



Wauwatosa, WI

Board of Building and Fire Code Appeals

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Friday, November 14, 2025

9:00 AM

Zoom Only:
<https://servetosa.zoom.us/j/84915851663>,
Meeting ID: 849 1585 1663

VIRTUAL MEETING INFORMATION

Members of the public may observe and participate in the meeting via Zoom only at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Property owner Therese Hanson is requesting a variance from the Wisconsin Uniform Building Code (UBC) related to second-floor ceiling height requirements. The existing roof rafter configuration limits the ceiling height of 6 feet 8 Inches or greater to 38% of the total floor area, while the code requires a minimum of 50%. Achieving compliance would require a full roof redesign.

[25-2156](#)

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-2156

Agenda Date: 11/14/2025

Agenda #: 1.

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CITY OF WAUWATOSA
BUILDING & SAFETY DIVISION
7725 WEST NORTH AVENUE, WAUWATOSA, WISCONSIN 53213

PHONE (414) 479-8907
FACSIMILE (414) 479-8986
E-MAIL: tbuilding@wauwatosa.net
WEB SITE: www.wauwatosa.net

BOARD OF BUILDING AND FIRE CODE APPEALS

FRIDAY November 14, 2025

Via Zoom

Time: Nov 14, 2025 09:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://servetosa.zoom.us/j/85885059666?pwd=KaUm967K41ObLdlRwTCFT6rjDJfiHt.1>

Meeting ID: 858 8505 9666, Passcode: 7725

Property owner Therese Hanson is requesting a variance from the Wisconsin Uniform Building Code (UBC) related to second-floor ceiling height requirements. The existing roof rafter configuration limits the ceiling height of 6 feet 8 Inches or greater to 38% of the total floor area, while the code requires a minimum of 50%. Achieving compliance would require a full roof redesign.

Relevant Code:

UBC Ch VII, Sect. 30.55(7) (b.)4. 6'-8" (80") is the required for 50% rather than 7'-0" (84").

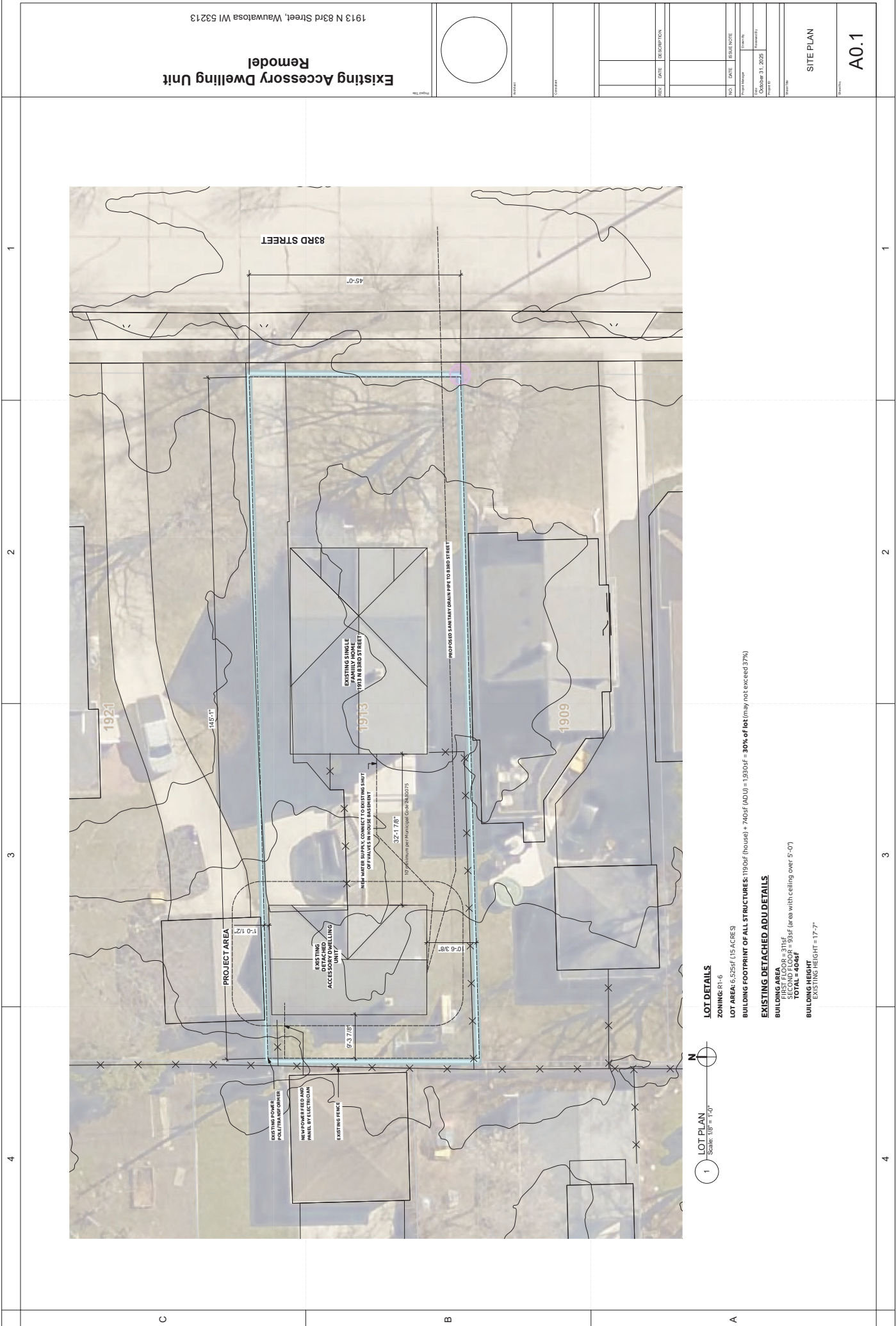
UBC Ch VII, Sect. 30.55(1.) Purpose. The purpose of this chapter is to provide uniform minimum construction regulations for alterations and remodeling of existing one and two-family dwellings built prior to June 1, 1980.

UBC Ch VII, Sect. 30.55(7) (b.) Partially Finished Attic Conversion to Habitable Space, Second Floor Levels

1. Design floor load: All new areas shall meet forty (40) pounds per square foot live load plus dead load. If fifty percent (50%) or more of the existing habitable space is altered or remodeled, the existing floor shall also meet the minimum design live load of forty (40) pounds per square foot.

(As the 2nd floor was also existing, the alteration of the 2nd floor is below the 50% of the total floor area)

4. Ceiling height: All habitable rooms shall have a minimum ceiling height of six (6) feet eight (8) inches for a minimum of fifty percent (50%) of the floor area. If fifty percent (50%) or more of the existing habitable space is altered or remodeled, the ceiling height requirements shall also apply to the existing space.



LOT DETAILS

ZONING: R1-6
LOT AREA: 6.525sf (15 ACRES)
BUILDING FOOTPRINT OF ALL STRUCTURES: 1190sf (house) + 740sf (ADU) = 1930sf = 30% of lot (may not exceed 37%)

EXISTING DETACHED ADU DETAILS

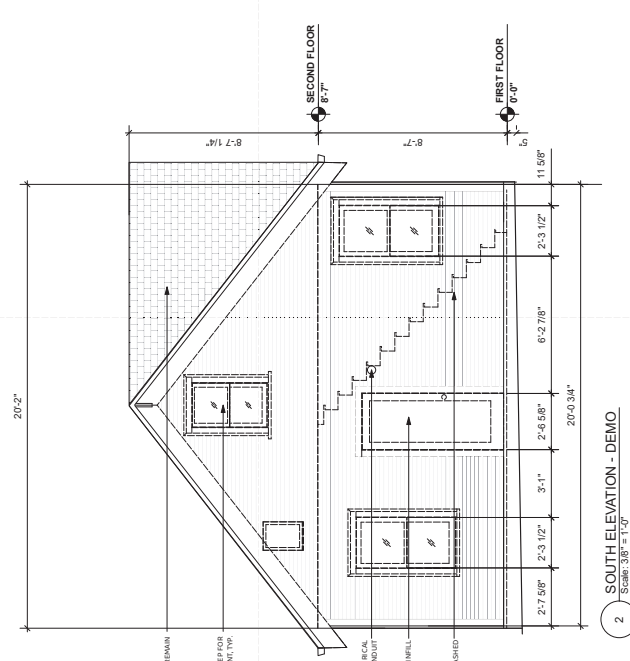
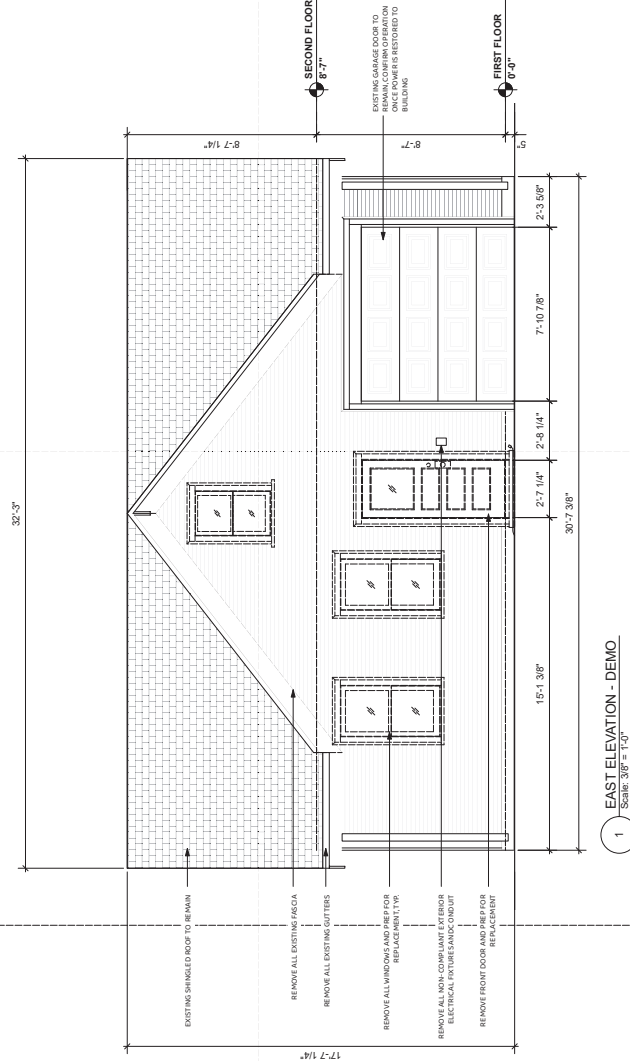
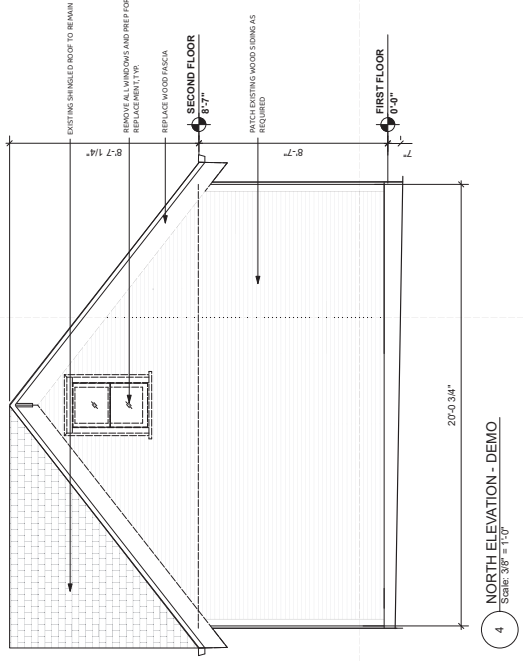
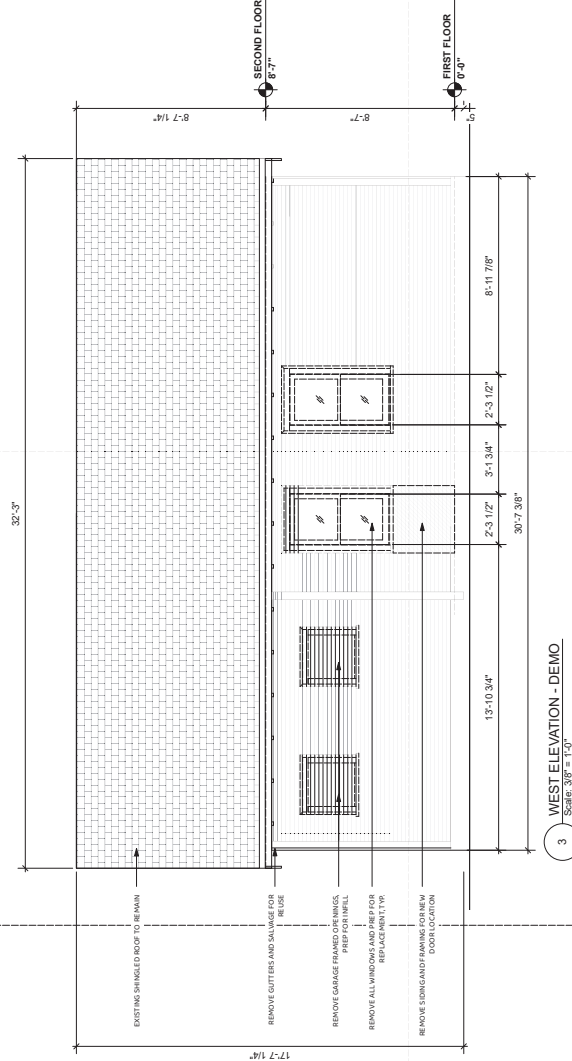
BUILDING AREA:
FIRST FLOOR = 311sf
SECOND FLOOR = 93sf (area with ceiling over 5'-0")
TOTAL = 404sf
BUILDING HEIGHT = 17'-7"

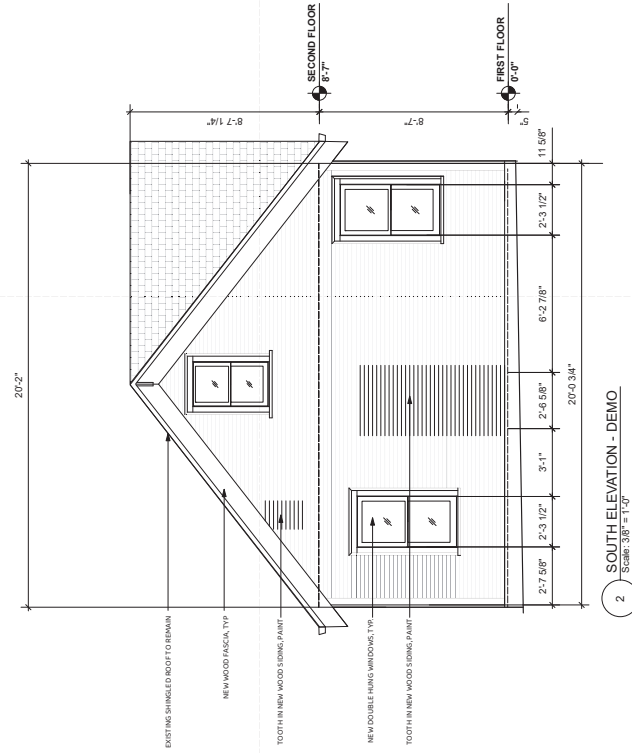
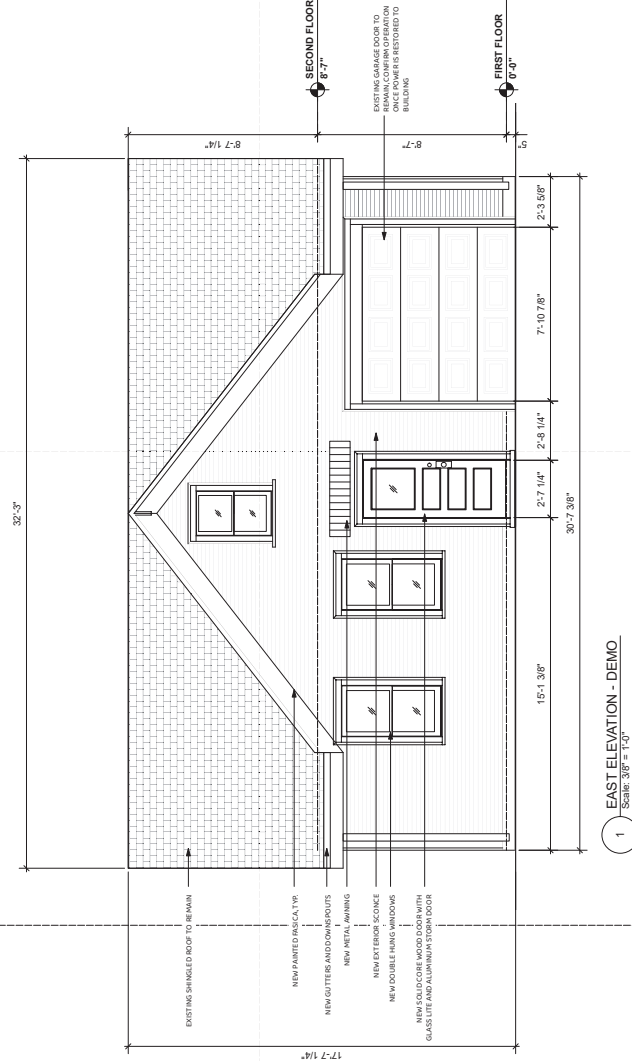
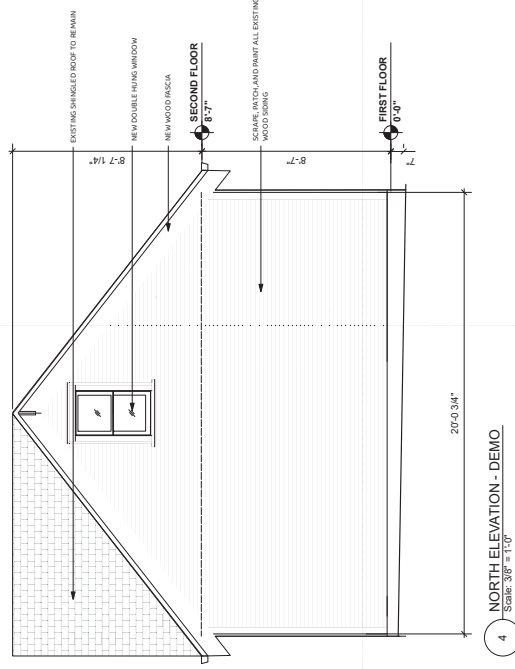
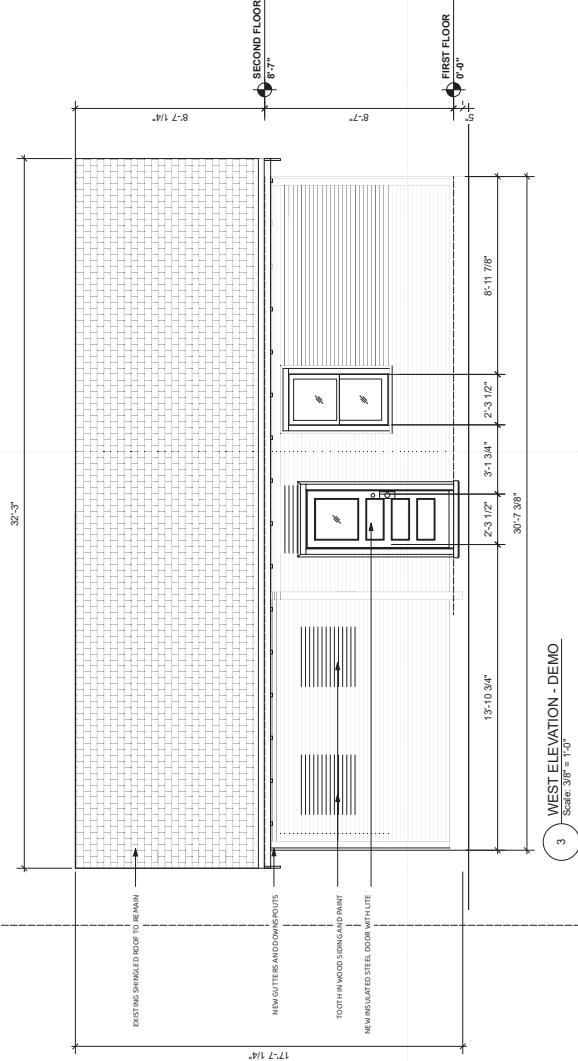
Existing Accessory Dwelling Unit
Remodel

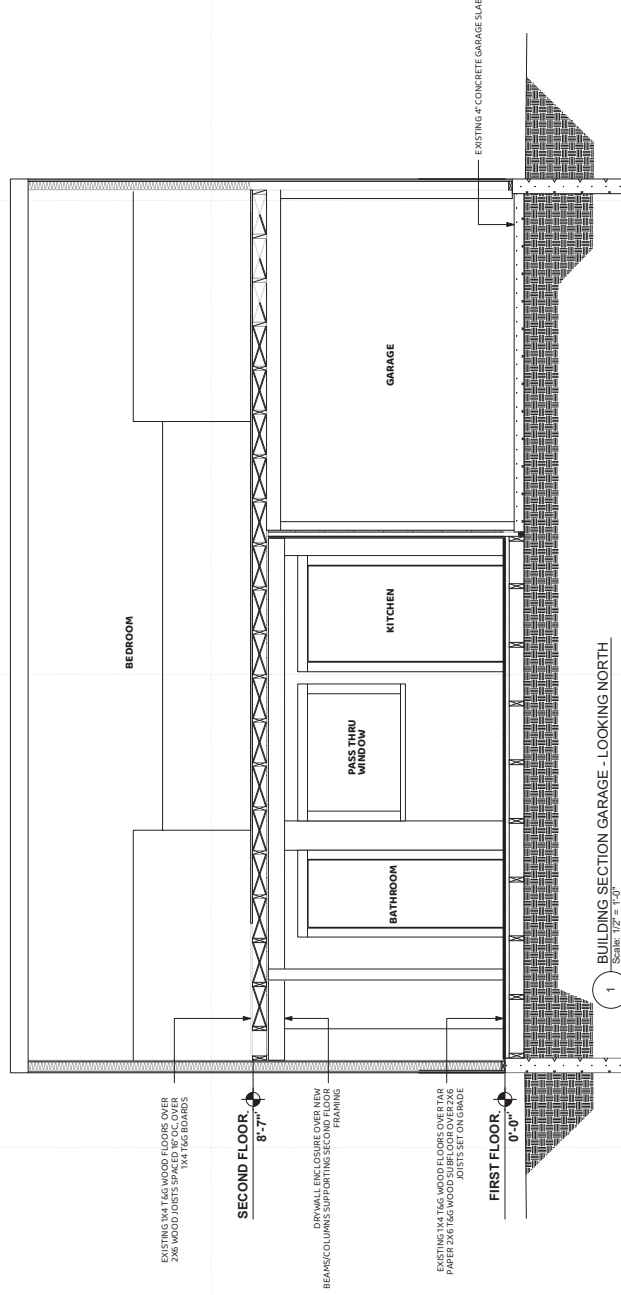
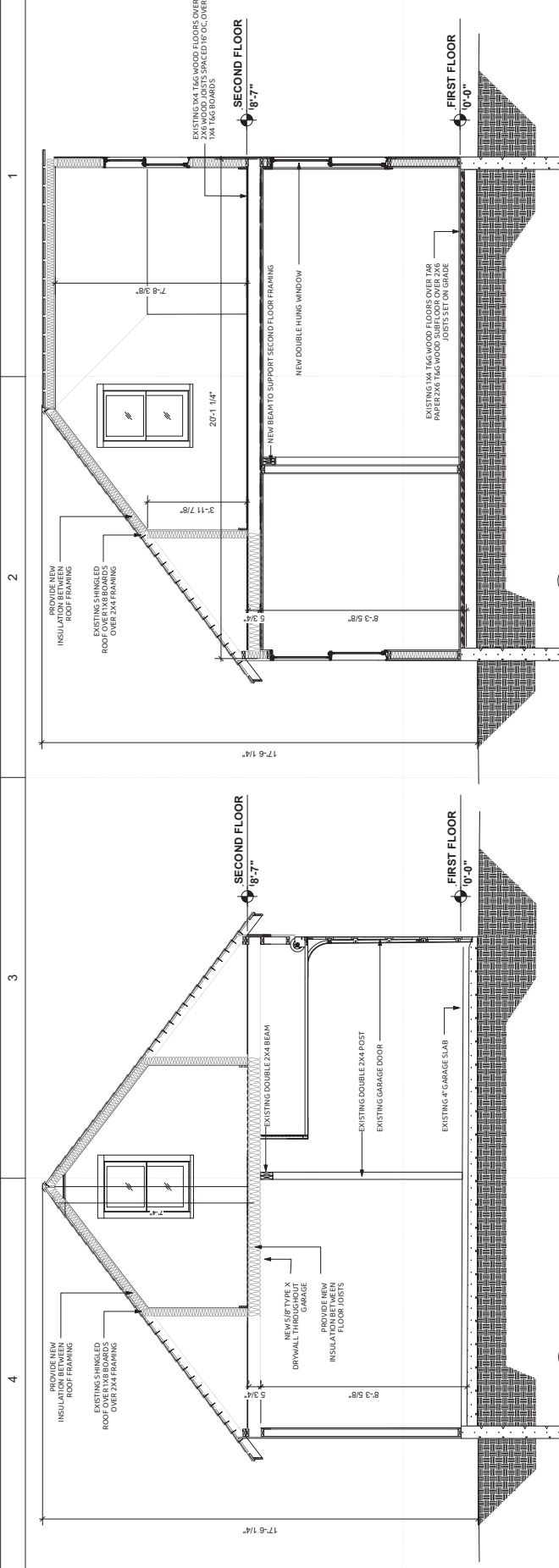
1913 N 83rd Street, Wauwatosa WI 53213

SITE PLAN

A0.1







Therese Hanson
Applicant
1913 N 83rd Street
Wauwatosa, WI 53213

Board of Building and Fire Code Appeals
City of Wauwatosa

RE: Existing Detached Accessory Dwelling Unit Renovation
1913 N 83rd Street Wauwatosa WI, 53213

Existing Condition Photos: Exterior



East Facing Elevation

1913 N 83rd Street

ADU Update - Existing Photos



South and East Facing Elevation



West Facing Elevation



Existing Condition Photos: Interior



View of Living Room facing existing stairs



View of Existing Bathroom



View of Existing Stair Wall



View of Existing Entry Door



View of Existing Stair



View of Existing Second Floor

1913 N 83rd Street

ADU Update - Existing Photos



View of Existing Second Floor