



Wauwatosa, WI

Board of Building and Fire Code Appeals

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Friday, May 9, 2025

9:00 AM

Zoom Only:
[https://servetosa.zoom.us/j/3475608588?](https://servetosa.zoom.us/j/3475608588?omn=88177411506)
omn=88177411506, Meeting ID: 347 560
8588

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

NEW BUSINESS

Amy Sherman, owner of the property at 8915 W Hawthorne Avenue, is requesting a variance to allow 66 inches of headroom in two portions of a basement stairwell, where a minimum of 72 inches is required. Per Chapter VII, Section 30.55(7)(a)1, existing basement stairs must maintain a minimum headroom of 72 inches along the entire flight and at the landings on both ends.

[25-0687](#)

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 #: 25-0687

Agenda Date: 5/9/2025

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Amy Sherman, owner of the property at 8915 W Hawthorne Avenue, is requesting a variance to allow 66 inches of headroom in two portions of a basement stairwell, where a minimum of 72 inches is required. Per Chapter VII, Section 30.55(7)(a)1, existing basement stairs must maintain a minimum headroom of 72 inches along the entire flight and at the landings on both ends.



ceiling
is bottom
of 2nd
floor
stairs





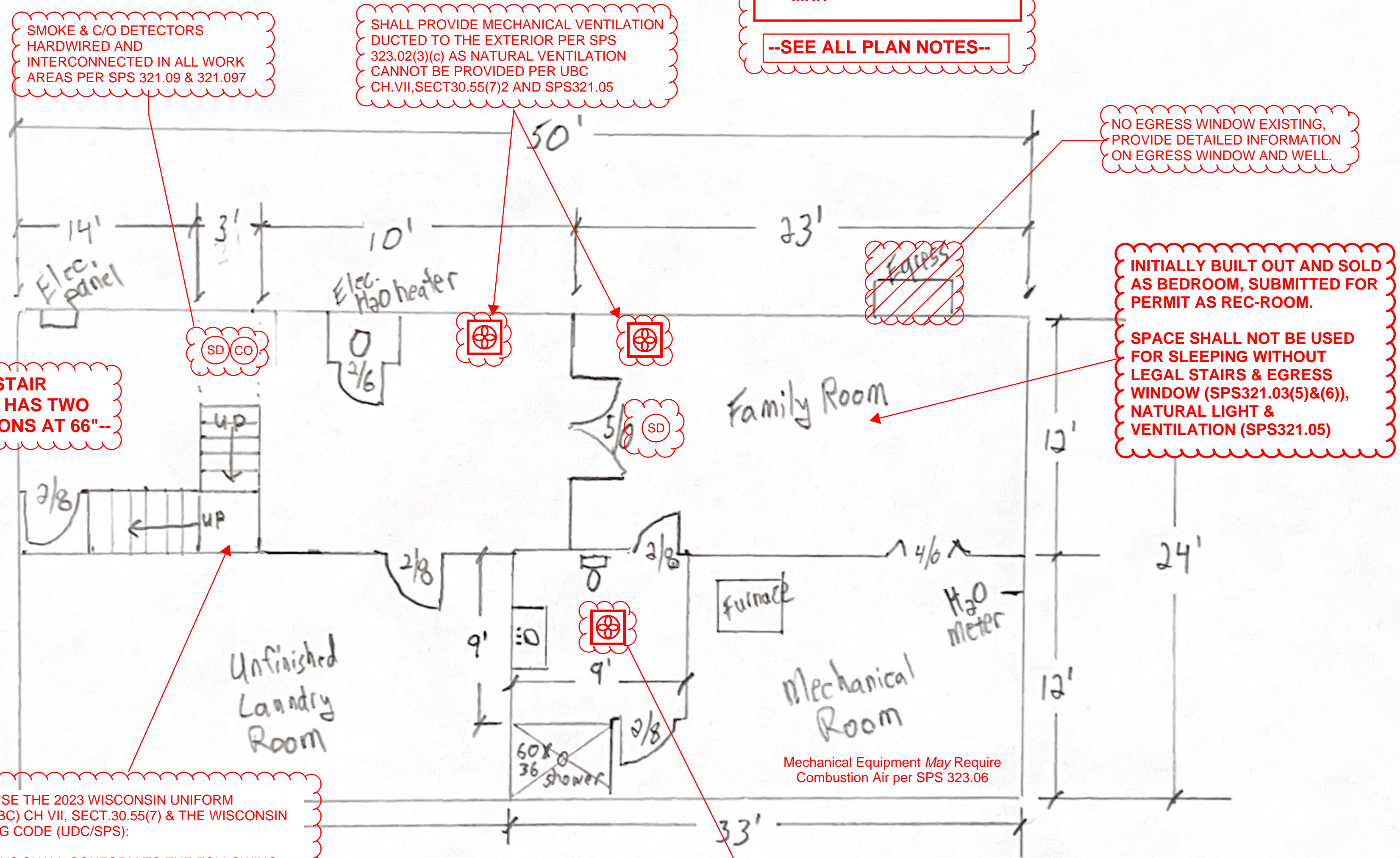








Not Approved
MRN 04/24/2025
--SEE ALL PLAN NOTES--



<p>Amy Sherman 8915 W. Hawthorne Wauwatosa, WI</p>	<p>Finished Basement Floor Plan</p>	<p>Kyle Johnson Remodeling, LLC W145 N7494 Northwood Dr. Menomonee Falls, WI 53051 414-550-5502</p>	<p>Scale 1/8" = 1'</p>
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- continuous handrail

8'-1 1/2"

36" x 36" ✓
5 stair landing

10-1/2"
run
typical

7-1/2"
rise
typical

5'-6" headroom

5' 6" headroom

2x10 existing joists

--EXISTING STAIR DOES NOT COMPLY WITH THE UBC OR UDC FOR REQUIRED STAIRS IN FINISHED BASEMENTS--

**PRE-1980 HOMES USE THE 2023
WISCONSIN UNIFORM BUILDING CODE
(UBC) CH VII, SECT.30.55(7) & THE
WISCONSIN UNIFORM DWELLING CODE
(UDC/SPS).**

-EXISTING BASEMENT STAIRS REQUIRE 72" MINIMUM HEADROOM FOR THE ENTIRE FLIGHT AND LANDINGS AT BOTH ENDS PER CH VII, SECT.30.55(7)(a)1. (*UDC WOULD REQUIRE 76")

--EXISTING STAIR HEADROOM HAS TWO OBSTRUCTIONS AT 66"--

7'-2 1/2'
ceiling height

Not Approved

MRN 04/24/2025

--SEE ALL PLAN NOTES--

PRE-1980 HOMES USE THE 2023 WISCONSIN UNIFORM BUILDING CODE (UBC) CH VII, SECT.30.55(7) & THE WISCONSIN UNIFORM DWELLING CODE (UDC/SPS):

EXISTING STAIRWAYS SHALL CONFORM TO THE FOLLOWING:

A. RISER HEIGHT SHALL BE 8-¼ INCH MAXIMUM.

B. TREAD DEPTH SHALL BE 8-½ INCH MINIMUM.

C. HEADROOM SHALL BE 72 INCHES MINIMUM.

D. STAIR WIDTH SHALL BE 34 INCHES MINIMUM.

E. HANDRAILS AND GUARDRAILS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 321.04(3).

F. STAIRWAY LANDINGS SHALL HAVE MINIMUM DIMENSIONS OF 34 INCHES BY 34 INCHES. (NOTE: A NEW, RELOCATED OR RECONFIGURED STAIRWAY SHALL CONFORM TO THE REQUIREMENTS OF SECTION SPS 321.04.)

7'-4"

Amy Sherman
8915 W. Hawthorne
Wauwatosa, WI

Existing Stair
Section View

Kyle Johnson Remodeling, LLC
1145 N 7494 Northwood Dr.
Menomonie Falls, WI 53051
414-550-5502

Scale:
 $3/4" = 1'$

Not Approved
MRN 04/24/2025
--SEE ALL PLAN NOTES--

