

Zone Tosa - Participant Questions

On June 3, 2021, we asked participants to write questions in the chat and/or email us their questions. Below are the answers to the questions we received.

1. How does the Housing Study fit into this timeline?

The City will update the City's initial [2016 Housing Study](#) beginning this fall, with the incorporation of 2020 Census data as well as other surveys completed and information gathered since the previous study.

2. Is this planning process and its outcome intended to replace the City's Comprehensive Plan adopted in 2008? No. (See answer below)

3. How does this work with Wauwatosa's Comprehensive Plan?

Zoning codes are to be consistent with Comprehensive Plans. We will review proposed zoning code changes to ensure the recommendations are not in conflict with the [Comprehensive Plan](#) and other adopted plans.

4. What other cities has Duncan Associates provided zoning updates through an equity lens before? Duncan Associates has worked with cities throughout the U.S. to help update and modernize their zoning and land development regulations. Examples include: Chicago, Philadelphia, Pittsburgh, Kansas City, Tulsa, Bridgeport (CT), and dozens of mid- and small-size cities. We strive to promote equity and other core planning principles in all of our work.

5. Most of the folks on this call are very engaged citizens - how are you planning to engage the rest of Tosa?

Our team released a survey that will be distributed to both the workshop attendees and those that were unable to attend the workshop. See a summary of results. We'll continue to engage people over the next few months.

We will be presenting our draft recommendations to stakeholders during our second round of Community Conversations. Participants represent a variety of viewpoints and affiliations throughout Wauwatosa. A second public workshop will be held on August 31, 6-7:30 pm which will also be live streamed via the [City's Facebook account](#).

6. How about the survey on Next Door to reach a broader resident audience? The city is not on NextDoor. Follow the city on [Facebook](#), [Twitter](#), and [LinkedIn](#). We encourage you to share Zone Tosa links on your networks.

7. Why such an aggressive schedule? It's a best practice that cities review their zoning regulations on a consistent basis. For this project, we set a timeline of having multiple community conversations to inform any recommendations for changes to our zoning

ordinance. However, the conclusion of this project does not signal an end to the city's efforts to promote equity and inclusion and improvements to zoning and development policies. That work will be consistently ongoing.

In addition, this timeline does not include the time for amending the zoning code with any recommendations from this effort.

- 8. How and when will the information/learning from the Zone Tosa for All project be shared with the alder persons so that they can use it for information as they complete the redistricting process, for the transportation committee's planning, and other relevant City planning?** Our timeline currently proposes formal presentations to the Common Council, as well as the Equity and Inclusion Commission and Plan Commission in Fall 2021.
- 9. What is the history and purpose of nighttime parking requirements?** Vehicles may not be parked on any public street or municipal parking lot in the city between 3:00 a.m. and 6:00 a.m. daily. This policy is in effect to accommodate efficient night time street sweeping and snow plow operations. Exceptions to this rule may be obtained in some instances by contacting the police department: (414) 471-8430.
- 10. What are "equity-minded" ways to regulate parking?**

When cities require that developers construct off-street parking spaces, the costs are typically passed on to the households and businesses that occupy the site, (whether or not they actually need the required parking). Reducing or eliminating these costly requirements can improve affordability. Many cities have eliminated or dramatically reduced zoning-imposed off-street parking requirements. Alternatively, some require that developers "unbundle" parking costs from housing costs, so that only those who need parking are required to pay.
- 11. Where can I go to learn more about "best practices" of zoning that support our equity-minded goals?**
 - [American Planning Association](#)
 - [Urban Institute](#)
 - [Congress for New Urbanism](#)
 - [Segregated by Design Video](#)
- 12. Who will review and approve the new zoning ideas?** Any changes to the zoning ordinance require a review and recommendation by the plan commission and one or more public hearings with the Common Council. The Common Council makes the final decision on proposed zoning ordinance amendments.
- 13. Will there be public hearings for resident comments?** At least one public hearing is required before any changes are made to the city's zoning ordinance. There would be opportunities for public comment before any zoning ordinance amendments are

considered. Contact [city staff](#) or your [elected officials](#) with feedback. To add a comment to the meeting packet, email comment@wauwatosa.net.

14. Equity often seems to mean high rise apartments. Developers delights. While I know Tosa is land locked and we need more density, I strongly oppose Tosa becoming “the city of apartments.” Can we limit heights and still be equitable? 4-5 stories except perhaps in areas away from existing neighborhoods of homes?

With over 63% of the city’s current housing stock (approx. 21,500 units) consisting of single-family homes, Wauwatosa is far closer to a “city of detached houses on medium-to large-size lots.” That said, there are multiple ways to accommodate additional housing in the city, many of which involve what is sometimes referred to as “gentle density” or greater accommodation of “missing-middle” housing. See:

- <https://www.brookings.edu/research/gentle-density-can-save-our-neighborhoods/>
- <https://missingmiddlehousing.com/>

15. Our high density luxury apartments in the past 5 years that have been the rinse/repeat have gentrified our community to the 2nd highest rents in the state. Those of us that opposed us were labeled "anti-development." As we continue our discussions as part of this project, we hope to foster a civil conversation informed by facts and to avoid unhelpful labels. We’re glad you’ve joined the conversation and hope you will continue to participate in this process.

16. Is the Tosa zoning map on Tosa’s website or through MKE county’s GIS? I can’t seem to find it easily. Staff is working to make the zoning map available to the public through our website. Individual property zoning classifications can be found through the [assessor’s property search](#) until the map is available. Zoning found via Milwaukee County GIS is not always accurate.