

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
Conducted on-line  
August 20, 2020

Acting Chairperson: Jason Stuewe - Board Members present: Susy Azcueta, Heather Goetsch, James Hoffman & Tammy Herpel. Village Inspector, Mike Belsha

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

The **first** item on the agenda is **6025 N. Bay Ridge Ave.** The proposed project is for review of a one-story addition with 3 windows in the front (east) and 4 windows on the side (north). The addition will be on the northeast corner of the home, in front of the house. The addition will have a roof deck with access from a new door to the master bedroom, replacing a window in an existing dormer. The exterior will be fieldstone below the windows and trim/molding above and surrounding the windows. Matt Jelencheck, the homeowner, and Jay Peot Shields, the architect, were present to explain the submitted plans while the Board reviewed them and the video. Discussion keys: Trim board on dormers doesn't match the rest of the house. Floor area ratio on home is already high for design area.

**After further discussion, Heather Goetsch made a motion to approve the submitted plans with the following condition: The dormer trim detail to match the rest of the house dormers. James Hoffman seconded. A vote was taken and unanimously approved. (5-0)**

The **second** item on the agenda is **4642 N. Morris Blvd.** – The proposed project is to review tabled plans for the proposed conversion of the existing screen porch into living space which will include a façade change on the rear elevation. The existing aluminum windowed walls of the porch will be removed and conventional insulated walls constructed. There will be 3 windows and an entry door in the new walls. Also, an existing window on the first floor, south side of the house and an existing window on the first floor, east side of the house, will be removed. Robert Galanter, the

homeowner, was present to explain the re-submitted plans while the Board reviewed them and the video. Discussion keys: Materials not consistent with style and quality of home. **After further discussion, James Hoffman made a motion to approve the plans. No one seconded. The plans were denied and no vote was taken.**

**The ARC minutes from the August 6, 2020 meeting were reviewed. Tammy Herpel made a motion to approve the minutes as submitted with the following change in the motion for the first case: from “windows should not align with adjacent properties” to “windows should not align with adjacent properties with regard to privacy situations. Heather Goetsch seconded. A vote was taken and unanimously approved. (5-0)**

**With no other matters on the agenda, James Hoffman made a motion to adjourn the meeting at 6:15 P.M. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

# ARC Checklist

**Setbacks compatible per 16.31 1. A.?**

Front		YES	NO
Side		YES	NO
Rear		YES	NO

**Height**

Most Design areas limited to 25'		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		YES	NO
Entry is consistent with the style of the home	n/a	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 1 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		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		YES	NO
Roofing material is on approved list		YES	NO
Roof slopes are compatible		YES	NO
Window styles/size/proportions are compatible		YES	NO
Decorative features are compatible (corbels, 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)		YES	NO
Site Plan	n/a	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)

**scale and massing consistent with design area**  
**design elements and style consistent with existing home. masonry,**  
**dormers, windows, etc...**

# ARC Checklist

### Setbacks compatible per 16.31 1. A.?

- Front
- Side
- Rear

YES NO  
 YES NO  
 YES NO

### Height

- Most Design areas limited to 25'
- Between 25.1' – 30' design area must have a pattern of this height
- Between 30.1' – 35' addition requirements met per RDG

YES NO  
 YES NO  
 YES NO

### Entries and Porches

- Entries are consistent with the Design Area
- Entry is consistent with the style of the home
- Entries should be retained with remodels
- Entry is prominent and oriented to the street (unless Design Area pattern)

YES NO  
 YES NO  
 YES NO  
 YES NO

### Garages and Parking Areas

- Garages location is consistent with Design area n/a
- Attached garage is NOT the dominant feature when viewed from the road
- Attached garages at the front or side are not wider than 1/2 the width of the structure
- Three garages meet RDG specs in 16.31 1 D. iii.
- Attached garages on corner lots does not cause paving at or near the corner
- Front facing attached garage single door can't exceed 30% of the combined width of structure
- Driveway pavement is minimized as per the RDG

~~YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO~~

### Scale and Massing

- Compatible to the adjacent houses
- Scale and mass facing public street is compatible with Design Area
- Foundation height is compatible with Design Area

YES NO  
 YES NO  
 YES NO

### Specific Design Elements of Architectural Style

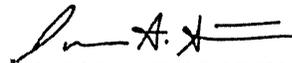
- Proposed project is architecturally consistent on all sides concerning the following:
  - Siding material is consistent with style of house
  - Roofing material is on approved list
  - Roof slopes are compatible
  - Window styles/size/proportions are compatible
  - Decorative features are compatible (corbels, rails, columns, etc.)
  - Chimneys (generally masonry)
  - Garages and Sheds are compatible with house style

YES NO  
 YES NO

### Misc.

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

n/a YES NO  
 YES NO  
 YES NO  
 YES NO

If no to any of the above, mitigation measures are (16.31 III. B. 1-7)   
material and design elements are not compatible with existing house. masonry vs. vinyl siding. Masonry not possible per owner, but design elements lacking mitigating measures for approval.