



# Wauwatosa, WI

## Board of Building and Fire Code Appeals

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Friday, December 13, 2024

9:00 AM

Zoom Only:  
<https://servetosa.zoom.us/j/88548541683>  
Meeting ID: 885 4854 1683

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#### **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. 2431 N 67th Street - Jacob Bondhus, is requesting a variance to allow a [24-1710](#) 31” wide stair width whereas 34” minimum is required.

#### **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 #:** 24-1710

**Agenda Date:** 12/13/2024

**Agenda #:** 1.

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2431 N 67<sup>th</sup> Street - Jacob Bondhus, is requesting a variance to allow a 31" wide stair width whereas 34" minimum is required.

2431 N 67<sup>th</sup> Street – Jacob Bondhus, is requesting a variance to allow a 31” wide stair width whereas 34” 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.

(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.



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](mailto:tbuilding@wauwatosa.net)

WEB SITE: [www.wauwatosa.net](http://www.wauwatosa.net)

**APPLICATION FOR BOARD OF BUILDING AND FIRE CODE APPEALS**

Address 2431 N. 67th Street Wauwatosa, WI 53213

Owner Jacob Bondhus and Lauren Bondhus Phone 773.520.2078

Address 2431 N. 67th Street City/State Wauwatosa, WI Zip 53213

Applicant Jacob Bondhus Phone 773.520.2078

Address 2431 N. 67th Street City/State Wauwatosa, WI Zip 53213

Administrative Interpretation       Code Variance       Alternative Materials       Alternative Fire Protection System

1. Code section appealed: Wisconsin Uniform Building Code Section 30.55(7)(a)(1)

2. Practical difficulty or hardship: Existing interior stair support wall and exterior masonry wall are only 32" apart. Existing stair width is 31" on stairs. Stair well width above masonry is 37" width.

3. Alternative Fire Protection System N/A

Owner of Record's Signature (required) *Jacob Bondhus* Date Nov. 21, 2024

Applicant (Print Name) Jacob Bondhus       Contractor       Architect/Engineer       Owner       Agent

Applicant Signature *Jacob Bondhus* Date Nov. 21, 2024

**ATTACH THE FOLLOWING:**

- Plans, cross section and/or photographs that depict your proposal (a written addendum may be added).
- Adjoining property owners: All names and addresses of all abutting and opposite property owners.
- Survey or plot plan.
- \$120.00 appeal fee (nonrefundable).

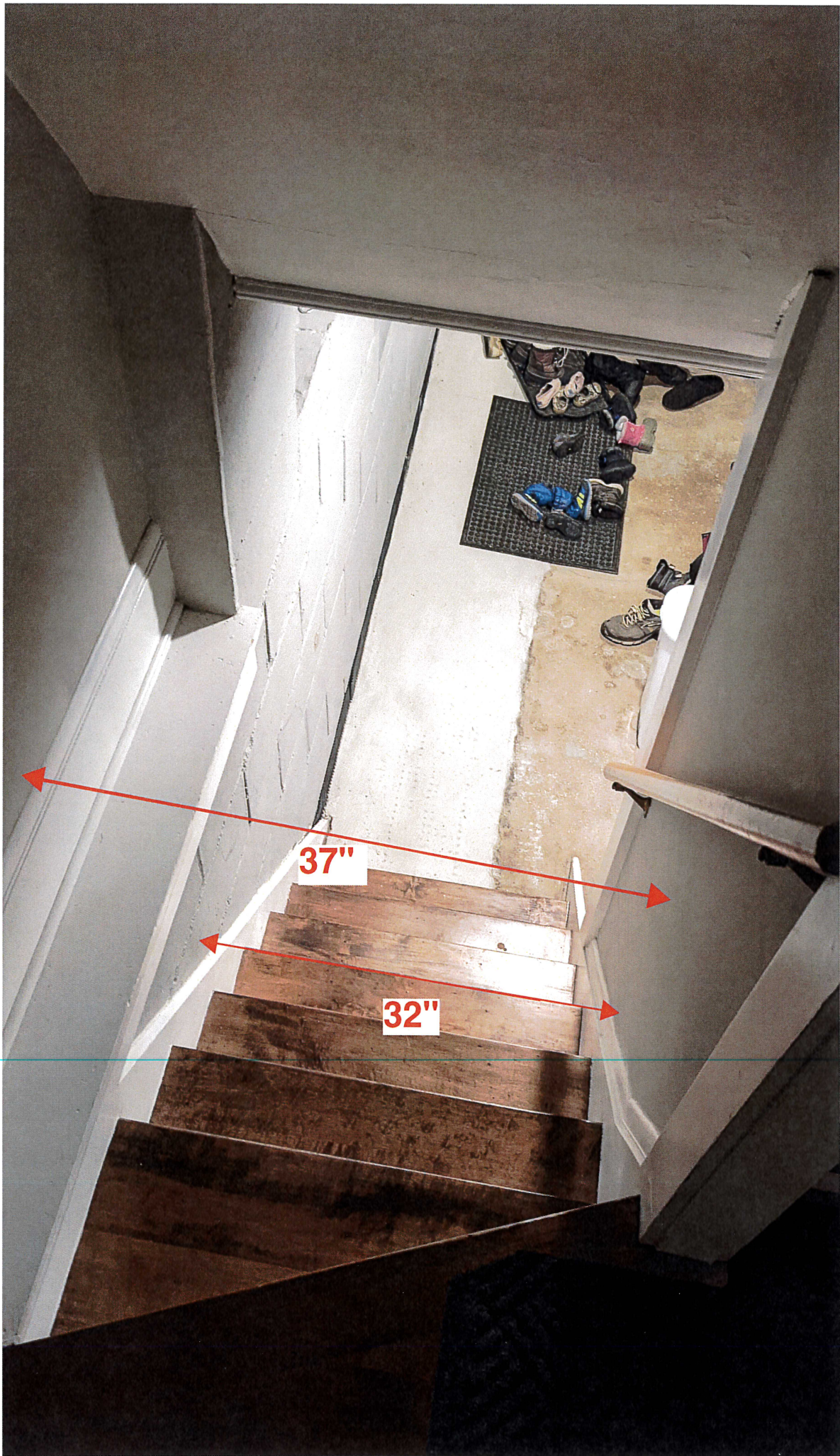
The City Code (Section 15.06) establishes a "Board of Building and Fire Code Appeals" for the purpose of determining the suitability of alternate materials and construction and to permit the interpretations of the provisions of the Building, Electrical & Fire Codes. Meetings of the Board are conducted at the City of Wauwatosa, Municipal Complex, 7725 West North Avenue, Wauwatosa, Wisconsin at 9:00 a.m. on the second Friday of the month.

Complete applications must be delivered to the Building & Safety Division not later than the application date indicated below to be considered for the subsequent meeting date. Advance application dates are necessary to meet legal notification requirements.

APPLICATION DATE	MEETING DATE	APPLICATION DATE	MEETING DATE
December 29, 2024	January 12, 2024	June 28, 2024	July 12, 2024
January 26, 2024	February 9, 2024	July 26, 2024	August 9, 2024
February 23, 2024	March 8, 2024	August 30, 2024	September 13, 2024
March 29, 2024	April 12, 2024	September 27, 2024	October 11, 2024
April 26, 2024	May 10, 2024	October 25, 2024	November 8, 2024
May 31, 2024	June 14, 2024	November 29, 2024	December 13, 2024

DO NOT FILL IN BELOW LINE – OFFICE USE ONLY

Appeal Fee \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_ Aldermanic District \_\_\_\_\_





2431 N 67<sup>th</sup> Street

Wauwatosa, WI 53213

Application for Board of Building and Fire Code Appeals

Written Addendum:

The existing stairwell width is constrained by the exterior masonry wall, and the interior stair support wall for the stairs from the back entrance to the first floor. Both walls are load bearing. We propose to finish the basement for living space (no bedroom), and leave the existing stairs in place.

Property Owner

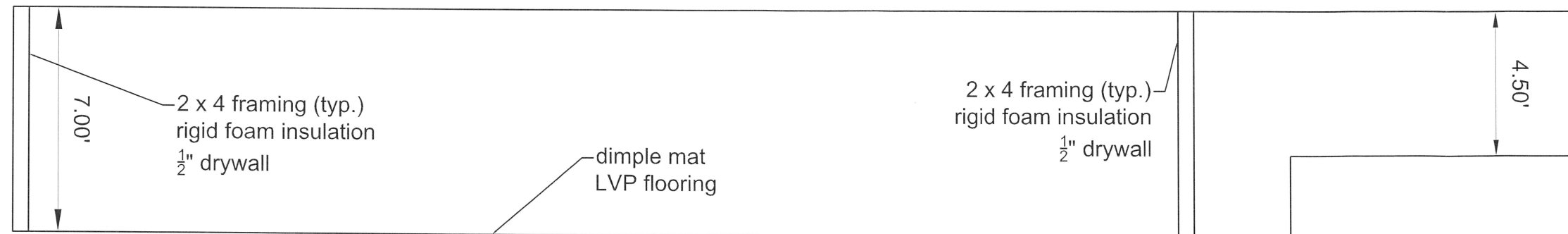
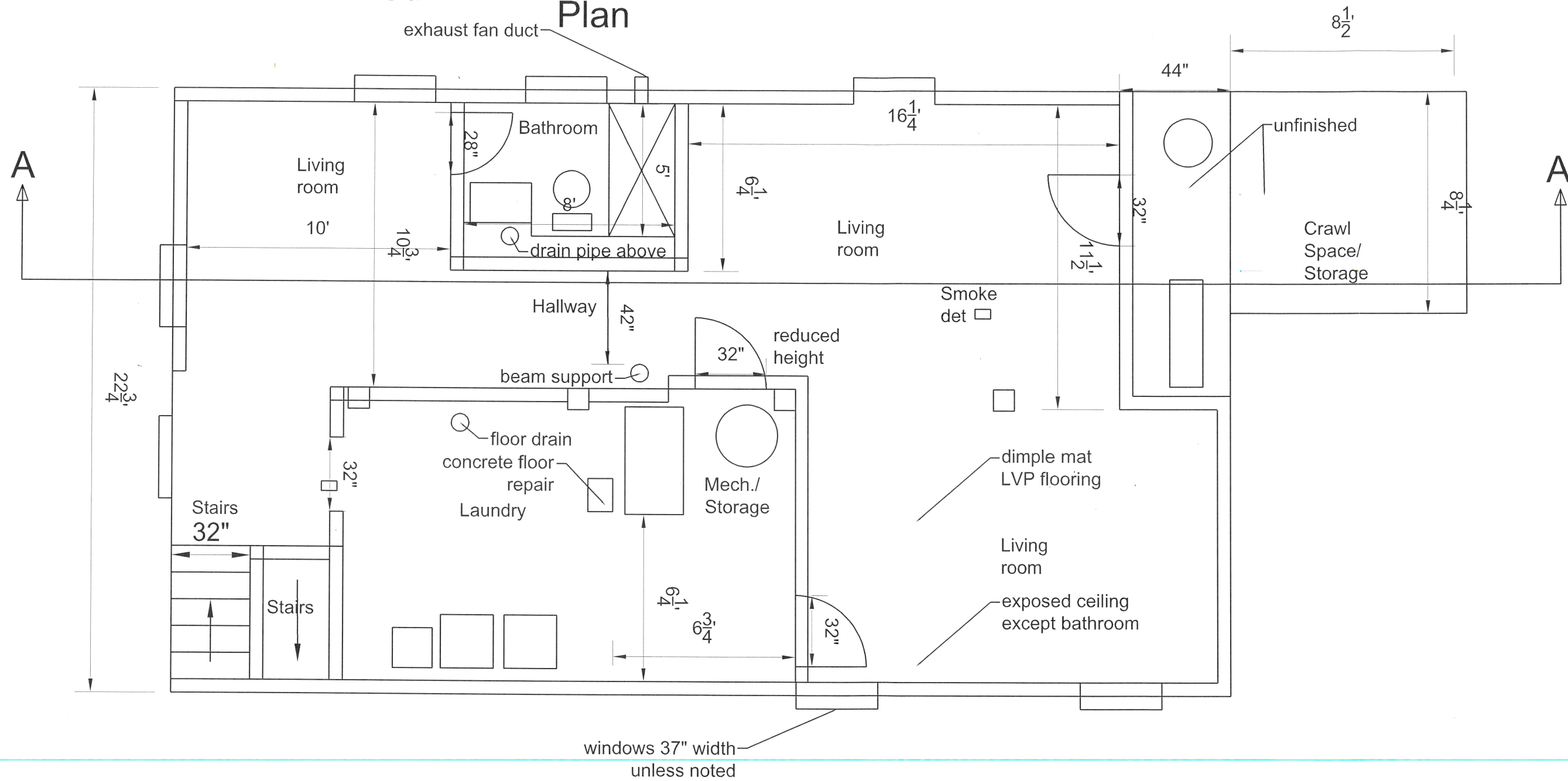
Jacob Bondhus

Adjoining Property Owners:

1. Dave and Anne Brown  
2435 N 67<sup>th</sup> Street Wauwatosa, WI 53213
2. John Knox and Jane Tordoff  
2425 N 67<sup>th</sup> Street Wauwatosa, WI 53213
3. Maureen Kopach  
2430 N 68<sup>th</sup> Street Wauwatosa, WI 53213
4. Stephanie Smith and Jess Foderaro  
2430 N 67<sup>th</sup> Street Wauwatosa, WI 53213

basement conversion  
2431 N 67th St.

Proposed  
Plan



Cross Section A-A



Re: [External] Re: BR2024-0704 (2431 67TH ST Wauwatosa, WI 53213) - Plan Review Hold Letter

From: Jake Bondhus (jbondhus2001@yahoo.com)

To: pwolfgramm@wauwatosa.net

Cc: sescobedo@wauwatosa.net

Date: Friday, November 8, 2024 at 02:38 PM CST

Thank you Paul and Stefanie!

On Friday, November 8, 2024 at 02:11:36 PM CST, Paul Wolfgramm <pwolfgramm@wauwatosa.net> wrote:

Good afternoon, Jake!

Please direct questions about the variance application process to Stefanie (copied on this email).

That said, because the request for variance only affects the interior of the house, a survey is not needed.

Thank you,

**Paul Wolfgramm**

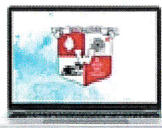
Building Inspector – East Side

Buildings and Safety Division

City of Wauwatosa, WI 53213

(414) 479-8908

**Wauwatosa Self Serve Portal: Online Permitting**



**ONLINE LICENSES AND PERMITS**

No more paper. Submit plans from wherever you are.  
Access updates and easily communicate with staff.

**From:** Jake Bondhus <jbondhus2001@yahoo.com>

**Sent:** Friday, November 8, 2024 1:02 PM

**To:** Paul Wolfgramm <pwolfgramm@wauwatosa.net>; tbuilding <tbuilding@wauwatosa.net>

**Subject:** Re: [External] Re: BR2024-0704 (2431 67TH ST Wauwatosa, WI 53213) - Plan Review Hold Letter