



# Wauwatosa, WI

## Board of Zoning Appeals

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, July 24, 2025

6:00 PM

Zoom Only:  
<https://us02web.zoom.us/j/89325102239>,  
Meeting ID: 893 2510 2239

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#### Regular Meeting

#### 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. Request by Timothy Raduenz, Form One Design, for street side and rear yard setback variances at 1343 N. 72nd Street [25-1091](#)

#### 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.



Staff Report

**File #:** 25-1091

**Agenda Date:** 7/24/2025

**Agenda #:** 1.

Request by Timothy Raduenz, Form One Design, for street side and rear yard setback variances at 1343 N. 72nd Street

**Submitted by:**

Art Pinon

**Department:**

Development

**A. Issue**

The applicant is requesting variances to the street side and rear yard setback requirements for an existing single-family residence located at 1343 N 72nd Street, within the Single Family Residential (R1-6) zone. The requested variances are intended to allow for the expansion and substantial remodel of the existing home. The table below outlines the proposed variances in comparison to the minimum required setbacks:

<u>Variance Requested</u>	<u>Proposed Setback</u>	<u>Required Min. Setback</u>
Rear Yard (South)	3.5 feet	25 feet
Corner Street Side (East)	4.5 feet	14.93 feet

The existing home does not currently meet the required setbacks and is considered legal nonconforming. The portions of the home for which variances are requested are located along the southern and eastern property (along 72<sup>nd</sup> street) lines where the structure is already built. No variances are proposed for the new addition, which complies with all applicable setback requirements.

The need for these variances is due to the extent of demolition and reconstruction necessary for the remodel and addition. The scope of the work involves removing and rebuilding a substantial portion of the existing structure. Based on cost estimates, the reconstruction is valued at more than 50% of the fair market value of the structure.

Per WMC 24.15.040.C.2, when a nonconforming structure is intentionally destroyed or damaged by causes within the owner’s control, and the extent of damage or destruction exceeds 50% of the structure’s fair market value, as determined by the assessor’s office, the structure may not be reestablished unless it complies with all current zoning regulations. Therefore, variances are being requested to maintain the existing legal nonconforming setbacks as part of the reconstruction.

Attached to this report are a letter addressing the four variance findings in accordance with WMC 24.16.060.H, plat of survey, site aerial, floor plan, and letters of support from the neighbors.

**B. Recommendation**

The standard four criteria should be applied to make the determination for the requested variances:

1. Exceptional circumstances do exist pertaining to this lot.
2. That a variance is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity.
3. That the variance will not create special detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this or to the public interests.
4. That the difficulty or hardship was not created by the property owner.



1343 N. 72nd St

City of  
**Wauwatosa**



# Form + One

4843 Silver Springs Drive  
Park City, UT 84098

P+ 415.819.0304

E + tim@formonedesign.com

TRANSMITTAL FORM

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To: **Board of Zoning Appeals Application**

From: Tim

Raduenz

Subject: 1343 N. 72th Street (Remodel/ Addition)

Date Sent:

06/09/25

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## Project:

Zoning variances for the street side (72nd St) and rear yard (south) setbacks.

## Variance:

A zoning variance is a special exemption from the City zoning code granted by the Board of Zoning Appeals on a case-by-case basis. In order to grant a variance, an applicant must show that a unique hardship exists on the property.

***In Wauwatosa, all four of the following criteria must be met for a variance to be granted:***

- Exceptional Circumstances do exist pertaining to this lot.

### ***Response:***

- This is a corner lot that yields a smaller sized lot as most standard lots in the city
- The lot is less deep as most standard lots as per the parcel map, as its streets are at an angle
- The lot has a small lower line area ( at the rear lot next to existing garage)
- Due to the age of the existing home and methods of construction used when built, the home is

*not up to current building codes, and would not be suitable to build off of.*

- A variance is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity.

***Response:***

- *This is a corner lot that yields a smaller sized lot than most standard lots in the city and the family is building for the future!*
- *Many (existing) larger city homes have front facing or have built into the newer property setbacks*
- *The neighborhood has many existing homes that we would like to mimic and keep the same flow and feel of the neighborhood.*
- *The neighbor to the left is at the same design layout, which helps with the overall design established rhythm of the neighborhood*
- *This variance is needed for the owners to keep a nice back yard and keep privacy concerns of both the owners and the neighbors!*

- The variance will not create a special detriment to adjacent property and will not materially impair or be contrary to the purpose and spirit of this or to the public interests.

***Response:***

- *The variance will not create a special determination, as we are using an established existing home as the hub or starting point for a new addition to this family home.*
- *We are keeping the spirit of the neighborhood and keeping the overall building layouts (front facing) homes, this promotes more interaction with the street frontage, like our adding a new porch at the front, creating street presence and street interaction, similar to many other homes on the street.*
- *Both immediate neighbors (South and West) are in favor of the project.*

- The difficulty or hardship was not created by the property owner.

***Response:***

- *The existing home has been established since 1893.*
- *Owners have provided proper care and maintenance since buying the house*
- *To this end we are trying to create a larger family style home.*

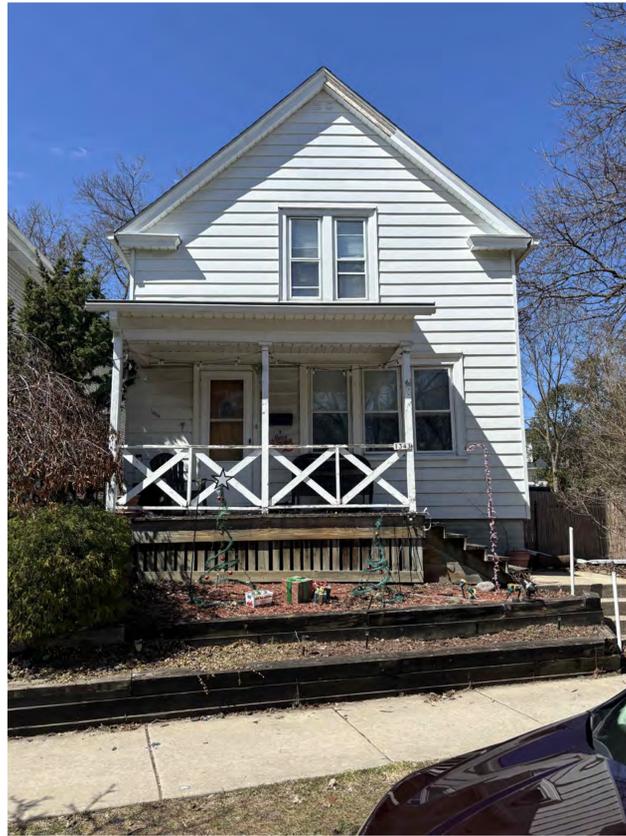
**Overall Comments:**

In creating the scope, and hitting all the owners wants and needs, we believe this has a great street presence and creates a family style home that can work for a family like the Hoppe's and any future families!

If you have any questions, please call or e-mail me.

Best,

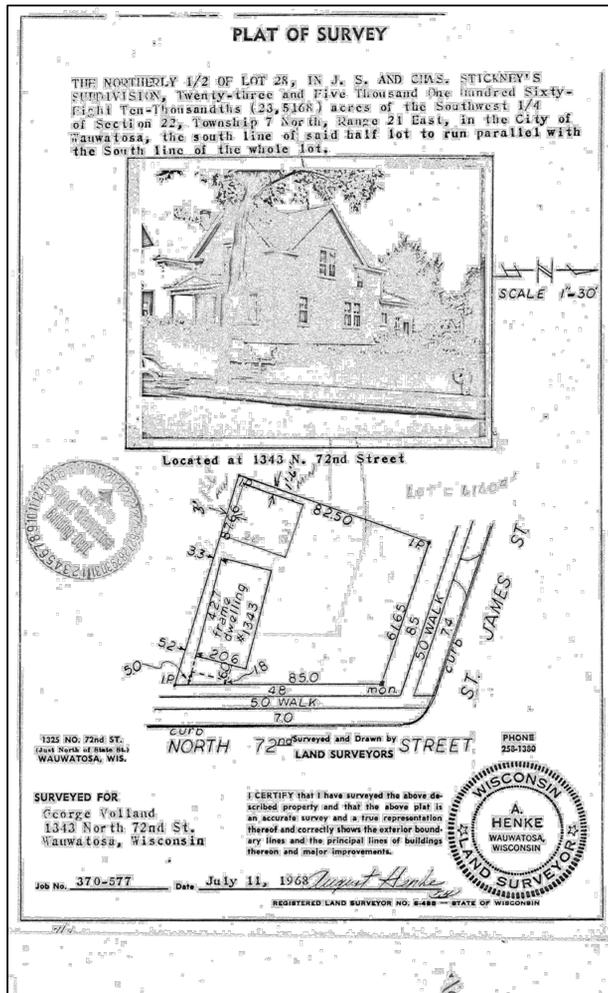
Tim Raduenz - Designer



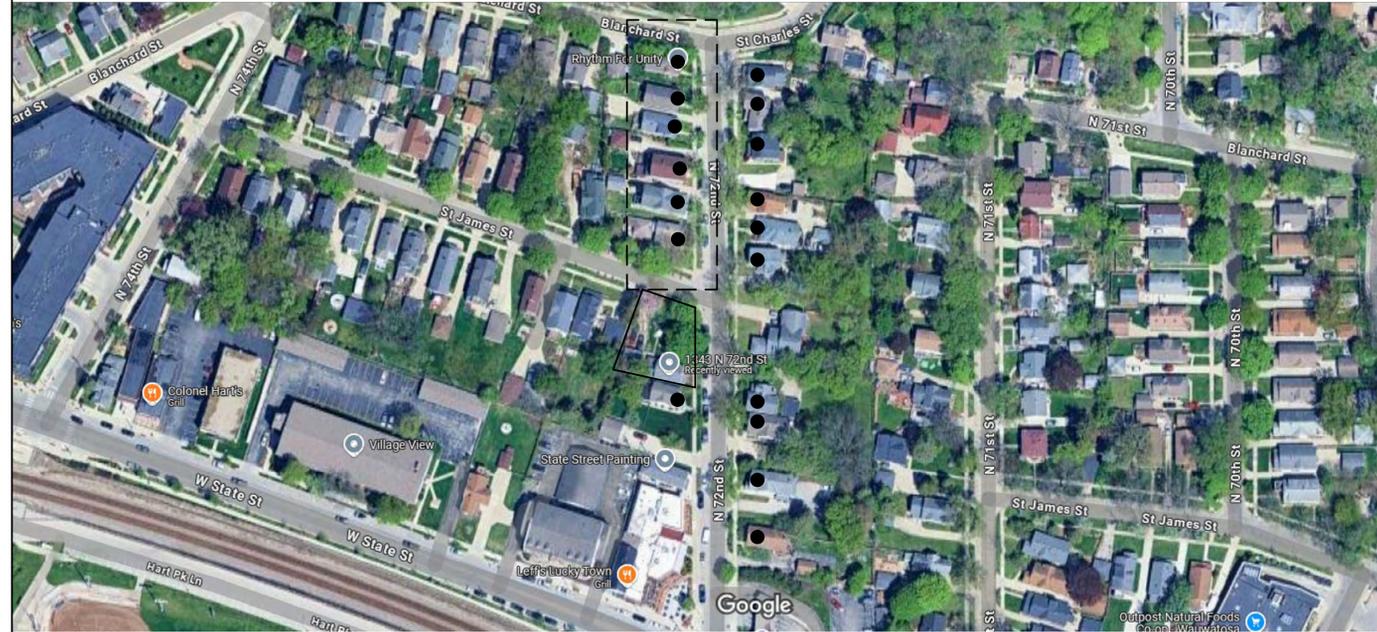
PROPERTY PHOTO FROM STREET

Scale: NA

1  
NO

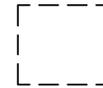


Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

● = FORWARD FACING HOMES W/ TRADITIONAL STYLES

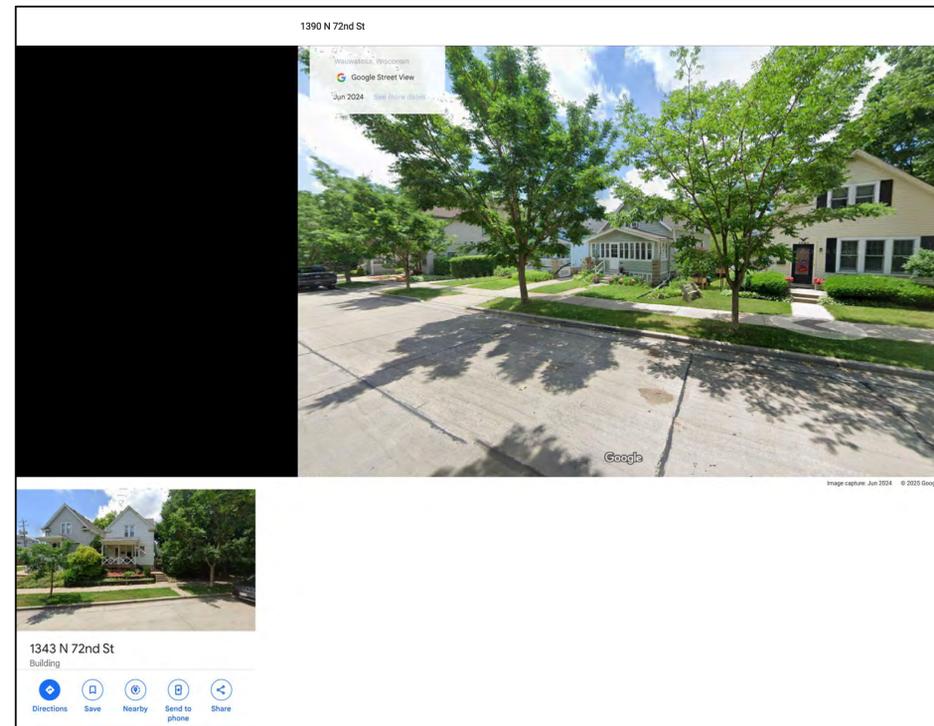


= LEFT SIDE OF STREET HAS A GREAT FLOW AND ALL HOME LINE UP NICELY (WHAT CITIES + TOWNS WANT IN PLANNING DEVELOPMENT (SEE STREET SHOT BELOW)

MAP OF NEIGHBORHOOD + NOTES

Scale: NA

2  
NO



STREET SHOT - 1391 TO 1363 (ALL FRONT FACING HOMES)

Scale: NA

3  
NO

Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

OWNER: HOPPE + JACOBS  
FRANCIS J. HOPPE + MELISSA JACOBS  
8811 N. BURBANK RD.  
WAUWATOSA, WI 53226

4643 SILVER SPRINGS DRIVE  
Park City, UT 84098  
Ph: 415.819.0304  
E-mail: TIM@FORMONEDESIGN.COM



Title: Neighborhood Overview

Project: HOPPE + JACOBS RESIDENCE  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No.: 24\_44 | Drawn: TIM HADJENZ | Date: 11-12-24

**NO**

Sheet  
Scale: See Details

BUILDING SET  
PLANNING SET

PARCEL#: 370-0376-000

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**To the Board of Zoning Appeals,**

This letter is to formally express our support for the Hoppe family and their proposed project at 1343 N. 72nd Street, Wauwatosa, WI 53213.

Freddy Hoppe has shared with us the scope of work for their proposed new home, including architectural renderings and detailed drawings outlining the proposed footprint of the project. We understand the vision for the new residence and find it to be a positive improvement to the neighborhood.

We are also aware of the request for a variance concerning the south and east lot line setbacks. Freddy has explained that the intention is to rebuild within the existing footprint of the current home, with additional improvements that remain within the established setbacks for the City of Wauwatosa. We fully support the Hoppe family's request and believe their plans are thoughtful, considerate, and in keeping with the character of the neighborhood.

Neighbors of support:

Joseph Heinrichs @ gmail.com

JOSEPH P HEINRICHS

June 6/17/2025

7211 SAINT JAMES ST.

414-531-2950

Paul + Alyssa Arnold

Paul Arnold + Alyssa Arnold

1339 N 72nd Street

WAUWATOSA, WI 53213

James Milbauer

1348 N 72 st.

Joan Miller

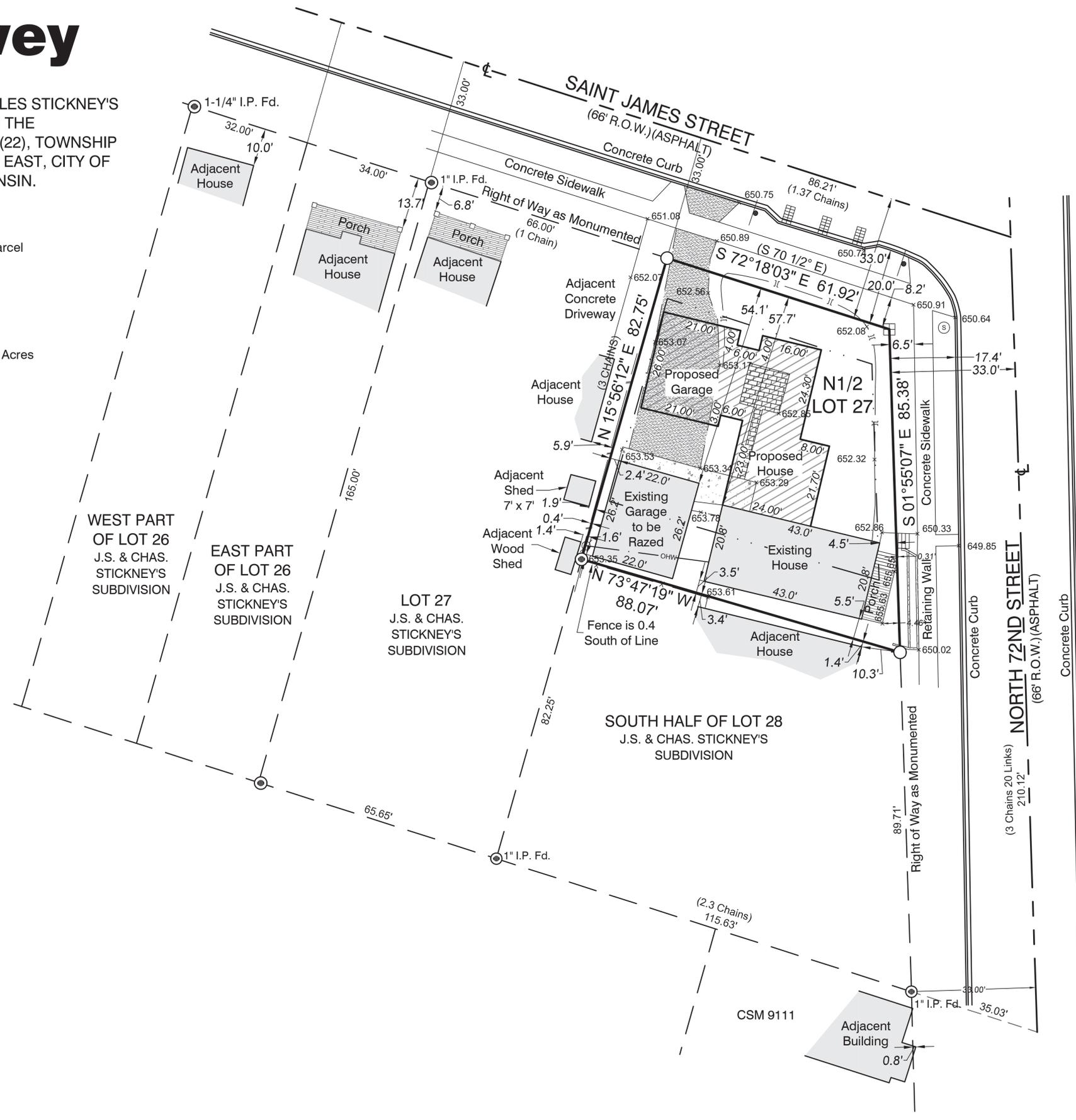


# Plat of Survey

Property Description: Document No. 10206655  
 THE NORTH HALF OF LOT 28 OF J.S. & CHARLES STICKNEY'S  
 SUBDIVISION OF 23.5168 ACRES, OF LAND IN THE  
 SOUTHWEST 1/4 OF SECTION TWENTY-TWO (22), TOWNSHIP  
 SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, CITY OF  
 WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

**Notes:**

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. ( ) Indicates recorded as bearings and dimensions.
4. Field work completed on 2-07-2025/04-16-2025.
5. The North Half of Lot 28 Contains 6,133 S.F. ; 0.1408 Acres
6. Average Front Setback St. James = 10.17'  
 Average Front Setback N. 72nd St. = 4.93'  
 Side Setback = 3.00'  
 Rear Setback = 16.75'



**LEGEND**

- Stone Monument w/ "X"
- Monument Found as Noted
- 3/4"x18" Iron Rod Set
- Utility Pedestals
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Sign
- Sewer Manhole
- Power Pole
- Existing Overhead Wires
- Chain Link Fence
- Board Fence
- Wire Fence

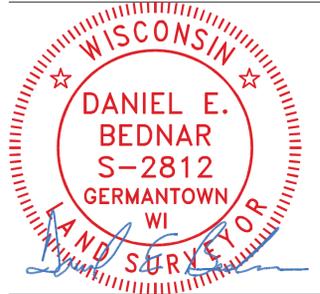
Graphic Scale 1" = 30'



21005 Watertown Rd. Suite A2  
 Waukesha, WI 53186 (262) 312-1034  
 landsurveysinc.com

**SURVEYOR'S CERTIFICATE**

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 26th Day of February, 2025:  
 Daniel E. Bednar S-2812

REVISIONS  
 04-17-25 Boundary-Stone Monument DB

PREPARED FOR:  
 Melissa Hoppe  
 8811 W. Bluemound Rd.  
 Wauwatosa, WI 53226  
 Job Address: 1343 N. 72nd St.  
 Wauwatosa, WI 53213

BEARINGS ARE REFERENCED TO  
 WI STATE PLANE COORD. SYS.  
 SOUTH ZONE NAD 83 (2011)  
 NORTH LINE OF ST. JAMES ST.  
 BEARS N 00°00'00" E

Drawn By: JS / BS | Job# 25050  
 Sheet 1 of 1



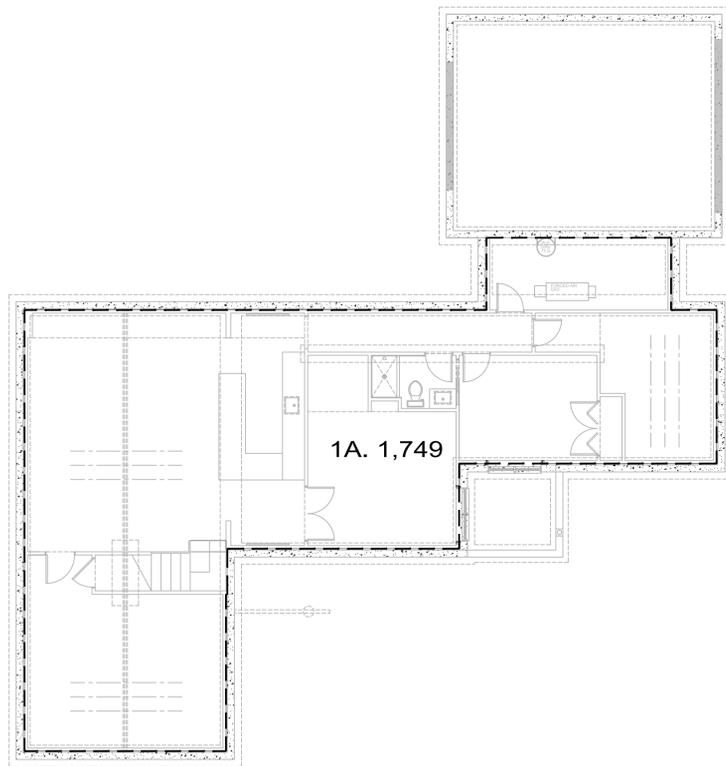
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COMPLETE FAR			
	LOCATION	FAR SQ. FT.:	LOT COVERAGE SQ. FT.:
BASEMENT	1A	1,749	-
	SUBTOTAL	1,749	
MAIN FLR	A	880	880
	B	916	916
	C	114	114
	D	546	546
	SUBTOTAL	2,456	
UPR FLR	2A	880	
	2B	35	
	2C	751	
	2D	546	
	SUBTOTAL	2,212	
	FAR TOTAL	6,417 SQ.FT.	
	LOT COVERAGE TOTAL		2,456 SQ.FT.

**NOTES**

Scale: NA

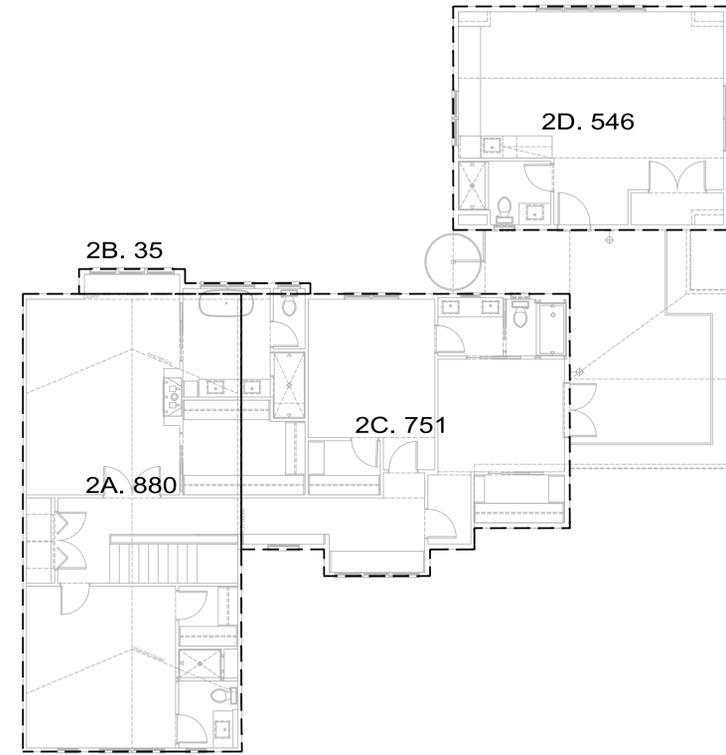
3 FAR



**BASEMENT FAR**

Scale: 1/8 = 1'-0"

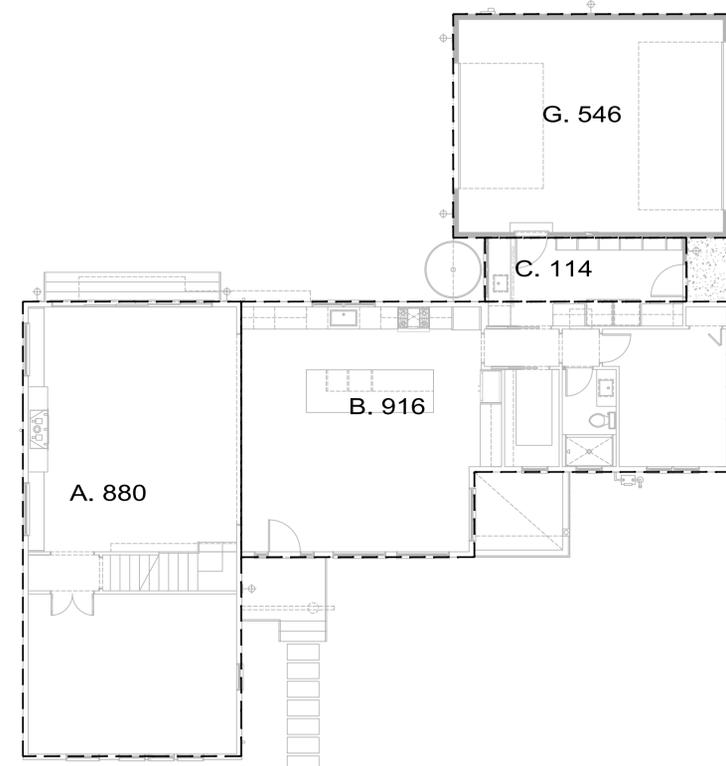
3 FAR



**2ND FLR FAR**

Scale: 1/8 = 1'-0"

2 FAR



**1ST FLR FAR**

Scale: 1/8 = 1'-0"

1 FAR

**Revisions**

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

OWNER:  
FRANK & MELISSA JACOBS  
8811 N. BURWOOD RD.  
WAUWATOSA, WI 53226

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
Ph: 415.819.0304  
E-mail: TIM@FORMONEDESIGN.COM



Title: Proposed ME Plan

Project: HOPPE + JACOBS RESIDENCE  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No.: 24\_44 | Drawn: TIM RADUENZ | Date: 11-12-24

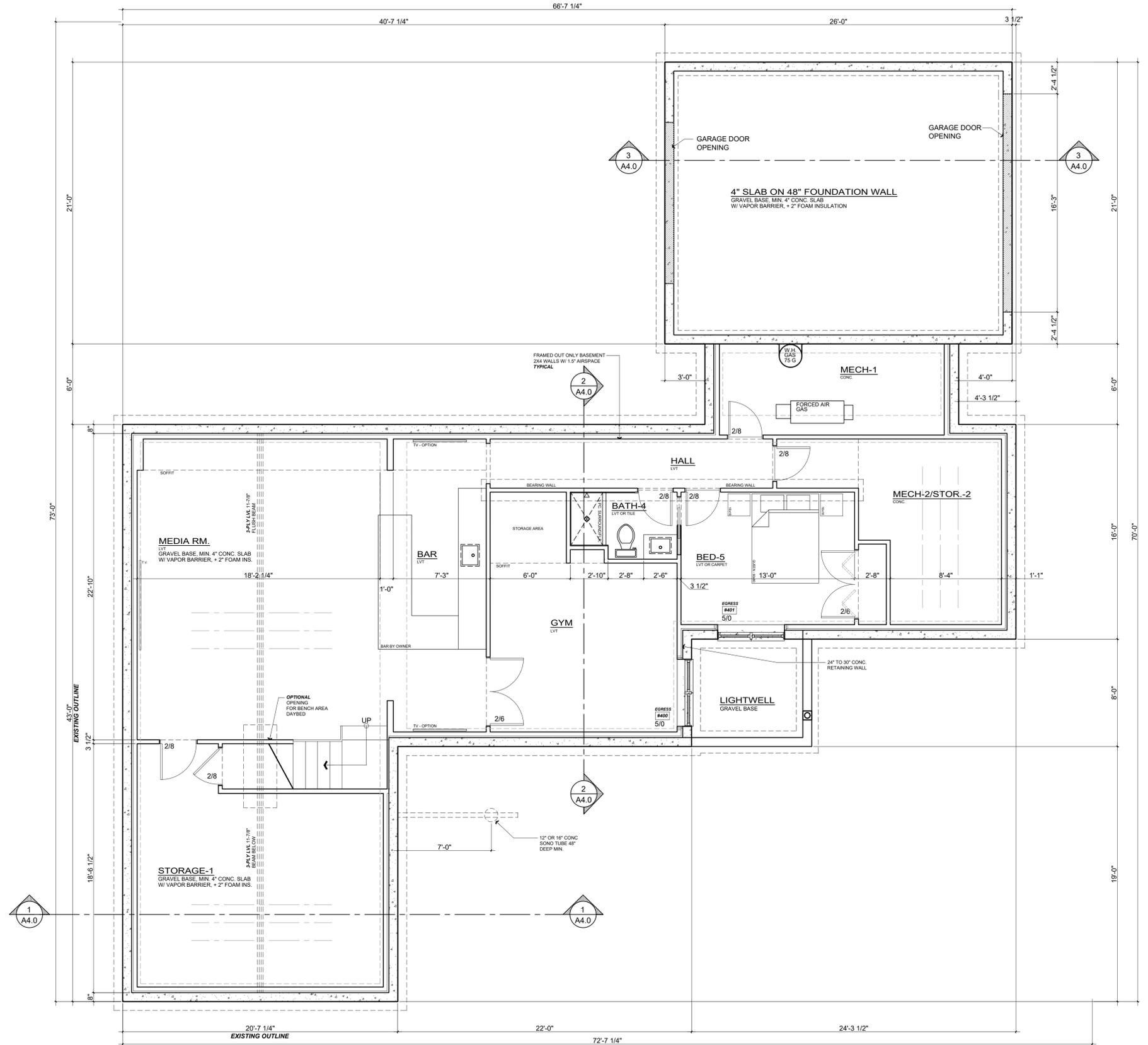
**FAR**

Sheet  
Scale: See Details

**BUILDING SET  
PLANNING SET**

PARCEL#: 370-0376-000

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**EXISTING/ PROPOSED FOUNDATION PLAN**

Scale: 1/4" = 1'-0" (1/4" = 1'-0")

Rev. #	Description	Date
001		
002		
004		
005		
006		

**Revisions**

Contractor:

Owner: HOPPE + JACOBS RESIDENCE  
 1343 N. 72ND ST.  
 WAUWATOSA, WI 53213

Parcel #: 370-0376-000

Building Set  
 Planning Set



**Title:** Existing/ Proposed Foundation Plan

**Project:** HOPPE + JACOBS RESIDENCE  
 1343 N. 72ND ST.  
 WAUWATOSA WI 53213

**Job No.:** 24\_44 | **Drawn:** TIM RADUENZ | **Date:** 11-12-24

ALUM. SOFFIT (PROTECTED)  
ROOF LINE (PROTECTED)  
WINDOWS LOCATED SAME LOCATION SIDING CAN BE (PROTECTED)

WINDOWS LOCATED SAME LOCATION  
DECK + ENTRY CAN BE (PROTECTED)

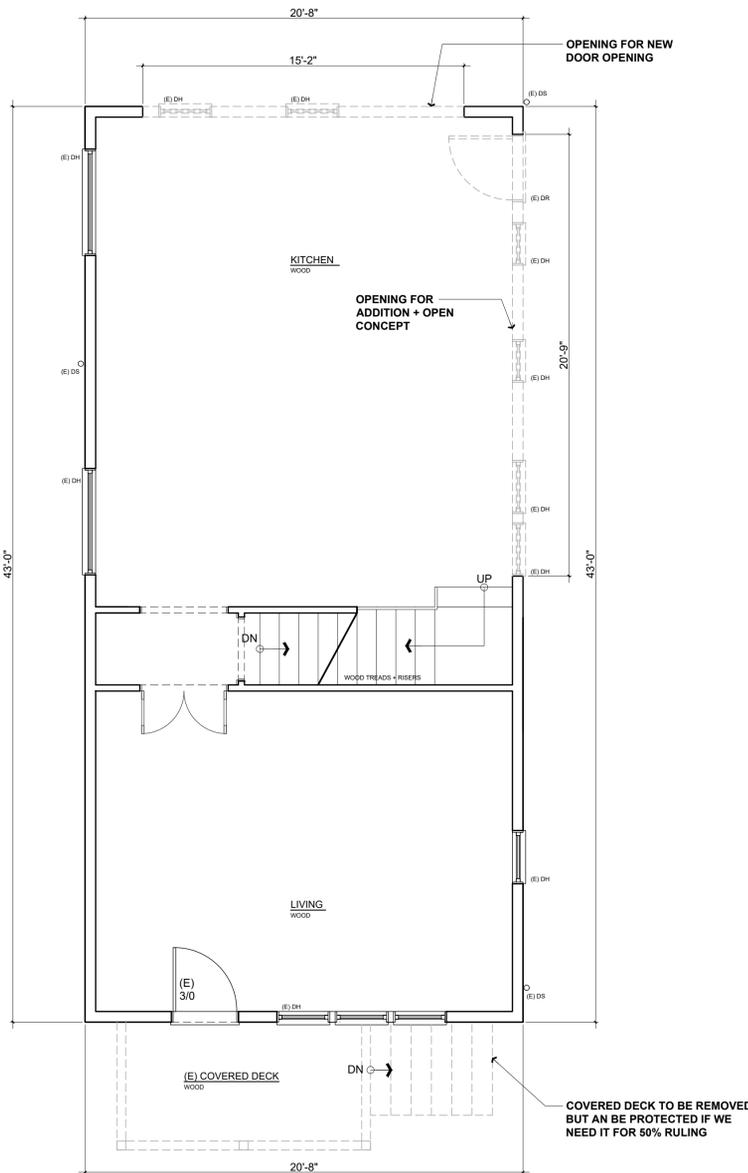


**(E) FRONT ELEVATION PHOTO + NOTES**

SAVING THE CHARACTER OF THE NEIGHBORHOOD

Scale: NA

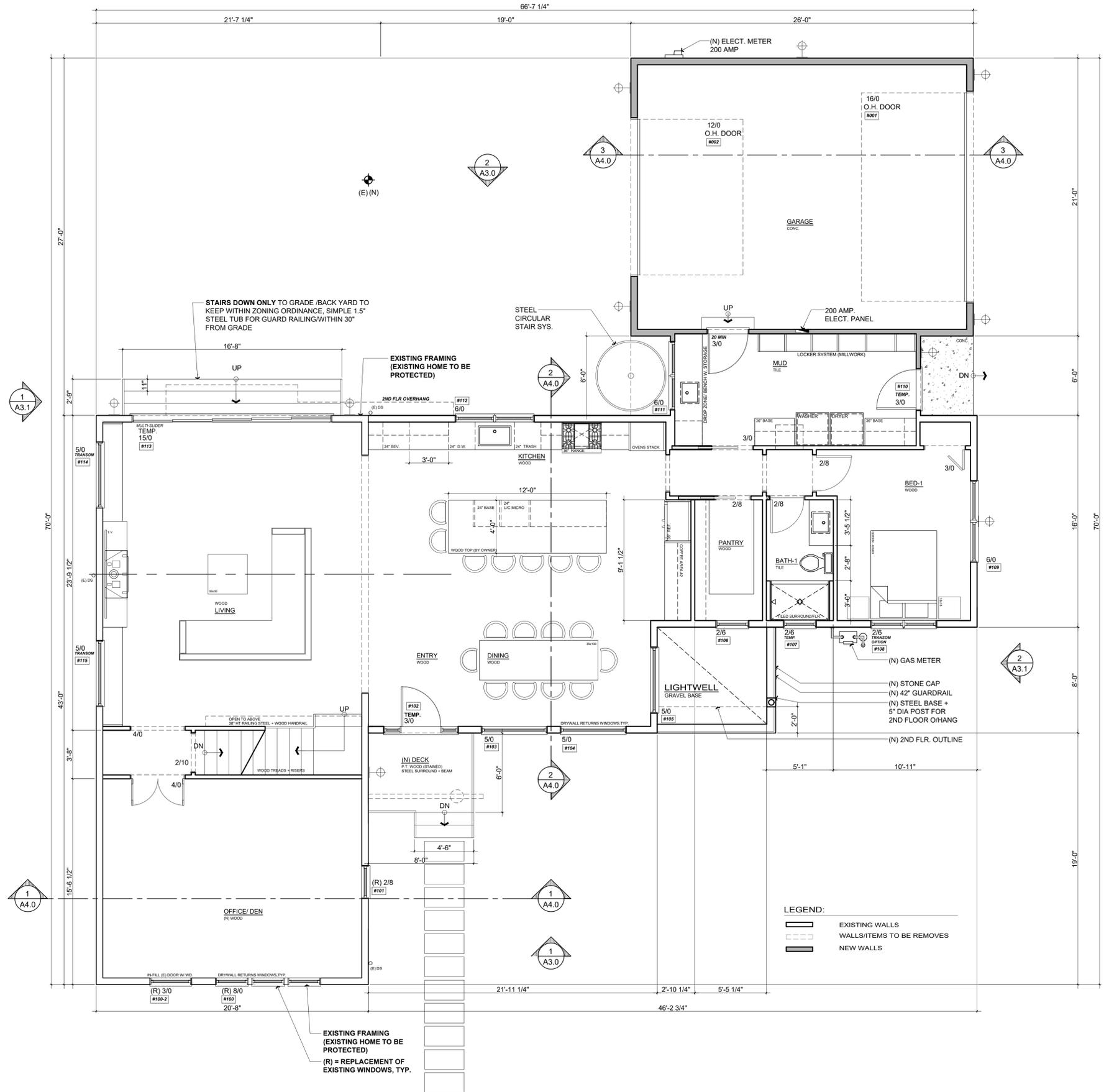
3  
A2.0



**DEMO - FIRST FLOOR PLAN**

Scale: 1/4" = 1'-0"

1  
A2.0



**EXISTING/ PROPOSED FIRST FLOOR PLAN**

Scale: 1/4" = 1'-0"

2  
A2.0

Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:  
 OWNER: FRANK FORBES + MELISSA JACOBS  
 8813 N. HURON RD.  
 WAUWATOSA, WI 53226  
 4843 SILVER SPRINGS DRIVE  
 Park City, UT 84098  
 Ph: 415.819.0304  
 E-mail: TIM@FORMONEDESIGN.COM

Zoning: R-1-5  
 LOT 5145 - 6, 807 SQ. FT.

PARCEL#: 370-0376-000

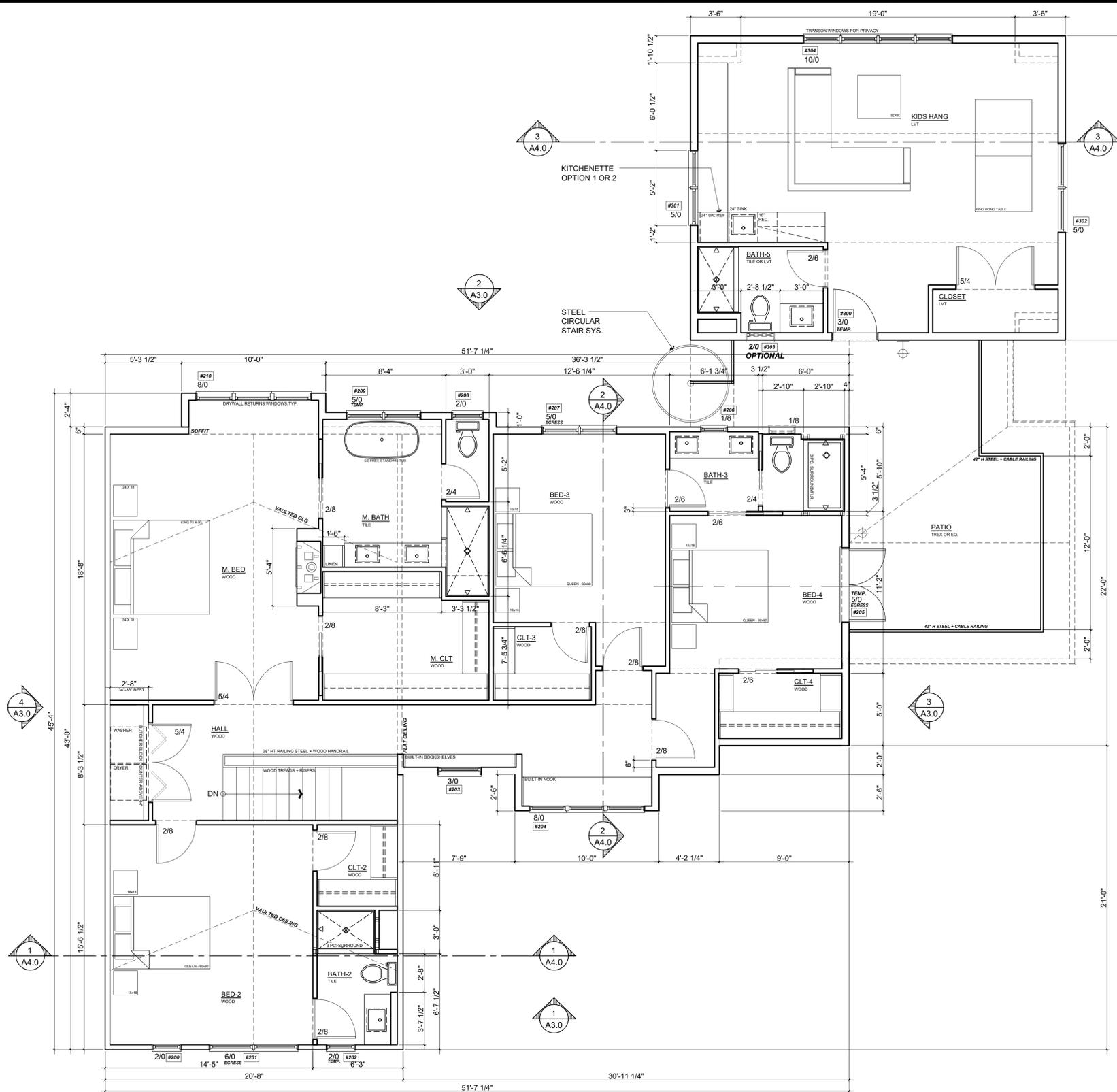


Title: Existing/ Proposed First Floor Plan  
 Project: HOPPE + JACOBS RESIDENCE  
 1343 N. 72ND ST.  
 WAUWATOSA WI 53213  
 Job No.: 24\_44  
 Drawn: TIM RADUENZ  
 Date: 11-12-24

**A2.0**  
 Sheet  
 Scale: See Details

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**EXISTING/ PROPOSED SECOND FLOOR PLAN**

Scale: 1/4" = 1'-0"

1  
A2.1

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

OWNER: HOPPE + JACOBS RESIDENCE  
 1343 N. 72ND ST.  
 WAUWATOSA, WI 53213

PARCEL#: 370-0376-000

BUILDING SET  
 PLANNING SET



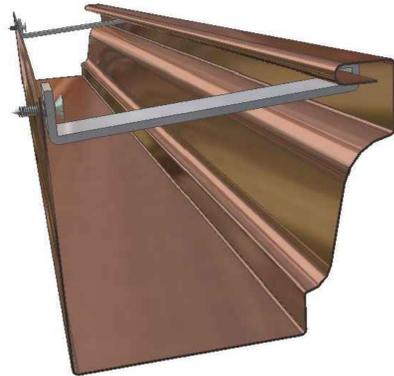
Title: Existing/Proposed Second Floor Plan

Project: HOPPE + JACOBS RESIDENCE  
 1343 N. 72ND ST.  
 WAUWATOSA WI 53213

Job No.: 24\_44 | Drawn: TIM RADUENZ | Date: 11-12-24

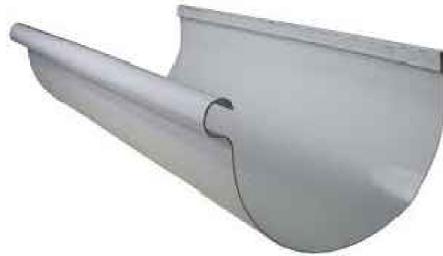
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**OGEE GUTTER (OPTION)**  
OR APPROVED EQUAL



Scale: N/A  
2  
A2.2

**GUTTER**  
OR APPROVED EQUAL



Scale: N/A  
3  
A2.2



**EXISTING/ PROPOSED ROOF PLAN**  
Scale: 1/4" = 1'-0"

1  
A2.2

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :  
 Owner : HOPPE + JACOBS RESIDENCE  
 PROJECT : 1343 N. 72ND ST.  
 8813 N. KENNEDY RD.  
 WAUWATOSA WI, 53226  
 Zoning: R-1-6  
 LOT SIZE: 6,207 SQ. FT.  
**PARCEL#: 370-0376-000**  
**BUILDING SET**  
**PLANNING SET**



Title : Existing / Proposed Roof Plans  
 Project : HOPPE + JACOBS RESIDENCE  
 1343 N. 72ND ST.  
 WAUWATOSA WI 53213  
 Job No. : 24\_44  
 Drawn : TIM BAUERZ  
 Date : 11-12-24

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**FRONT ELEVATION N 72ND STREET**

Scale: 1/4" = 1'-0"

1  
A3.0



**REAR ELEVATION**

Scale: 1/4" = 1'-0"

2  
A3.0

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

Owner:  
FORMONE DESIGN + ARCHITECTURE  
8811 N. BURNING RD.  
WAUWATOSA, WI 53226

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
Ph: 415.819.0304  
E-mail: TIM@FORMONEDSIGN.COM



Title: Existing/Proposed Elevations

Project: HOPPE + JACOBS RESIDENCE  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No.: 24\_44  
Drawn: TIM RADUENZ  
Date: 11-12-24

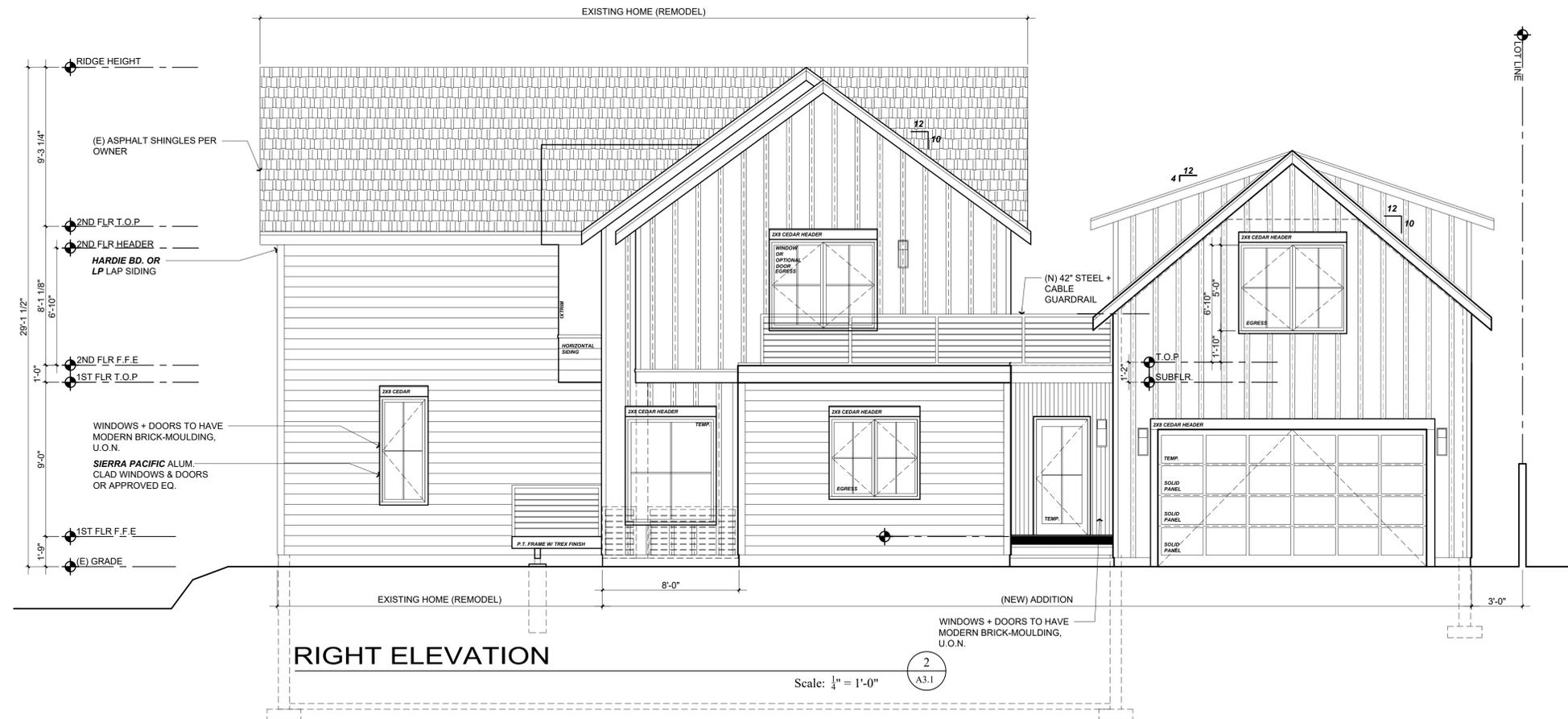
**A3.0**

Sheet  
Scale: See Details

**BUILDING SET  
PLANNING SET**

PARCEL#: 370-0376-000

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Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:

**BUILDING SET  
PLANNING SET**

Parcel #: 370-0376-000

Owner:  
FRANK & MELISSA JACOBS  
8811 N. BURWOOD RD.  
WAUWATOSA, WI, 53226

Zoning: R-1-4  
LOT DIMS: 6, 207 SQ. FT.

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
Ph: 415.819.0304  
E-mail: TIM@FORMONEDESIGN.COM

**form + one**  
DESIGN ■ PLANNING

Title: **Proposed Elevations**

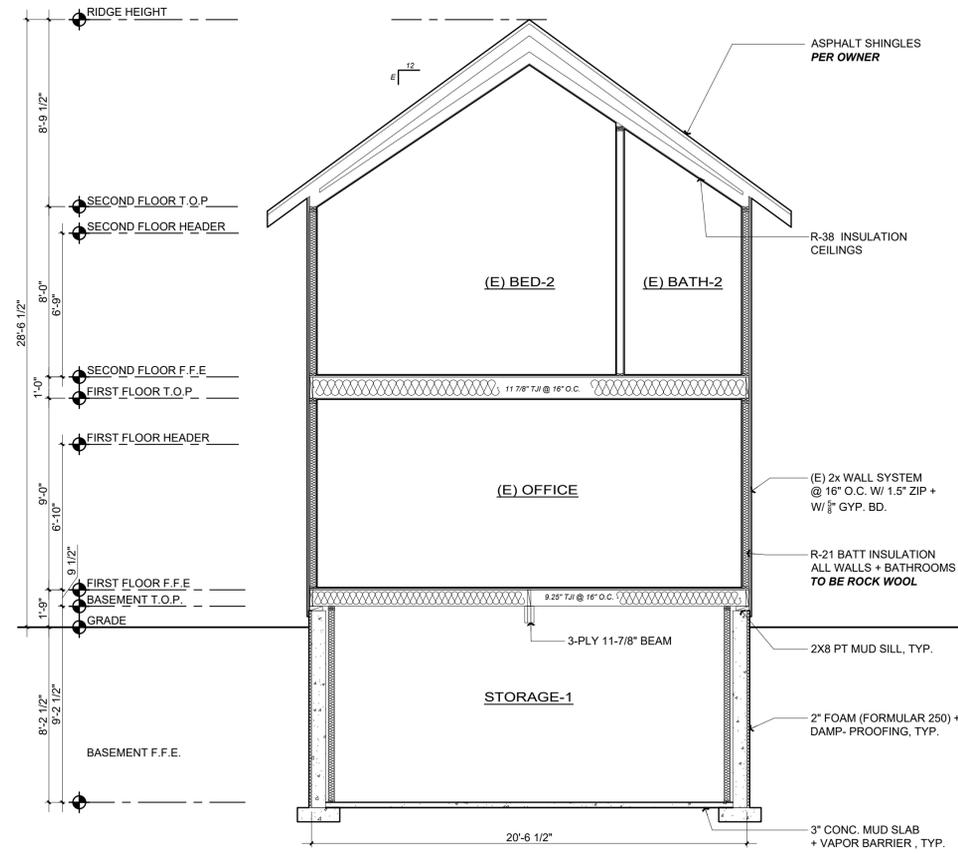
Project: **HOPPE + JACOBS RESIDENCE**  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No.: 24\_44  
Drawn: TIM RADUNZ  
Date: 11-12-24

**A3.1**

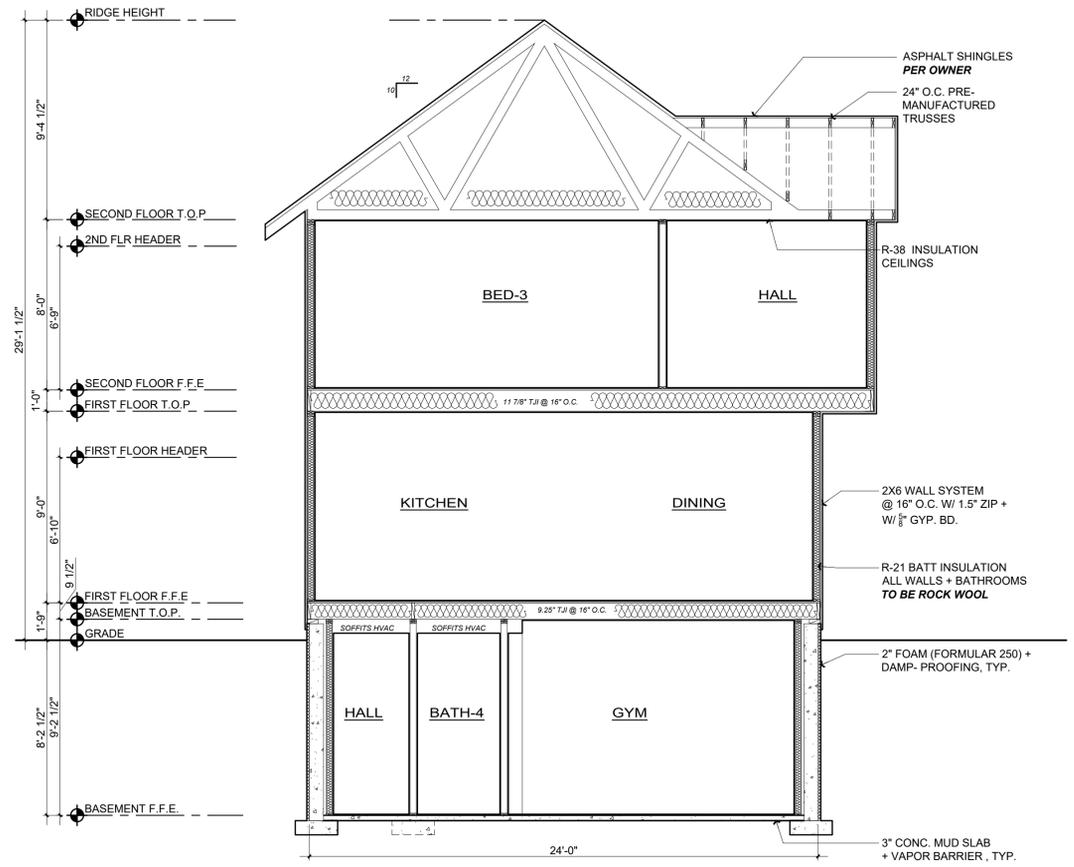
Sheet  
Scale: See Details

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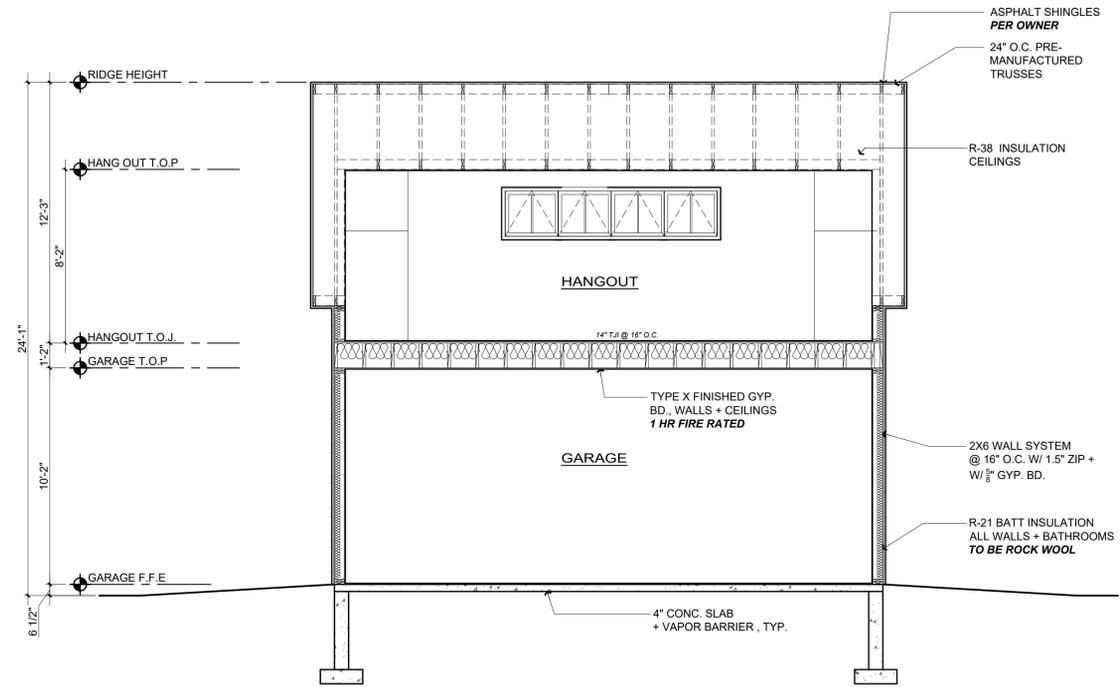
**Building Section**

Scale:  $\frac{1}{4}'' = 1'-0''$  1  
A4.0



**Building Section**

Scale:  $\frac{1}{4}'' = 1'-0''$  2  
A4.0



**Building Section**

Scale:  $\frac{1}{4}'' = 1'-0''$  3  
A4.0

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor:  
**BUILDING SET  
 PLANNING SET**  
 PARCEL#: 370-0376-000

Owner:  
 FORMONE DESIGN + ARCHITECTURE  
 8811 N. BURBANK RD.  
 WAUWATOSA, WI, 53226  
 Phone: 415.819.0304  
 E-mail: TIM@FORMONEDSIGN.COM

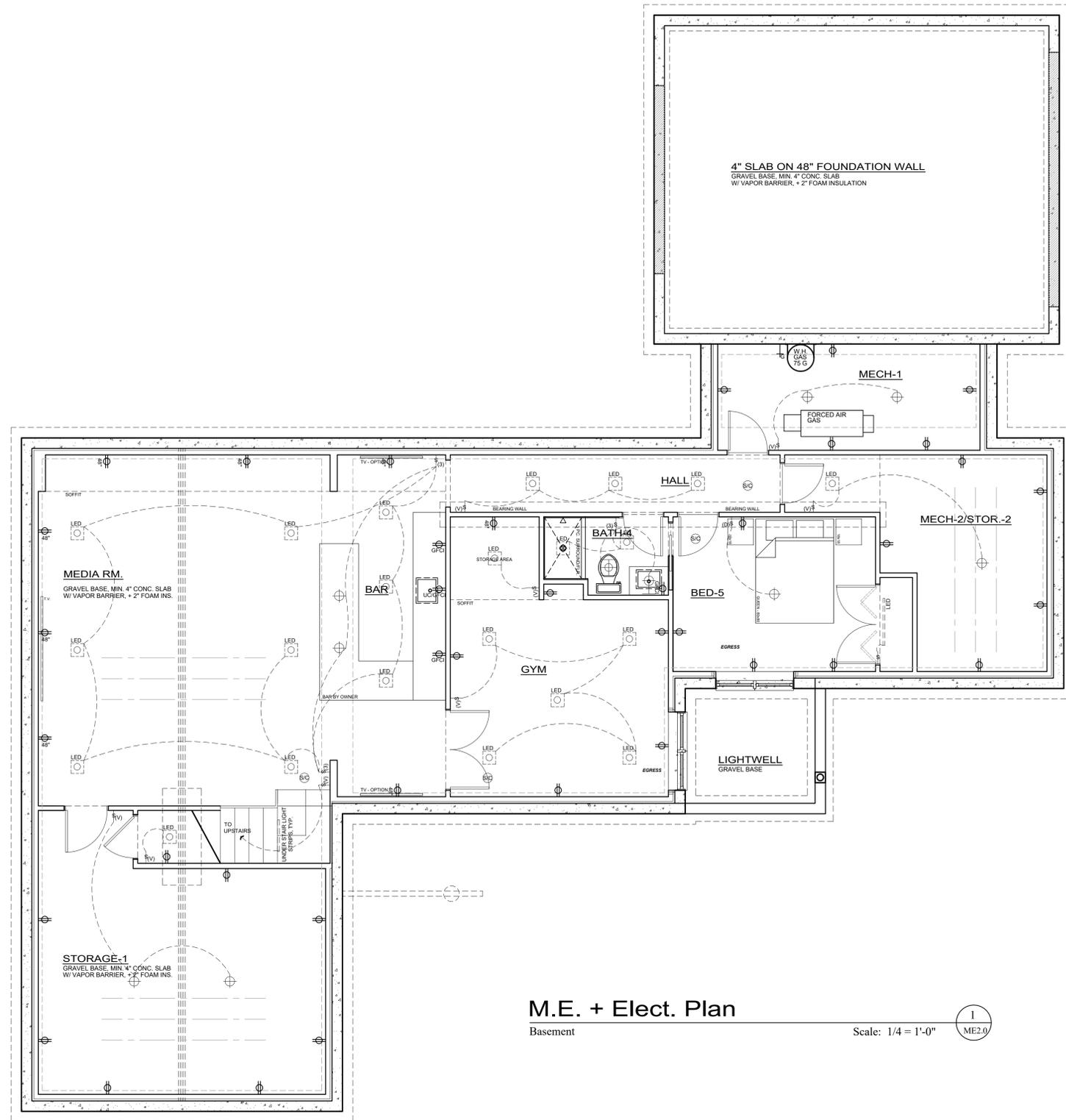


Title: **Proposed Building Sections**  
 Project: **HOPPE + JACOBS RESIDENCE**  
 1343 N. 72ND ST.  
 WAUWATOSA WI 53213  
 Job No.: 24\_44  
 Drawn: TIM RADTKE  
 Date: 11-12-24

**A4.0**  
 Sheet  
 Scale: See Details



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**M.E. + Elect. Plan**  
Basement

Scale: 1/4" = 1'-0"



**Revisions**

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :

Owner :  
FORM + ONE INTERIORS & MELISSA JACOBS  
8813 N. RIVERWOOD RD.  
WAUWATOSA WI, 53226

Zoning: R-1-5  
LOT SIZE: 6,207 SQ. FT.

**BUILDING SET  
PLANNING SET**

PARCEL#: 370-0376-000

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
Ph: 415.819.0304  
E-mail: TIM@FORMNEDESIGN.COM



Title : **Proposed ME Plan**

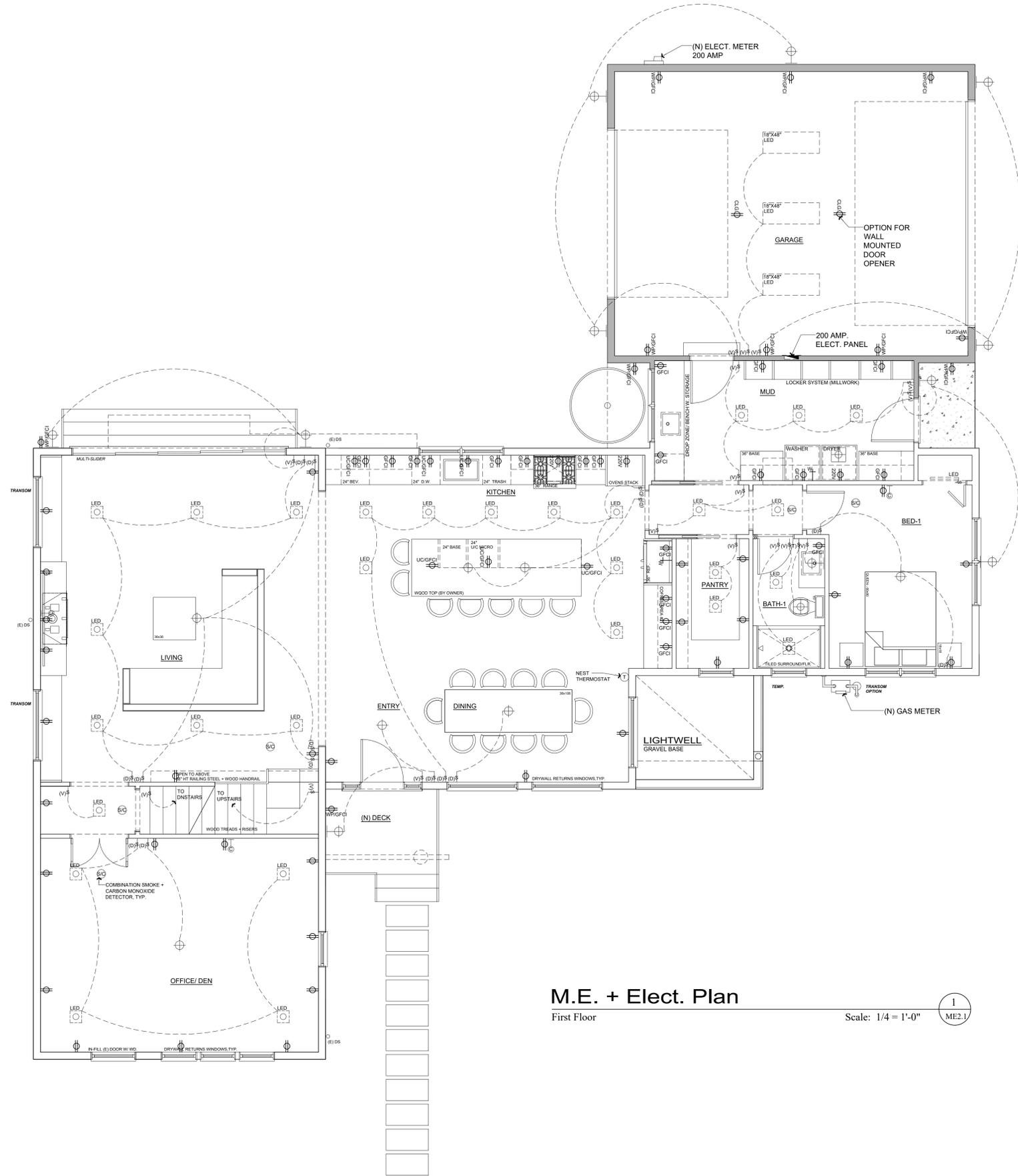
Project : **HOPPE + JACOBS RESIDENCE**  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No. : 24\_44 | Drawn : TIM RABUENZ | Date : 11-12-24

**ME2.0**

Sheet  
Scale: See Details

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M.E. + Elect. Plan  
First Floor

Scale: 1/4" = 1'-0"

1  
ME2.1

Title : Proposed ME Plan

Project : HOPPE + JACOBS RESIDENCE  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No. : 24\_44 | Drawn : TIM RADUENZ | Date : 11-12-24



4643 SILVER SPRINGS DRIVE  
Park City, UT 84098  
Ph: 415.819.0304  
E-mail: TIM@FORMONEDESIGN.COM

Owner :  
FRANCIS FOR HOPPE + MELISSA JACOBS  
8811 N. BURBANK RD.  
WAUWATOSA WI, 53226

zoning: R-1-4  
 lot: 5145, 6, 207, 80, FT.

PARCEL#: 370-0376-000

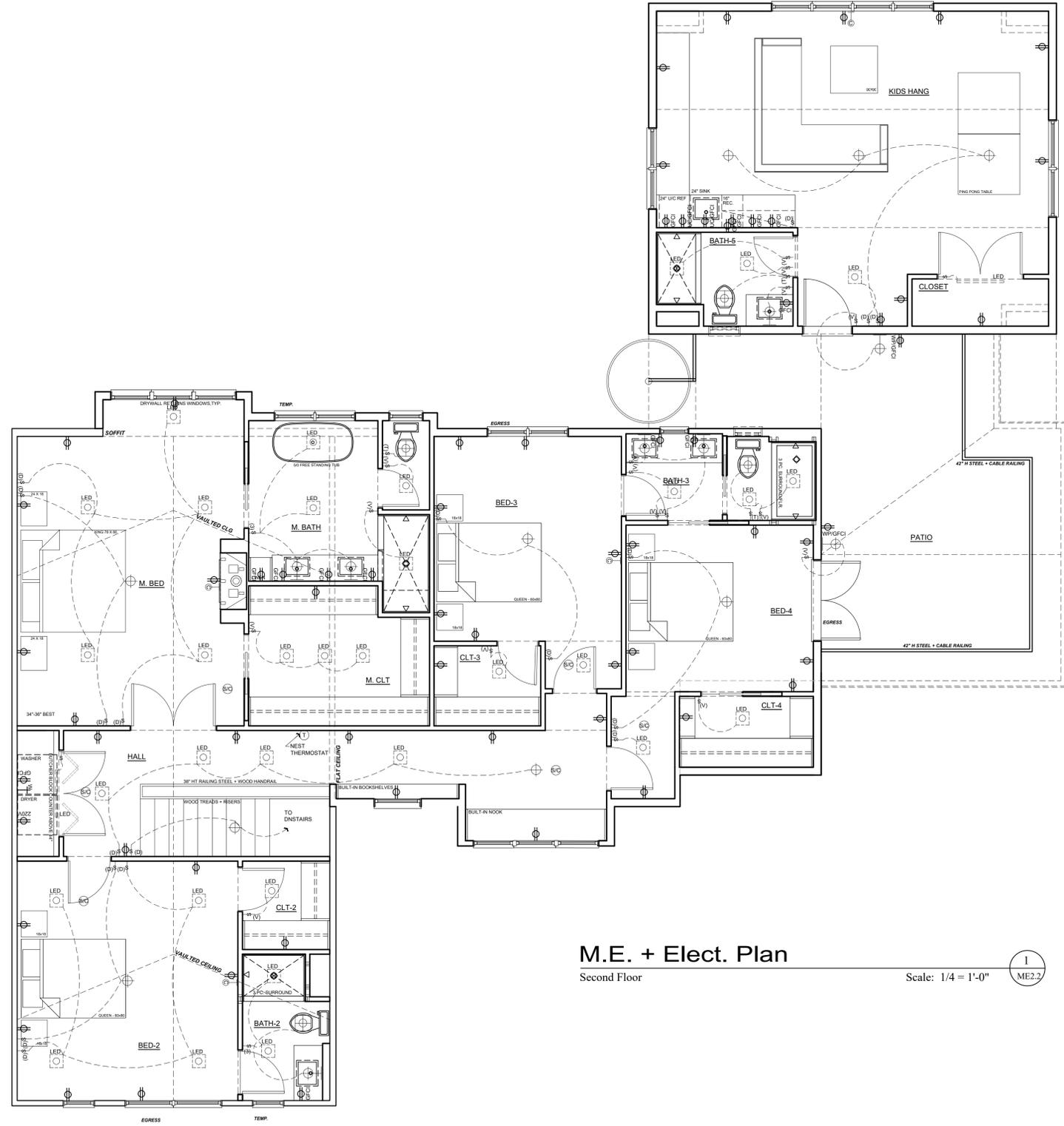
Contractor :

BUILDING SET  
PLANNING SET

Rev. #	Description	Date
001		
002		
004		
005		
006		

Revisions

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**M.E. + Elect. Plan**  
Second Floor  
Scale: 1/4" = 1'-0"  
1/ME2.2

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :

Owner :  
FORM + ONE INTERIORS + MELISSA JACOBS  
8813 N. KENNEDY RD.  
WAUWATOSA WI 53226

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
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Parcel #: 370-0376-000

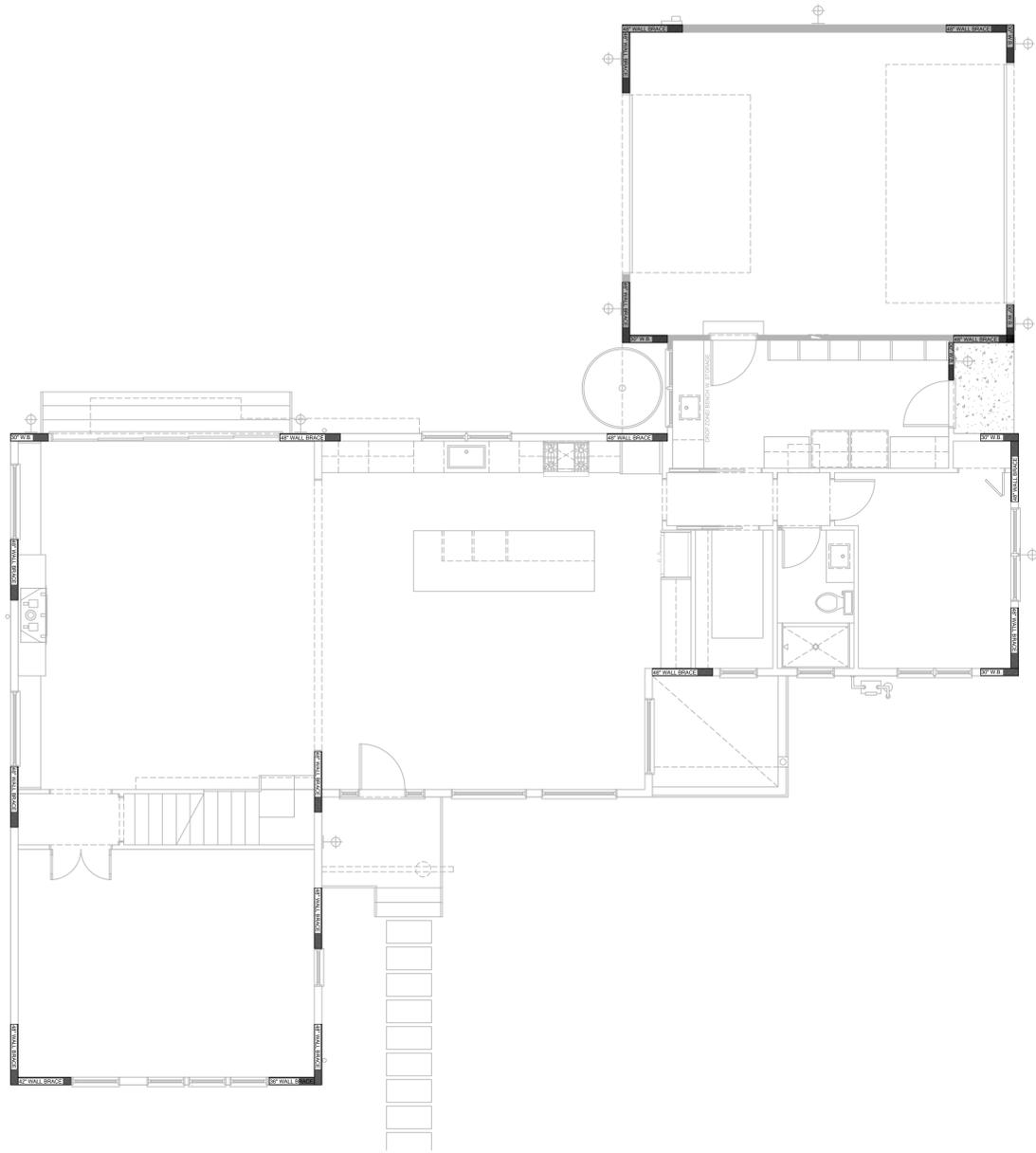
**BUILDING SET  
PLANNING SET**



Title : **Proposed ME Plan**  
Project : **HOPPE + JACOBS RESIDENCE**  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No. : 24\_44 | Drawn : TIM RAUENZ | Date : 11-12-24

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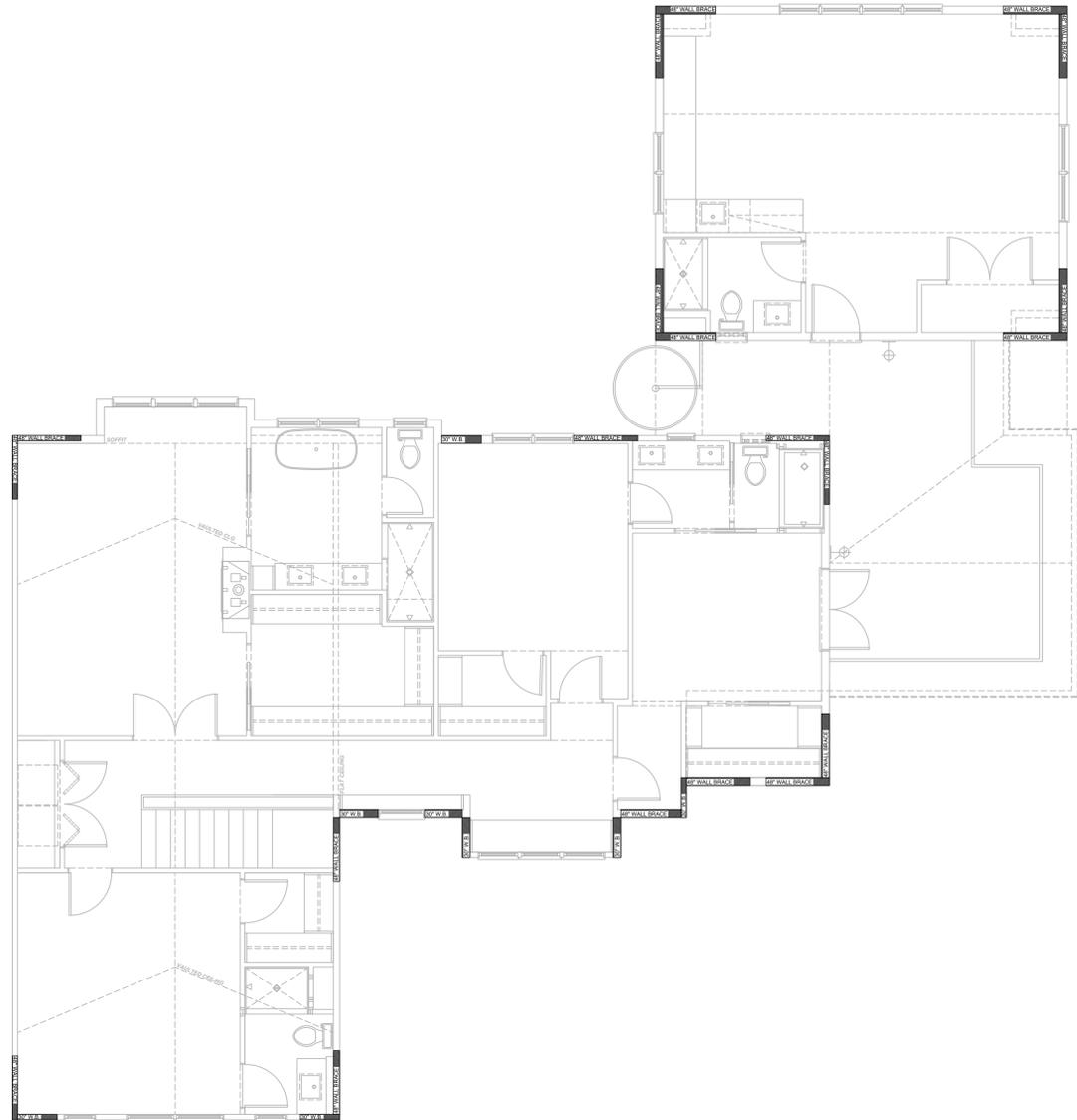


### WALL BRACING PLAN

First Floor

Scale: 3/16" = 1'-0"

1  
WB1.0



### WALL BRACING PLAN

Second Floor

Scale: 3/16" = 1'-0"

1  
WB1.0

#### Revisions

Rev. #	Description	Date
001		
002		
004		
005		
006		

Contractor :

Owner :  
FRANK & MELISSA JACOBS  
8811 N. HURON RD.  
WAUWATOSA WI, 53226

4843 SILVER SPRINGS DRIVE  
Park City, UT 84098  
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E-mail: TIM@FORMONEDESIGN.COM



Title : WALL BRACE PLAN

Project : HOPPE + JACOBS RESIDENCE  
1343 N. 72ND ST.  
WAUWATOSA WI 53213

Job No. : 24\_44 | Drawn : TIM RADTKE | Date : 11-12-24

# WB1.0

Sheet  
Scale: See Details

BUILDING SET  
PLANNING SET

PARCEL#: 370-0376-000

