

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
January 7, 2016

Acting Chairperson: Kyle Brown - Board Members present: Brian Medina, Charles Buscher, Peter Quehl & Mary LaFrombois. Village Inspector, Joel Oestreich

Meeting came to order at 5:30 P.M.

The **first** item on the agenda is **5531 N. Diversey Blvd.** The proposed project is to review approved, revised plans for a shed dormer with a lower profile, versus the gable-style dormers as originally designed and approved for a new garage. Steve Cervi, the builder, was present to review the project while the Board reviewed the revised plans and video. Discussion keys: Battens seem too thin. No neighbors in attendance. **After further discussion, Mary LaFrombois made a motion to approve the revised plans with the following condition: The batten on the garage match the back of the house in width. Peter Quehl seconded. A vote was taken and passed. (5-0)**

The **second** item on the agenda is **4606 N. Cramer St.** The proposed project is to construct a second story addition on top of the existing master suite. All updates will be done to compliment the character of the house. Hannah Boyd, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Discussion about painting the existing brick addition that doesn't match the house/discussion about shed roof. No neighbors in attendance. **After further discussion, Brian Medina made a motion to approve the submitted plans. Charles Buscher seconded. A vote was taken and passed. (4-1) Mary voted against.**

The **third** item on the agenda is **4826 N. Diversey Blvd.** The proposed project is to construct a new screened-in porch to the back of the home. The roof lines, siding and roofing colors will match the existing home. Kathy Loveless, the homeowner, and Steve Kleist, the builder, were present to explain the project while the Board reviewed the submitted plans and video. No discussion keys. No neighbors in attendance. **After further discussion, Charles Buscher made a motion to approve the submitted plans with the following conditions: 1. Add flat panel at corners instead of siding. 2) Same as #1 between windows & door. Peter Quehl seconded. A vote was taken and passed. (5-0)**

The **fourth** item on the agenda is **749 E. Lake View Ave.** The proposed project is to review tabled plans to construct a new two-car detached garage. Paul Giesen, the designer, and Mike Camrine, the builder, were present to review the project while the Board reviewed the resubmitted plans and video. No discussion keys. Neighbors in attendance: **Dercey Smith** from **745 E. Lake View**. Stated that there never has been a garage on this property that she has never been contacted about the garage plans & property closed 3 days before the ARC meeting. **Terri Quantance** from **725 E. Lake View**. Stated unusual property, would like to see garage next to the other garage.

After further discussion, Peter Quehl made a motion to approve the tabled plans with the following condition: 1) Garage be moved north so that the back of the garage is not in front of the garden window at 745 E. Lake View. Brian Medina seconded. A vote was taken and passed. (4-1) Mary voted against.

The **fifth** item on the agenda is **4821 N. Newhall St.** The proposed project is to review tabled plans for expanding an existing house by building a new second floor over the entire footprint of the first floor, adding a two-story rear addition and an attached garage with living space above to the south of the existing house. Paul Giesen, the designer, and Sean Sweeney, the homeowner's attorney, were present to review the project while the Board reviewed the resubmitted plans and video. Discussion keys: Garage was narrowed as part of the resubmittal; designer showed plans as to why he can't have garage doors on the rear of the house. Some concerns with the garage on the front of the house.

Neighbors in attendance were **Sue Goeb** from **4822 N. Newhall**. She gave statistics of detached garage vs. attached garage in the design area. Talked about the scale/about house being "open" to the alley. Doesn't want to lose the tree that is on the property. **Lynn Ludke** from **4816 N. Newhall**. What is the purpose of the design guideline? Talked about setbacks being consistent w/design area. Concerned w/traffic. Feels that this house is not in keeping w/the neighborhood. Feels that ARC doesn't follow the Design Guide line. Is the current house going to be demolished to existing foundation? **Steve Herlache** from **4827 N. Newhall**. Talked about the light pole location vs. potential garage location. Objects to garage on the front of the house. **Steve O'Connor** at **4834 N. Larkin**. Objects to garage on the front of the house. Talked about planting new trees.

After further discussion, Brian Medina made a motion to approve the tabled plans. Peter Quehl seconded. A vote was taken and passed. (3-2) Mary & Peter voted against.

The ARC meeting minutes from December 10, 2015 were reviewed. After further discussion, Mary LaFrombois made a motion to approve the minutes as submitted. Brian Medina seconded. A vote was taken and passed. (5-0)

With no other matters on the agenda, a motion was made by Peter Quehl to adjourn the meeting at 7:45 P.M. Mary LaFrombois seconded. A vote was taken and passed. (5-0)

