

VILLAGE OF WHITEFISH BAY
Minutes of Architectural Review Commission
Conducted on-line
February 18, 2021

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

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

The **first** item on the agenda is **5674 N. Consaul Pl.** – The proposed project for review is to convert the existing second story porch into a master bedroom bathroom. Scott & Dulcie Shoener, the homeowners and John Sablich, the contractor, were present to explain the project while the Board reviewed the submitted plans and the video. No discussion keys. After **further discussion, Tammy Herpel made a motion to approve the submitted plans. Susy Azcueta seconded. A vote was taken and unanimously approved. (5-0)**

The ARC minutes from the February 4, 2021 meeting were reviewed. **Comments were: To add to the minutes for the Blackthorne project-F.A.R. doesn't fit into the neighborhood pattern; not consistent with the design area. These points were made at the first meeting also. Jason Stuewe made a motion to approve as submitted with the added comments. Tammy Herpel seconded. A vote was taken and unanimously approved. (5-0)**

With no other matters on the agenda, Jason Stuewe made a motion to adjourn the meeting at 5:48 P.M. Tammy Herpel seconded. A vote was taken and unanimously passed. **(5-0)**

ARC Checklist

Setbacks compatible per 16.31 1. A.?

Front	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Side	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Height

Most Design areas limited to 25'	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Between 25.1' – 30' design area must have a pattern of this height	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Between 30.1' – 35' addition requirements met per RDG N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Entries and Porches

Entries are consistent with the Design Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Entry is consistent with the style of the home	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Entries should be retained with remodels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Entry is prominent and oriented to the street (unless Design Area pattern)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Garages and Parking Areas N/A

Garages location is consistent with Design area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached garage is NOT the dominant feature when viewed from the road	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached garages at the front or side are not wider than ½ the width of the structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Three garages meet RDG specs in 16.31 1 D. iii.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attached garages on corner lots does not cause paving at or near the corner	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Front facing attached garage single door can't exceed 30% of the combined width of structure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveway pavement is minimized as per the RDG	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Scale and Massing

Compatible to the adjacent houses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scale and mass facing public street is compatible with Design Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundation height is compatible with Design Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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="checkbox"/>	<input type="checkbox"/>
Roofing material is on approved list	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof slopes are compatible	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window styles/size/proportions are compatible	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chimneys (generally masonry) N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garages and Sheds are compatible with house style N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Misc.

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

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