

VILLAGE OF WHITEFISH BAY  
Minutes of Architectural Review Commission  
Conducted on-line  
April 1, 2021

Chairperson: Lauren Triebenbach - Board Members present: James Hoffman, Heather Goetsch, Peter Quehl, & Susy Azcueta.  
Village Inspector, Mike Belsha

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

The **first** item on the agenda is **4871 N. Sheffield Ave.** The proposed project for review is for the tabled plans to construct a two-story rear addition, expanding and fully building out the second floor, adding a front entrance portico, and demolishing the existing detached garage and constructing a new detached garage. Geoff & Ashley Kuczmariski, the homeowners, Mike Dindorf the builder, and Keith Barnes the Architect, were present to explain the resubmitted plans while the Board reviewed them and the video.

**Discussion keys:** was scale and massing addressed? Answer is no, they did not change the size.

**Neighbors input:** We received letters of communication from: Michael & Estela Knoeller, and Amanda Holland, the homeowners of 4842 N. Sheffield Ave., Jay & Kathy Morgenroth, the homeowners of 4851 N. Sheffield Ave., Patrick O'Neill, the homeowner of 1000 E. Hampton Ave., Don & Linda Lybeck, the homeowners of 4852 Sheffield Ave., Jean Erickson, the homeowner of 4876 N. Sheffield Ave., and Anne Aubry, the homeowner of 4858 N. Sheffield Ave.

**After further discussion, Peter Quehl made a motion to approve the submitted plans. James Hoffman seconded. A vote was taken and unanimously approved. (5-0)**

The **second** item on the agenda is **5133 N. Palisades.** The proposed project for review is for the tabled plans to construct a new, second-story addition over a first-floor sunroom with an adjacent mud/laundry room. A flat roof area with a railing, will be added and accessible from a second-floor

bedroom over the adjacent mud/laundry room. Paul Tilleman, the homeowner, and Ryan Hundt, the architect, were present to explain the resubmitted plans while the Board reviewed them and the video. **Discussion keys:** Looks great!

**After further discussion, James Hoffman made a motion to approve the submitted plans. Heather Goetsch seconded. A vote was taken and unanimously approved. (5-0)**

The **third** item on the agenda is **5768 N. Shoreland Ave.** The proposed project for review is to add two dormers (north and south) to the existing second floor attic. The new dormers will be clad in vertical cedar shake. Troy Owen, the homeowner, was present to explain the project while the Board reviewed the submitted plans and video. Discussion Key: South dormer much larger than north dormer, makes it unbalanced. Extend north side dormer to front of home- add window.

**After further discussion, James Hoffman made a motion to approve the submitted plans with the following conditions: extend north dormer west to same point proposed on south dormer. Window added to the north dormer to be spaced same distance as the proposed windows to the west. Peter Quehl seconded. A vote was taken and unanimously approved. (5-0)**

The **fourth** item on the agenda is **4631 N. Newhall St.** The proposed project for review includes the extension of the shed dormers on the front (east) and rear (west) of the home. Gerry Timms, the homeowner, and Peter Wells, the designer were present to explain the project while the Board reviewed the submitted plans and video. **Discussion keys:** Front dormer and window do not align with lower windows and door. Feels like a rear dormer on the front. West elevation second-floor window is off.

**After further discussion, James Hoffman made a motion to table the submitted plans. Heather Goetsch seconded. A vote was taken and unanimously approved. (5-0)**

The **Fifth** item on the agenda is **129 E. Day Ave.** The proposed project for review is to add a second story addition. Stephen Sheperd, the homeowner, and Peter Sheperd, the builder, were present to explain the project while the

Board reviewed the submitted plans and the video. **Discussion keys:** Roof pitches, three siding materials, upper window placement on left elevation not aligned with lower ones.

**After further discussion, Peter Quehl made a motion to approve the submitted plans with the following conditions: east elevation, southern most window be moved to be aligned with window below. James Hoffman seconded. A vote was taken and unanimously approved. (5-0)**

**The ARC minutes from the March 18, 2021 meeting were reviewed. James Hoffman made a motion to approve them as submitted. Suzy Azcueta seconded. A vote was taken and unanimously approved. (5-0)**

**With no other matters on the agenda, Heather Goetsch made a motion to adjourn the meeting at 7:03 P.M. Peter Quehl seconded. A vote was taken and unanimously approved. (5-0)**

# ARC Checklist

## Setbacks compatible per 16.31 1. A.?

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

## Height

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

## Entries and Porches

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

## Garages and Parking Areas

Garages location is consistent with Design area	<input checked="" type="checkbox"/>	NO
Attached garage is NOT the dominant feature when viewed from the road N/A	YES	NO
Attached garages at the front or side are not wider than ½ the width of the structure N/A	YES	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 N/A	YES	NO
Driveway pavement is minimized as per the RDG	<input checked="" type="checkbox"/>	NO

## Scale and Massing

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

## Misc.

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

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

Discussion: scale and massing

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# ARC Checklist

## Setbacks compatible per 16.31 1. A.?

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

## Height

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

## Entries and Porches

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

## Garages and Parking Areas Not applicable

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 ½ 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	<input checked="" type="checkbox"/>	NO
Scale and mass facing public street is compatible with Design Area	<input checked="" type="checkbox"/>	NO
Foundation height is compatible with Design Area	<input checked="" 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"/>	NO
Roofing material is on approved list	<input checked="" type="checkbox"/>	NO
Roof slopes are compatible	<input checked="" type="checkbox"/>	NO
Window styles/size/proportions are compatible	<input checked="" type="checkbox"/>	NO
Decorative features are compatible (corbels, rails, columns, etc.)	<input checked="" type="checkbox"/>	NO
Chimneys (generally masonry) N/A	YES	NO
Garages and Sheds are compatible with house style N/A	YES	NO

## Misc.

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

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

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# 5768 N Shoreland

## 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 N/A	YES	NO
Between 30.1' – 35' addition requirements met per RDG N/A	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 Not applicable

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 ½ 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) N/A	YES	NO
Garages and Sheds are compatible with house style N/A	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)**

Discussion point: two different sized dormers

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# 4631 N Newhall

## 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	<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

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) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garages and Sheds are compatible with house style <input checked="" type="checkbox"/>	<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)**

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# 129 E. Day

## 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'	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Between 25.1' – 30' design area must have a pattern of this height N/A	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Between 30.1' – 35' addition requirements met per RDG N/A	<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 Not applicable**

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 ½ 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 (cornices, 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 N/A	<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)**

Metal roofs are detail only; discussion of roof lines; discussion of siding type and color on single story structure on west.

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