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City of Wauwatosa

Planning Division

7725 W. North Ave.

Wauwatosa, WI 53213

Zoning Variance Application for Proposed Accessory Dwelling Unit (ADU)

Overview:

This project involves the development of a detached ADU at **1422 N. 69th Street**. The ADU will be built in place of the current garage structure located behind the existing home on the property. The ADU will enhance the residential property with additional living space while maintaining the integrity and character of the existing home and the surrounding neighborhood. Additionally, this project will benefit the broader community by addressing the city's housing deficiency, adding a much-needed unit to the local housing stock.

Existing Conditions:

The current property contains a single-family home with an existing garage located at the rear of the lot. The home has a gross square footage (GSF) of 965 square feet. The lot size is 0.1700 acres (7,400 square feet).

Proposed Structure:

The new ADU will consist of a 1-bedroom, 1-bathroom living space located above a 2-car garage. The total footprint of the accessory structure (including the garage) will be 874 square feet, which represents 11.8% of the total lot area. The ADU itself will encompass 745 square feet of livable space, not including the garage area.

Proposed Variance:

We are submitting this variance application on two counts:

- A) Requesting to exceed the height restriction set by the existing one-story primary residence – note: the planned ADU still below the max ADU height of 20'-0" set by the ordinance.
- B) Requesting to use exterior cladding materials (composite clapboard siding) which are not on the current primary residence.

The proposed variances meet the (4) stated criteria as described below:

1. Exceptional Circumstances / Existing Conditions

The existing home at 1422 N. 69th Street is the only single-story home on the entire block of 69th St, and also the only home with full masonry on this block. These unique conditions make the development of an ADU a hardship to meet the Ordinances explicitly in both height and materials.

2. Variance Necessary for the Development of the ADU

- A) The requested variance for height is necessary based on the current restrictions on lot coverage – in order to be under the 12% for accessory buildings while maintaining a garage, the ADU will need to be 2-stories.

The existing home is 17'-1" from primary grade to the ridgeline of its roof, with a taller chimney structure. To accommodate the proposed ADU above a garage while meeting all structural and architectural standards, the building must be constructed at a height of 19'-9" from grade.

- B) While feasible for the original construction in 1938, the cost of a full masonry veneer for a two-story ADU would be prohibitively expensive today. As a tradeoff, we are proposing a matching masonry wainscot as described below.

3. Architectural Design in Keeping with Existing Home and not detrimental to surrounding neighbors

The following design considerations ensure continuity with the primary residence and are in keeping with the spirit of the surrounding neighborhood:

1. Roof Slope: The existing home has an 8/12 roof slope, which we will match with the ADU to maintain a consistent roofline and overall aesthetic.
2. Exterior Materials: The primary residence is clad in masonry veneer, and we will use composite clapboard siding in a complementary color, with a wainscot of masonry veneer to match the existing home's façade.
3. Additional Architectural Features: The fascia, trim, and roof shingles of the ADU will be designed to match those of the existing house, maintaining the continuity of style, form, and color throughout the property.

4. Hardship Not Created by the Property Owner

4. The unique hardship is not a result of actions taken by the property owner. The home, built in 1938, is a single-story structure with a masonry veneer up to rooflines on all sides. The homeowner has made concerted efforts to maintain the property's original character and integrity.

Conclusion

Through these design elements, the ADU will align with the aesthetic character of the home and the neighborhood, ensuring that it complements and enhances, rather than detracts from, the existing architecture.

Thank you for your consideration of this application.



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