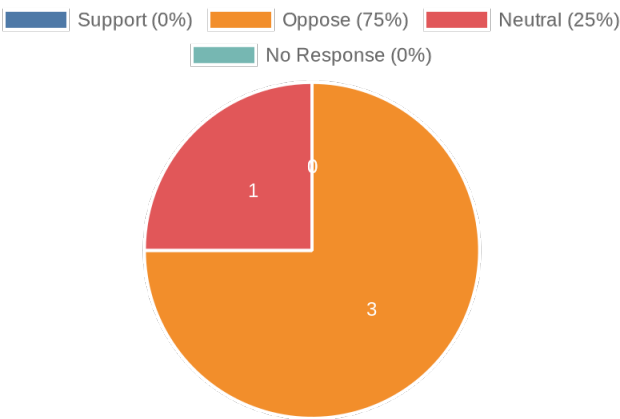


Agenda Item: eComments for 6. 24-0572 Request by Phillip Aiello, Mandel Group Inc., for a Preliminary Planned Unit Development at 1330 Wauwatosa Avenue, 7463 Harwood Avenue, and 7460/7462 and 7470 Blanchard Street for a multi-unit residential development

Overall Sentiment



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Location:
Submitted At: 6:02pm 05-13-24

Wauwatosa has become the holy grail for every developer who needs a stimulus package. We have that magical "brand" that has taken its residents decades to build. This apartment building will take Wauwatosa from a charming village to an architectural atrocity. Not only does it not have the aesthetic value that Wauwatosa deserves, but it also eliminates the resources that our residents and businesses need. It's a monstrosity that belongs in a space outside of the Village of Wauwatosa, where we should instead showcase who we are and why we should be a destination not an eyesore.

Roberta Locher

Location:
Submitted At: 4:48pm 05-13-24

I am in favor of developing this site, but oppose some of the proposed amendments. Specifically, the original plan proposed:

- public green space
- adding additional parking spaces, not just replacing existing
- 26 more affordable units

These were all appealing aspects of the original plan that I would like to see incorporated into the final. According to these amended plans, the developer is planning to increase the number of units at the expense of the public (green space, parking and affordable housing), AND they are requesting a significant TIF to do it! This is a prime piece of real estate in the village and should be treated with respect for the community.

Robin Palm

Location:
Submitted At: 1:59pm 05-13-24

To whom it may concern,

It seems as this project is starting over from scratch, but you all may want to check that the existing approvals and zoning specifications for the approved Harlow & Hem project from 2022 are still valid for all of the parcels except the two added residential lots.

According to 2017 Wisconsin Act 243: 66.10015(5)(5), all PUD approvals are good for 5 years.

However, it's not very clear what those exact zoning specifications are.

The only detailed zoning standards that were ever specified were only located in the introductory narrative documents from the applicant and not in any of the documents that received final approvals from the city.

TLDR: To be thorough, make sure it's acknowledged that the 2022 approval is still valid, and to void that approval by ordinance if a new PUD is to be adopted. Also don't place 12 month expiration dates in the approval conditions.

And be precise enough about the zoning standards that the PUD district has all the descriptions that any other zone would have in the Municipal Code.

Thanks

Ursula Twombly

Location:

Submitted At: 9:42am 05-13-24

Dear Plan Commission Members

The Blanchard Street site is one of the very few parcels of land that is owned by the City of Wauwatosa. As such the city has significantly more opportunities to direct and influence this development. As a signatory of the Housing Coalition's letter I will not repeat our disappointment at losing affordable and accessible housing.

On a more personal note, my husband and I are looking to sell our 3,000SF home sited on a large lot in the Mayfair Park neighborhood. Our 4-bedroom home should belong to a young family, with kids and dogs, supporting our school system and growing our city. We were excited to become one of the first tenants in the previously approved Hem and Harlow project.

We can afford market rate or even luxury housing and would have loved to live in a mixed income development, with interesting public spaces in the heart of the village. But this revised design is just more of the same. More 1-bedroom units, less larger units, and the loss of interesting public spaces and connections to the downtown.

Seniors like us continue to ask for housing options, yet again the city leadership is failing us by pushing this project forward as redesigned. We have invested in Wauwatosa both financially and in terms of community engagement for the past 35 years, but we likely will be forced to leave Wauwatosa to find a housing choice that suits us.

Please deny this revised Planned Development outright and ask that affordable and accessible housing, and community spaces be restored. As a city owned property you have a great opportunity to restart the public RFP process or let the site sit until economic conditions are more favorable.

Sincerely

Ursula Twombly, 11716 West Meinecke Ave