



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Board of Building and Fire Code Appeals

Meeting Agenda - Final

Friday, February 14, 2025

9:00 AM

Join Zoom Meeting
[https://servetosa.zoom.us/j/3475608588?
omn=89044210867](https://servetosa.zoom.us/j/3475608588?omn=89044210867)
Meeting ID: 347 560 8588

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. 7905 Clarke Street - Kaija Zusevics, is requesting a variance to allow a 32" wide stair width whereas 34" minimum is required; and a variance to allow 67" on a portion of the stairwell headroom whereas 72" minimum is required. Existing stairs for a newly finished basement need to be 34" wide per Wisconsin Uniform Building Code Section 30.55(7)(a)(1). The existing staircase is too narrow to support a newly finished basement, even with these reduced clearance requirements for houses built prior to 1980. [25-0233](#)
2. 2320 N 69th Street - Shawn & Megan Slattery, are requesting a variance to allow a 24" wide stair width whereas 34" minimum is required; Riser height provided is 9" whereas 8.25 max is required. Landing & Stair headroom dimension were not provided. Existing stairs for a newly finished basement need to be 34" wide per Wisconsin Uniform Building Code Section 30.55(7)(a)(1). The existing staircase is too narrow to support a newly finished basement, even with these reduced clearance requirements for houses built prior to 1980. [25-0234](#)

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 #: 25-0233

Agenda Date: 2/14/2025

Agenda #: 1.

7905 Clarke Street - Kaija Zusevics, is requesting a variance to allow a 32" wide stair width whereas 34" minimum is required; and a variance to allow 67" on a portion of the stairwell headroom whereas 72" minimum is required. Existing stairs for a newly finished basement need to be 34" wide per Wisconsin Uniform Building Code Section 30.55(7)(a)(1). The existing staircase is too narrow to support a newly finished basement, even with these reduced clearance requirements for houses built prior to 1980.

BRILLO HOME RENOVATORS

REINHARDT RESIDENCE BASEMENT RENOVATION

7905 CLARKE STREET
WAUWATOSA, WI 53213

PLANS FOR PERMIT

SHEET INDEX	
A-1:	COVER SHEET
A-2:	EXISTING PLAN
A-3:	PROPOSED PLAN

GENERAL NOTES

BRILLO HOME RENOVATORS DRAWINGS:
THIS DESIGN AND CONSTRUCTION DOCUMENT HAS BEEN PREPARED AS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS THE SOLE PROPERTY OF BRILLO HOME RENOVATORS. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT CONSENT OF BRILLO HOME RENOVATORS AND FULL PAYMENT OF ASSOCIATED DESIGN FEES BY THE OWNER. ANY ONSITE REVISIONS NOT INCLUDED IN THESE PLANS ARE THE RESPONSIBILITY OF THE OWNER AND/OR 3RD PARTY & WILL NEED TO BE ADDRESSED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.

CONDITIONS:
BRILLO HOME RENOVATORS WILL NOT BE RESPONSIBLE FOR ANY UNFORESEEN CONDITIONS ARISING OUT OF OR DURING THE COURSE OF CONSTRUCTION. ALL INSTANCES WILL BE ADDRESSED AT THIS TIME WITH THE OWNER AND BRILLO HOME RENOVATORS (OR 3RD PARTY). PROJECT COSTS MAY VARY DUE TO ANY CHANGES OUTSIDE OF THESE DRAWINGS AND ARE THE RESPONSIBILITY OF THE OWNER.

3RD PARTY CONDITIONS:
THESE PLANS ARE NOT TO BE USED AS CONSTRUCTION DOCUMENTS BY OTHERS/3RD PARTY, A LICENSED STRUCTURAL ENGINEER OR ARCHITECT MUST FINALIZE, APPROVE, AND STAMP (ACCORDING TO LOCAL CODE) THE DOCUMENT PRIOR TO CONSTRUCTION AT THE ADDRESS IN REFERENCE. BRILLO HOME RENOVATORS TO PROVIDE IN-HOUSE STRUCTURAL ENGINEER & STAMP WHEN CLIENT PURSUES AND USES BRILLO HOME RENOVATORS AS THE GENERAL CONTRACTOR.)

ADDITIONAL NOTES:
ALL LOCAL CODES WILL BE IMPLEMENTED AND FOLLOWED.
ALL MEASUREMENTS SHALL BE CHECKED AT THE JOB SITE.
A COMPLETE SET OF DRAWINGS MUST BE KEPT AT THE JOB SITE AT ALL TIMES DURING AND UNTIL COMPLETION OF THE PROJECT ADDRESSED IN THESE DRAWINGS.

THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THOSE WORKING IN SUCH CAPABILITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN PRECAUTIONS TAKEN AT THE PROJECT SITE.

ALL CONSTRUCTION SHALL BE PREFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

DRAWINGS ARE NOT TO BE USED AS SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.

ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.

UNLESS OTHERWISE SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES, OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT.

ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.

THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN/BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.

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IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS, ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSIONS OF BRILLO HOME RENOVATORS

REINHARDT RESIDENCE
7905 CLARKE STREET
WAUWATOSA, WI 53213
BASEMENT RENOVATION

HOME
BRILLO
RENOVATORS

DATE:
1/27/2025

SCALE:
AS NOTED

SHEET:
A-1
1 OF 3

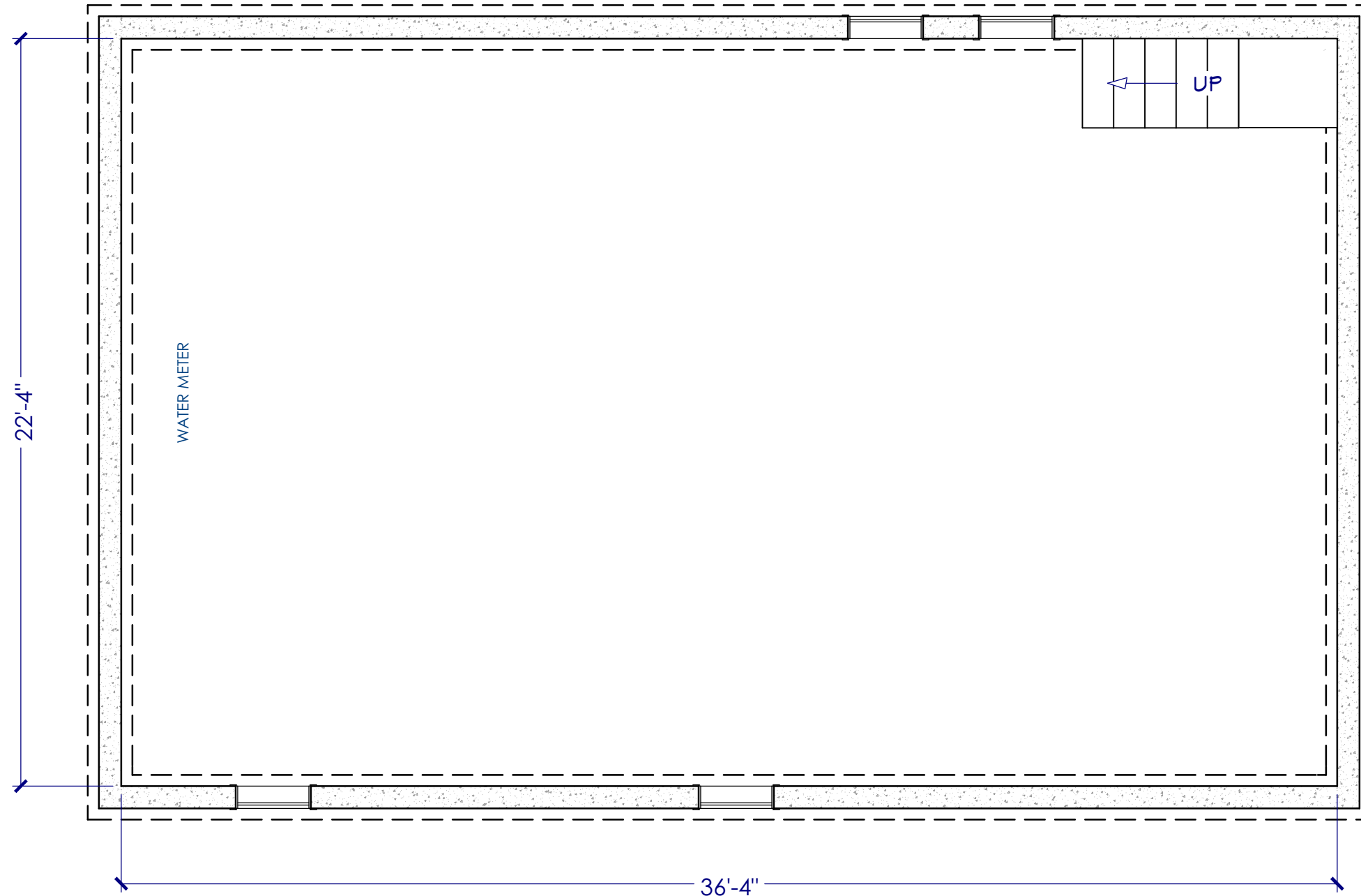
N:\Drawings\REINHARDT - BASEMENT\11x17 - PLANS.cyoout

EXISTING PLAN

SCALE: 1/4" = 1'0"

PROPERTY OF

BRILLO HOME RENOVATORS



REINHARDT RESIDENCE

7905 CLARKE STREET
WAUWATOSA, WI 53213

BASEMENT RENOVATION

HOME

BRILLO

RENOVATORS

DATE:

1/27/2025

SCALE:

AS NOTED

SHEET:

A-2

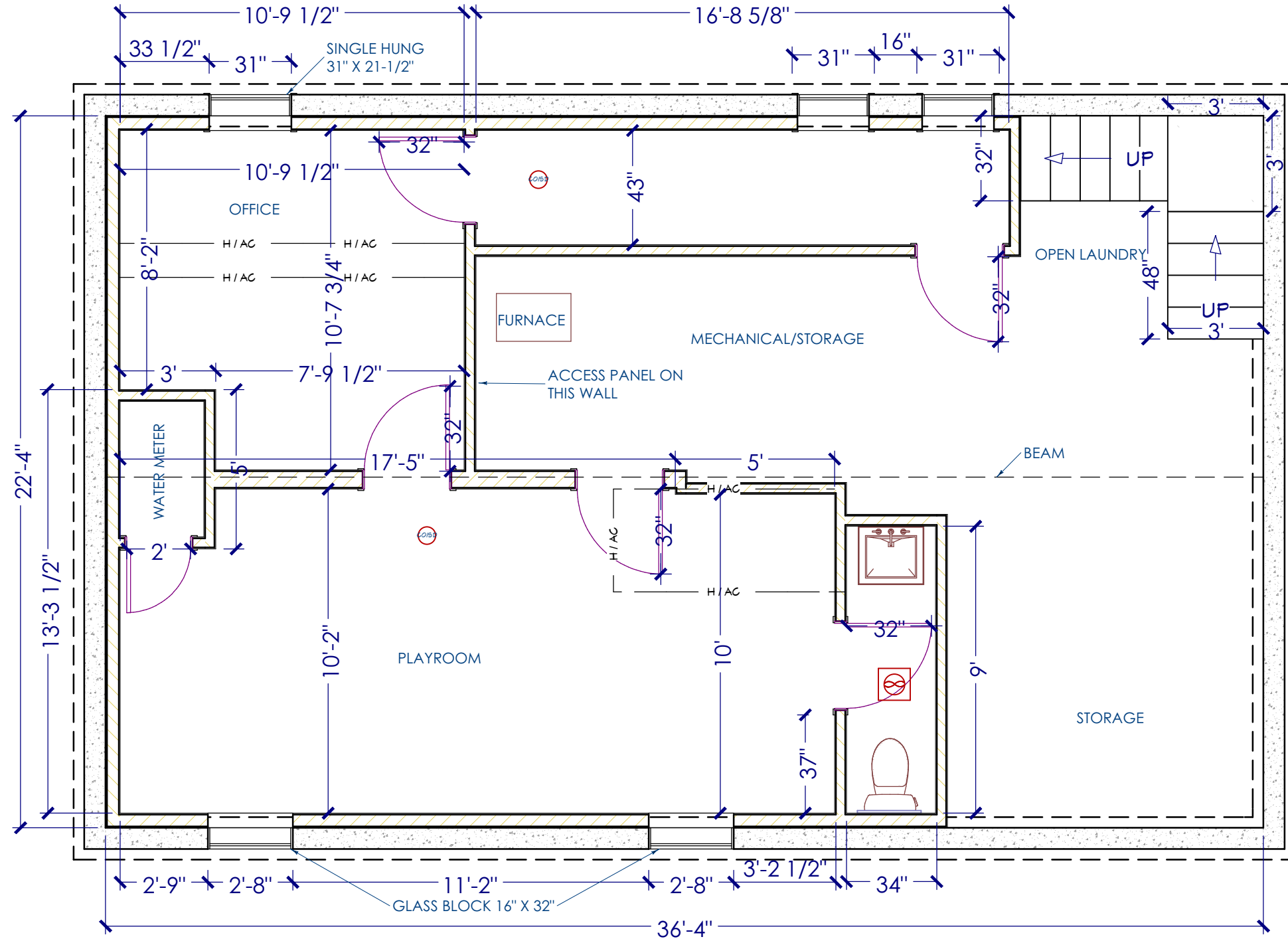
2 OF 3

PROPOSED PLAN

SCALE: 1/4" = 1'0"

PROPERTY OF

BRILLO HOME RENOVATORS



- NOTES:
 DUCTS ARE 9" DOWN
 HEADER ROOM UNDER APPROX 75"
 RISE 8"
 RUN 9-1/2"
 ALL CEILING HEIGHT 84"
 ALL FLOORING LVP IN FINISHED AREAS

REINHARDT RESIDENCE

7905 CLARKE STREET
 WAUWATOSA, WI 53213

BASEMENT RENOVATION

HOME
BRILLO
 RENOVATORS

DATE:
 1/27/2025

SCALE:
 AS NOTED

SHEET:
A-3
 3 OF 3

Property Information		
Parcel Number 332-0092-000	Site Address 7905 W CLARKE ST WAUWATOSA, WI 53213	Owner Name & Address ZUSEVICS KAIJA, REINHARDT JOSHUA ROBERT 7905 W CLARKE ST WAUWATOSA, WI, 53213
Tax Year 2025		
Aldermanic District 5	Property Class Residential	Tax Status T - Taxable
Appraisal Neighborhood 303-5 East Town Bungalow	Voting Ward 15	Acreage 0.1100
Legal Description DIAMOND PARK LOT 11 & E 10 FT OF LOT 12 BLK 6 & E 45.12 FT OF W 173.70 FT OF LOT 12 BLK 2 LIVINGSTON PARK SE 1/4 SEC 16		

Property Sketches & Photos

CONV Sketch Drawings

CONV Images

Assessments			
Assessment Period	Land	Building	Total
Prior Year Value	59,200	157,500	216,700

Sales History						
Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2020	10943851	Land and Improvement	1/10/2020	YOUNGCHI CHANG CHRISTOPHER L GUMS	REINHARDT JOSHUA ROBERT ZUSEVICS KAIJA	\$233,000.00
2014	201407159977154	Land and Improvement	8/8/2014			\$142,000.00

Zoning		
Code	Classification	Special Use?
R2	Two-unit Residential	No

Land Details		
Width	Depth	Acres
40	115	0.11

Structure 1 of 1

Story Height	Property Use	Total Living Area	Base Area	Year Built
One and One-Half Story	RES - Residential	1,389	933	1928

Porches	
OFP Lower Floor	76.00 Square Ft.

Attic Types	
Fully Finished	

Exterior Walls	
Aluminum/Vinyl	

First Floor	
Frame Construction	933.00 Square Ft.

Finished Attic	
Frame Construction	456.00 Square Ft.

Fuel Types	
Oil	

Detached Garages	
Frame/Concrete Block	400.00 Square Ft.

Heating Adjustments	
	Y

Heat Types	
Forced Air	

Other Information	
Living Units	1.00
Bedrooms	3.00
Full Baths	2.00
Family Rooms	0.00
Half Baths	1.00
Total Rooms	7.00
Basement Bath Half	

Styles	
Bungalow	

Basement Explanation

Josh Reinhardt <aguynamedjr@gmail.com>
To: Kaija Zusevics <kaijalina@gmail.com>

Fri, Jan 31, 2025 at 10:24 AM

The reason that we are applying for a variance is because the stairwell to the basement is not wide enough or tall enough to be up to code. For houses built before 1980 the width is supposed to be 34" and the height 72". Our basement stairs are 32" wide and at the very lowest height 67" high. We would like to be able to widen the stairwell and make it taller but there are extremely costly barriers to doing so. On one side of the stairs is the foundation wall and the wall on the other side is supporting crossbeams. Furthermore the stairs to the second floor are directly above the stairs to the basement and so to raise the ceiling of the basement stairs we would need to raise the stairs going to the second floor. The cost of widening the stairwell and raising the stairwell ceiling would likely be in the \$80,000-\$100,000 range, which would more than double the project cost and not be worth the investment.

Currently, we get a lot of use out of the basement, using it as a playroom and workout room. We plan on continuing to use the basement a lot going forward but we would like to make it more safe than it currently is. We already put in a new 200 Amp breaker box at the end of January. The current wiring down there is old and so we would like to replace most of that as part of this project. Furthermore, we would be installing rockwool fiberboard insulation in the basement ceiling and rockwool bat insulation in the walls while drywalling both. This would increase the fire resistance of the house because Rockwool is made from non-combustible stone wool which does not ignite when exposed to flames and thus helps to limit the spread of fire within a building. We would also like to encapsulate the gas meter in its own closet space. Also, we would be adding hardwired smoke and carbon monoxide alarms.

The original plan that we had was to add an egress window to the basement, however the contractor determined that we wouldn't be able to do that. The east side of the building is too close to the driveway to put one in without tearing up and using part of the driveway. On the west side the lot line is too close to the house such that in order to add an egress we would need to work out a deal to acquire some of our neighbor's land, if that is even a possibility in Wauwatosa. The front of the house has a cement walking path from the driveway to the stairs up to the porch. That path would need to be moved away from the house with stairs built from the driveway to the path. In the back of the house are the stairs, the electrical box and then a separate small storage and sump pump room that are not part of the renovation plan. Unfortunately, the way the drain pipes are currently positioned would make it difficult to use this space without moving some of the drainage. The accompanying pictures depict the issues with installing an egress which, if possible, we would prefer to install.

As we use the space a lot currently, please allow us to add these updates that will make the space safer for our family.



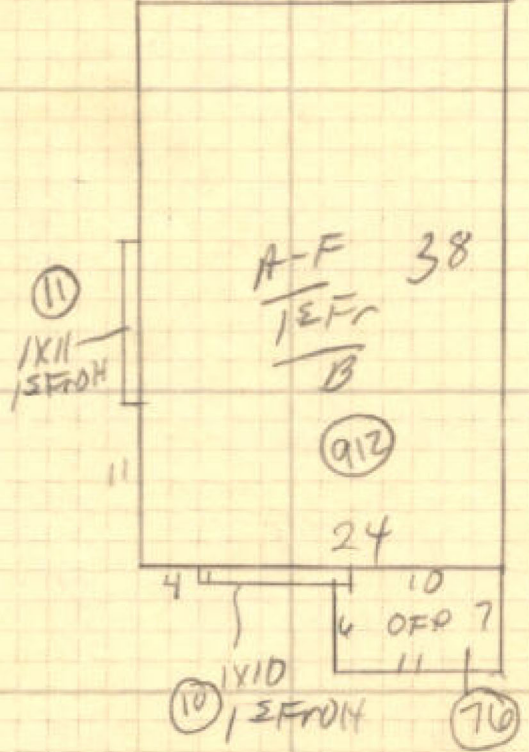
TOWEL







11



BOARD OF BUILDING AND FIRE CODE APPEALS
FRIDAY February 14, 2025
Via Zoom

7905 Clarke Street – Kaija Zusevics, is requesting a variance to allow a 32” wide stair width whereas 34” minimum is required; and a variance to allow 67” on a portion of the stairwell headroom whereas 72” minimum is required. Riser height & Tread depth not provided. Existing stairs for a newly finished basement need to be 34” wide per Wisconsin Uniform Building Code Section 30.55(7)(a)(1). The existing staircase is too narrow to support a newly finished basement, even with these reduced clearance requirements for houses built prior to 1980.

Wisconsin Uniform Building Code UBC Section 30.55(7) Construction Requirements

(a.) Basement Conversion to Habitable Space

1. Existing stairways shall conform to the following: (Note: A new, relocated or reconfigured stairway shall conform to the requirements of Section SPS 321.04.)
 - a. Riser height shall be eight and one quarter (8-¼) inch maximum.
 - b. Tread depth shall be eight and one half (8-½) inch minimum.
 - c. Headroom shall be seventy-two (72) inches minimum.
 - d. Stair width shall be thirty-four (34) inches minimum.
 - e. Handrails and guardrails shall be installed in accordance with Section SPS 321.04(3). Exception: Existing handrails and guardrails do not require modifications unless the stairway is new, relocated or reconfigured. In such conditions, the handrails and guardrails shall conform to the requirements of Section SPS 321.04.
 - f. Stairway landings shall have minimum dimensions of thirty-four (34) inches by thirty-four (34) inches.



Wauwatosa, WI

7725 W. North Avenue
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Staff Report

File #: 25-0234

Agenda Date: 2/14/2025

Agenda #: 2.

2320 N 69th Street - Shawn & Megan Slattery, are requesting a variance to allow a 24" wide stair width whereas 34" minimum is required; Riser height provided is 9" whereas 8.25 max is required. Landing & Stair headroom dimension were not provided. Existing stairs for a newly finished basement need to be 34" wide per Wisconsin Uniform Building Code Section 30.55(7)(a)(1). The existing staircase is too narrow to support a newly finished basement, even with these reduced clearance requirements for houses built prior to 1980.

To: Wauwatosa building department

From: Megan and Shawn Slattery
2320 N 69th St
Wauwatosa, WI 53213

We recently moved from Las Vegas, NV to our current home in Wauwatosa due to matching at MCW for residency. As soon as we walked through the cute neighborhood streets we knew this is where we wanted to be. We immediately fell in love with the area. We had also heard great things about the school system and the city in general.

We knew when we purchased the home, we would want to create some extra useable space in the basement to accommodate our growing family.

It never occurred to us, our realtor, or our home inspector that there would be a problem with that plan.

Now we have been made aware that our stairs are not code compliant, and as a result, our permit to create a rec room in the basement has been denied.

Although there is no way possible to rebuild the stairs to make them code compliant, we are willing to do what it takes to make sure the space is both safe, and comfortable for our family.

As a side note, the stairs that lead to the second floor have the same issues making them non-compliant as well. Someone allowed the second floor to be finished, so we are confident that you will let us know what steps we need to take in order to get a variance to continue with the rec room project.

We understand that the stair issue creates a problem for firefighters in full gear to get to the basement in the event that it becomes necessary.

To offset that issue, we are willing to have an egress window and well installed as a better means of ingress/egress in case of emergency. We are also planning to put fire extinguishers in the rec room, laundry room, and storage area in the basement.

If there are other steps we should be considering, please let us know so that we can make a plan to comply.

Thank you for your assistance.









Job #

Client Name

Megan + Shaun Matley

PPV Date & Time

7/20/24 1:00pm

Preferred Install Date

LF - 6-23-13

42

LF -

47

4-15-0-8-10

LF -



Joist Duct IBeam

6'11" 6'3" 6'3"

Step Tread Riser

6'7" 10" 9"

Approach Width

2' 2'

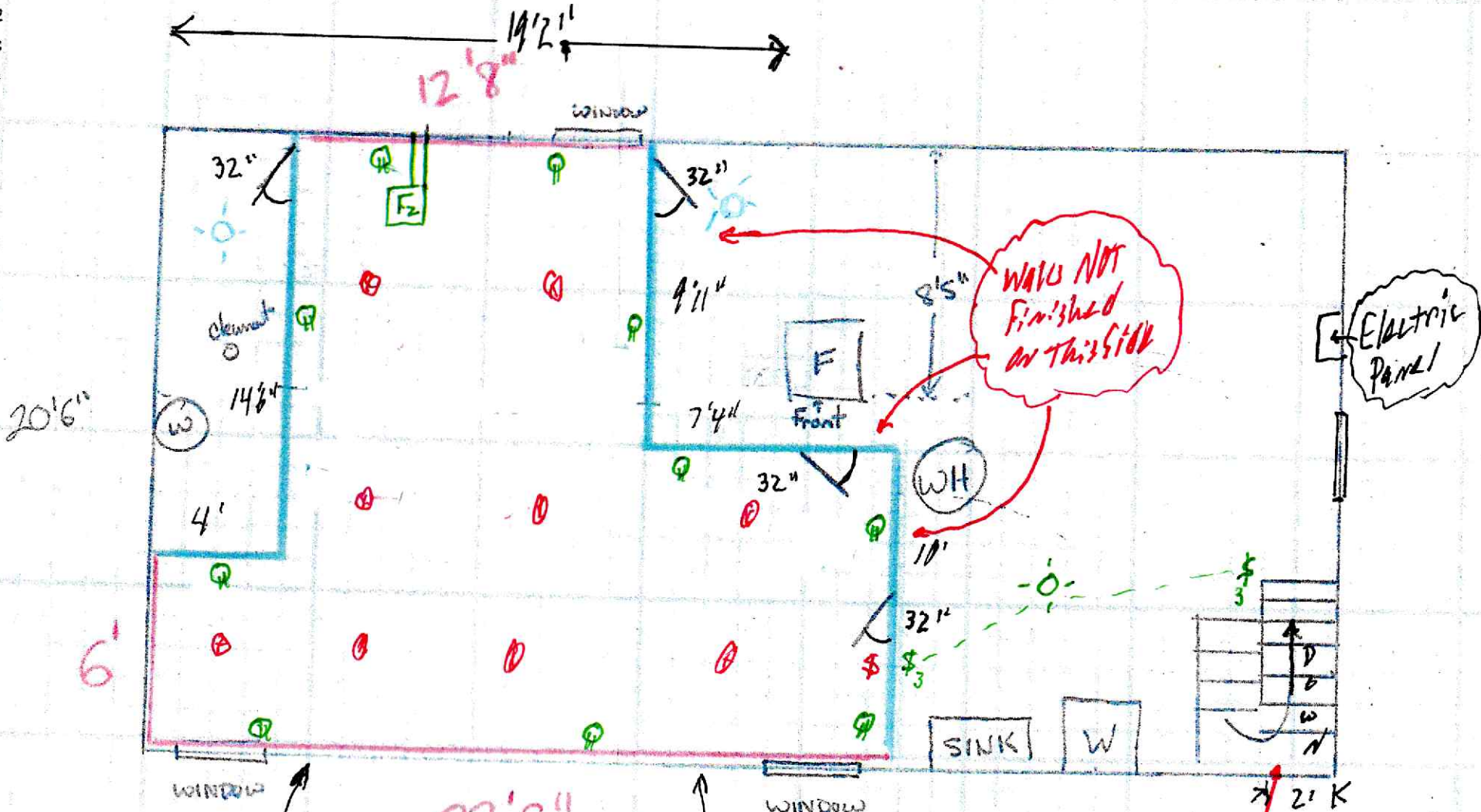
Window 1 2'9" x 1'8"

Window 2 2'9" x 1'8"

2'9" 1'8"

Lx4 = 24

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57



Paint Ceiling Black

Clean Storage/Bonus Space +/- 377 sq ft

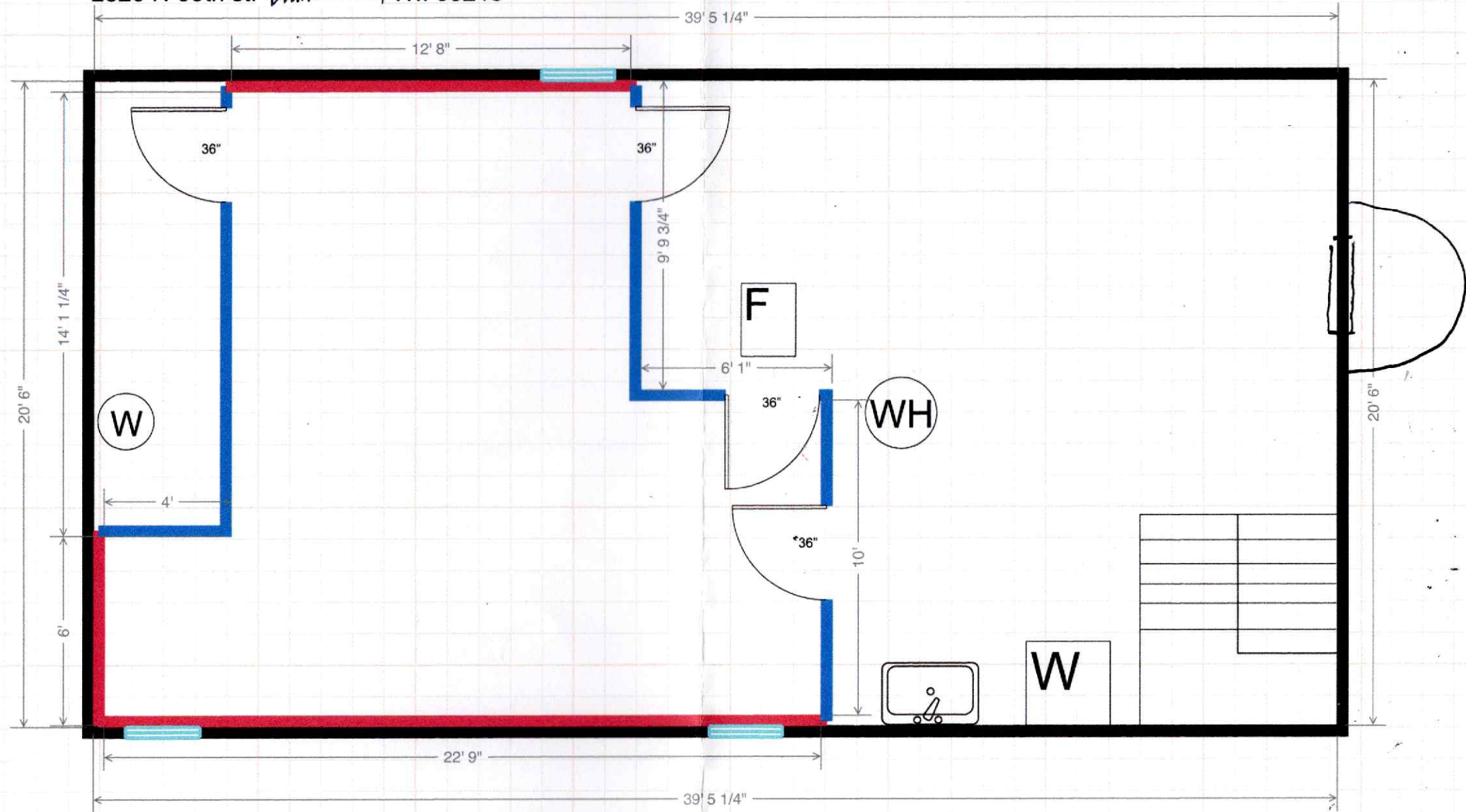
Door to Outside

- 10 - @ outlets
- 3 S Switch/Dimmer
- 2 D Smoke or Smoke Co
- 3 U Utility Lights
- 9 C Can Lights

1 [F] Exhaust Fan Min 75 CFM - Vented by Ductwork

Pecan Planks +/- 377 sq ft

Megan and Shawn Slattery
 (702) 540 6737
 2320 N 69th st. Wainwright, WI. 53213



Potential for
 Egress window
 (4'x4' slider)
 and well

Everlast Insulated 1/2in wallboard 42LF

Everlast 1/2in wallboard steel stud framing 44LF

Everlast 1/2in wallboard only N/A

Joist. Duct. I beam. Approach.
 6'11. 6'3. 6'3. 2'5.
 Step. Tread. Riser. Width.
 6'5. 10". 9". 2'



MEGAN AND SHAWN SLATTERY 2320 N 69TH ST WAUWATOSA, WI 53213 702-540-6737

BUILDING DEPT-APPLY ON LINE

VINYL COVERED EVERLAST INSULATED PERIMETER WALL 42 LF

VINYL COVERED EVERLAST NON-INSULATED WALL WITH METAL STUDS 47 LF

VINYL COVERED EVERLAST NON-INSULATED WALL WITH NO STUDS

ALL TRIM TO BE WHITE, PRE-FINISHED, VINYL

DOORS-6 PANEL, HOLLOW, PRE-HUNG, WHITE WITH SATIN NICKEL _LEVERS_____

FLOORING-APPROX 377 SQ FT PECAN PLANKS

CEILING-PAINT BLACK APPROX 377 SQ FT

SOFFITS-NONE

HVAC-HOMEOWNER IS RESPONSIBLE FOR PROVIDING HEAT AND VENTILATION AS REQUIRED BY CODE, INCLUDING FRESH AIR INTAKE AND VENTING FAN TO THE OUTSIDE

ELECTRIC WORK-CIRCUITS AS NECESSARY, 2 SMOKE OR SMOKE/CO DETECTORS, 10 OUTLETS, 3 SWITCH/DIMMER, 3 UTILITY LIGHTS, 9 CAN LIGHTS, 1 EXHAUST FAN WITH OCCUPANCY SENSOR (MIN 75 CFM)

ADDITIONAL ITEMS-ACCESS PANELS AS NEEDED, **INSTALL EGRESS WINDOW AND WELL-4'X4' DOUBLE SLIDING VINYL WINDOW WITH MOLDED FIBERGLASS WELL AND LADDER, PROVIDE 4 FIRE EXTINGUISHERS, ONE FOR EACH OF THE BASEMENT AREAS**

*ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE BASED ON AS-BUILT CONDITIONS

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