

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
July 9, 2020

Chairperson: Lauren Triebenbach - Board Members present: James Hoffman, Jason Stuewe, Susy Azcueta, Peter Quehl & Tammy Herpel.
Village Inspector, Mike Belsha

The meeting came to order at 5:30 p.m.

The **first** item on the agenda is **5048 N. Hollywood Ave.** The proposed project is-the homeowners are seeking approval for an addition that was not built to the approved plan. Stuart & Monica Mackay, the homeowners, and Ryan Hundt, the architect, were present to explain the change on the finished project while the Board discussed the plans and video. No discussion keys. Emails from the following neighbors, that all gave their support, were reviewed. **Chantal Knier-5064 Hollywood, Tom Mussolini-5070 Hollywood, Tim Petrie & Carrie Madorma-5136 Hollywood, Matt & Susan Ernster-5041 Hollywood, Molly Triggs-5044 Hollywood, Holly Sherman-5047 Hollywood, William & Ruth Scott-5054 Hollywood and Jaelyn & Jon Miller-5059 Hollywood.**

After further discussion, Peter Quehl made a motion to approve the submitted plans. James Hoffman seconded. A vote was taken and unanimously approved. (6-0)

The **second** item on the agenda is **5938 N. Kent Ave.** – The proposed project is to review amended, approved plans for the single story addition on the East side of the home. They are proposing the addition of two, clearstory windows instead of one window centered on the addition. John & Sue Reed, the homeowners, Perry Szpek, the builder, and Jill Stemper, the designer, were present to explain the amended plans, while the Board reviewed them and the video. Discussion key: Clear story windows not centered on addition. **After further discussion, Jason Stuewe made a motion to approve the submitted plans. Peter Quehl seconded. A vote was taken and approved. (4-2)**

The ARC minutes from the June 25, 2020 meetings were reviewed. Jason Stuewe made a motion to approve them as submitted. James Hoffman seconded. A vote was taken and unanimously approved. (6-0)

With no other matters on the agenda, James Hoffman made a motion to adjourn the meeting at 5:57 P.M. Peter Quehl seconded. A vote was taken and unanimously passed. (6-0)

3928 N. Kent - only change is making windows on North side of addition

ARC Checklist

Setbacks compatible per 16.31 I. A.?

Front	No change	YES	NO
Side		YES	NO
Rear		YES	NO

Height

Most Design areas limited to 25'	No change	YES	NO
Between 25.1' - 30' design area must have a pattern of this height		YES	NO
Between 30.1' - 35' addition requirements met per RDG		YES	NO

Entries and Porches

Entries are consistent with the Design Area	No change	YES	NO
Entry is consistent with the style of the home		YES	NO
Entries should be retained with remodels		YES	NO
Entry is prominent and oriented to the street (unless Design Area pattern)		YES	NO

Garages and Parking Areas

Garages location is consistent with Design area	N/A	YES	NO
Attached garage is NOT the dominant feature when viewed from the road		YES	NO
Attached garages at the front or side are not wider than 1/2 the width of the structure		YES	NO
Three garages meet RDG specs in 16.31 I D. iii.		YES	NO
Attached garages on corner lots does not cause paving at or near the corner		YES	NO
Front facing attached garage single door can't exceed 30% of the combined width of structure		YES	NO
Driveway pavement is minimized as per the RDG		YES	NO

Scale and Massing

Compatible to the adjacent houses	No change	YES	NO
Scale and mass facing public street is compatible with Design Area		YES	NO
Foundation height is compatible with Design Area		YES	NO

Specific Design Elements of Architectural Style

Proposed project is architecturally consistent on all sides concerning the following:

Siding material is consistent with style of house	N/A	YES	NO
Roofing material is on approved list		YES	NO
Roof slopes are compatible		YES	NO
Window styles/size/proportions are compatible	N/A	YES	NO
Decorative features are compatible (cornices, rails, columns, etc.)		YES	NO
Chimneys (generally masonry)		YES	NO
Garages and Sheds are compatible with house style		YES	NO

Misc.

Exterior lighting meets RDG (pg 185)	No change	YES	NO
Site Plan		YES	NO
Project does not impair lot's beauty		YES	NO
Drainage approved by ARC (if NO, the Village staff to review)		YES	NO

If no to any of the above, mitigation measures are (16.31 III. B. 1-7)