



Wauwatosa, WI

Board of Zoning Appeals

Meeting Agenda - 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

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, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-1091

Agenda Date: 8/12/2025

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 72nd 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

To: Board of Zoning Appeals Application	From: Tim
Raduenz	
Subject: 1343 N. 72th Street (Remodel/ Addition)	Date Sent:
06/09/25	

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!

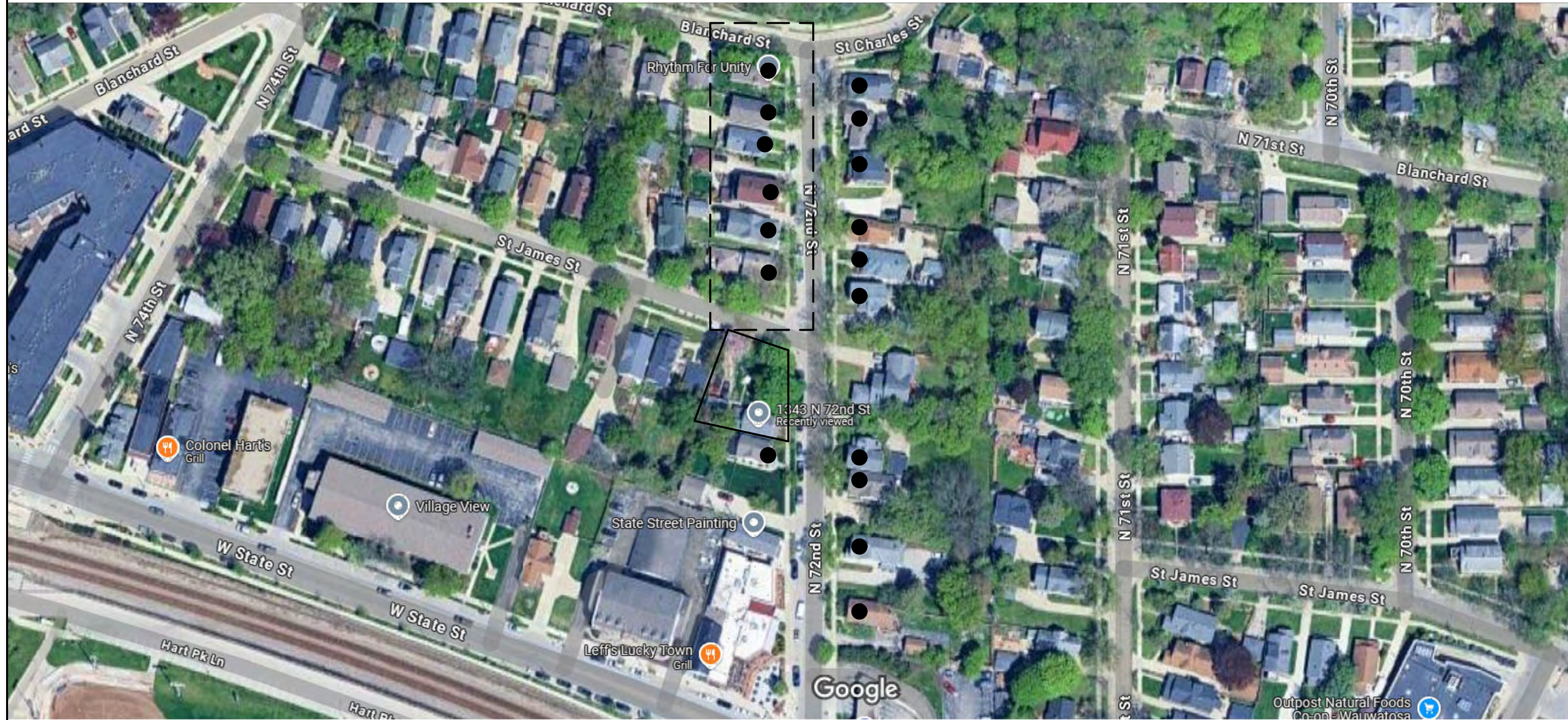
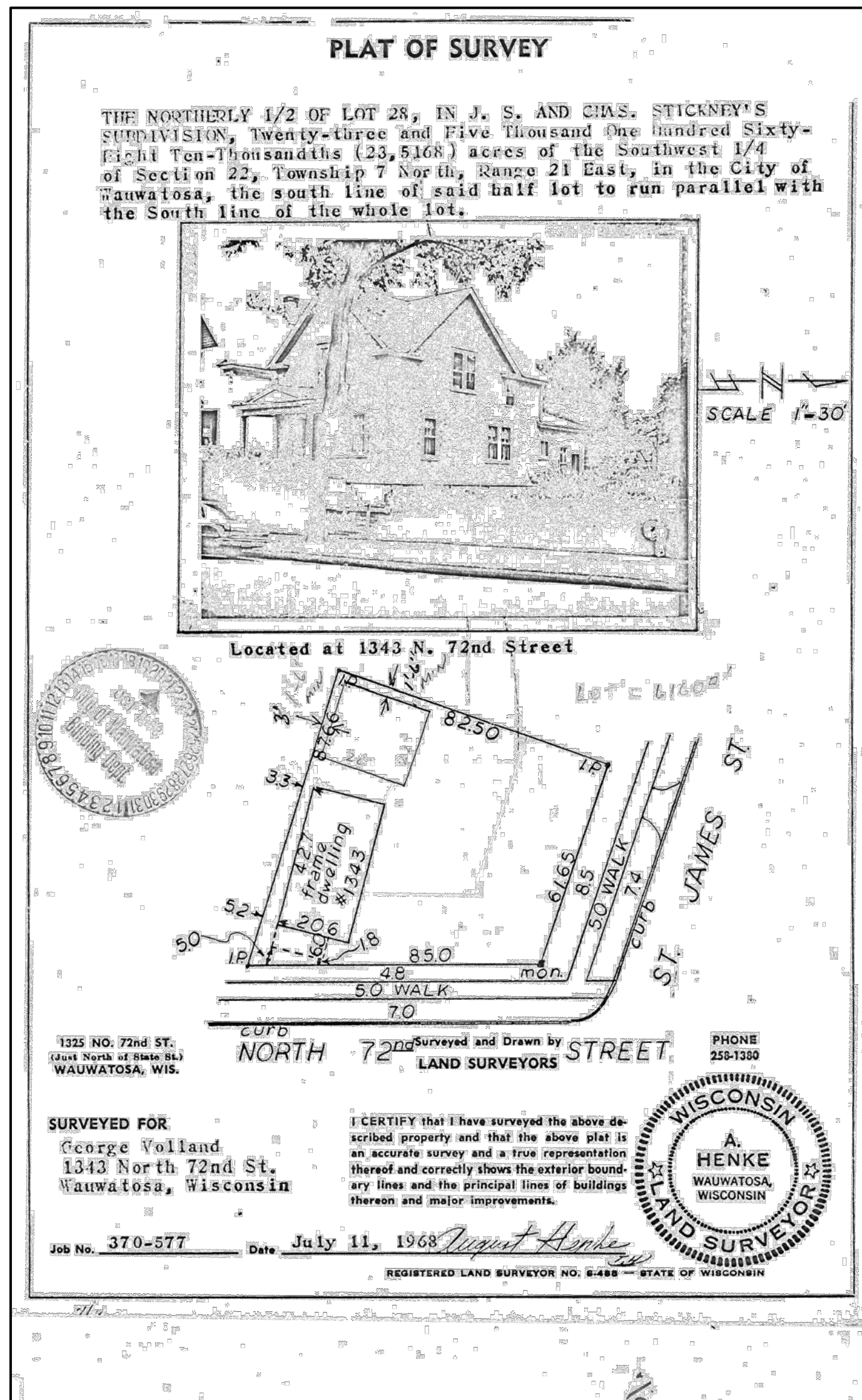
If you have any questions, please call or e-mail me.

Best,

Tim Raduenz – Designer



Scale: NA



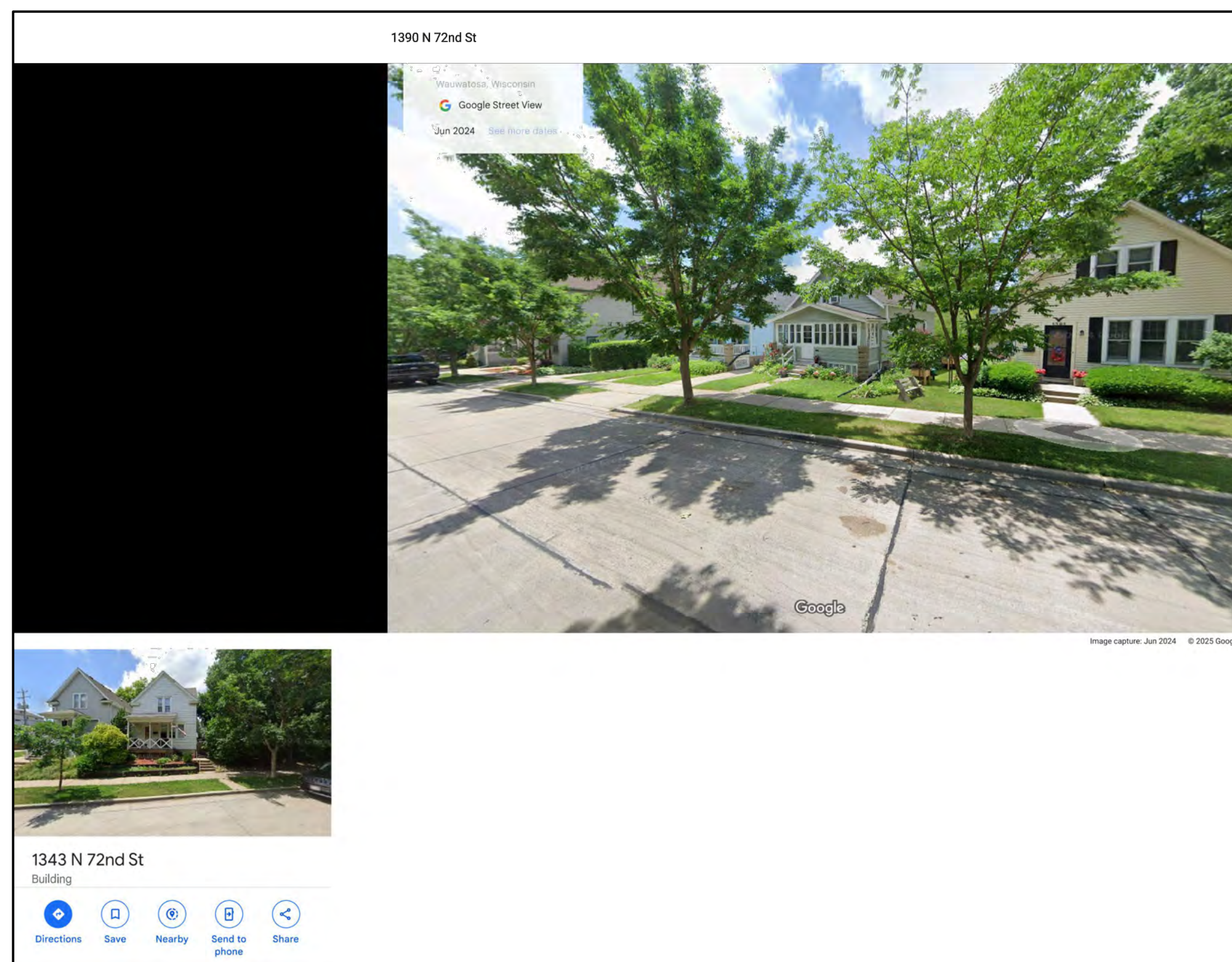
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

● = 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



Scale: NA

Rev. :	Description :	Date :
001		
002		
003		
004		
005		
006		

Contractor :

FREDERICK HOPPE + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUKATOSA WI, 53226

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

PARCEL#: 370-0376-000

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

form+one
DESIGN ■ PLANNING

Title : Neighborhood Overview

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

Job No. : 24 44 _____ Date : 11-12-24

NO

Sheet

Scale: See Details



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
gmsl 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 Milbauer

All drawings & Specifications provided as instruments of service are the property of the designer, whether the project is executed or not. It is unlawful for any person, without the written consent of the designer, to duplicate or make copies of these documents, partly or in whole, for use for other projects & buildings.

NOTES

PARCEL NUMBER: 370-0376-000
LOT SIZE: 4,660.92
CITY: WAUWATOSA
ZONING: R-1-6
FRONT OF LOT: 72ND STREET (LONGEST FRONTAGE)

SHEET INDEX

A1.0	TITLE PAGE + SITE PLAN
1 of 1	EXISTING SITE SURVEY
C1.0	LOT COVERAGE + GRADING PLAN
FAR	FLOOR AREA CALC.
F2.0	FOUNDATION PLAN
A2.0	PROPOSED FIRST FLOOR
A2.1	PROPOSED SECOND FLOOR
A2.2	PROPOSED ROOF PLAN
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A4.0	PROPOSED BUILDING SECTIONS
ME2.0	MECH. + ELEC. PLAN BASEMENT
ME2.1	MECH. + ELEC. PLAN FIRST FLOOR
ME2.2	MECH. + ELEC. PLAN SECOND FLOOR
WB1	WALL BRACING PLAN
WB2	WALL BRACING DETAILS

CONSULTANTS

DESIGNER:
FORM + ONE DESIGN
CONTACT: TIM RADUENZ
4843 SILVER SPRINGS DR.
PARK CITY, UT. 84098
P: 415.819.0304
E: tim@formonedesign.com

OWNER:
FREDERICK + MELISSA HOPPE
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

SURVEYOR:
LAND SURVEYS INC.
21005 WATERTOWN ROAD, SUITE A2
WAUKESHA, WI 53186
O: 262-312-1034
M: 414-690-7206
DAN@LANDSURVEYSINC.COM

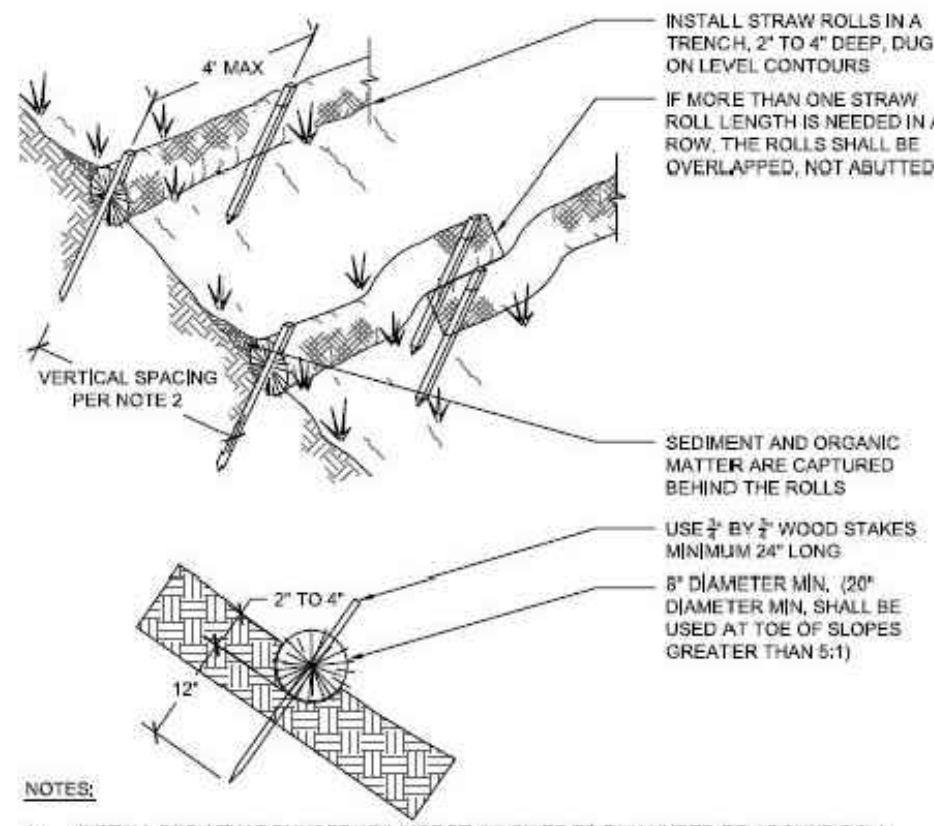
ENERGY CALCULATION:
JOBE LEONARD
RESCHECK INFO
1511 MAYFLOWER LANE
DANDRIDGE TN, 37725
P: 865-235-6277

SITE PLACEMENT NOTES

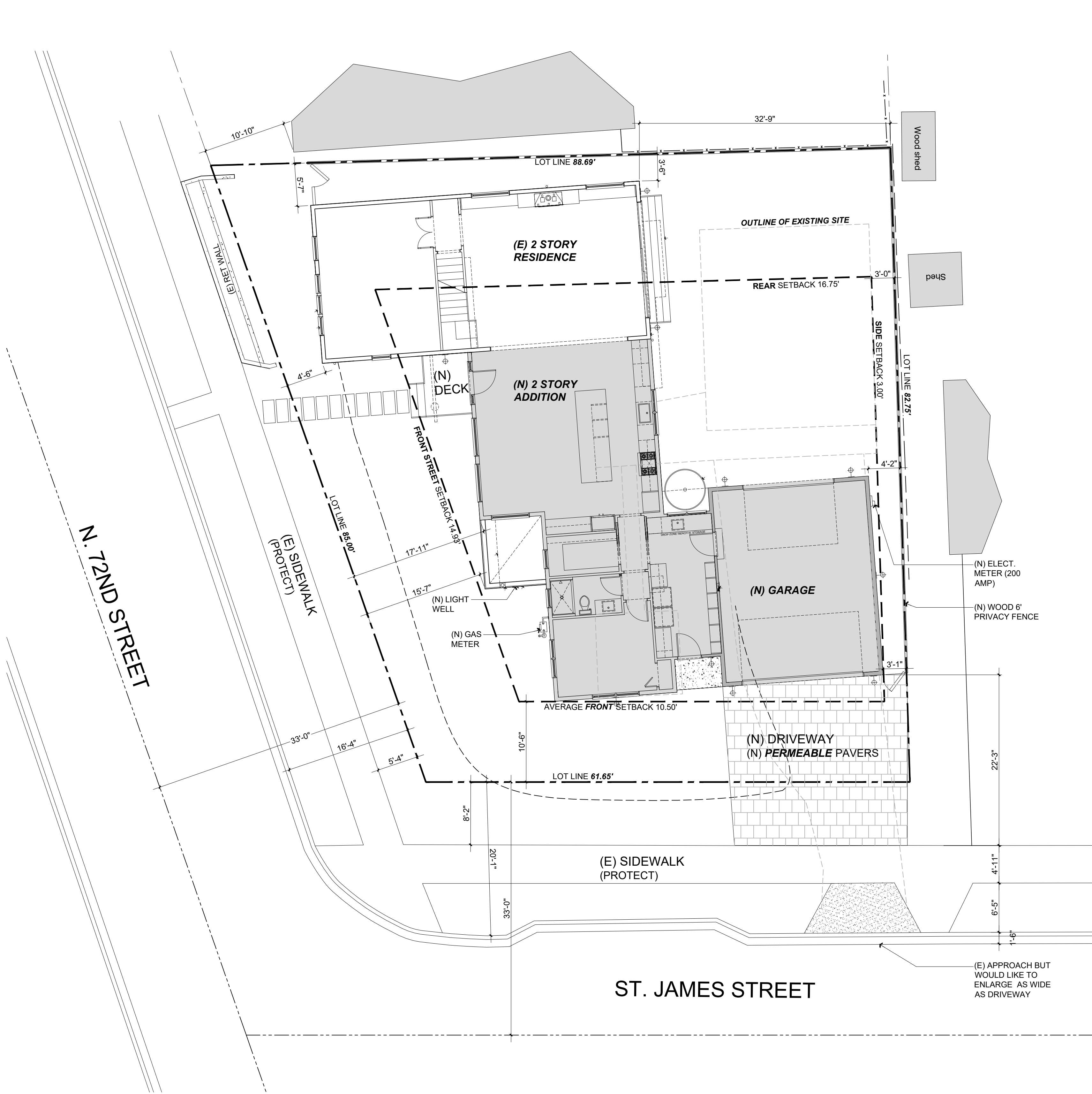
- REFERENCE SURVEYOR STAKING PLAN FOR BUILDING PLACEMENT
- CALL DIGGERS HOTLINE: 811 BEFORE ANY WORK IS STARTED



STRAW BALE DETAILS



- NOTES:**
- INSTALL SUCH THAT RUNOFF WILL NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. TURN ENDS UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND ROLL.
 - SPACE STRAW ROLLS AS FOLLOWS:
 - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
 - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
 - SLOPE OF 2:1 OR GREATER = 10 FEET APART
 - INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE.
 - IN LIEU OF STRAW ROLL INSTALLATION AROUND PROJECT PERIMETER, CONTRACTOR HAS OPTION TO PRESERVE A NATURAL VEGETATED BUFFER 3 FOOT MINIMUM IN WIDTH OR A 6 INCH HIGH BERM.



EXISTING/ PROPOSED SITE PLAN

Scale: 1/8 = 1'-0"

1
A1.0

Title : Site Plan

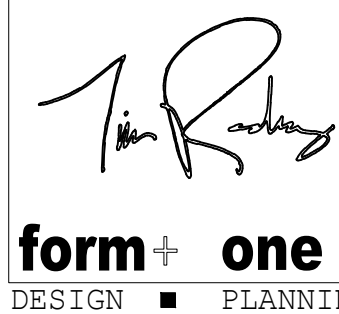
Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

Job No. : 24_44 Drawn : TIM RADUENZ Date : 11-22-24

Contractor :

Owner :
FORM + ONE DESIGN + MELISSA JACOBS
8811 W. BLUEMOUND RD.
WAUWATOSA WI, 53226

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



Revisions

Rev. : Description : Date :

001
002
003
004
005
006

BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

A1.0

Sheet

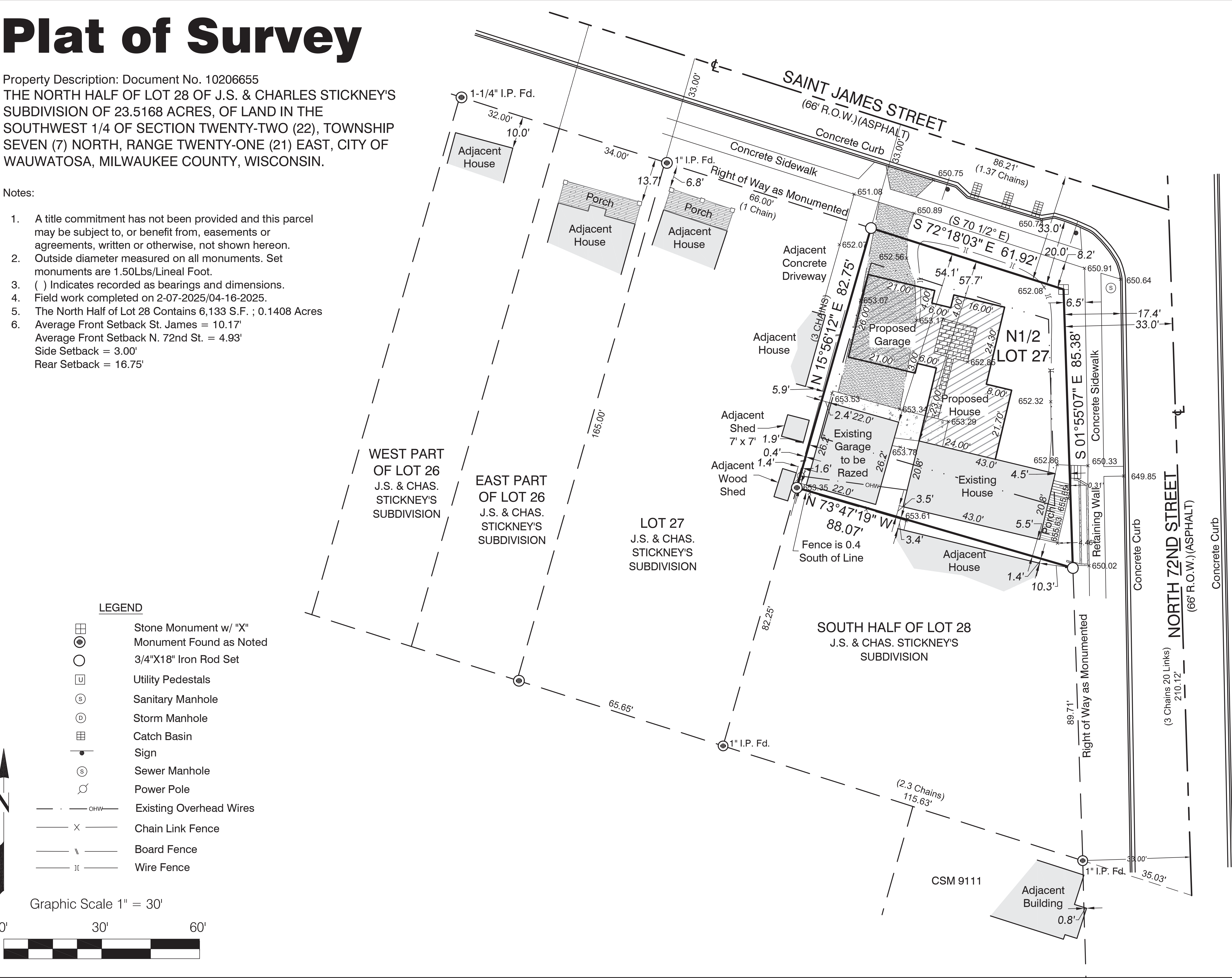
Scale: See Details

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:

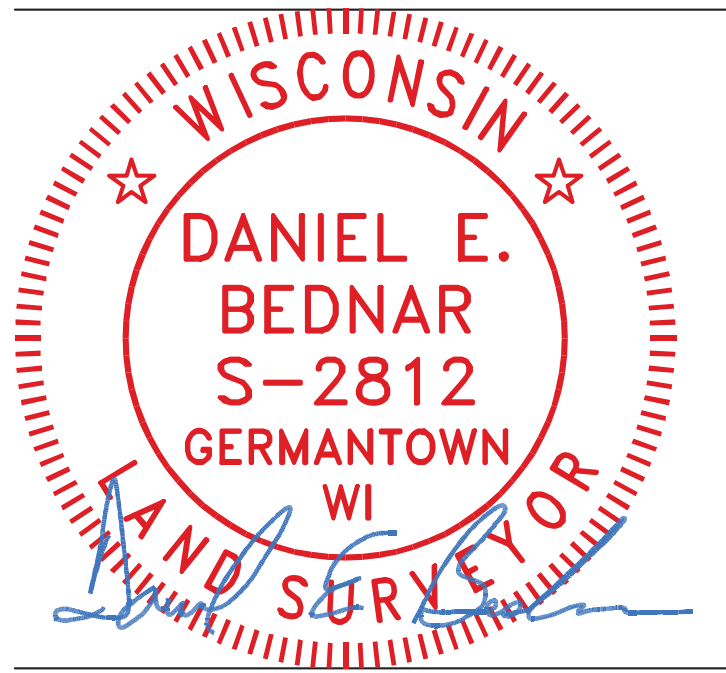
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments. Set monuments are 1.50Lbs/Lineal Foot.
3. () Indicates recorded as bearings and dimensions.
4. 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'



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, it's 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

All drawings & Specifications provided as instruments of service are the property of the designer, whether the project is executed or not. It is unlawful for any person, without the written consent of the designer, to duplicate or make copies of these documents, partly or in whole, for use for other projects & buildings.

EXISTING BUILDING COVERAGE

AREA	LOCATION	LOT COVERAGE	
		SQ. FT.:	REMARKS:
1ST FLR	E1	891	EXISTING HOME
	E2	579	EXISTING GARAGE
	E3	206	EXISTING CONC. SLAB
	E4	862	EXISTING GRAVEL DRIVEWAY
	E5	157	EXISTING PATIO
	E6	131	EXISTING DECK
LC TOTAL:		2,826 SQ. FT. (45.53%)	MAX LC = 2,606.94 SQ. FT.

Water: Our records show that the existing lateral from the residence to the curb stop (water valve) is a ¾-inch lead pipe. The lateral from the curb stop to the main in the street is a 1.25-inch copper pipe. We strongly recommend that the lead portion of the lateral is replaced. The water tap card for this property is also attached.
WORK TO BE COMPLETED FOR PROJECT: REPLACING THE LEAD PORTION OF THE LATERAL WILL BE REPLACED BY CONTRACTOR.

Sanitary: The lateral location is not shown on the GIS exhibit. Typically the sanitary lateral at least 8 feet from the water, but this would have to be confirmed by the applicant.
WORK TO BE COMPLETED FOR PROJECT: REPLACING THE SANITARY SEWER LATERAL WILL BE REPLACED BY CONTRACTOR.

Also, per City Code 13.30.030, any building project in excess of \$100,000 must have the sanitary sewer lateral replaced or inspected and pressure tested. If the sanitary lateral is not proposed for replacement, a televised report of the existing lateral from the building to the City main must be provided to Engineering. If Engineering identifies any defects in the existing lateral, the defects must be corrected and another televised report provided to Engineering to verify results. Note that if the existing lateral is made out of clay, the lateral must be lined. This requirement must be met prior to final building occupancy.

Storm sewer: All downspouts must be shown and must be connected to the City's storm sewer (City Code 15.04.060.F.2) You can combine multiple downspouts to minimize the number of connections to the City's storm sewer system. The only exception to this requirement is if any of the roof downspouts are connected to a City approved stormwater best management practice.

Grading plan: A grading plan must be provided with the building permit application. Grades must be shown in local City datum. The conversion from NGVD 1929 to the local datum is to subtract 580.28 from the NGVD elevation. A sample grading plan is attached.

The Grading Plan: must include a site data table that notes the existing and proposed impervious area. As long as the proposed work does not add greater than 5,000 square feet of impervious area, the City's stormwater regulations do not apply.

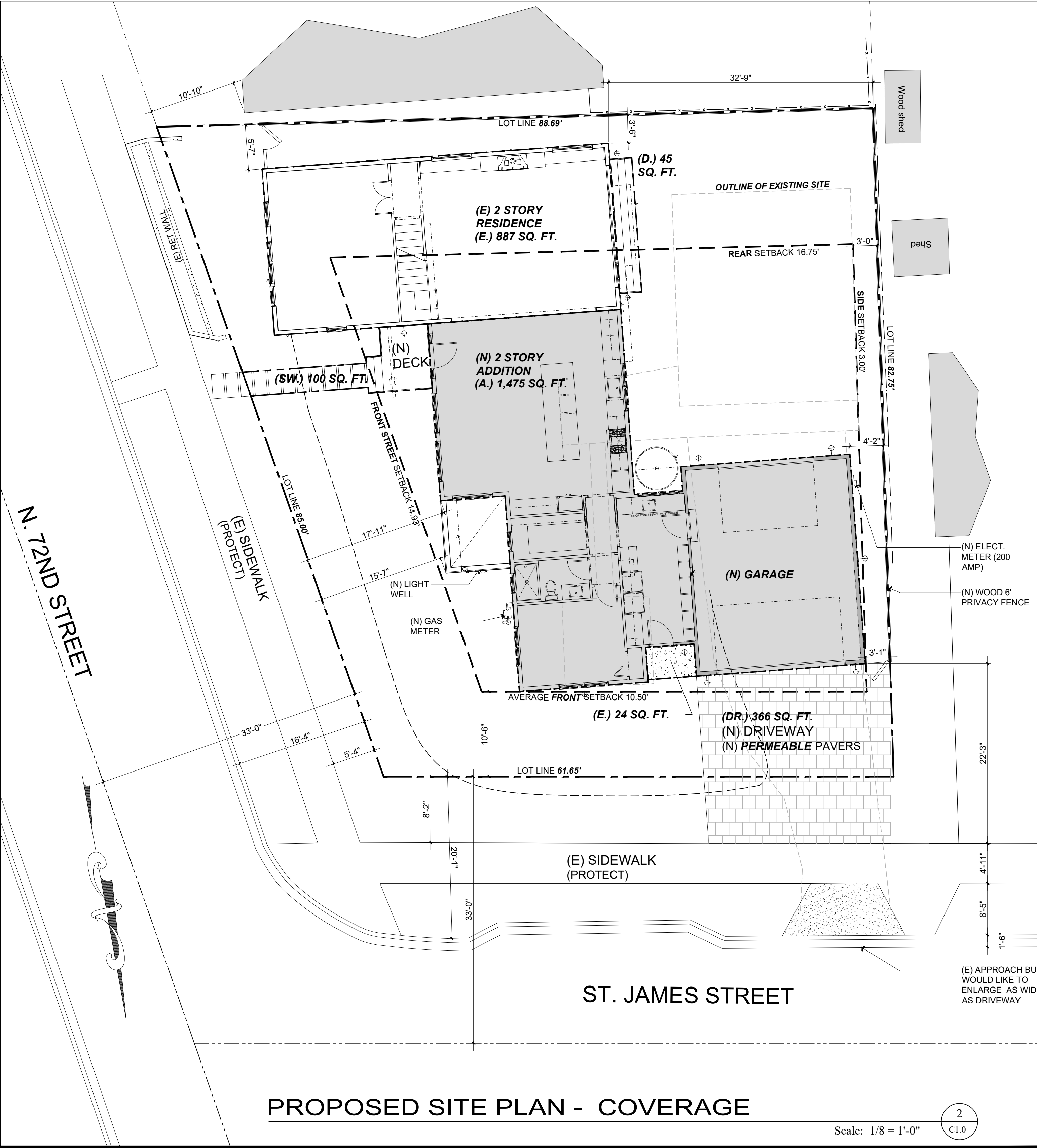
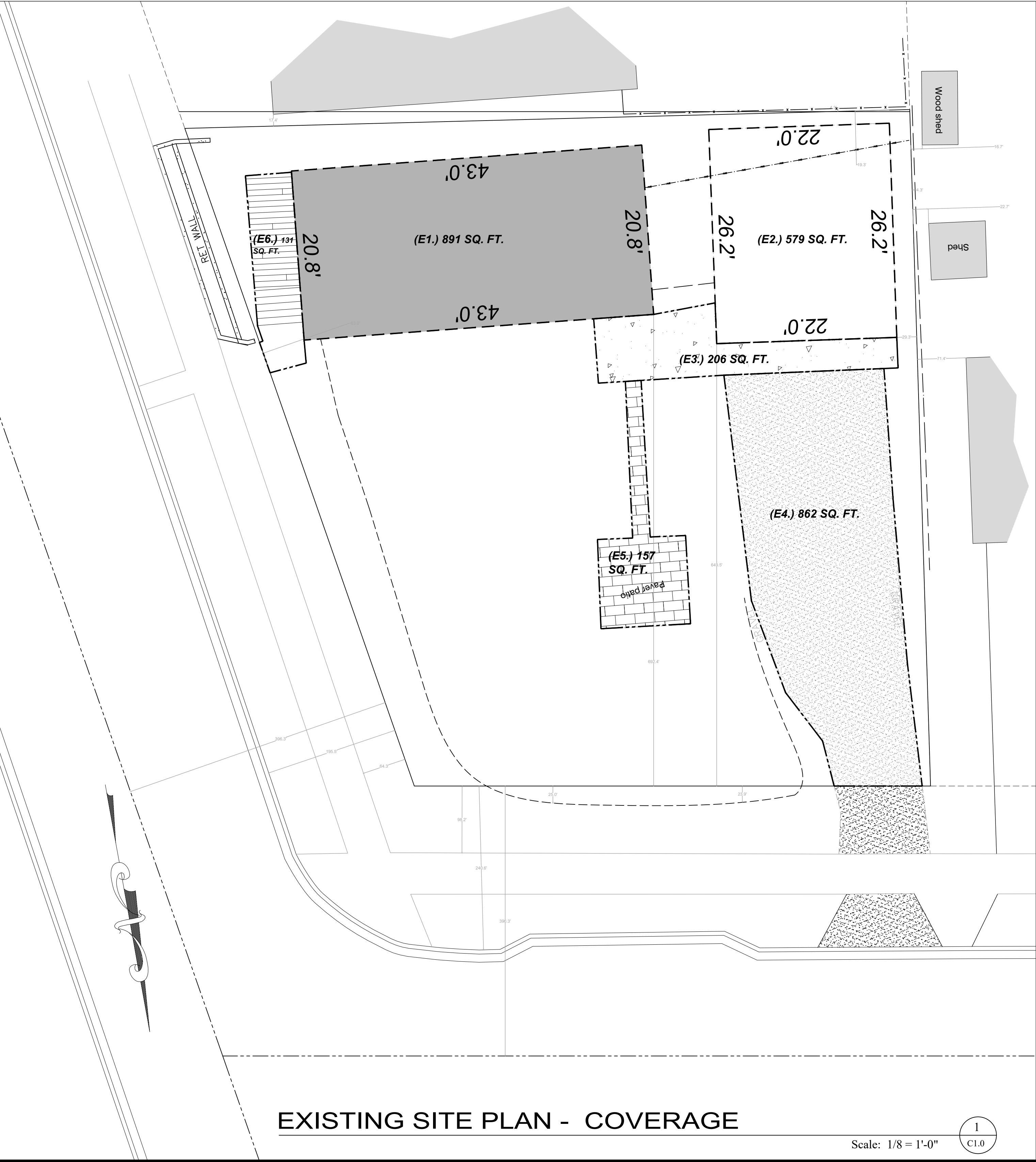
PROPOSED BUILDING COVERAGE

AREA	LOCATION	LOT COVERAGE	
		SQ. FT.:	REMARKS:
1ST FLR	E	887	EXISTING HOME
	A	1,475	ADDITION + NEW GARAGE
	D	48	NEW STAIRS
	SW1	24	NEW ENTRY STOOP
	SW2	100	NEW DECK + WALKWAY
LC TOTAL:		2,534 SQ. FT. (40.82%)	MAX LC = 2,606.94 SQ. FT.

DETAILS:

LOT SIZE: 6,207 SQ. FT.

MAX ALLOWABLE LOT COVERAGE:
LC = LOT SIZE X 42% = ALLOWABLE LOT COVERAGE
6,207 SQ. FT. X 42% = **2,606.94 SQ. FT.**



Contractor :

OWNER :
FRANK & MELISSA JACOBS
8811 N. HURON RD.
WAUKESHA, WI 53226

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

form + one
DESIGN ■ PLANNING

Title : Site Plan - Coverage / Grading

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

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

Revisions
Rev. : Description : Date :
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BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

C1.0

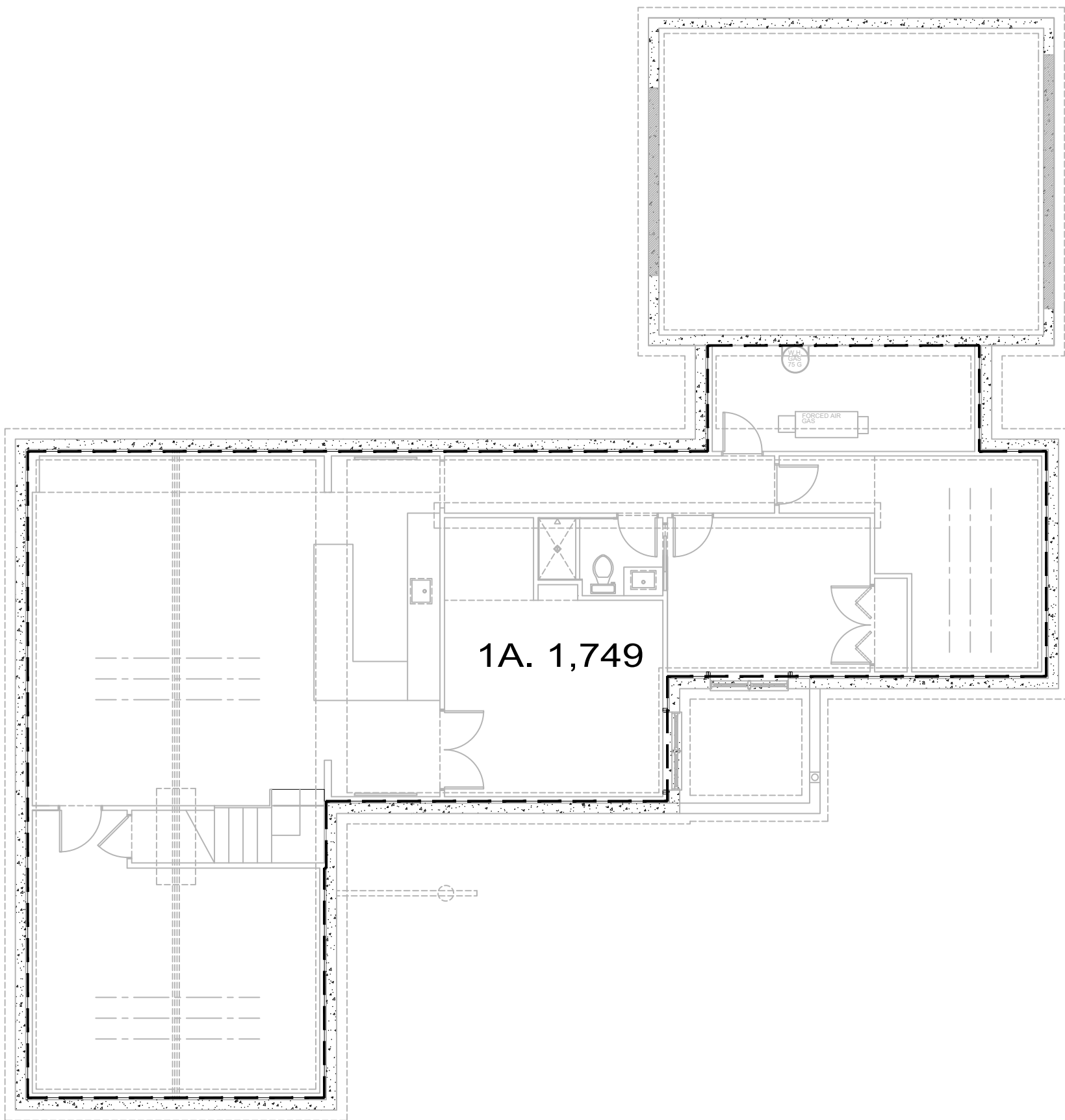
Sheet
Scale: See Details

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COMPLETE FAR				
BASEMENT	LOCATION	FAR	LOT COVERAGE	REMARKS
	1A	1,749	-	
MAIN FLR	SUBTOTAL	1,749		(N) BASEMENT
	A	880	880	(E) HOUSE
	B	916	916	(N) ADDITION
	C	114	114	(N) ADDITION
	D	546	546	(N) GARAGE
UPR FLR				
	SUBTOTAL	2,456		
	2A	880		(E) HOUSE
	2B	35		(N) SECOND FLOOR
	2C	751		(N) SECOND FLOOR
FAR TOTAL	2D	546		(N) SECOND FLOOR
	SUBTOTAL	2,212		
FAR TOTAL		6,417 SQ.FT.		MAX ALLOWABLE SQ. FT.
LOT COVERAGE TOTAL			2,456 SQ.FT.	

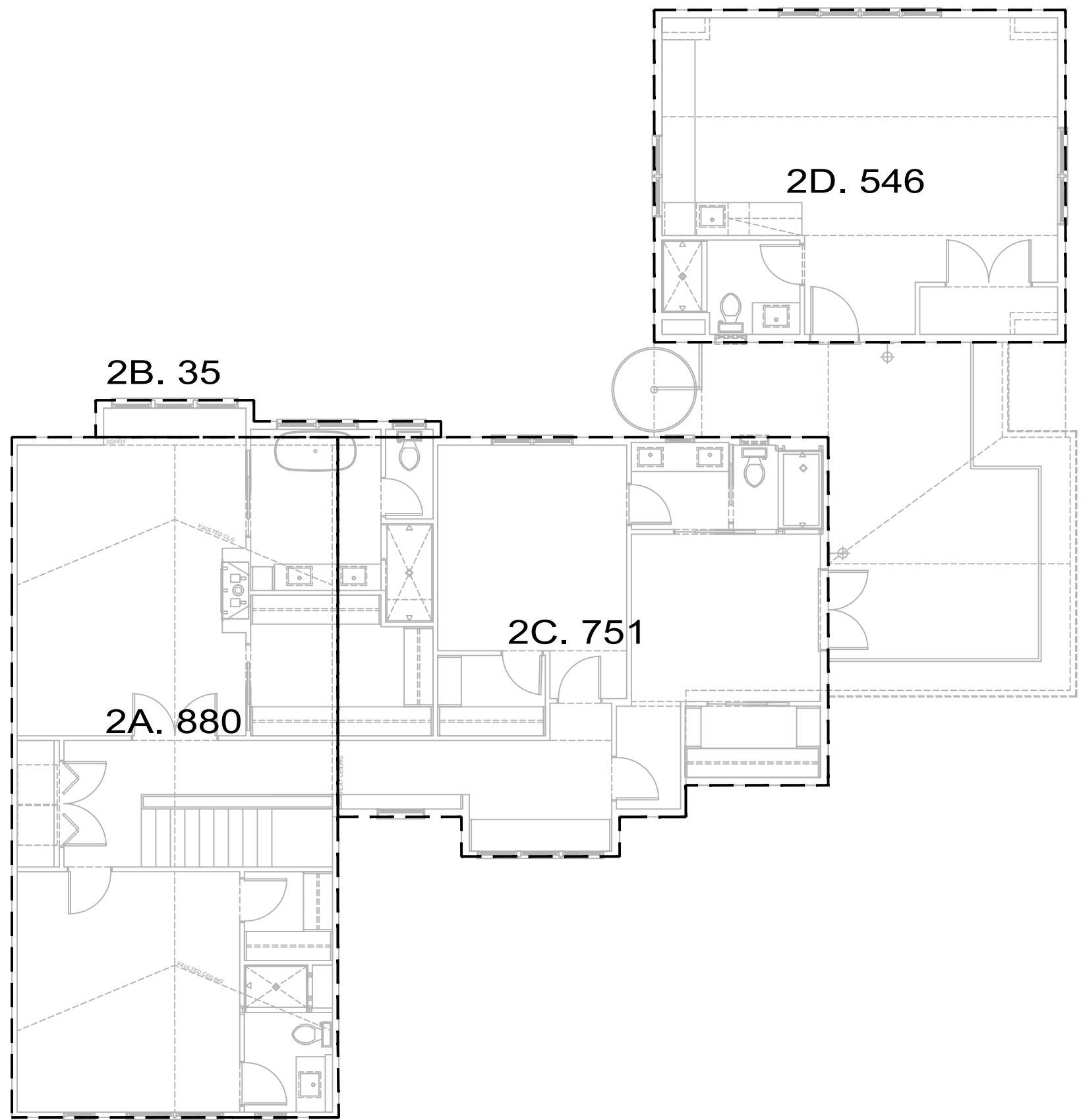
NOTES

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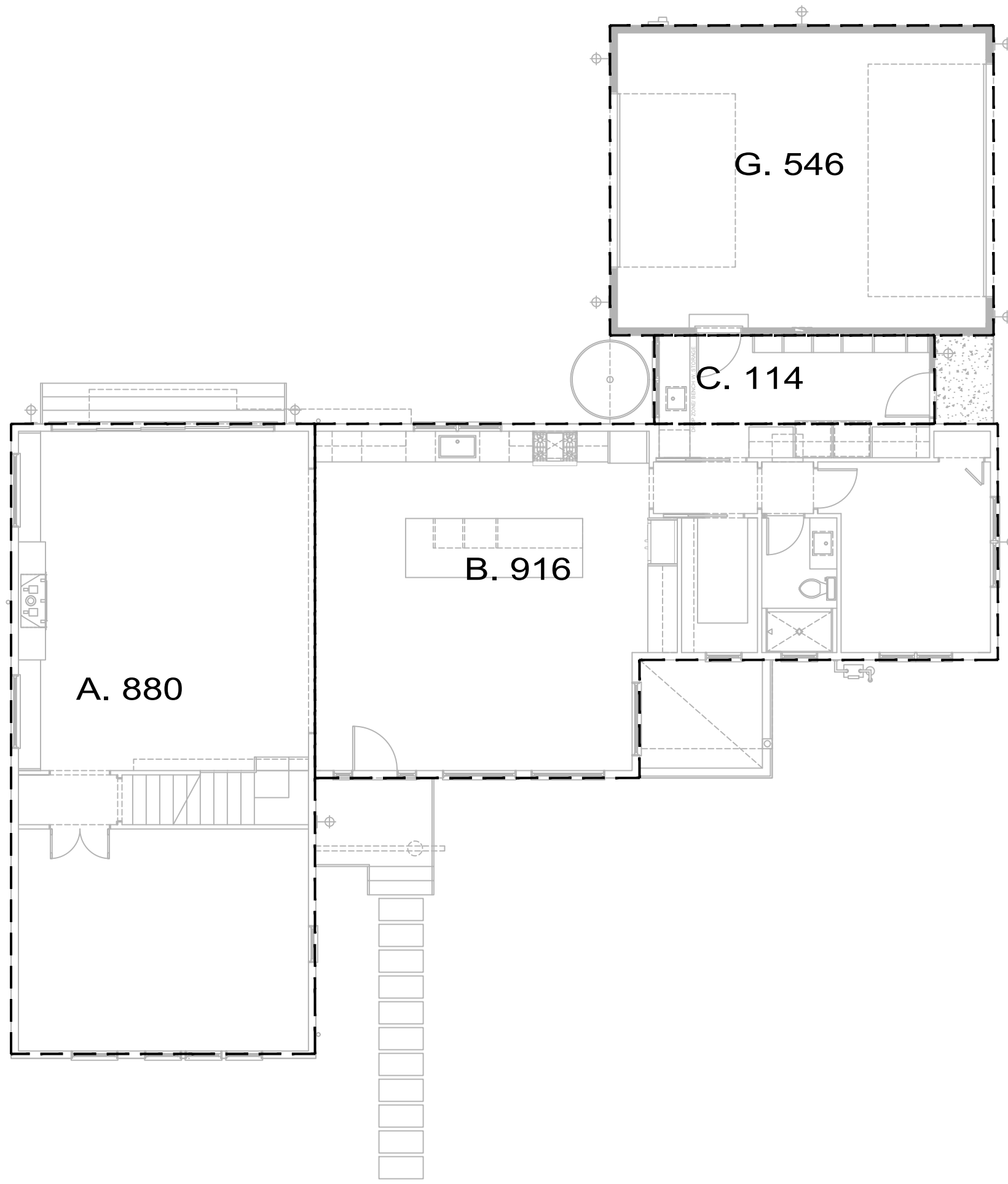
BASEMENT FAR

Scale: 1/8 = 1'-0"



2ND FLR FAR

Scale: 1/8 = 1'-0"



1ST FLR FAR

Scale: 1/8 = 1'-0"



Revisions	
Rev. :	Description :
001	
002	
003	
004	
005	
006	

Contractor :	
OWNER :	
PROJECT :	
8811 N. HURSTING RD.	
WAWATOSA WI, 53226	
Zoning: R-1-6	
LOT SIZE: 6,407 SQ. FT.	
4843 SILVER SPRINGS DRIVE	
Park City, UT 84098	
Ph: 415.819.0304	
E-mail: TIM@FORMONEDSIGN.COM	

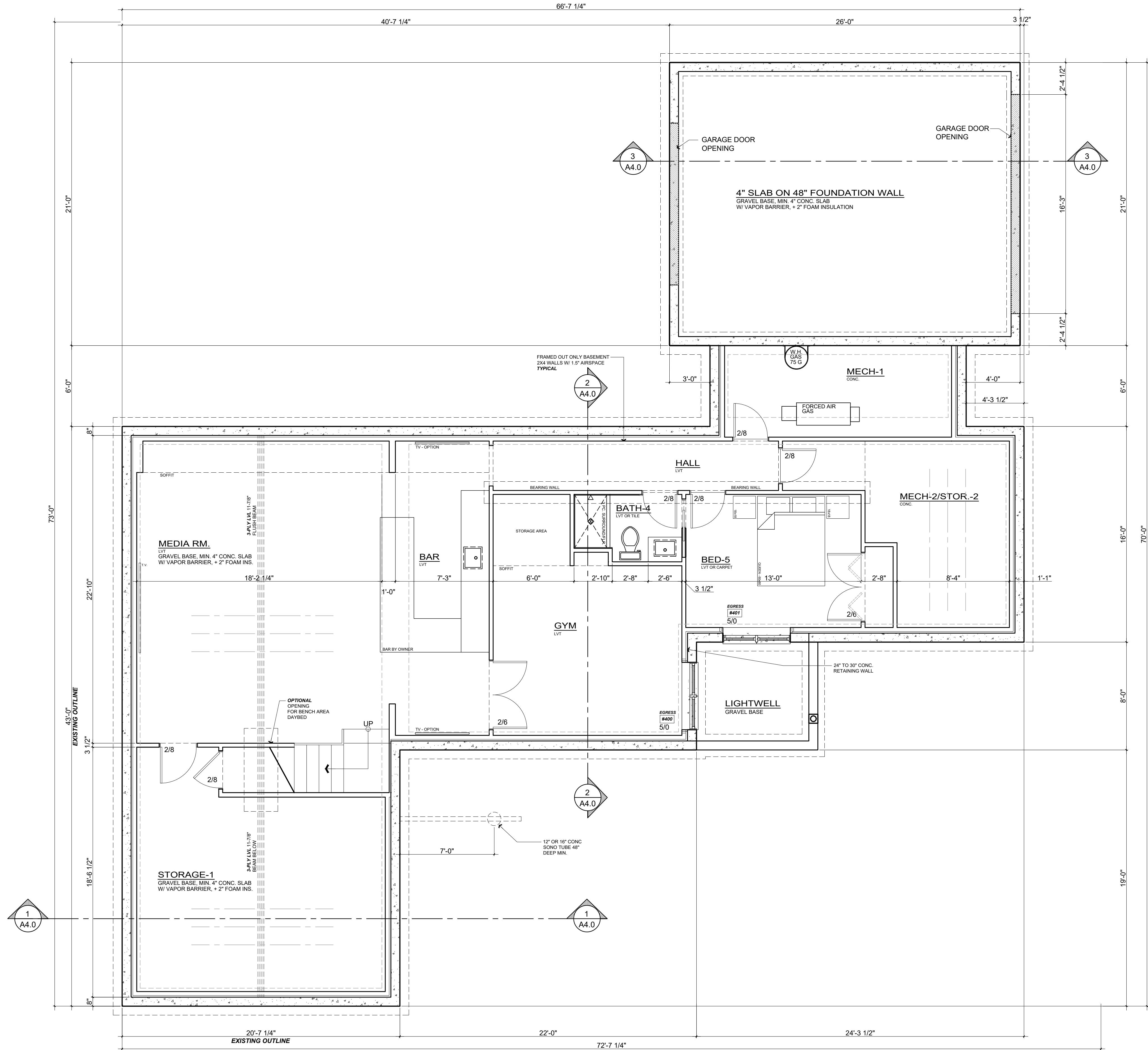


Title : Proposed ME Plan	
Project : HOPPE + JACOBS RESIDENCE	
1343 N. 72ND ST.	
WAWATOSA WI 53213	
Job No. : 24_44	Drawn : TIM RADUENZ
Date : 11-12-24	

FAR

Sheet
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EXISTING/ PROPOSED FOUNDATION PLAN

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

1
A4.0
F2.0

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

form + one
DESIGN ■ PLANNING

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

OWNER :
FRANK & MELISSA JACOB
8811 N. HURSTWOOD RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,407 SQ. FT.

PARCEL#: 370-0376-000

Contractor :

Revisions

Rev. : Description : Date :

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006

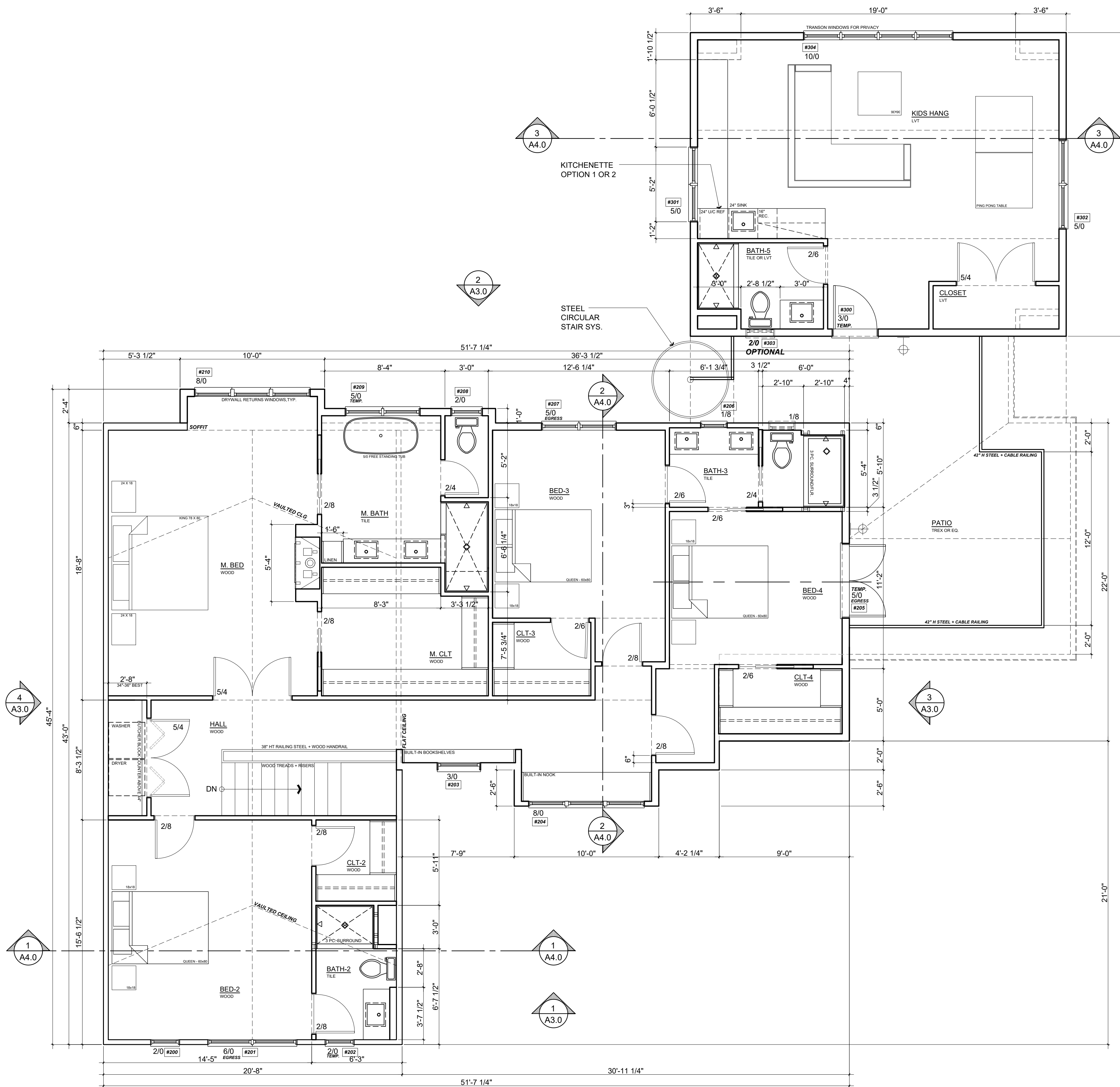
BUILDING SET
PLANNING SET

Sheet

Scale: See Details

16

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EXISTING/ PROPOSED SECOND FLOOR PLAN

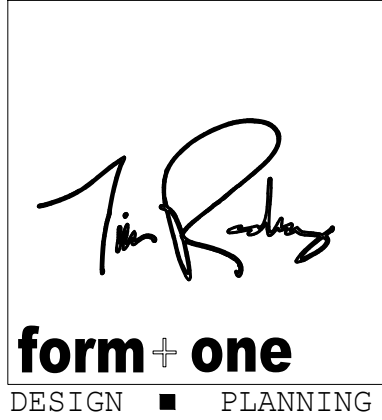
Scale: 1/4" = 1'-0"

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A2.1

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



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

OWNER :
FRANK & JACOB HOPPE + MELISSA JACOBS
8811 N. HURON RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,407 SQ. FT.

PARCEL#: 370-0376-000

Contractor :

BUILDING SET
PLANNING SET

Revisions

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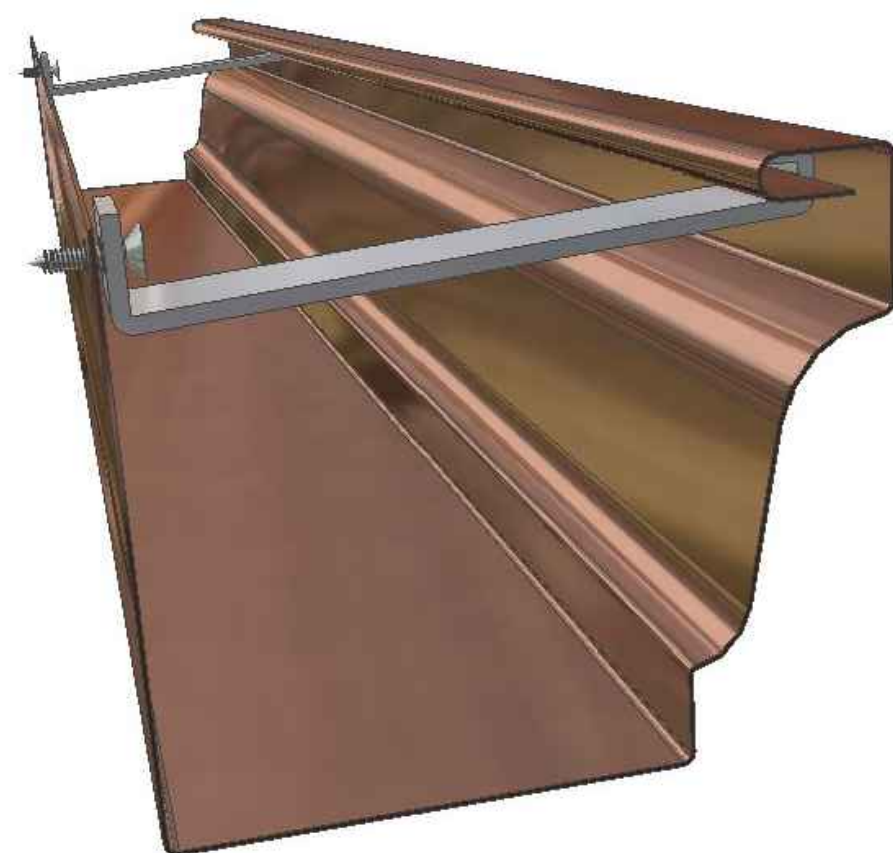
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OGEE GUTTER (OPTION) 2
OR APPROVED EQUAL Scale: N/A



GUTTER 3
 OR APPROVED EQUAL A2.2 Scale: N/A



EXISTING/ PROPOSED ROOF PLAN

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

1
A2.2

Revisions		
Rev. :	Description :	Date :
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4943 SILVER SPRINGS DRIVE
 Park City, UT 84098
 Ph: 415.819.0304
 E-mail: TIM@FORMONEDSIGN.COM



Title : Existing / Proposed Roof Plans	
Project	HOPPE + JACOBS RESIDENCE 1343 N. 72ND ST. WAUWATOSA WI 53213
303 NO. , 2 nd FL	DRAWN : TIM BAUGHN2 Date : 11-12-24

A2.2

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FRONT ELEVATION N 72ND STREET

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

1
A3.0



REAR ELEVATION

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

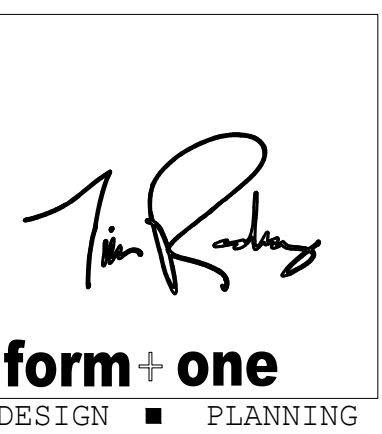
2
A3.0

Revisions	
Rev. :	Description : Date :
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003	
004	
005	
006	

Contractor :

Owner :
FRANCIS HOPPE & MELISSA JACOBS
8811 N. HUBBARD 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

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Scale: See Details

BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

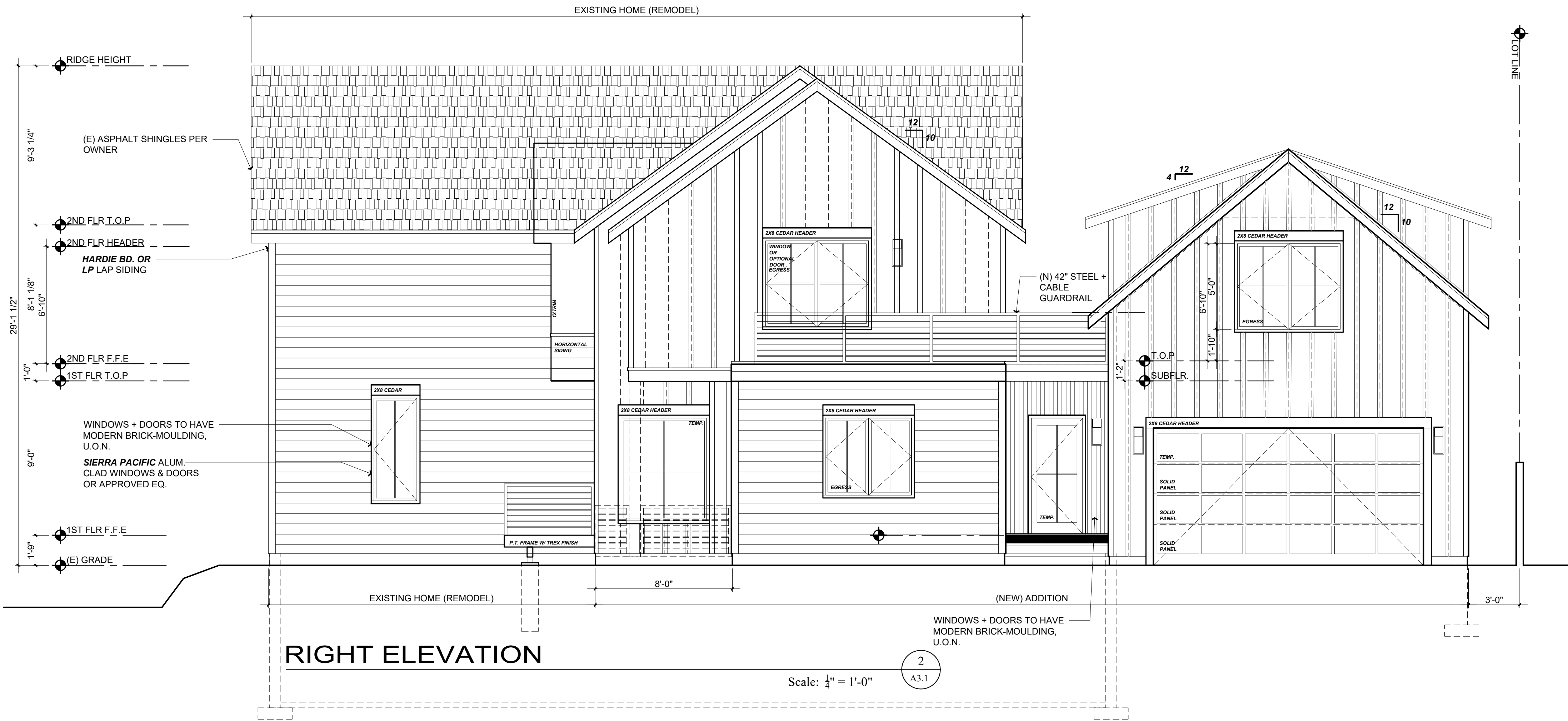
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LEFT ELEVATION

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

1
A3.1



RIGHT ELEVATION

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

2
A3.1

Title : Proposed Elevations

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

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

Owner :
FRANCIS HOPPE & MELISSA JACOBS
8811 N. RUMBAUGH RD.
WAUWATOSA WI, 53226
Zoning: R-1-6
LOT SIZE: 6,407 SQ. FT.

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form + one
DESIGN ■ PLANNING

Contractor :

Revisions

Rev. : Description : Date :

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BUILDING SET
PLANNING SET

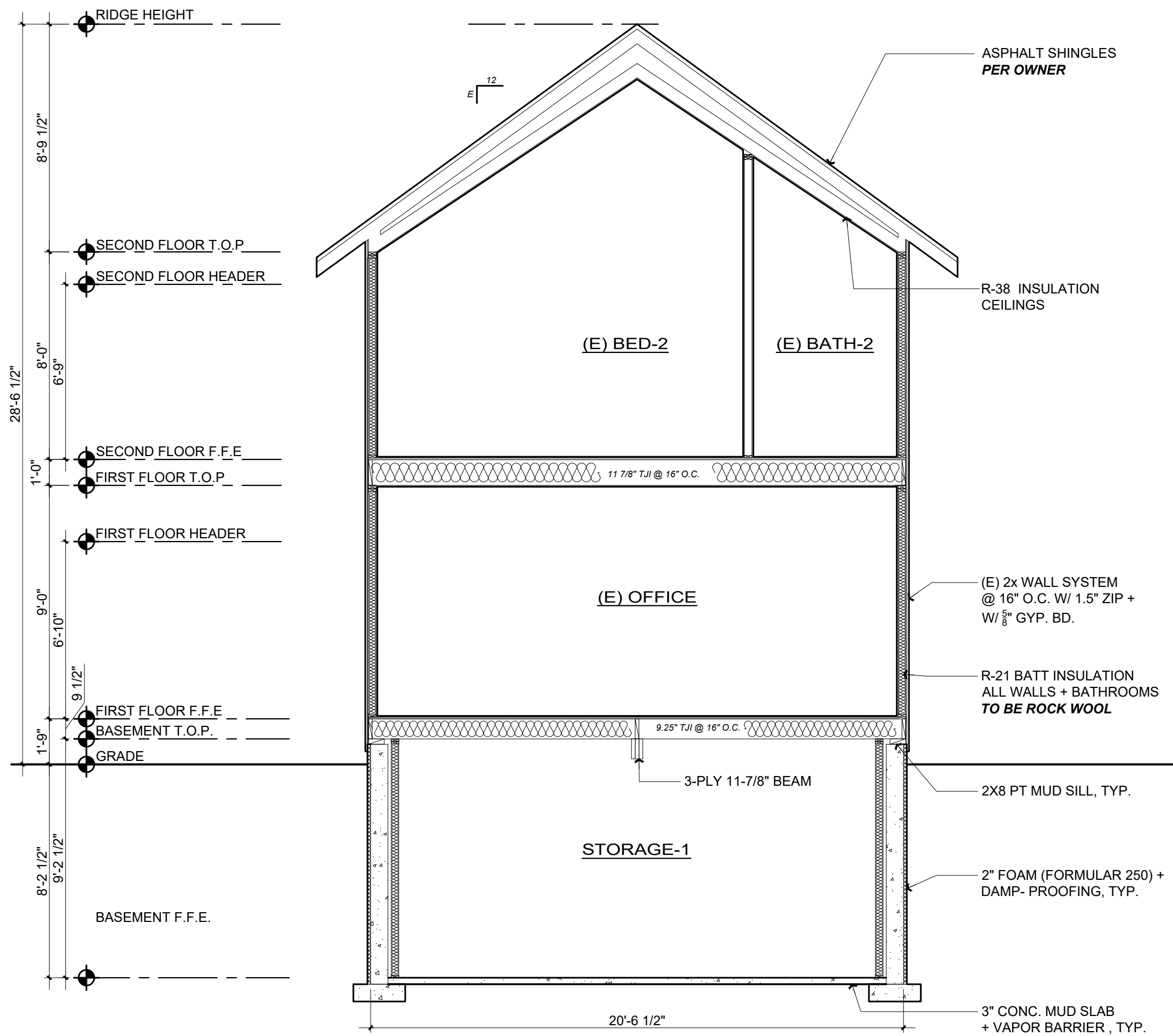
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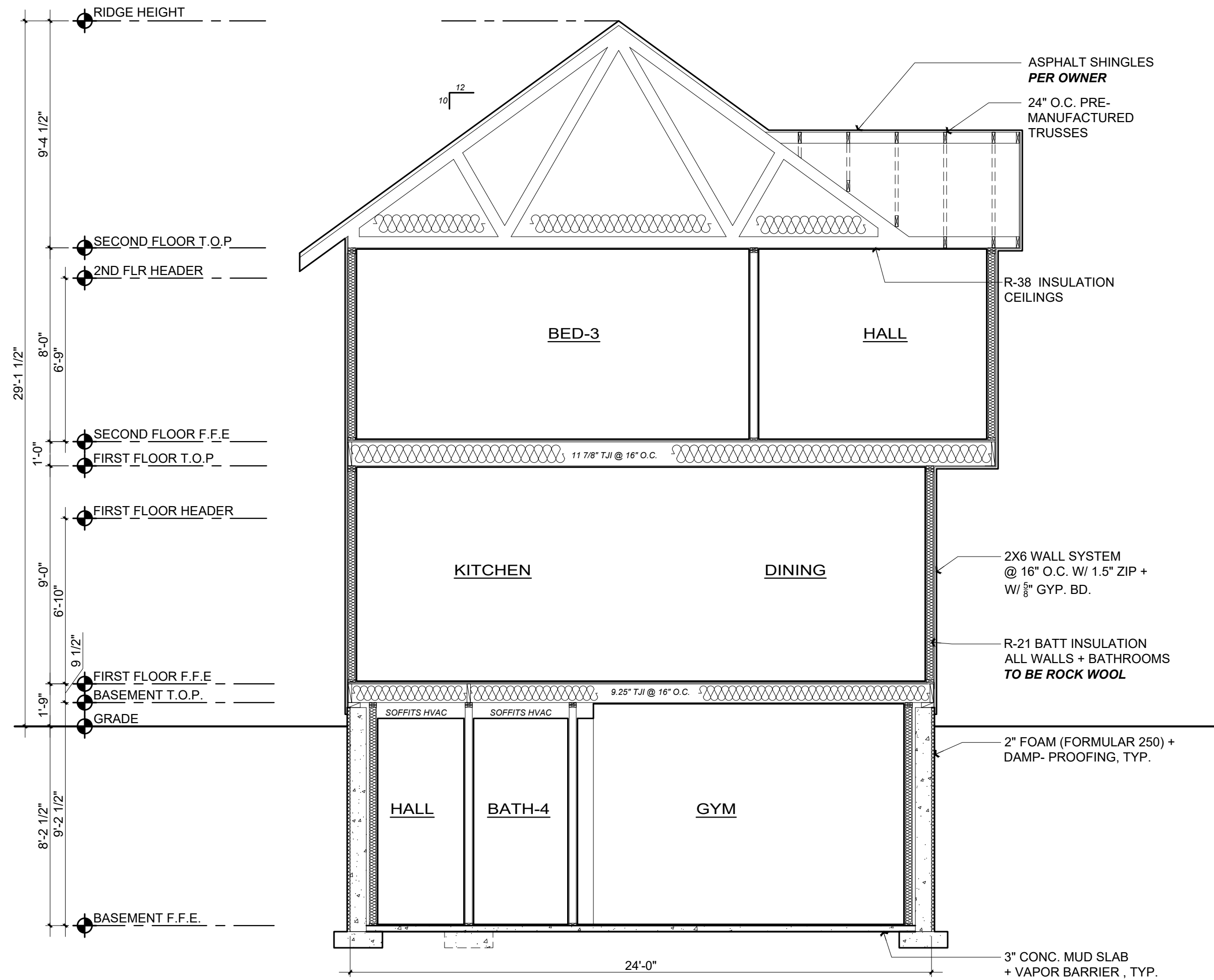
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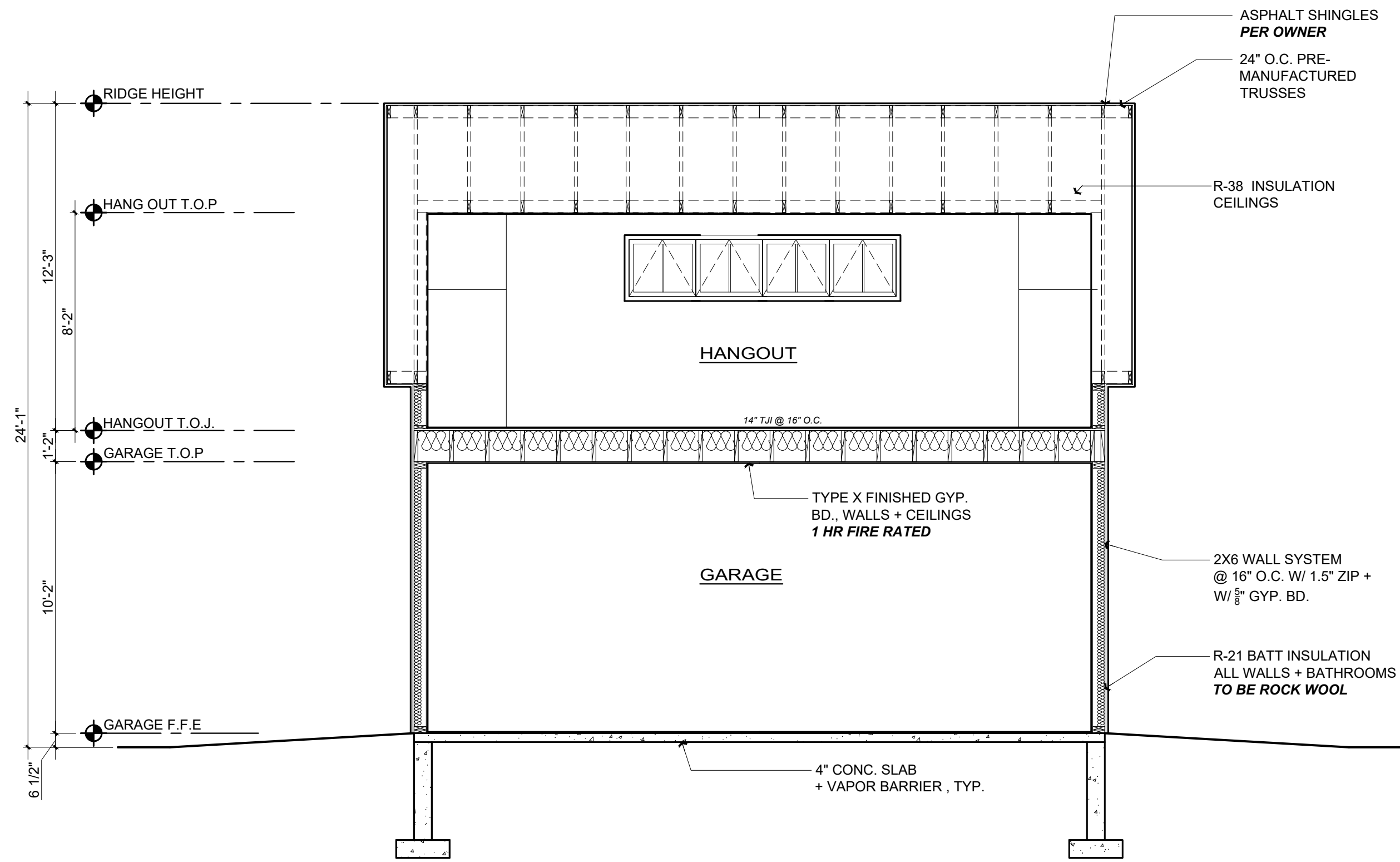
Building Section

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



Building Section

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



Building Section

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

Revisions	
Rev. #	Description
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002	
003	
004	
005	
006	

Contractor :

Owner :
FREDERICK HOPPE & MELISSA JACOBS
8811 N. HURON RD.
WAUKESHA WI, 53226

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

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

A4.0

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Scale: See Details

BUILDING SET
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PARCEL#: 370-0376-000

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ROOM FINISH SCHEDULE

	ROOM	FLOORING	PAINT				REMARKS	PAINT SPECS.
			WALLS	CEILING	MILLWORK	CROWN		
1ST FLR	ENTRY	WOOD	TBS	TBS	PAINT (TBS)	TBS		INTERIORS: MAIN ROOMS: AURA, NATURA (GREEN OPTION), REGAL SELECT, OR APPROVED EQ. CEILING: WATERBORNE CEILING PAINT, OR APPROVED EQ. BATHROOMS: AURA BATH AND SPA, OR APPROVED EQ. EXTERIORS: (HOUSE) - AURA, REGAL SELECT, OR APPROVED EQ. GREEN NOTES: 1. PAINTS AND COATINGS WILL COMPLY WITH VOC LIMITS 2. DOCUMENTATION PROVIDED THAT VERIFIES COMPLIANCE WITH VOC FINISH MATERIALS 3. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR WILL MEET THE TESTING AND PRODUCT REQUIREMENTS 4. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY 5. HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING WILL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS 6. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS 7. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL FOLLOW LOCAL AND REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT STANDARDS 8. NEW MANDATORY U-FACTOR (0.58) FOR FENESTRATION + SKYLIGHTS 9. REDUCED <i>U-FACTOR (0.30)</i> FOR HIGH PERFORMANCE WINDOWS PER ENERGY CODE
	DINING	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	KITCHEN	WOOD	TBS	TBS	PAINT (TBS)	TBS	(N) POT FILLER (OPTION)	
	FAMILY	WOOD	TBS	TBS	PAINT (TBS)	TBS	(N) FIREPLACE	
	OFFICE/DEN	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	PANTRY	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	MUD	TILE	TBS	TBS	PAINT (TBS)	TBS		
	BED-1	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	BATH-1	TILE	TBS	TBS	PAINT (TBS)	TBS		
	GARAGE	CONC	TBS	TBS	PAINT (TBS)	TBS	(N) EPOXY FLR (OPTION)	
2ND FLR	HALL	WOOD	TBS	TBS	PAINT (TBS)	TBS	(N) HOOK UPS FOR W/D W/ DRAIN	
	MASTER BED.	WOOD	TBS	TBS	PAINT (TBS)	TBS	VAULTED CEILING	
	MASTER CLT.	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	MASTER BATH	TILE	TBS	TBS	PAINT (TBS)	TBS		
	BED-2	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	BATH-2	TILE	TBS	TBS	PAINT (TBS)	TBS		
	CLT-2	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	BED-3	WOOD	TBS	TBS	PAINT (TBS)	TBS		
GARAGE	CLT-3	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	BATH-3 (JJ)	TILE	TBS	TBS	PAINT (TBS)	TBS		
	BED-4	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	CLT-4	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	KIDS HANG	WOOD/CARP.	TBS	TBS	PAINT (TBS)	TBS		
	CLT-5	WOOD	TBS	TBS	PAINT (TBS)	TBS		
	BATH-5	TILE	TBS	TBS	PAINT (TBS)	TBS		

ROOM FINISH SCHEDULE

Scale: NA

1
A9.0

	LOCATION	DOORS				MATERIALS				DETAILS				HDWR.		REMARKS	NOTES
		DOOR SIZE WxH	TYPE	SYM.		CORE	EXT. FIN.	INT.FIN.	GLASS	HEAD	JAMB	SILL	TRIM	TYPE	FIN.		
1ST FLR																	1. WOOD/CLAD SIERRA PACIFIC WINDOWS+ DOORS, WITH TRUE S.D.L 3/4" MUNTIN BARS W/ SPACER BAR BETWEEN THE WINDOW PANES + MUNTIN BARS ADHERED TO THE INTERIOR + EXTERIOR OF THE WINDOWS. 2. EGRESS PER CODE 3. DOOR BY SIMPSON OR EQUAL. VERIFY DESIGN WITH OWNER & DESIGNER 4. VERIFY OPENING SIZE W/ CONTRACTOR 5. NA 6. DOOR BY SIMPSON FIBERGLASS DOOR OR EQ. 7. OVERHEAD DOOR (SHOP DRAWING REQUIRED, VERIFY SIDE MOUNT MOTOR IN FIELD) HARDWARE FINISH SPECIFICATION: ENTRY DOOR HARDWARE: (BY OWNER) AND INSTALLED BY CONTRACTOR WINDOW HARDWARE: WHITE, TYP. (VERIFY W/ OWNER)

EXT. DOORS & WINDOWS SCHEDULE

Scale: NA

2
A9.0

APPLIANCE SCHEDULE

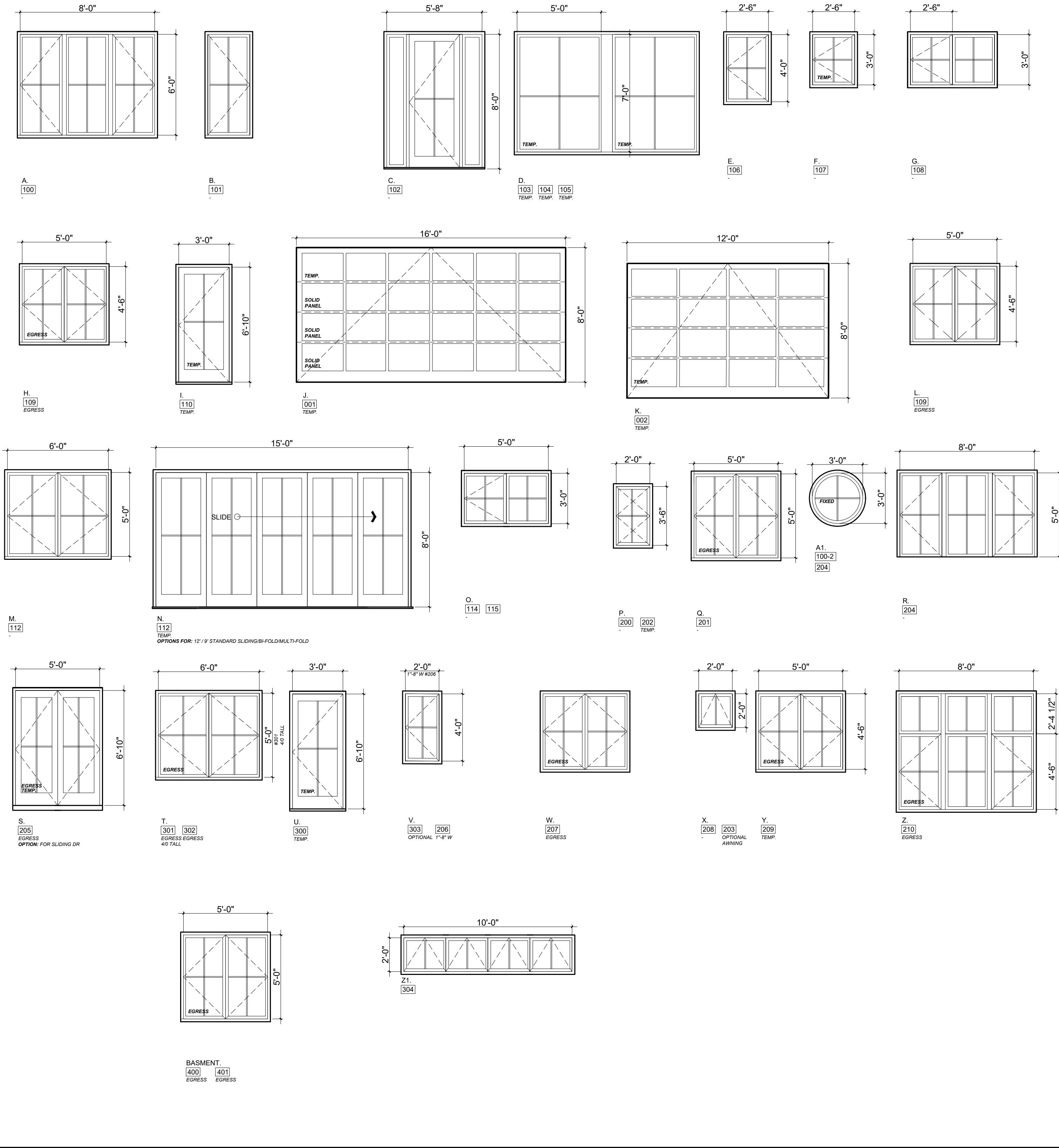
NOTE: ALLOWANCE AND INSTALLED BY ALLOWANCE, CONTRACTOR TO INCLUDE BLOCKING / ROUGH-IN AS NEEDED PER SPEC. SHEETS

	ROOM	APPLIANCE TYPE	MANUF.	FINISH	MODEL #	REMARKS
1ST FLOOR	KITCHEN	36" RANGE (GAS) VIF	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		36" VENT HOOD	T.B.D.	T.B.D.	T.B.D.	T.B.D., MIN. 100 CFM, VENT TO EXTERIOR PER CODE
		DISHWASHER (1 EA)	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		DISPOSAL	T.B.D.	T.B.D.	T.B.D.	T.B.D., W/ AIR SWITCH
		REFRIGERATOR 36"	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		DOUBLE OVENS	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		MIRCROWAVE / DRAWER @ ISLAND	T.B.D.	T.B.D.	T.B.D.	T.B.D.
	MUD	24" OR 30" BEV. REF.	T.B.D.	T.B.D.	T.B.D.	T.B.D.
		CLOTHES WASHER	T.B.D.	T.B.D.	T.B.D.	T.B.D., W/ DRAIN
		CLOTHES DRYER	T.B.D.	T.B.D.	T.B.D.	T.B.D., VENT TO EXTERIOR PER CODE
2ND FLR	LAUNDRY 2ND	CLOTHES WASHER	T.B.D.	T.B.D.	T.B.D.	T.B.D., W/ DRAIN
		CLOTHES DRYER	T.B.D.	T.B.D.	T.B.D.	T.B.D., VENT TO EXTERIOR PER CODE

APPLIANCE SCHEDULE

Scale: NA

5
A9.0



EXT. DOORS & WINDOWS ELEVATIONS

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

3
A9.0

APPLIANCE SCHEDULE

Title : Proposed Elevations

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

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

Contractor :

Revisions

Rev. : Description : Date :

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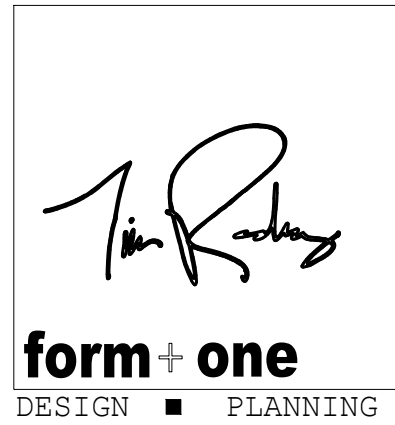
BUILDING SET
PLANNING SET

PARCEL#: 370-0376-000

OWNER :
FRANKFORD HOPPE & MELISSA JACOBS
8811 W. BURBANK RD.
WAUWATOSA WI. 53226

Scaling: R-1-4
LOT 3144, 6,407 SQ. FT.

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

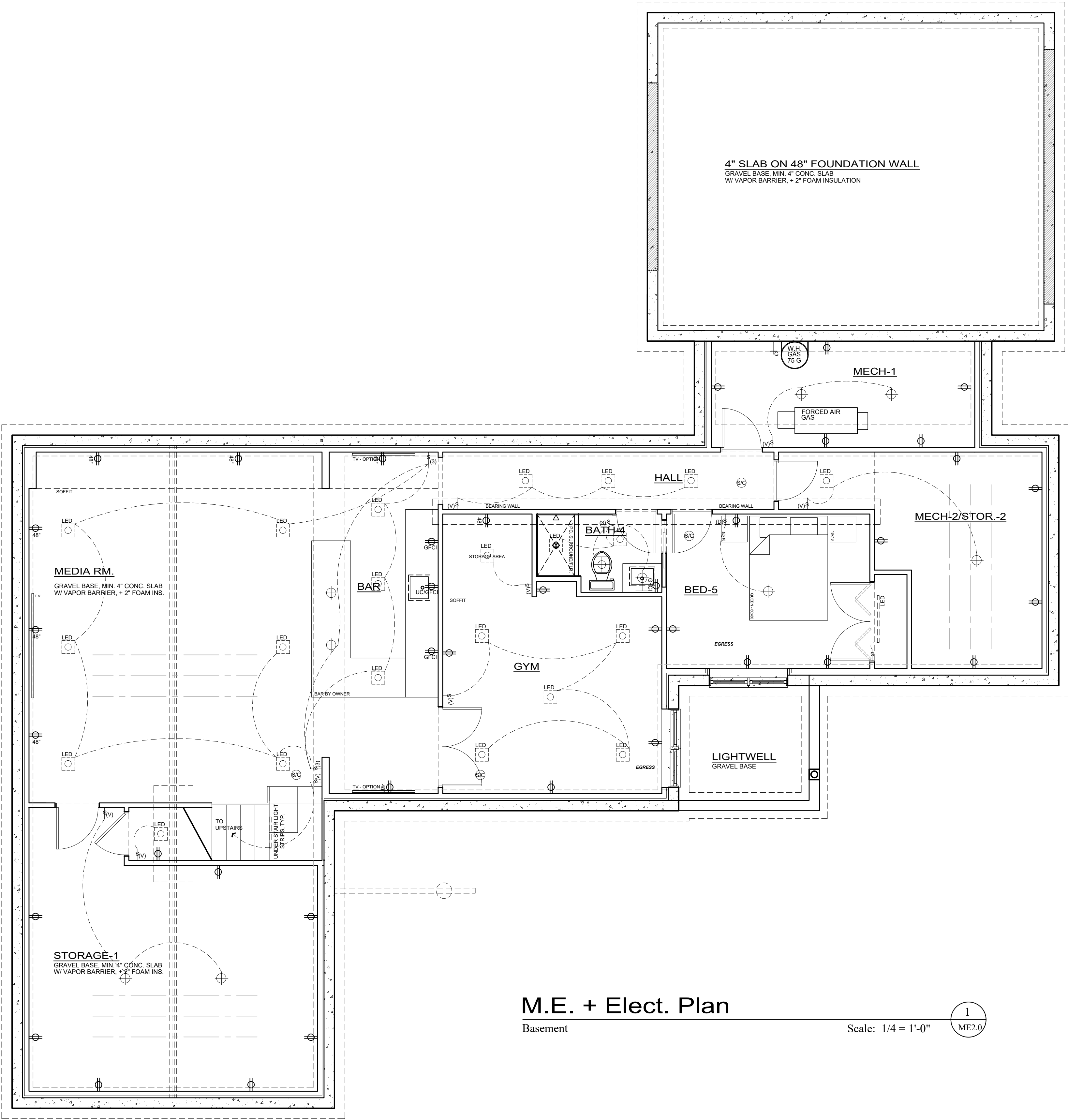


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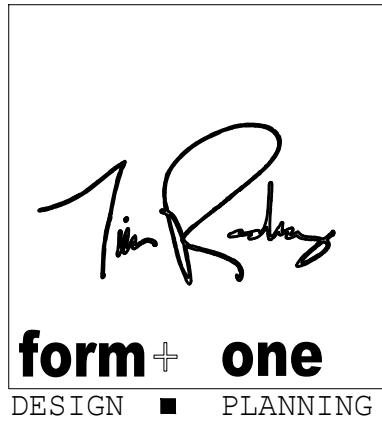
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Title : Proposed ME Plan
Project : HOPPE + JACOBS RESIDENCE
1343 N. 72ND ST.
WAUWATOSA WI 53213

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



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

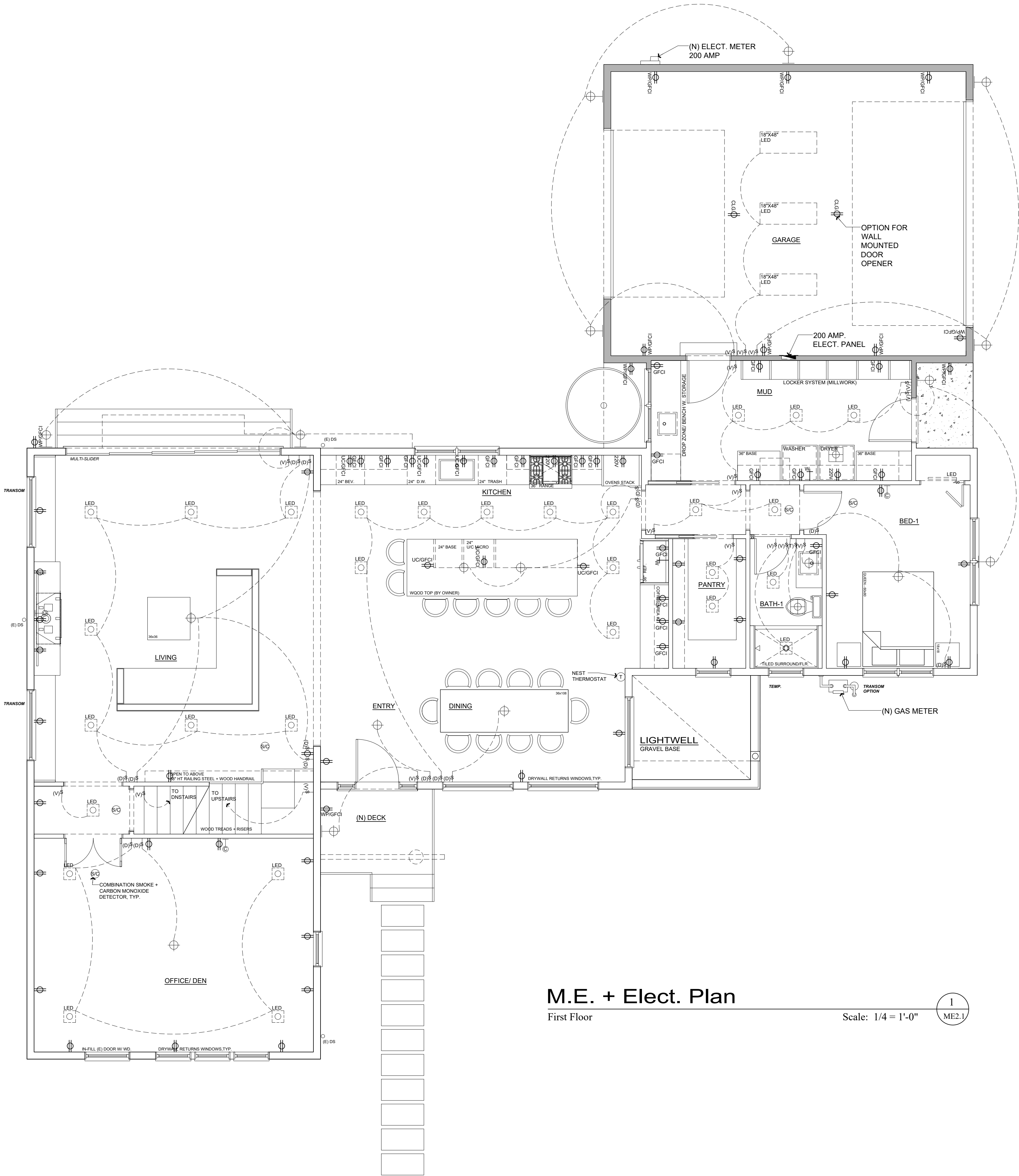
OWNER :
HOPPE + JACOBS + MELISSA JACOBS
8811 N. RIVERBEND RD.
WAUWATOSA WI 53226
ZONING: R-1-6
LOT SIZE: 6,207 SQ. FT.
Contractor :
PARCEL#: 370-0376-000

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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



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

OWNER :
FRANK & MELISSA JACOBS
8811 W. HURSTING RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,407 SQ. FT.

PARCEL#: 370-0376-000

Contractor :

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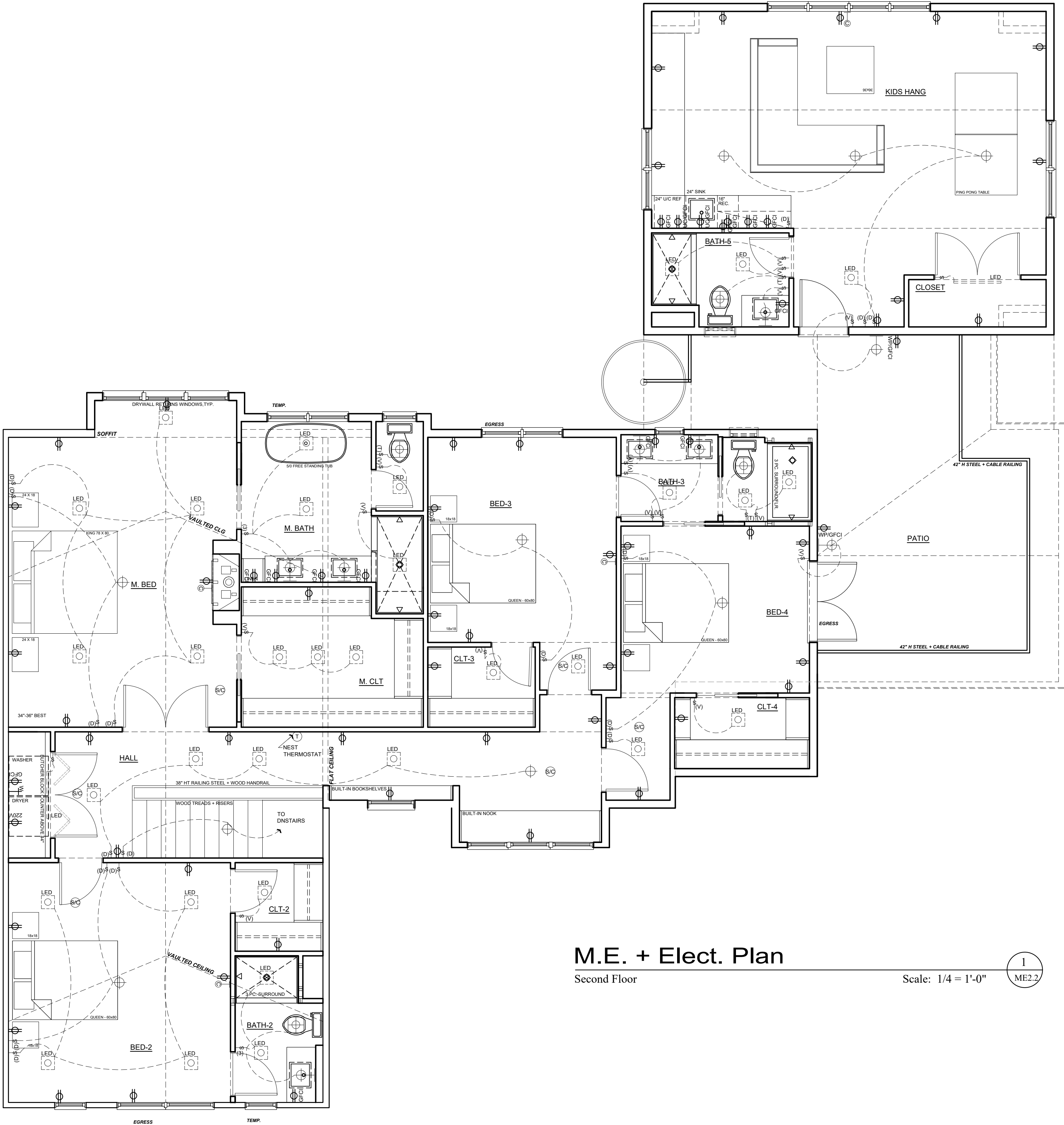
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M.E. + Elect. Plan
Second Floor
Scale: 1/4" = 1'-0"

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

form+one
DESIGN ■ PLANNING

Tim Raduenz

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

OWNER :
FORMONE DESIGN + ARCHITECTURE
8811 N. RIVERBEND RD.
WAUWATOSA WI 53226

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

PARCEL#: 370-0376-000

Contractor :

BUILDING SET
PLANNING SET

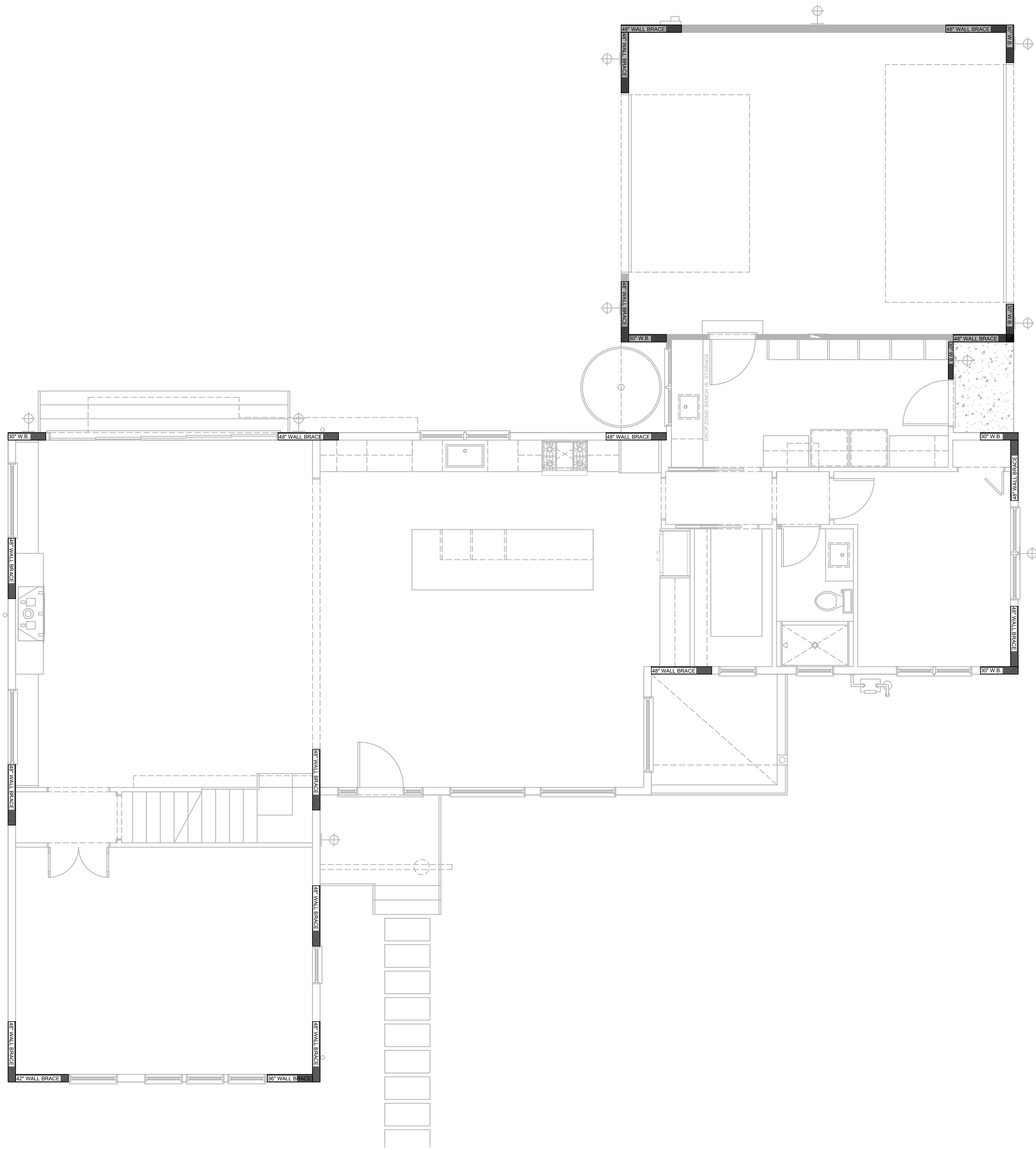
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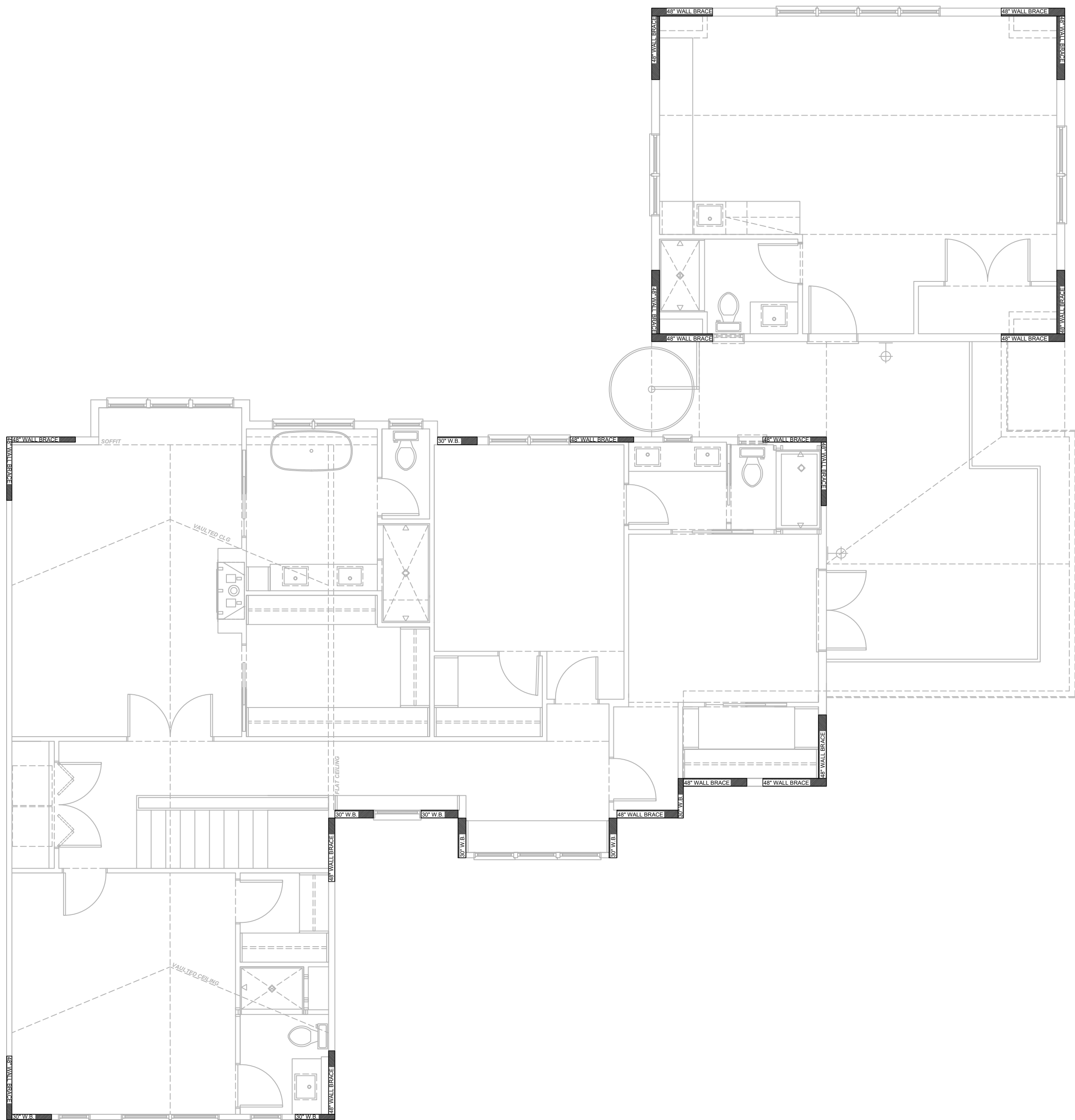


WALL BRACING PLAN

First Floor

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

1
WB1.0



WALL BRACING PLAN

Second Floor

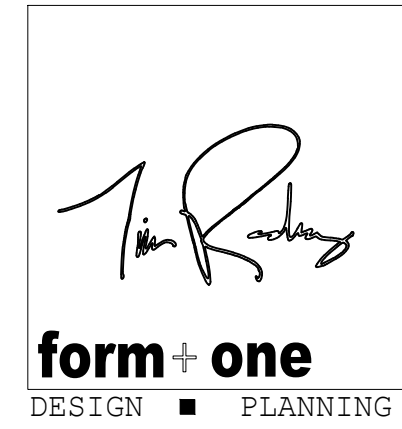
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WB1.0

Title : WALL BRACE PLAN

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

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



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

Owner :
FRANCIS HOPPE & MELISSA JACOBS
8811 W. BURNING RD.
WAUWATOSA WI, 53226

Zoning: R-1-6
LOT SIZE: 6,407 SQ. FT.

PARCEL#: 370-0376-000

Contractor :

BUILDING SET
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Rev. :	Description :	Date :
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Table 321.25-G BRACING METHODS ^{a,†}					
Material	Minimum Brace Material Thickness or Size	Maximum Nominal Wall Height ^b	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods					
LIB ^c Let-in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16" o.c. stud spacing ^b	2-8d common nails or 3-8d box nails (2 3/8" long x 0.113" diameter)	Per stud and top and bottom plates ^d
DWB Diagonal wood boards	3/4" (1" nominal) for maximum 24" o.c. stud spacing	10'	48"	2-8d box nails (2 3/8" long x 0.113" diameter) or 2-1 3/4" long 16-gage staples	Per stud and top and bottom plates ^d
WSP Wood structural panel	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10'	48"	6d common nail or 8d box nail (2 3/8" long x 0.113" diameter) or 7/16" or 1/2" crown 16-gage staples, 1 1/4" long	6" edges, 12" field (nails) 3" edges, 6" field (staples)
SFB Structural fiber-board sheathing	1/2" for maximum 16" o.c. stud spacing	10'	48"	1 1/2" long x 0.120" diameter galvanized roofing nails or 1" crown 16-gage staples, 1 1/4" long	3" edges, 6" field
GB Gypsum board (installed on both sides of wall)	1/2" for maximum 24" o.c. stud spacing	10'	96"	5d cooler nails, or #6 screws	7" edges, 7" field (including top and bottom plates)
Continuous Sheathed Bracing Methods					
CS-WSP ^d Continuous sheathed WSP	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25-H	Same as WSP	Same as WSP
CS-SFB ^d Continuous sheathed SFB	1/2" for maximum 16" o.c. stud spacing			Same as SFB	Same as SFB
Narrow Panel Bracing					
PF Portal frame	7/16"	12'	Refer to Figure 321.25-A	Refer to Figure 321.25-A	Refer to Figure 321.25-A

^aThe interior side of all exterior walls shall be sheathed with minimum 1/2-inch gypsum wallboard unless otherwise permitted to be excluded by this subsection. All edges of panel-type wall bracing, except horizontal joints in GB bracing, shall be attached to framing or blocking.

^bThe actual measured wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the listed nominal values by not more than 49 inches. Tabulated bracing amounts in s. SPS 321.25 (9) (c) are based on a 10-foot nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with footnotes to Table 321.25-I or Table 321.25-J.

^cLIB is not permitted for walls supporting a roof and two floors. Two LIB braces installed at a 60° angle from horizontal shall be permitted to be substituted for each 45° angle LIB brace.

^dBracing with CS-WSP and CS-SFB shall have sheathing installed on all sheathable surfaces above, below, and between wall openings.

^eShall be attached to the top and bottom plates and any intermediate studs, in one continuous length.

^fEach braced panel may contain no more than one hole, having a maximum dimension of no more than ten percent of the least dimension of the panel, and confined to the middle three-fourths of the panel.

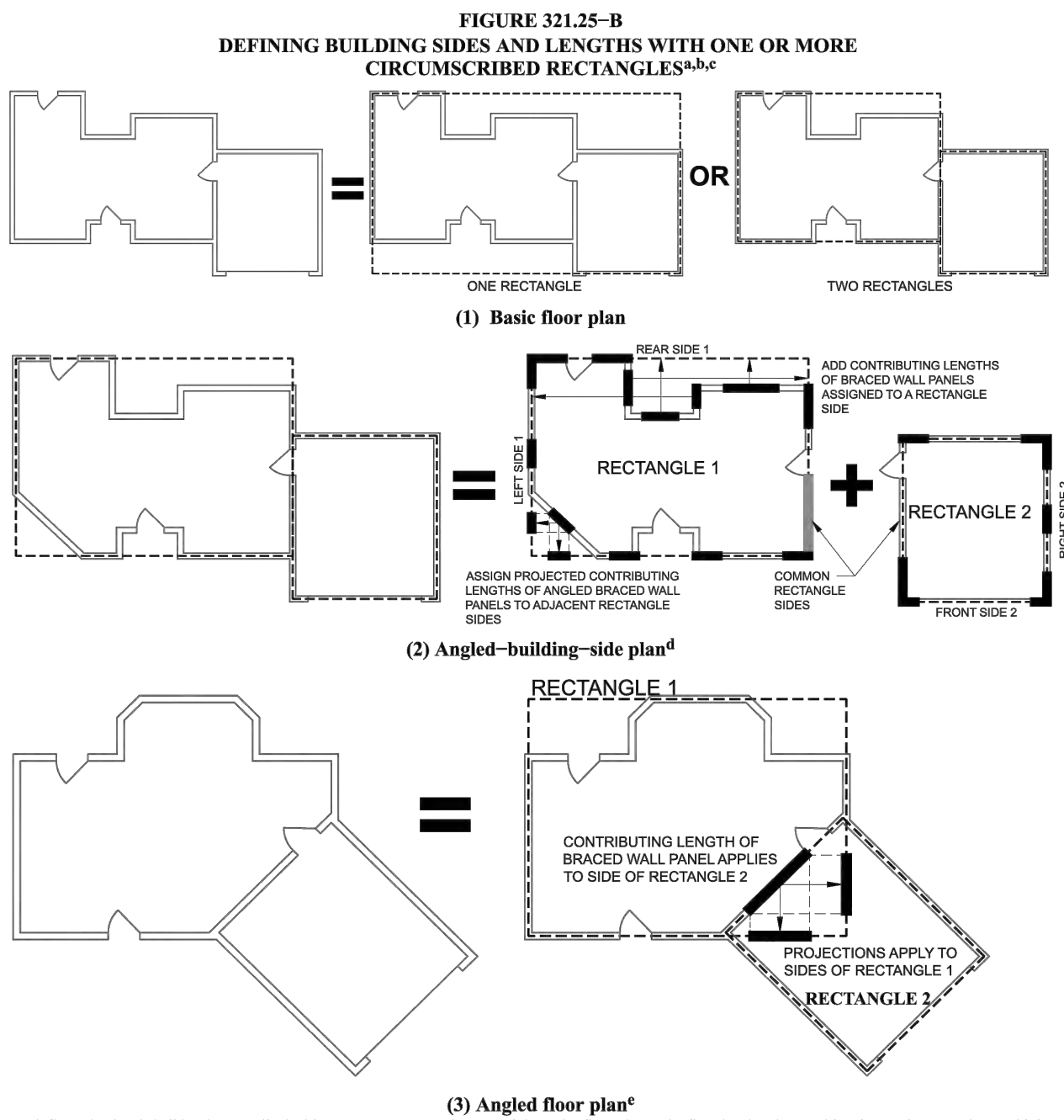
Table 321.25-H ^{a, b} MINIMUM WIDTHS OF CS-WSP AND CS-SFB BRACED WALL PANELS				
Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Width of Full-Height Braced Wall Panel (inches)			
	8" Tall Wall	9" Tall Wall	10" Tall Wall	12" Tall Wall
5'-6"	31	31	31	36
6'-8"	31	31	31	36
8'	31	31	31	36
9'	31	31	31	36
10'	31	31	31	36
12'	31	31	31	36

^aSheathing shall extend from the top of the top plate to the bottom of the bottom plate and may be multiple sheets. All joints shall be blocked.

^bInterpolation is permitted.

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^aEach floor plan level shall be circumscribed with one or more rectangles around the entire floor plan at the floor level under consideration as shown. When multiple rectangles are used, each side shall be braced as though it were a separate building and the bracing amount added together along the common wall where adjacent rectangles overlap or abut.

^bRectangles shall surround all enclosed plan offsets and projections. Chimneys, partial height projections, and open structures, such as carports and decks, shall be excluded from the rectangle.

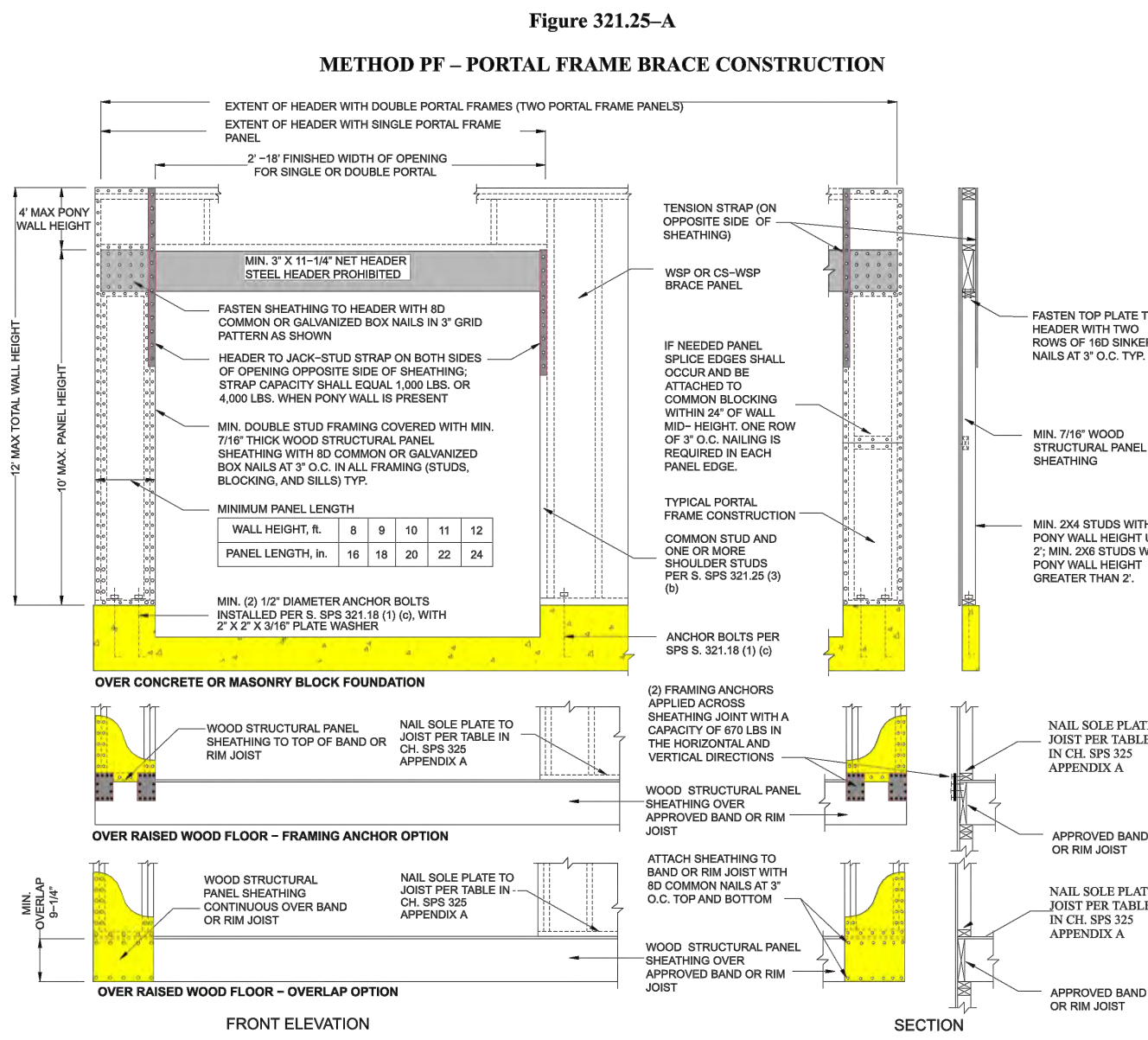
^cEach rectangle shall have a maximum rectangle length-to-width ratio of 3:1.

^dProjected contributing lengths of angled braced wall panels shall be assigned to the closest rectangle sides, as shown for the angled corner in the angled-building-side plan shown above.

^eBraced wall panels located on a common wall where angled rectangles intersect, as shown in Figure 321.25-B(3), shall have their contributing length applied towards the required length of bracing for the parallel rectangle side and its projected contributing length towards the adjacent angled rectangle side. Where the common side of rectangle 2 as shown in Figure 321.25-B(3) has no physical wall, the portion shall be designed in accordance with s. SPS 321.25 (9) (b).

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^aSteel headers are permitted if designed by structural analysis.

^bAs shown in the above cross-section, 1/2-inch gypsum wallboard is not required on the interior side of the wall.

(c) Bracing amount. Bracing methods and materials complying with Table 321.25-G shall be applied to walls in accordance with all of the following requirements:

- For the purpose of determining bracing amounts, the outer-most extents of the building plan at each floor level shall be circumscribed with a rectangle to define the overall length of each building side as shown in Figure 321.25-B.
- In no case may the amount of bracing be less than two braced wall panels on walls parallel to each rectangle side for each floor level of the building.
- Where used, the number of intermittent brace panels applied to walls parallel to each rectangle side shall comply with Table 321.25-I.
- Where used, the total length of continuous sheathed brace panels applied to walls parallel to each building side shall comply with Table 321.25-J.
- The location of brace panels applied to walls parallel to each building side shall comply with Figure 321.25-C.

^dFor a gable and wall, if the brace-panel height does not exceed 12 feet at the highest portion and if the 12'-foot and 21'-foot spacing requirements in Figure 321.25-C are met, the wall is adequately braced. Where a brace panel exceeds 12 feet in height, it shall have a height-to-width ratio of not more than 2.5:1, and comply with Figure 321.25-C.

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TABLE 321.25-I REQUIRED NUMBER OF INTERMITTENT BRACED WALL PANELS ON WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL ^{a,b,c,d,e,f,g,h,i,j}				
Wall Supporting:		Required Number of Brace Panels on a Building Side, Length of Perpendicular Side (feet) ^k		
		≤25	≤50	≥75
Roof and ceiling only		1 ^l	2	3
One floor, roof and ceiling		2	4	6
Two floors, roof and ceiling		3	6	9

^aInterpolation is permitted. Extrapolation to buildings larger than addressed in this table is prohibited.

^bThis table applies to wind exposure category B. For wind exposure category C or D, multiply the number of braced wall panels required by 1.3 or 1.6, respectively.

Wind exposure category B is comprised of urban and suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions having the size of single-family dwellings or larger. Exposure B shall be assumed unless the site meets the definition of another type exposure.

Wind exposure category C is comprised of flat, open country and grasslands with scattered obstructions, including surface undulations or other irregularities, having heights generally less than 30 feet extending more than 1,500 feet from the building site in any quadrant. This exposure also applies to any building located within Exposure B type terrain where the building is directly adjacent to open areas of Exposure C type terrain in any quadrant for a distance of more than 600 feet.

Wind exposure category D is comprised of flat, unobstructed areas exposed to wind flowing over open water for a distance of at least 1 mile. This exposure applies only to those buildings and other structures exposed to the wind coming from over the water. Exposure D extends inland from the shoreline a distance of 1,500 feet or 10 times the height of the building or structure, whichever is greater.

^cTabulated values are based on a nominal wall height of 10 feet. For nominal wall heights other than 10 feet and not more than 12 feet, multiply the required number of brace panels by the following factors: 0.9 for 8 feet, 0.95 for 9 feet, 1.15 for 11 feet, or 1.3 for 12 feet.

^dTabulated values are based on a roof with a top-of-wall-to-ridge height of 10 feet. For top-of-wall-to-ridge heights other than 10 feet, multiply the required number of brace panels by the following factors for each floor level support condition:

Roof only - 0.7 for 5 feet, 1.1 for 15 feet, or 1.6 for 20 feet

Roof + 1 Floor - 0.85 for 5 feet, 1.15 for 15 feet, or 1.3 for 20 feet

Roof + 2 Floors - 0.9 for 5 feet or 1.1 for 15 feet

^eWhere minimum 1/2-inch gypsum wallboard is not included on the interior side of the wall, multiply the number of braced wall panels by 1.7 for LIB bracing or 1.4 for all other bracing methods, except this increase is not required for the portal frame method.

^fAdjustments in footnotes b to e to apply cumulatively. Fractions of panels shall be rounded to the nearest one-half braced wall panel.

^gPerpendicular sides to the front and rear sides are the left and right sides. Perpendicular sides to the left and right sides are the front and rear sides. See Figure 321.25-B.

^hThe following braced wall panel conditions shall be permitted to be counted as one-half a braced wall panel toward meeting the required number of panels: (1) one 60 degree LIB; (2) one 48" GB or one 96" GB with gypsum wallboard on one side; (3) one 36" WSP or SFB braced wall panel for wall heights not more than 9 feet; (4) a 48" WSP or SFB braced wall panel where there is no more than one unbraced horizontal joint; or (5) one PF brace panel complying with Figure 321.25-A.

ⁱThis value of less than 2 serves only as the beginning value for calculation purposes. The resulting value shall be 2 or greater, to be consistent with subd. 2.

^jAny floor, habitable or otherwise, that is contained wholly within the roof rafters or roof trusses is exempt from being considered a floor for purposes of determining wall bracing if the top-of-wall-to-ridge height does not exceed 20 feet and if no opening in the roof exceeds 48 inches in height.

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Revisions

Rev.	Description	Date
001		
002		
003		
004		
005		
006		

Contractor :

Owner :

Owner : HOPPE + JACOBS RESIDENCE
8811 BURIEDEN RD.
WAUWATOSA, WI 53226

Zoneing: R-1-6
LOT 5122: 6,107 SQ. FT.

Parcel #: 370-0376-000

Title : Wall Bracing Codes

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

Job No. : 24_44

Drawn : TIM RADZEWI

Date : 11-12-24

form+ one
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