

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
Conducted on-line  
April 15, 2021

Acting Chairperson: Jason Stuewe - Board Members present: James Hoffman, Heather Goetsch, David Domres, Susy Azcueta, and Kyle Alvarez. Village Inspector, Mike Belsha

The meeting came to order at 5:30 p.m. **4901 N. Berkeley Blvd withdrew from the meeting.**

The **first** item on the agenda is **4736 N. Idlewild**. The tabled project for review includes a new first floor addition off the rear and a basement addition. Also, the current garage will be demolished, and a new, two-car garage will be built. David and Kristin Jensen, the homeowners and John Sablich, the builder, were present to explain the resubmitted plans while the Board reviewed them. **No Discussion Keys.**

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

The **second** item on the agenda is **5024 N. Larkin St**. The proposed project for review is to construct a two-story addition off the rear of the home. Jeremy Jones, the builder was present to explain the resubmitted plans while the Board reviewed them. **Discussion keys:** First floor should be all lannon stone. Lack of windows on the south elevation second floor. FAR and rear setbacks.

**After further discussion, David Domres made a motion to approve the submitted plans with the following condition: Masonry on addition extend upwards to freezeboard and eaves. James Hoffman seconded. A vote was taken and unanimously approved. (6-0)**

The **third** item on the agenda is **4620 N. Morris**. The proposed project for review includes a two-story addition off the rear of the home. John Baugent, the designer was present to explain the project while the Board reviewed the submitted plans. **Discussion Key:** FAR – scale and massing – does not look like an addition.

**After further discussion, Heather Goetsch made a motion to approve the submitted plans. Susy Azcueta seconded. A vote was taken and unanimously approved. (6-0)**

The **fourth** item on the agenda is **1570 E. Blackthorne Ln**. The proposed project for review is to add a two-story addition off the rear of the home. Robert Schafer, the homeowner and builder, and Rory Palubiski, the designer were present to explain the project while the Board reviewed the submitted plans. **Discussion keys:** Scale and massing.

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

**The ARC minutes from the April 1, 2021 meeting were reviewed. David Domres made a motion to approve them as submitted. Heather Goetsch 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 6:30 P.M. Kyle Alvarez seconded. A vote was taken and unanimously approved. (6-0)**

# ARC Checklist

1520 Black Home

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

## Garages and Parking Areas

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

## Scale and Massing

Compatible to the adjacent houses	<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 checked="" 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	<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 checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Chimneys (generally masonry)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Garages and Sheds are compatible with house style	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

## Misc.

Exterior lighting meets RDG (pg 185)	<input checked="" 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
Drainage approved by ARC (if NO, the Village staff to review)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

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

addition size was reduced. second floor eave line was lowered and dormers were added  
to mitigate the vertical scale and massing of the second floor of the addition.

# ARC Checklist 4735 Followed

**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	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

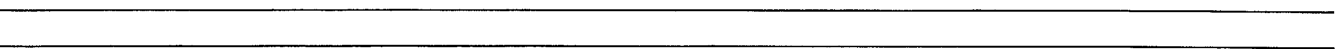
**Specific Design Elements of Architectural Style**

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		
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)**



# ARC Checklist

5024 Clarkin

## Setbacks compatible per 16.31 1. A.?

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

## Height

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

## Entries and Porches

Entries are consistent with the Design Area	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Entry is consistent with the style of the home	<input type="checkbox"/> YES	<input type="checkbox"/> NO
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	<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	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Scale and mass facing public street is compatible with Design Area	<input 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	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Roofing material is on approved list	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Roof slopes are compatible	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Window styles/size/proportions are compatible	<input 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 type="checkbox"/> YES	<input type="checkbox"/> NO
Drainage approved by ARC (if NO, the Village staff to review)	<input type="checkbox"/> YES	<input type="checkbox"/> NO

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

# ARC Checklist 4620 Morris

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

Front	<u>YES</u>	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	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		
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)**

1.5 story addition was consistent with the design area. addition and re-siding of second story dormer materials improved the quality of materials on the house