

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
October 7, 2009
MINUTES**

The Architectural Review Sub-Committee Meeting was called to order at 5:24 P.M.

In attendance was Mr. Felda and Ms. Groeschel. Also present was Greg Kessler, Director of Community Development; Amy Bennett, Associate Planner; Jessica Titel, Associate Planner; and Nikki Jones, Planning Services Manager. Excused was Mr. Sisson.

Motion by Mr. Kessler to approved the August 31, 2009 Architectural Review Minutes. Seconded by Mr. Felda. Motion passes, with Ms. Groeschel voting "present".

NEW BUSINESS

1. (5)AB UA-09-52 Clearwater Spa – 15748 W. National Ave. – Door Replacement.

Ms. Bennett stated the applicant is looking to replace the door in the back which will be the main entrance for this business.

The applicant stated the dentist has the front half of the building, and they would be locating in back half of the building.

Ms. Bennett asked the applicant what kind of material would be used for the door. The applicant stated there would be shingles and vinyl siding on the front half of it, but it is just a plain overhang for protection from the weather. We would like to make it more inviting for customers to come in. The door is glass with blinds inside. The singles will be a reddish brown. The building is of an orange tone and yellows with red vents. It will not be seen by the road, and there is a fence blocking the residence on the other side.

Ms. Groeschel asked if the applicant wanted to keep the gutters because they are not necessary for an overhang this size. The downspouts should not be far from the building so the customers will not trip on them. The applicant stated it would get the water away from the building. Mr. Kessler stated it should be left up to the applicant if they would want to put gutters on.

Motion by Mr. Kessler to approve the proposed Door Replacement for Clearwater Spa, located at 15748 W. National Ave. Seconded by Mr. Groeschel. Motion carried unanimously.

2. (3)AB UA-09-48 Kwik Fuel – 17145 W. Greenfield Ave. – Site Renovation.

Ms. Bennett stated they are taking over the bays and turning it into an expanded convenience store.

The architect explained that the overhead doors will be removed and replaced with store-front glass and the existing glazing on the convenience side of it will also be replaced to match with the new door. The openings that are currently on the east side will be closed with similar materials and on the south side as well. We are providing a dumpster enclosure on the parking area. The existing toilet room door on the west side will remain, and the small windows will be opened up. The color pallet will be similar to what is proposed on the drawings. The black striping will be gone and the shingles will be painted.

Ms. Bennett stated this will be an overall improvement to the site.

Motion by Mr. Kessler to approve the proposed Architectural Request for Kwik Fuel, located at 17145 W. Greenfield Ave. Seconded by Ms. Groeschel. Motion carried unanimously.

3. (3)NJ UA-09-54 MLG Management – 2600 S. 162 St. – Methane Extraction System.

Ms. Jones stated the proposal is for two methane blowers. There is a build-up of methane that comes from under the ground in the area. There was an explosion there years ago before they installed some of their additional methane blowers. The equipment is on the outside of the building with the piping underground. One of the concerns is that there is a sanitary easement on the property, and that the placement of equipment should be outside of the easement and on concrete pads.

Ms. Titel stated the chain link fencing is more for a safety precaution.

Ms. Jones said she would verify the type of fencing that that is allowed from the New Berlin Industrial Park Revitalization Plan.

Motion by Mr. Kessler to approve the Methane Extraction System for MLG Management, located at 2600 S. 162 St. Seconded by Ms. Groeschel. Motion carried unanimously.

4. (5)JT UA-09-55 Anthony Homes LLC – 3930-4060 Fohr Dr. – Bldgs. 1-20 – Architectural Elevation Approval.

Ms. Titel stated the Use and the Site has already been approved. The building pads are in place, and the use for two-families has been approved. They were to come back with their architecture when they were ready to build. Ms. Titel showed the three architectural options that the buyers will have to chose from. The buildings should include 1-20 not 12-20 which is in the description of this item.

Ms. Titel said the architectural options were all fine, but just wanted to maintain the high-quality archicture.

Motion by Mr. Kessler to approve the proposed Three Architectural Elevations for Anthony Homes LLC for Buildings 1-20, located at 3930-4060 Fohr Dr. Seconded by Ms. Groeschel. Motion carried unanimously.

5. (2)JT UA-09-56 Walter Schneider – 3184 Waterford Ct. – Replace Kitchen Window and Remove Deck Railing.

Ms. Titel stated Staff treats condos like commercial buildings when it comes to changing the architecture. This is an after-the-fact permit for the window replacement. The applicant replaced a flat window with a bay window and also plans to remove the railing off of his deck. The railing on the deck obstructs the applicant's view of the woods. The deck is less than 24", so a railing is not required per the Building Code.

Motion by Mr. Kessler to approve the Replacement Kitchen Window and Remove the Deck Railing for Walter Schneider at 3184 Waterford Ct. Seconded by Ms. Groeschel. Motion carried unanimously.

Motion by Mr. Kessler to adjourn the October 7, 2009 Architectural Review Meeting at 5:55 P. M. Seconded by Ms. Groeschel. Motion carried unanimously.