



**Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting Minutes  
August 1, 2011**

**I. CALL TO ORDER**

Roger Derenne called the meeting to order at 7:00 pm.

**II. ROLL CALL – Present unless otherwise noted:**

Building Inspector:	Dave Zamaites - excused	
Trustee Liaison:	Mike Barth	
Chair:	Roger Derenne	
Members:	Marisa Roberts - excused	Stephen Franz - excused
	David Guirl	Don Brier-Alternate - excused
	Sandra Muchin Kofman	

Also present: Management Assistant Cody Loew

**III. APPROVAL OF MINUTES**

Motion by Mike Barth, seconded by David Guirl, to approve the minutes of July 18, 2011. Motion carried unanimously.

**IV. CITIZENS AND DELEGATIONS**

Open to any citizen who wishes to speak on items not on the agenda. Please note there may be limited discussion on the information received, however, no action will be taken. Please state your name and address for the record.

No comments made.

**V. BUSINESS**

**A. Recommendation to the Board of  
Trustees on the Shul Sign  
Installation Project**

**Congregation Ahavat Yisroel  
8825 N Lake Drive  
021-9969**

Shmaya Shmotkin, of the Congregation Ahavat Yisroel, appeared on behalf of the project. Neighbors in attendance: none. The description of the project is as follows: The proposed sign will be installed on the south side of the building, along the wood siding. The sign shall read, "The Shul Center" on the top half, and "Lubavitch of Wisconsin" along the bottom portion. The sign's dimensions shall be 48" by 24" and will be made out of aluminum. There are existing light fixtures on the building that will illuminate the sign when needed. See application for greater detail.

Motion by Mike Barth, seconded by David Guirl, to recommend approval to the Board of Trustees on the Shul Sign Installation Project. Motion carried unanimously.

**B. Recommendation to the Board of Trustees on the Shul Temporary Sign Variance**

**Congregation Ahavat Yisroel  
8825 N Lake Drive  
021-9969**

Shmaya Shmotkin and Leann Mester, of the Congregation Ahavat Yisroel, appeared on behalf of the project. Neighbors and persons in attendance: none. The description of the project is as follows: temporary banner sign advertising for the open registration of the Milwaukee Community Hebrew School will be located on the Shul's property facing Lake Drive. The banner will be made of vinyl and will be 4 ft. by 8 ft. in dimension. The background will be white, with red and black lettering and logo.

Motion by Mike Barth, seconded by David Guirl, to recommend approval to the Board of Trustees on the Shul Temporary Sign Variance. Motion carried unanimously.

**C. Recommendation to the Board of Trustees on the Shul Playground Project**

**Congregation Ahavat Yisroel  
8825 N Lake Drive  
021-9969**

Shmaya Shmotkin and Leann Mester, of the Congregation Ahavat Yisroel, and Gerald Slater, the playground project designer, appeared on behalf of the project. Neighbors and interested persons in attendance: Susan Tannenbaum, 1005 E Glencoe Place; Pam Tannenbaum, 1005 E Glencoe Place; Jeff Westover, 8855 N Lake Drive; Steve Fox, Attorney for Susan Tannenbaum; Alan Levy, 609 W Evergreen Court; Roberta Gordon, 1015 E Glencoe Place; and Allen Young, 7461 N Lombardy Lane, Fox Point, WI. The description of the project is as follows: Gerald Slater, the designer of the playground project, presented the project. The playground project is intended to be a natural, outdoor play space for children. It will be located to the north and northwest of the building, with the west side of the building being the main means of egress. All invasive species will be cleared out of the proposed playground area, and four trees will be removed per the recommendations of an arborist. These trees are dead, damaged, or dying. On the hill in the far northwest corner of the proposed playground area, there will be a wooden stage installed with seating along the backside of the hill. There will also be a tree house installed along the east side of the project, and it will not be higher than 6 ft. There will also be a basketball hoop and tetherball play area in what is now the northwest part of the parking lot. Along the far west side of the project, a swing set will be installed, just to the north of the northwest corner of the parking lot. In the far northeast corner of the project, there will be a set of science exploration stations, and directly to the southwest of the science exploration stations there is going to be a circular area of tree stump seats for kids meetings. This entire playground area will be surrounded by a picket wood fence that is 4 ft. height with 3.5" inches of spacing. The rails of the fence will be made of 2" by 4" wood beams. See proposed drawing for specifications and further detail.

The Architectural Review Committee members questioned the representatives of the Shul playground project over the screening, location of playground structures, hours of operation, number and residency of children having access to the playground, and the lighting of the proposed playground project. The Shul playground project representatives stated the playground project will not have any additional lighting. The representatives also stated the closest playground structure is 25' away from the nearest property line and that the Shul intends to leave as much screening vegetation as possible. The Shul will also be adding additional screening vegetation, like evergreens, along the north and west sides of the project. The Shul representatives stated that only children associated with Shul programs would be allowed access to the playground and that there would be primarily two groups of children on the

playground. The first group of children would be using the playground on Saturday mornings and would range in age from 4-13 years old. The total number of children in this group would be approximately 15 children. The second group of children would use the playground on Tuesdays during the school year from 4:30 to 5:30 pm only. These children would be from Bayside and other neighboring North Shore communities.

Steve Fox, the attorney for Sue Tannenbaum, clarified what the hours of operation would be for the Shul and the playground area. Attorney Fox also voiced concern over the Shul conducting operations not explicitly approved by their Conditional Use Permit. Attorney Fox also questioned the playground project setbacks required for businesses operating in Zones D, D-1, and E.

Pam Tannenbaum, on behalf of Sue Tannenbaum, questioned if the Shul would be used as a preschool for children. Leann Mester stated the Shul would not be operating a preschool at this location. Pam Tannenbaum also voiced concern over the loss of the buffer zone between the adjacent properties and the Shul and the impact this would have on neighbors looking directly into the play area. She also voiced concerns over the location of the fence, stage area, and swing set.

Scott Westover, 8855 N Lake Drive, voiced concern over the locations of the project structures, fences, and play area to the abutting property lines. Mr. Westover also voiced concerns over vision issues that abutting landowners may have with looking directly into the playground area and the back of the Shul, if there isn't sufficient screening.

Mark Peltin, an appraiser hired by Sue Tannenbaum, presented an estimated damage analysis document, which analyzed the damages the Shul playground project would have on the neighboring properties. Members of the Architectural Review Committee questioned whether or not he factored in the limited number of days the playground would be used and how this would impact his analysis. Mr. Peltin stated the limited usage would significantly lower any potential damages to neighboring property values.

Dr. Allen Young, a PhD ecologist, voiced concern over the loss of a travel corridor for migratory song birds, insects and other wild animals that primarily live in the Schlitz Audubon Nature Center. Dr. Young also stated this may be a needed satellite food area for these animals.

Roberta Gordon, 1015 E Glencoe Place, voiced concern over all the playground activities that would be taking place to the southwest of her property. She requested that the Architectural Review Committee take into consideration the effects the elevation and location of elements of the playground project would have on the neighbors' line of sight and property values.

Roger Derenne requested that representatives of the Shul and affected neighbors meet to discuss the outstanding issues of contention over the playground project and come to a reasonable compromise before the August 15, 2011 Architectural Review Committee meeting. Roger Derenne also stated that interested persons would have a chance to visit the Shul playground sight, with the Shul's permission, and that members of the Architectural Review Committee may visit the Shul playground project sight during this time period. Roger Derenne stated the Architectural Review Committee will not formally meet at the Shul project sight.

Motion by Roger Derenne to table the recommendation to the Board of Trustees on the Shul Playground Project, seconded by Mike Barth. Motion passed with a vote of three to one, with David Guirl voting nay.

**VI. ADJOURNMENT**

Motion by Roger Derenne, seconded by Mike Barth, to adjourn the meeting at 8:30 pm. Motion carried unanimously.

Respectfully submitted,

Cody Loew  
Management Assistant  
August 16, 2011