

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

Acting Chairperson: Jason Stuewe - Board Members present: James Hoffman, Meg Baniukiewicz, David Domres, Heather Goetsch & Sam Schultz. Village Inspector, Mike Belsha

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

The **first** item on the agenda is **5655 N Shore Dr.** The proposed project for review to construct a covered patio. Marc Roehrle, the architect, was present to explain the project while the Board reviewed the submitted plans.

**Discussion Keys:** Drainage, impact on neighbor's yard- views, impervious area increase.

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

The **second** item on the agenda is **1022 E Henry Clay St.** *Jason Stuewe recused himself from this case.* The proposed project for review is to enclose the front and back existing covered entrances. Raluca & Octavian Staescu, the homeowners, were present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** Will there be expansion jaunts on stucco?

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

The **third** item on the agenda is **4869 N Woodburn St.** The proposed project for review is a second story addition where an existing second floor deck is currently located. Geddy & Mara Krueger, the homeowners & Rory Palubiski, the designer, were present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** None.

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

The **fourth** item on the agenda is **4635 N Idlewild Ave.** The proposed project for review is to demolish the existing house and build a new two-story house. Derek Grams, the homeowner & Shawn Welch, the builder, were present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** Siding materials, architecture for neighborhood, chimney materials, roof pitches and styles, (one hip and all others gable). Window styles and muntins not consistent. Shed awnings standing seam not consistent with rest of the home. Front setback pushed back, causes rear setback to go further.

Neighbors Input: We received letters of communication from: **Jane Habush-4629 N Idlewild Ave.** - drainage, where is A/C, rooflines, front setback. **John & Tera Stucker-4634 N Idlewild Ave.** – A/C, window location, chimney material, vertical siding, consistency of design in neighborhood. **Eugene Reese-4611 N Idlewild Ave.** – columns do not fit, siding & chimney, rooflines. **Michael Peine-4617 N Idlewild Ave.** – style of house does not match neighborhood, drainage, floor area ratio, height of home. **Steven Dodulik-4641 N Idlewild Ave.** – design fitting neighborhood, front porch drainage, height of chimney, vertical siding, window placement. **Maureen Nichols- 4647 N Idlewild Ave.** – demo, drainage, rooflines, chimney.

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

**The ARC minutes from the June 17, 2021 meeting were reviewed. James Hoffman made a motion to approve them as submitted. Sam Schultz seconded. A vote was taken and unanimously approved. (6-0)**

**With no other matters on the agenda, David Domres made a motion to adjourn the meeting at 6:47 P.M. Heather Goetsch seconded. A vote was taken and unanimously approved. (6-0)**

# 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  YES  NO
- Entries should be retained with remodels  YES  NO
- Entry is prominent and oriented to the street (unless Design Area pattern) - n/a  YES  NO

### Garages and Parking Areas - n/a

- ~~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 -n/a  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 -n/a  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 -n/a  YES  NO

### Misc.

- Exterior lighting meets RDG (pg 185)-n/a  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)**  
there is previous pavement to help with drainage. roof slope is consistent with the structure  
design type even though it doesn't match the house

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**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 - n/a**

- ~~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 I 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**

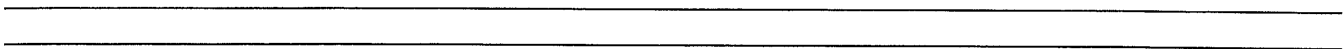
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- Garages and Sheds are compatible with house style - n/a  YES  NO

**Misc.**

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**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 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**

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- Foundation height is compatible with Design Area  YES NO

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  - Chimneys (generally masonry) YES NO
  - Garages and Sheds are compatible with house style YES NO

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- Three garages meet RDG specs in 16.31 1 D. iii.  YES  NO
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