

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
October 3, 2019

Acting Chair – David Domres – Board Members present: Heather Goetsch, James Hoffman, Peter Quehl & Aaron Hoffmans. Village Inspector, Mike Belsha

The meeting came to order at 5:32 p.m.

The **first** item on the agenda is **6016 N. Bay Ridge Ave. Peter Quehl recused himself from this case.** The proposed project is to review expired, approved ARC plans to construct a two-story addition to the southeast corner of the house. The addition will match existing construction in roof pitch and materials. Rob Perlewitz, the builder, and Jorgen Hausen, the architect, 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, Heather Goetsch made a motion to approve the plans as submitted. Aaron Hoffmans seconded. A vote was taken and unanimously passed. (4-0)**

The **second** item on the agenda is **6271 N. Bay Ridge Ave. Peter Quehl returned to hear the remaining cases.** The proposed project is to review tabled plans for the razing of an existing two and one half stall detached garage, driveway and concrete sidewalk from the house; then construct a new, attached three stall garage addition with two dormers for visual interest and a new driveway on the north side of the house. The new addition exterior will match the existing on the house. Thomas & Naomi Lasky, the homeowners, and Nathan Watchl, the builder/designer, 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, James Hoffman made a motion to approve the plans as submitted. Heather Goetsch seconded. A vote was taken and unanimously passed. (5-0)**

The **third** item on the agenda is **5327 N. Idlewild Ave.** – The proposed project is to construct a two-story addition with an attached two car garage. The current garage is detached. Heather Benson, the homeowner, and Rick Becerra, the designer, were present to explain the project while the Board reviewed the submitted plans and video. No discussions keys. No neighbors in attendance -Rick Stalle was present-thinks it is awesome. **After further discussion, Peter Quehl made a motion a motion to approve the plans as submitted. James Hoffman seconded. A vote was taken and unanimously passed. (5-0)**

The **fourth** item on the agenda is **6043 N. Berkeley Blvd.** The proposed project is to construct a roof structure over the existing patio on the south side of the house. The new roof will have a smaller footprint than the concrete patio. Troy Owen, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. No discussion keys. No neighbors in attendance. **After further discussion, James Hoffman made a motion to approve the plans as submitted with the following conditions: Shingles to match; roof be appropriately framed with saddle to shed water from building. Peter Quehl seconded. A vote was taken and unanimously passed. (5-0)**

The ARC minutes from the September 19, 2019 meeting were reviewed. Heather Goetsch made a motion to approve them as submitted. Peter Quehl seconded. A vote was taken and unanimously passed. (5-0)

With no other matters on the agenda, James Hoffman made a motion to adjourn the meeting at 6:13 P.M. Peter Quehl seconded. A vote was taken and unanimously passed. (5-0)

ARC Checklist

Dim
10/3/19

Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Side	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Rear	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Height

Most Design areas limited to 25'	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 25.1' – 30' design area must have a pattern of this height	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 30.1' – 35' addition requirements met per RDG	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is consistent with the style of the home	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entries should be retained with remodels	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Garages and Parking Areas

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

Scale and Massing

Compatible to the adjacent houses	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Foundation height is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roofing material is on approved list	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roof slopes are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Window styles/size/proportions are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Chimneys (generally masonry)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Garages and Sheds are compatible with house style	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Misc.

Exterior lighting meets RDG (pg 185)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Site Plan		
Project does not impair lot's beauty	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

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

RESUBMITTAL FROM 17 YR

ARC Checklist (Tabled from 9-5-19)

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 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 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 N/A 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 **ADJUSTED** YES NO
- Window styles/size/proportions are compatible YES NO
- Decorative features are compatible (corbels, rails, columns, etc.) YES NO
- Chimneys (generally masonry) **1 ELIMINATED** YES NO
- Garages and Sheds are compatible with house style YES NO

Misc.

- Exterior lighting meets RDG (pg 185) YES NO
- Site Plan
 - 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)

TABLED AT INITIAL MTG.

ARC Checklist

Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Side	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Rear	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Height

Most Design areas limited to 25' <i>< 25' Lower than existing</i>	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 25.1' - 30' design area must have a pattern of this height	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Between 30.1' - 35' addition requirements met per RDG	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is consistent with the style of the home	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entries should be retained with remodels	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="radio"/> YES	<input type="radio"/> NO

Garages and Parking Areas

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

Scale and Massing

Compatible to the adjacent houses	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Foundation height is compatible with Design Area	<input checked="" type="radio"/> YES	<input type="radio"/> 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	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roofing material is on approved list	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Roof slopes are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Window styles/size/proportions are compatible	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Chimneys (generally masonry)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Garages and Sheds are compatible with house style	N/A	YES NO

Misc.

Exterior lighting meets RDG (pg 185)	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Site Plan		
Project does not impair lot's beauty	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	YES	<input checked="" type="radio"/> NO

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

ARC Checklist

Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Side	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Rear	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Height

Most Design areas limited to 25' <25'	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Between 25.1' – 30' design area must have a pattern of this height	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Between 30.1' – 35' addition requirements met per RDG	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Entries and Porches

Entries are consistent with the Design Area	N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO
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Entries should be retained with remodels		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Entry is prominent and oriented to the street (unless Design Area pattern)		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Garages and Parking Areas

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

Scale and Massing

Compatible to the adjacent houses	N/A	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Scale and mass facing public street is compatible with Design Area		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Foundation height is compatible with Design Area		<input type="checkbox"/> YES	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roofing material is on approved list		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roof slopes are compatible		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Window styles/size/proportions are compatible		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Decorative features are compatible (corbels, rails, columns, etc.)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Chimneys (generally masonry)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Garages and Sheds are compatible with house style		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Misc.

Exterior lighting meets RDG (pg 185)		<input type="checkbox"/> YES	<input type="checkbox"/> NO
Site Plan			
Project does not impair lot's beauty		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
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If no to any of the above, mitigation measures are (16.31 III. B. 1-7)

PORCH & ROOF ONLY