

## Deyanira Nevarez

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**From:** Arthur Pinon  
**Sent:** Monday, March 9, 2026 8:42 AM  
**To:** Deyanira Nevarez  
**Cc:** Tamara Szudy  
**Subject:** FW: Plan Commission Item: Zoning Code Sections 24.11.060B & C

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Deyanira,

Below is an email from Alderperson Brannin to Plan Commissioners. Does this comment need to be a part of the record or added as a public comment to the packet?

Thanks,



**Art Piñon**  
Principal Planner  
Planning Division  
City of Wauwatosa

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**From:** Robin Brannin <rbrannin@wauwatosa.net>  
**Sent:** Monday, March 9, 2026 8:16 AM  
**To:** Dennis McBride <dmcbride@wauwatosa.net>; Amanda Fuerst <afuerst@wauwatosa.net>; Joe Phillips <jphillips@wauwatosa.net>; zach.verette@gmail.com; Christopher Due <cdue@theburkefoundation.org>; kausman@villageoffoxpoint.com; briankonyn@northwesternmutual.com  
**Cc:** Tamara Szudy <tszudy@wauwatosa.net>; Arthur Pinon <apinon@wauwatosa.net>  
**Subject:** Plan Commission Item: Zoning Code Sections 24.11.060B & C

Good morning, commissioners -

Unfortunately, I'm unable to attend tonight's Plan Commission meeting due to a scheduling conflict, but I wanted to share a brief overview of the agenda item regarding proposed updates to Section 24.11.060 of the zoning code related to residential parking and commercial vehicles.

The current code regulating off-street parking and commercial vehicles in residential districts was written years ago, and aspects of it no longer clearly reflect modern vehicle types, current usage patterns, or how the ordinance is enforced today. As a result, it has created confusion for residents and inconsistent expectations around enforcement.

The proposed changes are intended to simplify the ordinance, improve clarity, and better align the code with current conditions while still protecting neighborhood character. At a high level, the proposal would:

- Update the vehicle weight threshold used to help define a commercial vehicle to better reflect modern pickup trucks and work vehicles.
- Allow one commercial vehicle per residential property, recognizing that many residents use work vehicles as part of their daily lives.
- Continue to **prohibit** heavy commercial vehicles such as semi-tractors and large box trucks from being parked outside in residential districts.
- Reinforce that all vehicles must be parked on paved surfaces (garage, driveway, or paved slab), maintaining the standard that vehicles should not be parked in yards or on lawns.

To ensure consistency, the proposal also recommends striking outdated language in Section 24.11.060B related to parking within residential setbacks while retaining the requirement that vehicles be parked only on approved paved surfaces. For many properties, particularly on the west side of the city, the driveway sits in the set back in front of the house line. Having an attached garage with the driveway leading up to my house, I, myself, wouldn't be able to park a vehicle in my own driveway in the way the current ordinance is written.

Please feel free to reach out if you have any questions or would like to discuss any aspect of the proposal. I appreciate your time and consideration of the item.

Thank you,

Robin

*Robin Brannin  
Alderson, District 3*

*City of Wauwatosa*