

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
April 4, 2019

Chairperson – Lauren Triebenbach - Board Members present: Susy Azcueta, Heather Goetsch, Jason Stuewe, Brian Medina and David Domres. Village Inspector, Mike Belsha

The meeting came to order at 5:35 p.m.

The **first** item on the agenda is **4906 N. Hollywood Ave. Jason Stuewe recused himself from this case**– The intent of this project is to demolish an existing single-family home and detached garage and replace them with a new single-family home and detached garage. Included in the project are site upgrades including a new driveway, walks and patio. Bob Nash, the builder/owner and Paul Geisen, the designer, were present to explain the project while the Board reviewed the submitted paperwork and video. Discussion keys: Complimentary materials being used. No window alignment analysis done for this house in relation to neighbor’s windows. Lots of impervious surface being added to lot. Size & massing too big.

Neighbors in attendance: **Warren & Candace Lillund-4912 N. Hollywood**-Oversized house for lot; drainage concerns; doesn’t fit neighborhood on lot. **Michael Kabara-4911 N. Hollywood**-Lot is not wide, house will look bigger on it compared to other houses; **Jennifer Peltz-4673 N. Lake**-F.A.R. only 16% of houses in village have over 40% F.A.R. The F.A.R. on this house is 70% greater than the average house on the block; house is too big. **Jason Hernandez-5109 N. Woodburn**-House fits neighborhood well. Seems to be same scale in front as house next to it. **After further discussion, Heather Goetsch made a motion to table the submitted plans. David Domres seconded. A vote was taken and unanimously passed. (5-0)**

The **second** item on the agenda is **4810 N. Diversey Blvd. – Lauren Triebenbach recused herself from this case; Jason Stuewe returned to the meeting** – The proposed project is to tear down a single family house in disrepair. The house is currently on a double lot and Infinity would like to divide the double lot into two single sized lots. Infinity Renovations would

then like to build two new four bedroom, two and a half bathroom neighborhood appropriate houses on the divided lots. George & Krisstina Ebner, the owners/builders, were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Large blank area on left elevation, needs a window. Too large; most of block have 1 and 1.5 story homes. Step back second floor in front to break-up mass. Coach light at man door of garage.

Neighbors in attendance: **Tom Hoerth-506 E. Hampton**-Two houses that are too big, are being built here. **Jason Hernandez-5109 N. Woodburn**-Attractive house; 2100 sq. ft.; not overly large; good for the neighborhood. **Renee Gent-4836 N. Diversey**-looks nice; most houses in area are shorter and smaller; these houses don't fit in appearance. **Jennifer Peltz-4673 N. Lake Dr.**-Must look at both houses together, not individually; houses are too big. **After further discussion, Jason Stuewe made a motion to table the plans as submitted. Susy Azcueta seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **4820 N. Diversey Blvd.** – **Lauren Triebenbach** recused herself from this case. The proposed project is to tear down a single family house in disrepair. The house is currently on a double lot and Infinity would like to divide the double lot into two single sized lots. Infinity Renovations would then like to build two new four bedroom, two and a half bathroom neighborhood appropriate houses on the divided lots. George & Krisstina Ebner, the owners/builders were present to explain the project while the Board reviewed the submitted plans and video. Discussion keys: Front elevation and scale with neighborhood. Blank wall on left elevation. Garage and house roof should match in the Hip roof style. Add a coach light on the garage man door.

Neighbors in attendance: **Jennifer Peltz-4673 N. Lake Dr.**-F.A.R. too much for the neighborhood. **Doug Guinn-820 E. Birch**-F.A.R. isn't being given enough weight when these projects are being reviewed. **After further discussion, David Domres made a motion to table the plans as submitted. Susy Azcueta seconded. A vote was taken and unanimously passed. (5-0)**

**The ARC minutes from the March 21, 2019 meeting were reviewed. Jason Stuewe made a motion to approve them as submitted. David Domres seconded. A vote was taken and unanimously passed. (6-0)**

**With no other matters on the agenda, Heather Goetsch made a motion to adjourn the meeting at 7:00 P.M. Brian Medina seconded. A vote was taken and unanimously passed. (6-0)**