



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
October 14, 2024
Village Board Room 5:00pm

**ARCHITECTURAL REVIEW COMMITTEE
MEETING MINUTES**

I. CALL TO ORDER AND ROLL CALL

Chairperson Krampf called the meeting to order at 5:00pm.

ROLL CALL

Chair: John Krampf
Members: Dan Zitzer
Marisa Roberts
Tony Aiello
Kavin Tedamrongwanish - excused
Christine Duback - excused
Trustee Liaison: Ben Minkin

Also in attendance: Andy Pederson, Village Manager
Chris Jaekels, Village Attorney

II. APPROVAL OF MINUTES

A. Approval of September 16, 2024, meeting minutes.

Motion by Committee Member Roberts, seconded by Committee Member Aiello, to approve the September 16, 2024, meeting minutes. Motion carried unanimously.

III. BUSINESS

A. 8963 North Tennyson Drive – Ilana Cabrera

Ilana Cabrera, homeowner, appeared on behalf of the project. Ms. Cabrera described the project as the construction of a five and a half foot by eight-foot storage shed. Ms. Cabrera described the shed as a prefabricated gray vinyl storage shed that will be placed on an existing cement slab in the northwest corner of the property.

There were no neighbors in attendance.

Motion by Trustee Minkin, seconded by Committee Member Aiello, to approve the project as described and presented in the application. Motion carried unanimously.

B. 9461 North Regent Court – Peter Newman

Peter Newman, homeowner, appeared on behalf of the project. Mr. Newman described the project as the construction of 54 lineal feet of four-foot-high black aluminum fence. Mr. Newman stated the proposed fence will enclose an existing garden on the southwest side of the property.

There were no neighbors in attendance.

Motion by Committee Member Zitzer, seconded by Committee Member Aiello, to approve the project as described and presented in the application, subject to the required engineer plan. Motion carried unanimously.

C. 9221 North Lake Drive – Chris Elias

Chris Elias, homeowner, appeared on behalf of the project. Mr. Elias described the project as an alteration to the front door. Mr. Elias stated that the current door has no windows, and the proposed door would have slated windows which would allow for much more sunlight to come in and follow along with the current mid-century modern exterior appearance of the home.

There were no neighbors in attendance.

Motion by Trustee Minkin, seconded by Committee Member Roberts, to approve the project as described and presented in the application. Motion carried unanimously.

D. 240 West Manor Circle – Brian Hongsermeier

Greg Buscher, contractor, appeared on behalf of the project. Mr. Buscher described the project as the construction of an exterior remodel with a 21 square foot bump out addition to the front of the home. Mr. Buscher stated that the project entails enclosing the current planter bed which will add square footage to the existing bathroom.

There were no neighbors in attendance.

Motion by Trustee Minkin, seconded by Committee Member Aiello, to approve the project as described and presented in the application. Motion carried unanimously.

E. 717 East Bay Point Road – David Barron, Gdnshp

Project was tabled.

There was one neighbor in attendance, Michael Bamberger, 9255 North Pelham Parkway.

F. 8610 North Greenvale Road – Amilcar Rivero

Amilcar Rivero, homeowner, appeared on behalf of the project. Mr. Rivero described the project as the construction of 223 lineal feet of four-foot-high dog-eared fence. Mr. Rivero described the fence as white cedar and that it will have 2 four-foot-wide four-foot-high gates.

Committee Member Zitzer stated that the fence proposal was not at 50 percent open, and that the gap will have to be 4 inches to comply with the percentage.

There were no neighbors in attendance.

Motion by Committee Member Zitzer, seconded by Committee Member Roberts, to approve the project with 4-inch gaps along with 4-inch fence boards. Motion carried unanimously.

G. 110 West Krause Place – Mahmmod Muhamed

Mahmmod Muhamed, homeowner, appeared on behalf of the project. Mr. Muhamed described the

project as the construction of four aluminum handicap ramps to the exterior of the home. Mr. Muhamed stated the four ramps would be at each entry and exit point of the home with two placed in the front of the home and the other two placed in the back of the home.

There were two neighbors in attendance, Lori Kindred, 9019 N Santa Monica Blvd, and Marie Rossetto, 111 West Krause Place.

Committee Member Zitzer asked if the current ramps are temporary. Mr. Muhamed stated that the ramps are removable in nature but are the proposed permanent ramps.

Trustee Minkin asked what the reason would be to have them as temporary structures.

Mr. Muhamed stated that the ramps are not attached to the foundation so they could be removed.

Attorney Jaekels asked if there were any occupants in the home. Mr. Muhamed stated that there was one occupant. Attorney Jaekels asked if the one occupant was disabled. Mr. Muhamed said yes.

Attorney Jaekels asked for clarification, stating that there is currently one occupant, one house, and four ramps. Mr. Muhamed confirmed and stated that there will be more people moving in.

Trustee Minkin asked how many more people will be moving in. Mr. Muhamed stated that up to 8 people can move in.

Committee Member Aiello asked if all of the occupants would need a ramp. Mr. Muhamed stated that most of them will as there is a high demand for accessible homes.

Committee Member Zitzer stated that he thinks the ramps are very industrial like.

Attorney Jaekels stated that the City of Milwaukee's standard is to have one ramp in the backyard of a property. Attorney Jaekels stated that a reasonable accommodation would be to allow one ramp and to follow the necessary architectural standards needed. Mr. Muhamed stated that one exit ramp would be unsafe.

Committee Member Roberts stated she was concerned with two ramps being in the backyard and asked if there could just be one.

Attorney Jaekels stated that Mr. Muhamed is currently asking for accommodation for one person.

Mr. Muhamed stated that he is asking for accommodation for eight people.

Attorney Jaekels stated that if you are requesting for reasonable accommodation, the request is made on behalf of the disabled person who hasn't been identified.

Mr. Muhamed asked what the rest of the committee thinks of the project in terms of the community, the project's purpose, and serving the disabled members of the community.

Village Manager Pederson reminded the committee that the purpose of this discussion is to look at the four handicap ramps as an accessory structure and not the use of the property. Village Manager

Pederson stated that under Municipal Code Section 104-4(b) an accessory structure becomes permanent when it's there for more than 20 days or weighs more than 75 pounds or is larger than 40 inches. Village Manager Pederson stated that in the past, when the Committee had reviewed ramps, they look at the necessity of accommodation, durability of the ramps, materials, number of ramps, landscaping, and screening. Village Manger Pederson made a note that one of the ramps currently does not meet code as it does not fall within the allowable setbacks, and it would require consideration from the Board of Zoning Appeals and Board of Trustees.

Committee Member Zitzer stated that from an aesthetic perspective, they have little aesthetic value and detract from the appearance of the home.

Mr. Muhamed stated that in spring and summertime, he plans to hang flower baskets to make the ramps more appealing.

Chairperson Krampf asked if the neighbors in attendance had any thoughts or questions they would like to bring up at this time.

Lori Kindred, neighbor at 9019 N Santa Monica Blvd, whose property abuts the backyard of 110 West Krause Place was in attendance. Ms. Kindred expressed concerns over the aesthetics and setbacks of the ramps.

Marie Rossetto, neighbor at 111 West Krause Place, whose property is across the street from 110 West Krause Place was in attendance. Ms. Rossetto expressed concerns over the aesthetics of the ramps.

Chairperson Krampf stated that if the intention of the home is to house people who need ramps, they should be able to get the necessary accommodation, but he would like to see fewer ramps and a more aesthetic appearance with a landscaping plan.

Trustee Minkin stated that his biggest trouble with the project is the fact that it is already installed prior to approval.

Mr. Muhamed stated that it was his misunderstanding in the beginning of the process.

Chairperson Krampf stated that going back to the drawing board would be a good idea to get a more finalized and detailed version.

Attorney Jaekels stated that the Committee can approve a certain number of ramps and require a plan.

Committee Member Zitzer stated that the best decision would be to table the project and come back to it.

Motion by Committee Member Zitzer to table and revisit the project until the November 18, 2024, Architectural Review Committee based on a revised proposal including one or two ramps, depending on the interpretation of the fire code by the Fire Marhsall, that match the home architecturally in terms of appearance, color, and materials and will also incorporate landscaping plan that will enhance the appearance of the ramps, seconded by Trustee Minkin. Motion carried unanimously.

IV. ADJOURNMENT

Motion by Committee Member Roberts, seconded by Committee Member Aiello, to adjourn the meeting at 6:09pm. Motion carried unanimously.

Emma Baumgartner
Operations Coordinator