



Wauwatosa, WI

Board of Zoning Appeals

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, August 12, 2025

6:00 PM

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

Special Meeting

CALL TO ORDER

Meeting was called to order at 6:00 PM.

ROLL CALL

Present 4 Member, Chair David Kern
 Member James Bittner
 Member Michael Mazmanian
 Member Patricia Stone

Excused 1 Member Richard Brunner

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](#)

Tim Raduenz, From One Design, provided reasons for the variance from their point of view. Topics consisted of the definition of the neighborhood and property being on a corner lot. Chairperson Mr. Kern verified rear/south setback variance to 3.5 ft where 25 ft is required and street variance to the east 14.93 ft is required and seeking the structure at 14.5 ft. Fred Hoppe spoke in favor of the variance and provided reasons from their point of view. Paul Poliski provided reasons in support of the variance. Discussion was had with the Board. Topics consisted of a change in the classification of the front yard, the compliance of the addition's setback, the variance criteria regarding the preservation and enjoyment of others in the vicinity and complying with the ordinance.

Mr. Kern's motion will be an approval of the variance, that the applicant demonstrated to the board. The board considered all the following, making the finding of each of these factors in favor of granting the variance.

1. Exceptional circumstances do exist pertaining to this lot: The corner lot the way that it's configured makes building anything other than the current position extremely difficult due loss of space and opportunity.

2. That a variance is necessary for the preservation and enjoyment of the property rights possessed by other properties in the district and vicinity: The uniformity of the appearance of the properties, particularly of the street side setbacks and the fact that the adjoining neighbor to the south will be very interested in keeping the current structure where it exist so that they can enjoy the backyard privacy they currently enjoy because of the position of the house.

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: Granting the variance will be a

benefit of adjoining properties and have heard nothing that would be a nature of deterrent to the property. And to the fact the lack of opposition with proper neighbors supports the notion that there is no deterrent to the property.

4. That the difficulty or hardship was not created by the property owner: House was build in 1893 and positioned as it is. And if they desire to rebuild on the current footprint of the house, is a desirable way to maintain the integrity of the neighborhood.

Mr. Bittner amended Mr. Kerns motion by the following:

- 1. That the existing home is already legally nonconforming.*
- 2. They are not changing the house other than to make it more modern and making the rest of the addition congruent to the existing structure.*
- 3. Not only do we not have opposition but we have several people who have indicated support who are the immediate neighbors.*

It was moved and seconded (Kern / Stone) to approve the variance.

RESULT: APPROVED

MOVER: David Kern

SECONDER: Patricia Stone

Aye: 4 Kern, Bittner, Mazmanian, and Stone

Excused: 1 Brunner

ADJOURNMENT

Meeting adjourned at 6:31 PM.