



Wauwatosa, WI

Board of Zoning Appeals

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, August 28, 2025

6:00 PM

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

Regular Meeting

CALL TO ORDER

Meeting called the meeting to order at 6:23 PM

ROLL CALL

Present 5

- Member, Chair David Kern
- Member James Bittner
- Member Richard Brunner
- Member Michael Mazmanian
- Member Patricia Stone

NEW BUSINESS

1. Request by Thomas Mainville, Story Hill Renovations, for a front setback variance at 3359 N. Menomonee River Parkway to construct an entry portico [25-1278](#)

The Board of Zoning Appeals meeting reviewed two variance applications. The first case involved Tommy Mainville of Story Hill requesting a front yard setback variance for a portico addition at 3359 North Menomonee River Parkway. The required setback was 35 feet, but the applicant proposed 31 feet, 4 inches. Art from city staff noted that the city is considering less restrictive front porch setback requirements in an upcoming zoning ordinance update. The board heard supportive comments from neighbors and unanimously approved this variance.

The Mainville portico project required a variance because the proposed front yard setback of 31 '4" was less than the required 35' setback.

Art provided an update that the city is considering less restrictive front porch setback requirements in an upcoming zoning ordinance update, which would make projects like the Mainville portico permissible by right.

The board approved the variance after determining all four criteria were met, noting that similar porticos exist on neighboring properties and that the city is considering less restrictive front porch setback requirements in an upcoming zoning ordinance update.

The board unanimously approved the Mainville variance request for a front yard setback of 31 '4" instead of the required 35' for a portico addition, finding that all four variance criteria were met.

2. Request by Keith Stachowiak, KSK Architects, LLC., for variances to maximum height and required materials for an accessory dwelling unit at 1422 N. 69th Street [25-1279](#)

The second case involved Keith Stokowiak of KSK Architects requesting variances for an Accessory

Dwelling Unit (ADU) at 1422 North 69th Street. Two variances were requested: one for building height (proposing 19'9" when the main dwelling is 17'1") and another for architectural design standards (proposing composite clapboard siding instead of matching the main dwelling's masonry block). The board heard opposition from multiple neighbors concerned about impacts on sunlight, views, and neighborhood character. After discussion, the board unanimously denied both variance requests.

The Frederick/Stokowiak ADU proposal exceeded the height of the main dwelling (19'9" vs 17'1"). The Frederick/Stokowiak ADU proposal used different exterior materials (composite clapboard siding) than the main dwelling (masonry block).

Neighbors expressed concerns about the ADU blocking sunlight and changing the character of the neighborhood.

There was confusion about whether all opposition letters had been properly received and included in the board's materials.

Art clarified that public comments were submitted on the portal and included as attachments to the agenda item, confirming that the board had received the opposition comments.

Art mentioned that the city is also considering changing architectural compatibility requirements for ADUs from "match the materials" to "be architecturally compatible" in the upcoming zoning ordinance update.

Art noted that the city is considering adding an owner-occupancy requirement for ADUs in the zoning ordinance update, similar to what Milwaukee has implemented.

The board considered these concerns in their decision to deny both variance requests for the ADU project.

Art indicated that the zoning ordinance updates are tentatively scheduled for November 18th but might be pushed to December as some issues still need to be worked out.

The board denied the height variance, finding that the applicant did not sufficiently demonstrate that all four variance criteria were met, particularly regarding exceptional circumstances and lack of detriment to adjacent properties.

The board unanimously denied the Frederick/Stokowiak variance request for an ADU height of 19'9" when the main dwelling is 17'1", finding that the applicant did not sufficiently demonstrate that all four variance criteria were met.

The board unanimously denied the Frederick/Stokowiak variance request for using composite clapboard siding instead of matching the main dwelling's masonry block, finding that while the current requirements may be strict, they must follow the existing code.

ADJOURNMENT

Meeting adjourned at 7:30 PM