

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW MINUTES  
October 14, 2010**

The Architectural Review Sub-committee Meeting was called to order by Mr. Felda at 8:30 A.M. In attendance was Mr. Felda and Ms. Groeschel. Also present was Nikki Jones, Planning Services Manager filling in for Mr. Kessler; Amy Bennett, Associate Planner; and Jessica Titel, Associate Planner. Ms. Bennett was excused at 8:58 A.M.

Motion by Ms. Groeschel to approve the August 30, 2010 Architectural Review minutes. Seconded by Mr. Felda. Motion carried unanimously.

**NEW BUSINESS**

1. (7)JT UA-10-42 Living Word Church – 21400 W. National Ave. – New Church.

Mr. Bill Matthews, representative for Living Word Church explained the location of the new church and showed drawings of the proposed building with possible future expansion. Samples of building materials were shown.

Motion by Ms. Groeschel to approve the proposed architecture for Living Word Church located at 21400 W. National Avenue. Seconded by Ms. Jones. Motion carried unanimously.

2. (4)JT UA-10-47 Carrie's West Side Pub – 20385 W. National Ave. – Pergola for Smoking Shelter.

Ms. Titel explained that the proposed pergola will be over the existing deck located in the back of the building. The roof will be shingled. The sides will be open. Mr. Felda requested that they match the shingles on the existing building. Ms. Carrie Jost, representative for Carrie's West Side Pub said the shingles are Castlebrook 35 year. Ms. Titel said there is also a proposal to replace a window on the east elevation.

Motion by Ms. Groeschel to approve the proposed architecture for Carrie's West Side Pub located at 20385 W. National Avenue. Seconded by Mr. Felda. Motion carried unanimously.

3. (3)AB UA-10-49 Superproducts – 17000 W. Cleveland Ave. – Addition.

Ms. Bennett explained that the proposal is for a 1,200 square foot addition for a loading lock to Superproducts located at 17000 W. Cleveland Avenue. Drawings were exhibited showing the location of the overhead doors to be added. The existing building materials and colors will be matched.

Motion by Ms. Groeschel to approve the proposed architecture for Superproducts located at 17000 W. Cleveland Avenue. Seconded by Ms. Jones. Motion carried unanimously.

4. (3)AB UA-10-52 Neu Tool & Supply Corp. – 16333 W. Rogers Dr. – Windows and a Dock Door.

Ms. Bennett explained that Neu Tool & Supply Corp. is a new business coming into the Industrial Park into an existing building located at 16333 W. Rogers Drive. They are proposing to add two new entrance doors and a dock door which will be identical to those existing. Location of the doors was shown on the drawing.

Motion by Ms. Groeschel to approve the proposed architecture for Neu Tool & Supply Corp. located at 16333 W. Rogers Drive. Seconded by Mr. Felda. Motion carried unanimously.

5. (4)JT UA-10-53 Moorland Road Golf Center – 5900 S. Moorland Rd. – Four-Seasons Shelter for Golf Practice.

Ms. Titel showed the location of Moorland Road Golf Center and explained that the proposal is to add an addition onto the existing building that will enclose some of the tee boxes that are outlined on the displayed drawing. Mr. Thomas Major, representative for the project, said the building materials of the addition will be steel to match the existing building. Heaters will be suspended from the ceiling. Glass doors along the back elevation can be opened to let the wind go through on nice days.

Motion by Ms. Groeschel to approve the proposed architecture for the Moorland Road Golf Center four seasons shelter for golf practice located at 5900 S. Moorland Road. Seconded by Ms. Jones. Motion carried unanimously.

6. (5)JT UA-10-50 Style Salon - 12420 W. Beloit Rd. - Façade Change.

Ms. Titel explained the proposed upgrades for Style Salon located at 12410 W. Beloit Road. Two glass block windows will be replaced with regular glass pane windows, and the applicant proposes to paint the building white. Ms. Groeschel asked if the new windows will match the existing windows? Mr. Joe Brisk, representative for Style Salon said the new windows will match and the intention is to eventually replace all the windows. A barber pole is also proposed.

Motion by Mr. Felda to approve the proposed facade changes to Style Salon located at 12420 W. Beloit Road with all front windows replaced now or in the future to match. Seconded by Ms. Groeschel. Motion carried unanimously.

7. (7)JT UA-10-55 Kwik Fuel – 17145 W. Greenfield Ave. – Paint Canopy and Roof Shingles.

Ms. Titel explained the proposal is to paint the canopy and the roof that is a gray color with a three band strip in the middle of the canopy. Mr. Dave Ghuman, representative for Kwik Fuel said the same color will be used on the canopy as on the shingles. Drawings were displayed showing the color changes.

Motion by Ms. Groeschel to approve the proposed architecture for Kwik Fuel located at 17145 W. Greenfield Avenue. Seconded by Mr. Felda. Motion carried unanimously.

8. (4)JT UA-10-17 Matty's Catering Kitchen – 14460 W. College Ave. – Roof Top Mechanicals.

Ms. Titel explained that this request is for a modification to an existing approval. Construction has been completed and the applicant is working on getting their final occupancy. There is some venting required for commercial kitchens. Originally, the Zoning Code requires that roof top equipment is screened so the applicant was going to do a screen around all of the vents. In order to be able to access the vents for maintenance they would prefer not to screen them, but paint them a color that blends in with the roof. Ms. Titel said the applicant would agree to screen on one or two sides but does not want to screen all the way around. Elevation drawings were shown. Mr. Tim Lang, representative for Matty's Catering Kitchen, felt that screening would cause snow build-up on the roof. Ms. Groeschel said screening is required in the Zoning Code and suggested arborvitaes or some type of landscaping that would eventually grow tall enough to screen the roof units.

Motion by Ms. Groeschel to approve the proposed architecture for Matty's Catering Kitchen located at 14460 W. College Avenue subject to the applicant submitting a site plan showing substantial landscaping to provide adequate future rooftop screening. Seconded by Mr. Felda. Motion carried unanimously.

**ADJOURN**

Motion by Ms. Jones to adjourn the Architectural Review Meeting at 9:20 A.M. Seconded by Ms. Groeschel. Motion carried unanimously.