



# Wauwatosa, WI

## Community Affairs Committee

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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**Tuesday, December 10, 2024**

**7:15 PM**

**Council Chambers and Zoom:  
<https://servetosa.zoom.us/j/82923188685>,  
Meeting ID: 829 2318 8685**

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#### **Regular Meeting**

#### **HYBRID MEETING INFORMATION**

Members of the public may observe and participate in the meeting in-person or via Zoom 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**

#### **COMMUNITY AFFAIRS COMMITTEE ITEMS**

1. Consideration of amendments to Chapters 15.10.010 and 15.10.015 of the Wauwatosa Municipal Code related to design approvals required for new single family and two-family housing structures

[24-1723](#)

#### **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](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 24-1723

**Agenda Date:** 12/10/2024

**Agenda #:** 1.

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Consideration of amendments to Chapters 15.10.010 and 15.10.015 of the Wauwatosa Municipal Code related to design approvals required for new single family and two-family housing structures

**Subject:** Consideration of Amendments to Sections 15.10.010 and 15.10.015 of the Wauwatosa Municipal Code Related to Design Review Board Approval for New Residential Structures or Buildings

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**Background:**

The current Wauwatosa Municipal Code under Section 15.10.015 provides that the design review of new single family and two-family residential structures is to be conducted by staff. Previously, design review of all single family and two-family structures, along with exterior alterations, additions, and accessories structures were reviewed by a Residential Design Review Board. The Residential Design Review board was eliminated in 2021, at which time all of the design review previously handled by this board was delegated to staff. This move has generally resulted a more streamlined and user-friendly process while also ensuring thoughtful design that is consistent with City ordinances.

As Wauwatosa has started to see an increasing amount of new single-family homes proposed on infill lots within our fully built-out neighborhoods, there is an increased impact on neighborhoods. We believe it is prudent for the review of these homes to controlled be the Commercial Design Review board, which is comprised of citizen who are design professionals.

**Proposal:**

The proposal under consideration is an amendment to the Wauwatosa Municipal Code to reinstate Design Review Board approval for new residential construction. This change would affect Chapters 15.10.010 and 15.10.015, requiring new single-family and two-family home to be reviewed by the existing Commercial Design Review Board (who currently reviews all commercial buildings, including all multifamily buildings with three or more units). The objective is to ensure that new residential developments adhere to the community's design standards and are evaluated using the same process as commercial properties.

**Recommendation:**

Staff recommends approval.

## **CHAPTER 15.10 DESIGN REVIEW**

### **15.10.010 Approval Required For Nonresidential Structures or Building, New**

- A. "Nonresidential structure" means structures other than one- and two-family residential properties.
- B. "Building, New" See 15.04.020 for definition
- C. No building permit for any nonresidential structure or Building, New, for which a building permit is required shall be issued unless it has received the approval of the design review board.
- D. The design review board shall consider the exterior architectural appeal, the site location and proposed location of the structure on the building site, the landscaping, topography and whether the structure to be altered or constructed shall be so similar to, or so at variance from, other structures already constructed or under construction in the immediate neighborhood of the applicable district if, in the board's opinion, it causes a substantial depreciation in the property value of the neighborhood within the applicable district.

#### HISTORY

Adopted by Ord. [O-21-18](#) pt. I on 8/3/2021

### **15.10.015 Residential Alterations, additions; ADU's & Garages**

- A. ~~"Residential structure" means one- and two-family residential properties.~~
- A. "Building, addition" means new construction which increases the outside dimensions of a building.
- B. "Building, alteration/remodel" means an enhancement, upgrading or substantial change or modification other than an addition, a repair or modifications to electrical, plumbing, heating, ventilating, air conditioning and other systems within a building.
- C. "Garage" means a structure used for storing motorized vehicles that has more than two sides completely enclosed.
- D. No building permit for any residential structure for which a building permit is required shall be issued unless it has received administrative approval, except that historically designated residential structures or those located at historic sites or within historic districts shall be subject to design review by the historic preservation commission as described in Subsection 24.17.010 D.8. of this Wauwatosa Municipal Code.
- E. Administrative Approval. Administrative approval of ~~one- and two-family projects~~ that require a building permit shall be performed by the ~~building and safety manager~~ the development director or designated representative. The development director or designated representative ~~The manager~~ shall consider the exterior architectural appeal, the site location and proposed location of the structure on the building site, the landscaping, topography and whether the structure to be altered or constructed shall be

so similar to, or so at variance from, other structures already constructed or under construction in the immediate neighborhood of the applicable district if, in the manager's opinion, it causes a substantial depreciation in the property value of the neighborhood within the applicable district.

HISTORY

*Adopted by Ord. [O-21-18](#) pt. I on 8/3/2021*