

Dear Common Council:

Tosa Together is a community organization in Wauwatosa that is dedicated to equity in our community and to the celebration of diversity. We bring people together around the goal of a city that welcomes all people.

Tosa Together is in support of the new zoning regulations to help Wauwatosa implement the vision of the Tosa Tomorrow 2045 comprehensive plan to increase affordable, accessible, and sustainable housing.

We support the draft regulations for “gentle densification” of the 63% of Wauwatosa that is currently zoned “single family only” to allow two family homes in those areas; and 3 – 12-unit housing types in the small areas of the city currently zoned for duplexes. Further we support the regulations to allow “mixed use” housing development in the Commercial districts, as well as the incentives for development projects that include affordable housing.

We are further advocating for other changes to meet the demand for family housing in Tosa. We support allowing up to 4 family housing types like town houses in areas on the east side of Tosa that already have duplexes integrated into neighborhoods and urge you to endorse a process to make this happen in the near future. In the event of school or church properties becoming available for purchase and development in the future, we are requesting that these properties are properly zoned and provided with incentives to allow affordable and family friendly housing.

Because Wauwatosa is already a built-up community, making any of these changes will not result in any rapid change to neighborhoods but gradually over time will result in increased tax base, more family appropriate housing which we need to support our schools, and increased affordability of housing as supply meets demand.

Thank you,

Tosa Together Leadership Team

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