

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW MINUTES  
December 6, 2010**

The Architectural Review Sub-committee Meeting was called to order by Mr. Felda at 5:35 P.M. In attendance was Mayor Chiovero, Brian Felda, Jenalyn Groeschel, Nikki Jones; Planning Services Manager; and Jessica Titel, Associate Planner

Motion by Ms. Groeschel to approve the October 14, 2010 Architectural Review minutes. Seconded by Mr. Felda. Motion passes with Mayor Chiovero voting present.

Motion by Mayor Chiovero to approve the November 10, 2010 Architectural Review minutes. Seconded by Mr. Felda. Motion passes with Ms. Groeschel voting present.

**NEW BUSINESS**

1. (2)NJ CU-10-09 Applewood II - 2860 S Moorland Rd - Senior Housing.

Ms. Jones described the proposed Applewood II senior housing building as being similar to the existing Applewood residentially scaled building. Renderings and building material and color samples were displayed. Ms. Jones questioned if there was a back porch on the building. Greg Petruski, applicant for the project showed a picture of the small covered porch area to be located in the back of the building. The porch will be 4 feet shorter than what is shown on the plan. Ms. Groeschel asked if there was concern from the neighbors. Ms. Jones discussed one neighbor's concern with the access to his home and the proximity of the building to his property and problems with the bio-swale. Ms. Jones said the applicant is meeting all City requirements. There will be no roof mounted equipment. Storm water will be handled by a rain garden and bio-swales, so a large drainage pond on the property is not needed. The Architectural Review Committee felt this was a good use for the area and liked the residential scale.

Motion by Ms. Groeschel to approve the proposed architecture for Applewood II located at 2860 S. Moorland Road. Seconded by Mayor Chiovero. Motion carried unanimously.

2. (4)JT CU-10-08 Countryside Stable - 17455 W. Small Rd - Riding Stable/Increase Number of Horses.

Ms. Titel explained that the proposal is for a 10,000 sq. ft. riding arena that will be used for current borders. It will be a metal panel building which is acceptable in an Agricultural District. The colors will compliment what is existing.

Motion by Ms. Groeschel to approve the proposed architecture for Countryside Stable located at 17455 W. Small Road. Seconded by Mayor Chiovero. Motion carried unanimously.

3. (3)NJ UA-10-61 Metcast – 16211 W. Lincoln Avenue – Admin. Permit to add two new windows.

Ms. Jones explained that the applicant is doing internal modifications and is planning to add two additional windows to add more light into the office spaces. Shape, size, color, and building materials will match what is existing.

Motion by Mayor Chiovero to approve the proposed architecture for Metcast located at 16211 W. Lincoln Avenue. Seconded by Ms. Groeschel. Motion carried unanimously.

**ADJOURN**

Motion by Ms. Groeschel to adjourn the Architectural Review Meeting at 5:55 P.M. Seconded by Mr. Felda. Motion carried unanimously.