

Six Housing Projects in Development in Wauwatosa

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While each housing proposal is unique in design, features, and process, there are certain milestones related to a developer's interactions with the city that are similar.

Typically, a developer sends a proposal to city staff. Planners, engineers, and others evaluate the plan to see if it fits in city development plans, review zoning and building proposals, and advise a developer through an approval process.

In addition to city approvals or permits, there is often a public participation component to a housing project. This sometimes includes public comment at a city meeting or emailing our city clerk for written comments to be added to a public packet. The exact public participation process varies from project to project.

If you're interested in following topics like housing or community development, you can follow [agendas](#) ^[1] related to the Plan Commission, Community Affairs, Community Development Authority, and the Common Council.

At time of publication of this article, there are six housing projects in development or under construction in Wauwatosa – two of which include family affordable housing and senior affordable housing. Below is a summary of each project.

River Parkway (image to right)

The project, located at 6400, 6410, and 6442 River Parkway in Wauwatosa, consists of 136 housing units on 3.92 acres of land and across two buildings:

- An approximately 118-unit age restricted senior apartment building of which a minimum of 77 units will be affordable for low income seniors who earn no more than 60% of the county median income.
- 18 three-bedroom family townhomes (not age restricted) targeted at households at 50% or less of the county median income, of which a minimum of 15 units will have affordable rents.

2515 Wauwatosa Avenue

This housing project is a 3- story, 27-unit multi-family building with below grade parking. Construction is near completion.

St. Camillus Expansion

The expansion to St. Camillus' campus includes a 15-story building with 168 independent living apartment units, an art gallery, theater, wellness center and chapel. The East Residence is scheduled to open in Spring of 2022.

Crescent Apartments

This new construction includes approximately 102 units at 10460 Innovation Drive. Adjacent to the apartments is a historic former powerhouse which is being converted to a restaurant. Apartments will be available in the Spring of 2021.

Walnut Glen

Walnut Glen is a proposed 101-unit apartment community located at 1535 and 1565 Rivers Bend. The project will be new construction and consist of a 4-story, 87-unit senior community with underground parking and a 2-story, 14-unit non-age restricted (family) townhome building. The development will include 36 one-bedroom and 51 two-bedroom apartments in the 4-story senior building, and 14 three-bedroom family units in the townhome building. In total, there will be 85 units of income-restricted affordable housing for households earning between 30% and 60% median income and 16 units rented at market rate. Common areas planned include a community room, lounge/seating area, fitness center, and an on-site leasing office. Construction is slated to begin in late 2020 or early 2021.

Blue Mound and Mayfair

The owner of the property located on the southwest corner of Blue Mound and Mayfair has not submitted a zoning application to the Planning Division, however a neighborhood meeting is being held on August 20, 2020 as a prerequisite to submitting a Planned Unit Development application. The proposed project will include both housing and retail.

This press release was produced by [the City of Wauwatosa](#) [2]. The views expressed here are the author's own.

<https://www.wiscnews.com/bdc/news/local/metalcraft-to-expand-beaver-dam-...> [3]

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Links

[1] <https://www.wauwatosa.net/government/meeting-portal>

[2] <https://www.wauwatosa.net/>

[3] https://www.wiscnews.com/bdc/news/local/metalcraft-to-expand-beaver-dam-facility/article_5d534832-2147-548f-b9dc-415354512c9d.html