

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

Chairperson: Lauren Triebenbach - Board Members present: Meg Baniukiewicz, David Domres, Brian Medina, Jason Stuewe & Sam Schultz. Village Inspector, Mike Belsha

The meeting came to order at 5:31 p.m.

The **first** item on the agenda is **5601 N Shore Dr.** The tabled project for review is to construct a deck with a canopy. Jeremy & Susan Stadtmueller, the homeowners, & Rob McDonald, the builder, were present to explain the resubmitted plans while the Board reviewed them. **Discussion Keys:** Roof pitch, roof materials, drainage, gutters, downspouts.

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

The **second** item on the agenda is **1301 E Chateau Pl.** The proposed project for review is to convert the current screen porch to a sunroom. Christopher Krueger, the homeowner, was present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** Drawing is not accurate to existing structure.

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

The **third** item on the agenda is **216-246 E Chateau Pl.** The proposed project for review is to build front entrance porches. David Karademas, the owner, was present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** Doors on drawing not accurate with what is existing. Pergolas on back will not be consistent with new front. Style of architecture does not fit building.

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

The **fourth** item on the agenda is **6009 N Bay Ridge Ave.** *Meg Baniukiewicz recused herself from this case.* The proposed project for review is a one story addition to the west of the existing home. Sal & Kathryn Amato, the homeowners, & Meg Baniukiewicz, the architect, were present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** Roof pitch- flat roof on gable home. Rear setback

**After further discussion, Jason Stuewe made a motion to approve the plans as submitted. David Domres seconded. A vote was taken and unanimously approved. (5-0)**

The **fifth** item on the agenda is **701 E Chateau Pl.** The proposed project for review is to construct a second level addition over an existing single-story portion of the home. Rory Palubiski, the designer, was present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** F.A.R. Black trim detail on front stepping is odd. Window grids on home are not consistent. Adding shutters.

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

The **sixth** item on the agenda is **4635 N Wildwood Ave.** The proposed project for review is a two-story rear addition. Alex & Daniel Beer, the homeowners, Mike Dindorf, the builder, & Keith Barnes, the architect, were present to explain the project while the Board reviewed the submitted plans. **Discussion Keys:** Columns seem thin.

**After further discussion, Meg Baniukiewicz made a motion to approve the plans with the following condition: Columns on rear width should match width of portico columns on front at minimum. David Dromres seconded. A vote was taken and unanimously approved. (6-0)**

**The ARC minutes from the July 1, 2021 meeting were reviewed. David Domres 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, Jason Stuewe made a motion to adjourn the meeting at 6:45 P.M. Meg Baniukiewicz seconded. A vote was taken and unanimously approved. (6-0)**

5601 N. Shore Dr.

# ARC Checklist

Action: Dave  
Second: Meg  
Approved

## Setbacks compatible per 16.31 I. A.?

- Front
- Side
- Rear

YES NO  
 YES NO  
 YES NO

## Height

N/A - lower than existing

- Most Design areas limited to 25'
- Between 25.1' - 30' design area must have a pattern of this height
- Between 30.1' - 35' addition requirements met per RDG

YES NO  
 YES NO  
 YES NO

## Entries and Porches

- Entries are consistent with the Design Area
- Entry is consistent with the style of the home
- Entries should be retained with remodels
- Entry is prominent and oriented to the street (unless Design Area pattern)

YES NO  
 YES NO  
 YES NO  
 YES NO

## Garages and Parking Areas

N/A

- Garages location is consistent with Design area
- Attached garage is NOT the dominant feature when viewed from the road
- Attached garages at the front or side are not wider than 1/2 the width of the structure
- Three garages meet RDG specs in 16.31 I D. iii.
- Attached garages on corner lots does not cause paving at or near the corner
- Front facing attached garage single door can't exceed 30% of the combined width of structure
- Driveway pavement is minimized as per the RDG

YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO

## Scale and Massing

- Compatible to the adjacent houses
- Scale and mass facing public street is compatible with Design Area
- Foundation height is compatible with Design Area

YES NO  
 YES NO  
 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 N/A
- Roofing material is on approved list
- Roof slopes are compatible
- Window styles/size/proportions are compatible N/A
- Decorative features are compatible (cornices, rails, columns, etc.)
- Chimneys (generally masonry) N/A
- Garages and Sheds are compatible with house style N/A

YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO

## Misc.

- Exterior lighting meets RDG (pg 185)
- Site Plan
  - Project does not impair lot's beauty
  - Drainage approved by ARC (if NO, the Village staff to review)

YES NO  
 YES  NO  
 YES NO

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

will have gutters & downspouts

1301 E. Chateau Pl.

# ARC Checklist Table

Motion: Jason  
Seconded: Dave

### Setbacks compatible per 16.31 I. A.?

- Front  YES  NO
- Side  YES  NO
- Rear  YES  NO

### Height

*Not changing*

- Most Design areas limited to 23'  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

> N/A

### 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

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  YES  NO
- 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)

*Drawings weren't accurate.*  
*Need to see better drawings.*  
*Need a scale floor plan to*

216-246 E. Chateau Pl.  
**ARC Checklist** Table/Motion: Jason  
 second: May  
 Approved.

**Setbacks compatible per 16.31 I. 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** *not changing*

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 type="checkbox"/> NO
Between 30.1' - 35' addition requirements met per RDG	N/A	<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** *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** *X*

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	<i>N/A</i>	YES	NO
Roofing material is on approved list	<i>N/A</i>	YES	NO
Roof slopes are compatible	<i>N/A</i>	YES	NO
Window styles/size/proportions are compatible	<i>N/A</i>	YES	NO
Decorative features are compatible (corbels, rails, columns, etc.)		YES	<input checked="" type="checkbox"/> NO
Chimneys (generally masonry)	<i>N/A</i>	YES	NO
Garages and Sheds are compatible with house style	<i>N/A</i>	YES	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 checked="" 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)**

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May released

6009 N. Bay Ridge

# ARC Checklist

Mitigation: Jason  
Second: Dave  
Approved

### Setbacks compatible per 16.31 I. A.?

- Front
- Side
- Rear

YES NO  
 YES NO  
 YES NO

### Height

*No change*

- Most Design areas limited to 25'
- Between 25.1' - 30' design area must have a pattern of this height
- Between 30.1' - 35' addition requirements met per RDG

> N/A

YES NO  
 YES NO  
 YES NO

### Entries and Porches

- Entries are consistent with the Design Area
- Entry is consistent with the style of the home
- Entries should be retained with remodels
- Entry is prominent and oriented to the street (unless Design Area pattern)

YES NO  
 YES NO  
 YES NO  
 YES NO

### Garages and Parking Areas *N/A*

- Garages location is consistent with Design area
- Attached garage is NOT the dominant feature when viewed from the road
- Attached garages at the front or side are not wider than 1/2 the width of the structure
- Three garages meet RDG specs in 16.31 I D. iii.
- Attached garages on corner lots does not cause paving at or near the corner
- Front facing attached garage single door can't exceed 30% of the combined width of structure
- Driveway pavement is minimized as per the RDG

YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO

### Scale and Massing

- Compatible to the adjacent houses
- Scale and mass facing public street is compatible with Design Area
- Foundation height is compatible with Design Area

YES NO  
 YES NO  
 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
- Roofing material is on approved list
- Roof slopes are compatible
- Window styles/size/proportions are compatible
- Decorative features are compatible (corbels, rails, columns, etc.)
- Chimneys (generally masonry) *N/A*
- Garages and Sheds are compatible with house style *N/A*

YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO

### Misc.

- Exterior lighting meets RDG (pg 185)
- Site Plan
  - Project does not impair lot's beauty
  - Drainage approved by ARC (if NO, the Village staff to review)

YES NO  
 YES  NO  
 YES  NO

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

701 E. Chateau

# ARC Checklist

Motion: Brian  
Second: Dave  
~~App to seek~~ Approved

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

- Front
- Side
- Rear

YES  NO  
 YES  NO  
 YES  NO

### Height

- Most Design areas limited to 25'
- Between 25.1' - 30' design area must have a pattern of this height
- Between 30.1' - 35' addition requirements met per RDG

> N/A

YES  NO  
 YES  NO  
 YES  NO

### Entries and Porches

- Entries are consistent with the Design Area
- Entry is consistent with the style of the home
- Entries should be retained with remodels
- Entry is prominent and oriented to the street (unless Design Area pattern)

YES  NO  
 YES  NO  
 YES  NO  
 YES  NO

### Garages and Parking Areas *N/A*

- Garages location is consistent with Design area
- Attached garage is NOT the dominant feature when viewed from the road
- Attached garages at the front or side are not wider than 1/2 the width of the structure
- Three garages meet RDG specs in 16.31 1 D. iii.
- Attached garages on corner lots does not cause paving at or near the corner
- Front facing attached garage single door can't exceed 30% of the combined width of structure
- Driveway pavement is minimized as per the RDG

YES  NO  
 YES  NO  
 YES  NO  
 YES  NO  
 YES  NO  
 YES  NO  
 YES  NO

### Scale and Massing

- Compatible to the adjacent houses
- Scale and mass facing public street is compatible with Design Area
- Foundation height is compatible with Design Area

YES  NO  
 YES  NO  
 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 *- all being replaced*
- Roofing material is on approved list
- Roof slopes are compatible
- Window styles/size/proportions are compatible
- Decorative features are compatible (cornices, rails, columns, etc.)
- Chimneys (generally masonry) *N/A*
- Garages and Sheds are compatible with house style *N/A*

YES  NO  
 YES  NO  
 YES  NO  
 YES  NO  
 YES  NO  
 YES  NO  
 YES  NO

### Misc.

- Exterior lighting meets RDG (pg 185)
- Site Plan
  - Project does not impair lot's beauty
  - Drainage approved by ARC (if NO, the Village staff to review)

YES  NO  
 YES  NO  
 YES  NO

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

~~FAR discussion: No change in footprint, placement on corner helps masking, only 2200 sq ft even though FAR is largest~~  
 Trimline definition arguable. Eastern window grid pattern



4635 N. Wildwood

# ARC Checklist

Motion: ~~Mez~~  
Second: Dave  
Approved

### Setbacks compatible per 16.31 I. A.?

- Front
- Side
- Rear

YES NO  
 YES NO  
 YES NO

### Height

*No change*

- Most Design areas limited to 25'
- Between 25.1' - 30' design area must have a pattern of this height
- Between 30.1' - 35' addition requirements met per RDG

YES NO  
 YES NO  
 N/A  YES NO

### Entries and Porches

- Entries are consistent with the Design Area
- Entry is consistent with the style of the home
- Entries should be retained with remodels
- Entry is prominent and oriented to the street (unless Design Area pattern)

YES NO  
 YES NO  
 YES NO  
 YES NO

### Garages and Parking Areas

*N/A*

- Garages location is consistent with Design area
- Attached garage is NOT the dominant feature when viewed from the road
- Attached garages at the front or side are not wider than 1/2 the width of the structure
- Three garages meet RDG specs in 16.31 I D. iii.
- Attached garages on corner lots does not cause paving at or near the corner
- Front facing attached garage single door can't exceed 30% of the combined width of structure
- Driveway pavement is minimized as per the RDG

YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO  
 YES NO

### Scale and Massing

- Compatible to the adjacent houses
- Scale and mass facing public street is compatible with Design Area
- Foundation height is compatible with Design Area

YES NO  
 YES NO  
 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
- Roofing material is on approved list
- Roof slopes are compatible
- Window styles/size/proportions are compatible
- Decorative features are compatible (cornices, rails, columns, etc.)
- Chimneys (generally masonry) *N/A*
- Garages and Sheds are compatible with house style *N/A*

YES NO  
 YES NO  
 YES NO  
 YES NO  
 Columns  YES NO  
 at 8" min.  YES NO  
 YES NO

### Misc.

- Exterior lighting meets RDG (pg 185)
- Site Plan
  - Project does not impair lot's beauty
  - Drainage approved by ARC (if NO, the Village staff to review)

YES NO  
 YES  NO  
 YES  NO

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

*Column size - want 8-10"*