

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
MINUTES
September 20, 2006**

The Architectural Review Sub-Committee of the Plan Commission was called to order by Mr. Barnes at 3:00 P.M.

In attendance were Mr. Barnes, Mr. Felda, and Mr. Sisson. Also present was Ms. Jones, Planning Services Manager; Ms. Bennett, Associate Planner, and Anthony Kim Associate Planner.

Motion by Mr. Sisson to approve the September 6, 2006 Architectural Review minutes. Seconded by Mr. Felda. Motion carried unanimously.

NEW BUSINESS

1. (7)NJ R-9-06 Lawrence and Claire Liebe – 3440 S. Monterey Dr. - Rezone from R-4 to R-4/PUD.

As requested at the previous Architectural Review meeting, a sample of the vinyl siding was submitted for review. Committee members discussed whether vinyl siding or hardy plank would be more appropriate.

To be consistent with previous PUD's and because it is single family being sold as commercial properties, Mr. Felda recommended that hardy plank be used.

To be fair to everyone else who has appeared before this Committee and the Plan Commission, Mr. Barnes recommended hardy plank rather than vinyl siding. He said the appearance of hardy plank looks more like real siding than vinyl does.

Mrs. Liebe explained they are in favor of the old farmhouse look, and the Committee is changing that theme. We had shutters and now have to do something totally different because this is no longer the farmhouse look. The contemporary look is taking away from the old homestead feel. The cost is also a concern.

Mr. Felda suggested that hardy plank comes in different widths to create the type of look desired.

Committee members were in agreement with the number and placement of the added windows. Michigan split grey stone remained the recommended choice.

The Architectural Control Committee requested that finalized elevations be submitted.

2. (7)NJ U-41-06 Lawrence and Claire Liebe - 3440 S. Monterey Dr. – Condos.

See Item #1.

3. (3)AB U-60-06 Jonathan Hynduik – 16645 W. Greenfield Ave. – Paint Building.

Mr. Kim explained that the request is to paint the exterior of the building, add three windows to the rear, and replace the single door with an overhead door at the rear of the property.

The Architectural Review Committee members said these changes were a definite enhancement to the building and this project met their architectural approval.

4. (3)AB U-62-06 Ron & Sherry Reuteler – 1440 S. 170 St. – Kitchen Remodel.

Ms. Bennett said this is a non-conforming, single-family, residential property. The exterior materials will match what is existing.

Ms. Jones said a staff report would be prepared for Plan Commission and this Committee would have an optional chance for a second look.

5. (3)AB U-63-06 American Bolt Corp. – 16535-16555 W. Glendale – Exterior Architectural Changes.

Mr. Egofske, applicant of the project described the planned façade improvements. The Architectural Review Committee found no objection to this project.

Motion by Mr. Sisson to adjourn the Architectural Review Meeting at 4:00 P.M. Seconded by Mr. Felda. Motion carried unanimously.