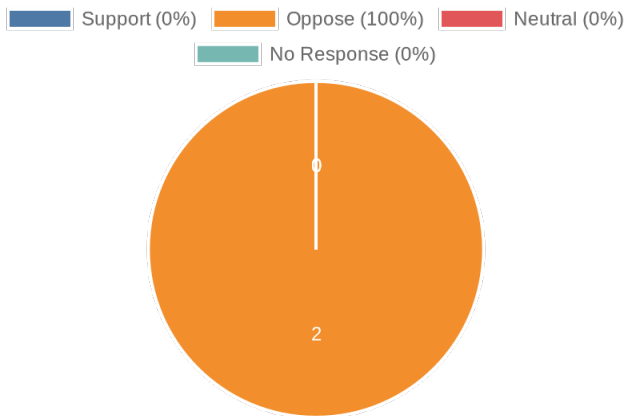


Overall Sentiment



S S

Location:

Submitted At: 3:42pm 06-19-24

To whom it may concern,

"Too much too soon."

I feel that the Harlow and Hem project and St. Bernard's proposed apartment complex are in the wrong place at the wrong time.

Our small town is rich in history and is a close-knit community that prides itself on preservation and adaptability. We've welcomed thousands to Wauwatosa with many new developments and there are many more to come.

It's the Wauwatosa Village that should be designated as an area where we welcome everyone, not just those who can afford luxury apartments. An area of commerce and gathering.. a flagship for our town.

But we need tax dollars!! Luxury apartments can go and have gone any and everywhere! Why do we have to sell the "family jewels" when we should be thinking about other ways to generate revenue? I remember when Milwaukee proposed a toll system. Maybe it's time to revisit that? A recent article mentioned that Wauwatosa swells to over 50,000 people on a given day with the Medical Complexes ...and Mayfair Mall. Even at \$.25 a day, a toll could generate much-needed income for schools, parks and infrastructure. It's something that everyone could contribute to, not just the ones who live here but the ones who enjoy Milwaukee and all it has to offer.

Nashville, Austin, and others are all seeing rapid growth only to exacerbate problems they were trying to fix (i.e. crime and class divide). Milwaukee has seen a decline in population, and I get that we want to take advantage of all those remote workers...but what happens when those workers are called back into the office?

I feel these large-density structures equate to progressivism that doesn't result in progress.

Andrew Meindl

Location:

Submitted At: 2:32pm 06-18-24

I am placing redacted emails from residents here with first names only since the comment email address was turned off.

Dear Elected Officials,

The looming debacle surrounding the development of the St. Bernard's land is under your control. Do you really think that the area can absorb the residents of 300 apt units and their 600 cars? Are you mad? Have you been to the Village? This will create impassible roads, traffic jams, and lower the value of all surrounding properties.

All in the name of increasing the tax base or pleasing some money grubbing developer?

Wauwatosa has a dismal record of bad or lacking zoning decisions. Do your job. Think this through. Don't jump for the money.

Ready to bail on Wauwatosa - from the damagingly woke School Board, to the unlimited property tax piggy bank, to the lack of leadership, zoning, and common sense.

Therese

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Dear Mayor McBride, Mr Archambo and Common Council Members,

As a 17-year long resident of Wauwatosa, I am very concerned about the recent developments that are planned for the Village of Wauwatosa.

I strongly believe that the residents of Wauwatosa need to be heard and their opinion matters. You are officials to this city, you were elected to represent the residents, so I urge you to take any feedback you receive serious and act appropriately.

Traffic Study:

I would like to see how this new development, in addition to the new apartment complex on the St Bernards lot, will impact traffic in the village. Please show proof of an independent traffic study. I would also highly encourage any and all decision makers to walk this area on any given weekend, in addition to weekdays between 7:00am - 9:00am and 4:00pm - 7:00pm.

The village is supposed to be a pedestrian-friendly area. Has anyone considered crossing Wauwatosa Avenue into Harwood with the extended traffic? Are you ready to be in the news on a weekly basis when a kid get hit walking to YoMama?

Parking:

The village parking situation is already a concern. Taking away public parking will make the village less of a destination as visitors will find other destinations to spend their money. Was the BID contacted and concerns taken into consideration?

Funding/Financials/TIF:

Please provide clarity of the \$4.5M TIF from the City and reason for it. How does that impact the city financials for the next 5 years?

Design Proposal:

This project was first brought forward several years ago and then paused. I think the public deserves explanation about recent design changes and reasons why. Does this still align with the original proposal and decision that was granted at that time? What is the targeted demographic for luxury studios and 1-bedroom apartments? Clearly, these will not attract young families with children as the spaces won't accommodate these new residents.

Will this new apartment complex support the efforts that were stated during the 2024 local election season that enrollment for Wauwatosa Public Schools needs to be increased.

Charm of the Village of Wauwatosa:

Why do people move to Tosa? I am sure the charm of the village has a huge impact, along with its old world neighborhood feel, walkable streets, biking lanes and density of unique shops and restaurants. Wauwatosa is NOT cookie cutter. Its uniqueness comes from neighborhoods and long-time residents who have a vested interest in keeping this integrity of village and Tosa. Are city officials willing to give up this resident loyalty for the short-term benefit of annual churn with "in and out" renters?

To summarize: I am clearly opposing this development and would appreciate a written response to all the question I have posed. In addition, please share the decision making process and associated timeline.

Thanks and kind regards,
Katja

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fHi, I am writing to voice my opposition to the building of any more high density apartments in Tosa, particularly in or near Tosa Village. The building of apartments, particularly when TIFs are used, is not in the interest of residents or future residents. Tosa needs condos, where buyers can own their own property (i.e., own part of the "American Dream"). Apartments, when depreciation and TIFs are considered, deprive young and moderate income people of any ownership rights in our city. Instead, big developers are able to own large tracts of property, essentially given to them by federal and state and local tax policy, that penalizes all residents. Lawrence