

March 26, 2026

Mr. Art Piñon  
Principal Planner  
Planning Division  
7725 W. North Avenue  
Wauwatosa, WI 53213

**RE: Request for variance from the setbacks along both Milwaukee Avenue and Harwood Avenue in the City of Wauwatosa**

**Project No.: L23-025**

Dear Mr. Pinon:

The following is a brief project description and a written statement addressing the variance criteria for presentation to the City of Wauwatosa Board of Zoning Appeals

The purpose is to create a Veterans Memorial Plaza that will honor all Veterans regardless of when they served (war or peace), what branch of the military service or what component (active, Reserves, or National Guard) to serve as a physical reminder of the service to our country by everyday citizens

The memorial would consist of the following:

1) A black granite monument, about 7 feet in height with the following inscription on the front of the monument:

*In Honor and Memory of all the  
Men and Women  
Who Served in the Armed Forces of the  
United States of America to preserve  
Our Freedom*

2) Encircling the monument will be 7 flagpoles: with the National Colors with POW Flag below on a 35-foot flagpole and (6) 25-foot flagpoles with the flags of the service branches (Army, Marines, Navy, Air Force, Space Force and Coast Guard)

3) The plaza is 56'-0" in diameter and is a series of concentric circles and arcs with memorial walkway. The walkways are made up of personalized, engraved bricks to honor Veterans, family members, or friends who have served our country. The plaza has been modified/reduced from its original design to better fit on the site.

4) Adjacent to the ring of service branch flags are two semi-circular single sloped pergolas that pay tribute to and honor the flags and pavers, giving the plaza a bit more sense of space and this takes some queues from the national memorial in Arlington.

- Exceptional circumstances exist pertaining to the property at the intersection of Milwaukee and Harwood Avenues due to its small triangular shape. This Wauwatosa Village vacant parcel was selected by the Wauwatosa Veterans Memorial Committee after it was recommended by Wauwatosa City officials. Even though it is in a residential area it is near the entrance into the Village commercial district and is near Wauwatosa East High School (1 block away) and Lincoln Elementary School (2 blocks away). The pergolas will add a vertical presence and framework with their height and distinctive visibleness' to the memorial that honors it.
- The lot itself is of substandard triangular shape and size consisting of 8,723 square feet overall. When the area for the two required streetyard setbacks along both Milwaukee and Harwood Avenues is subtracted, one is left with a very small & narrow triangular buildable area of only 3,456 sq ft. There is no much room for a building footprint on this site. The request for variance for the two setbacks along Milwaukee Avenue of 15'-0" and Harwood Avenue of 25'-0" is necessary to accommodate the Memorial design and should not interfere or cause hardship with property rights comparable to those of other properties in the district and vicinity. The memorial plaza will augment the area and add to enjoyment of the adjacent property owners. The way the property is configured and the way the memorial will be positioned the memorial will be harmonious with the surrounding and accommodate the placing the Memorial at his site.
- The variance will not create a substantial detriment to adjacent properties, nor will it materially impair or conflict with the purpose and intent of the ordinance or the public interest. In fact, the placement of the Veterans Memorial will enhance the property and be a nice amenity for the area and gateway to Tosa Village.
- The difficulty or hardship was not created by the property owner (and petitioners – that is us, the city is the property owner). Due to the flooding last August, the Memorial's site in Hart Park was deemed to be an issue. The site at the intersection of Milwaukee and Harwood Avenues has been deemed a suitable location that will enhance the neighborhood and serve as a suitable recognition for those who sacrificed a portion of their lives serving the United States of America.

Respectfully,

Michael C. Davis