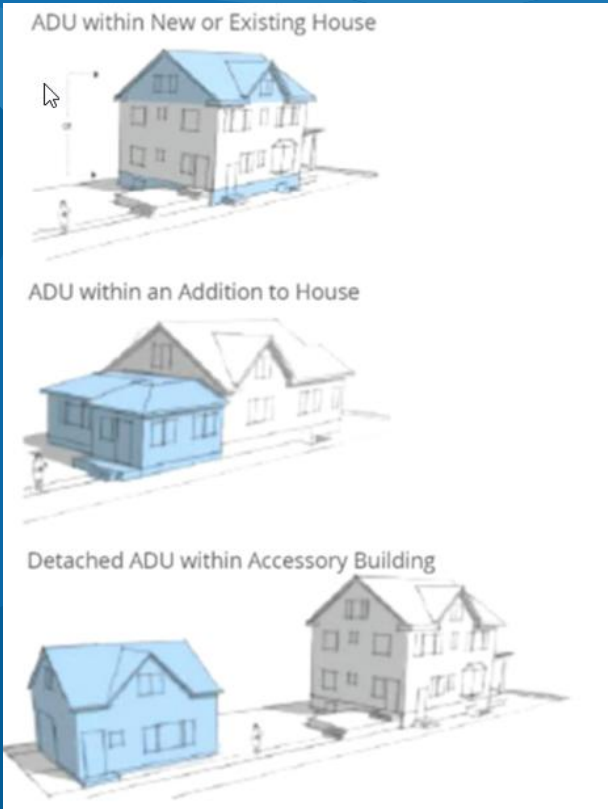


# Tosa Tomorrow Comprehensive Plan Zoning Updates

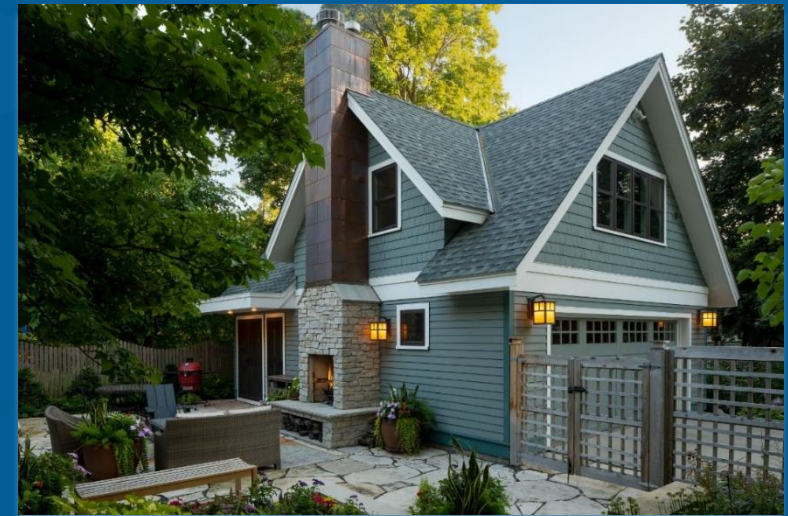
- Code updates adopted November 2025
- Consistency with Comprehensive Plan
- Primarily housing focused:
  - Missing middle housing
  - Ease development regulations
  - Update ADU regulations
- Modernize parking regulations – eliminated commercial parking requirements
- Ease land use standards for certain uses



# Accessory Dwelling Unit Program



- Small, independent units on same lot as single family residence or duplex
- Benefits:
  - Add to housing stack
  - Option to generate rental income or home for extended family
  - Preserve neighborhood character
- \$25,000 forgivable loans for utility connections – 2 ADUs under construction



# Building & Safety Division

We define our mission by drawing upon long-held traditional community values. These values are grounded in uniform and consistent code enforcement, preserving property values and neighborhoods along with safeguarding the public.

## **Core Responsibilities**

- Customer assistance and permit guidance
- Building permit review and issuance
- Commercial and residential inspections
- Occupancy permits (temporary and final)
- Electrical, Plumbing inspections
- Construction code enforcement
- Contractor licensing and registration
- Design Review Board support

## 2025 By The Numbers:

- 4,245 permits issued
- 8,061 inspections completed
- 22 Design Review Board meetings, with 72 items
- 98 Occupancy Certificates issued



## Core Responsibilities:

- Exterior property maintenance enforcement
- Sign ordinance compliance
- Fence permitting and compliance
- Coordination with Police, Fire, Health, and Legal Departments



## 2025 Highlights

- Continued Forced Compliance Program
- Improved online complaint submission process
- Increased focus on problem properties
- Coordination on flood recovery and damaged structures
- Enhanced tracking and follow-up through EnerGov

**Housing Rehabilitation Program  
and  
Community Development Block Grant**

# Community Development Block Grant

The City expects to receive a 2026 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 ~ \$650,000 in construction loans for 40 properties.

# Economic Development Division

# Community Redevelopment Authority (CDA)

The CDA serves as the Redevelopment Authority and Housing Authority to act as a development agent on behalf of the City for matters related to housing and redevelopment.

- Grow and manage the Housing Fund, including funds specifically designated for affordable housing.
- Consider acquisitions of blighted properties and/or catalytic sites and identify redevelopment for CDA-owned properties.
- Oversee small business financial assistance programs.



# 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.
- Work in cooperation with community partners to assist small business community.



## Engage Wauwatosa

I'm looking for projects about All categories or

### Open Projects



Last updated: May 18, 2026  
**Library and City Hall Remodel**  
Wauwatosa Public Library and City Hall are exploring renovations to better meet evolving community needs



Last updated: May 1, 2026  
**Firefly Grove Park**  
Wauwatosa's new park at the corner of 116th Street and Gilbert Avenue



Last updated: Apr 7, 2026  
**Research Park**  
Provide your thoughts on future planning of Research Park in Wauwatosa.



Last updated: Jun 1, 2026  
**Development Map**  
Follow the status of developments in Wauwatosa on a map.  
[Learn more →](#)

## 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 [eennamorato@wauwatosa.net](mailto:eennamorato@wauwatosa.net) to request an item be added to the map.

**Vista Village (former St. Bernard's)**  
**Project:** Three Leaf Partners' Vista Village includes three levels of apartment units (163 total) and a basement garage with parking for residents.

# FOCUS ON THE FUTURE



## Building

Continue goal of issuing residential building permits within 10 business days.



## Zoning Updates

Updates related to implementation of the Milwaukee County Research Park Master Plan.



## Housing Rehabilitation

Continue to grow program.

# 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.



## New Director

Anticipate new Development Director by September.



**QUESTIONS**