



CITY OF NEW BERLIN
ARCHITECTURAL REVIEW SUBCOMMITTEE - MINUTES
Monday, August 15, 2022

Regular Meeting	Zoom Meeting	5:00 PM
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Please note: Minutes are unofficial until approved by the Architectural Review Subcommittee at the next regularly scheduled meeting.

The Architectural Review Subcommittee has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID # 896-9797-9476: to join.

All votes were taken via a voice roll call vote.

CALL TO ORDER

Commissioner Felda called the meeting to order 5:03 PM.

City Clerk Rubina Medina read the rules as this meeting was held via Zoom.

ROLL CALL; DECLARATION OF QUORUM

Commissioners Felda, Anderson, Biller and Director Kessler were in attendance.

APPROVAL OF MINUTES

ITEM: July 11th, 2022 Architectural Review Committee Meeting Minutes

MOTION: Motion to approve the July 11th, 2022 Architectural Review Committee Meeting Minutes

VOTE: Motion by: Biller
Second by: Kessler
Passed: 4-0

NEW BUSINESS

ITEM: (2) MH CU-2201582 Durbin Petroleum LLC - 15551 W. Cleveland Ave. - Conditional Use Approval to reoccupy the existing building for a gas station and construct a new fuel pump canopy in the B-2 Zoning District. (PUBLIC HEARING 6:00 PM)

Morgan Henn provided a brief introduction to the Commissioners.

MOTION: Motion to approve the Conditional Use Approval for Durbin Petroleum LLC, 15551 W. Cleveland Avenue to reoccupy the existing building for a gas station and construct a new fuel pump canopy in the B-2 Zoning District.

VOTE: Motion by: Anderson
Second by: Felda
Passed: 4-0

ITEM: **NJ/KH UA-2201613 Kris Kiefer with The Grand Hills Castle Phase 2 - 13050 W Cleveland Avenue (Tax Key #: 1197.976.001) and (Tax Key #: 1197.976.002) - Use, Site and Architecture approval for a 55 unit Residential Care Apartment Complex (RCAC) and adult daycare.**

Kelly Wall provided a brief introduction to the Commissioners. The applicant also provided a brief overview of the project and design.

Commissioner Biller did not like the vertical siding and the contrast that it has with the horizontal siding. Additionally, the balconies on the corners look awkward and he would like to see some type of roofing over the balconies to create some type of element.

The applicant stated that he was trying to reduce costs with not including a roof over the balconies. Their experience is that everyone loves the balcony and it's a great selling feature but they aren't used much at all.

Commissioner Biller stated that his concern was the two front corners and it could use some depth on the front elevation.

Commissioners Anderson and Felda concurred with Commissioner Biller.

Commissioner Biller outlined the following conditions:

- *The vertical board siding be changed to horizontal lap siding
- *Adding corner and trim boards to accentuate the difference
- *Color change is fine
- *Addressing the front elevation on the corners and changing the roof structure to accentuate the corner elements
- *Revised changes must be approved by staff and shown to Committee.

MOTION: **Motion to approve Kris Kiefer with The Grand Hills Castle Phase 2 - 13050 W Cleveland Avenue (Tax Key #: 1197.976.001) and (Tax Key #: 1197.976.002) - Use, Site and Architecture approval for a 55 unit Residential Care Apartment Complex (RCAC) and adult daycare based on the conditions outlined by the Commission.**

VOTE: Motion by: Biller
Second by: Kessler
Passed: 4-0

ITEM: (2) KW UA-2201689 David O'Brien with Bayland Buildings - 3033 S. 166th Street - Use, Site and Architecture approval for an 18,518 square foot addition for McKey Perforating.

Kelly Wall provided a brief presentation to the Commission.

MOTION: Motion to approve David O'Brien with Bayland Buildings - 3033 S. 166th Street - Use, Site and Architecture approval for an 18,518 square foot addition for McKey Perforating.

VOTE: Motion by: Biller
Second by: Anderson
Passed: 4-0

ADJOURN

MOTION: Motion to adjourn the Architectural Review Committee meeting at 5:49 PM.

VOTE: Motion by: Felda
Second by: Kessler
Passed: 4-0

*Respectfully Submitted,
Rubina R. Medina, City Clerk*