

**\*Revised 11/11/08  
Item #3  
Changed Sunny Slope Road  
To Calhoun Road**

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW  
OCTOBER 29, 2008  
MINUTES**

The Architectural Review Sub-Committee of the Plan Commission was called to order at 11:00 A.M. by Mr. Sisson.

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

Motion by Mr. Felda to approve the September 3, 2008 Architectural Review Minutes. Seconded by Mr. Kessler. Motion carried unanimously.

Motion by Mr. Felda to approve the September 15, 2008 Architectural Review Minutes. Seconded by Mr. Kessler. Motion carried unanimously.

**NEW BUSINESS**

1. (3)JT U-57-08 Napa Auto Parts – 1901 S. Moorland Rd. – Façade Change.

The request is for approval to update the front façade of the building by adding a blue metal panel.

Motion by Mr. Felda to approve the proposed architecture for Napa Auto Parts located at 1901 S. Moorland Road. Seconded by Mr. Kessler. Motion carried unanimously.

2. (5)AB U-68-08 New Berlin Eisenhower – 4333 S. Sunny Slope Rd. – Dumpster Enclosure.

The request is for approval to relocate the dumpster to the west side of the building. Dumpster enclosure will be slatted fencing in the darker color option.

Motion by Mr. Felda to approve the proposed architecture for the request by New Berlin Eisenhower for a dumpster enclosure located at 4333 S. Sunny Slope Road. Seconded by Mr. Kessler. Motion carried unanimously.

3. (3)NJ U-64-08 Denali Flavors – 2400 S. Calhoun Rd. – Architectural Modifications.

The request is for approval of modifications to the previously approved architecture. Windows will be added on the elevation toward \*Calhoun Road and two roof top units will be added. If necessary, the metal panel to screen the roof top units will be painted white.

The Committee prefers moving the roof top units back far enough to be out of site. If screening is needed, full banding would be required across the entire length of the building. The Committee requested that the applicant submit an elevation showing line of site from Calhoun Road that assures roof top units will not be exposed to Calhoun Road.

Motion by Mr. Kessler to approve the architectural modifications requested by Denali Flavors located at 2400 S. Calhoun Road preferably moving the roof top units back out of site, and if that is not possible, screening would need to be the full length of the building subject to staff approval. Seconded by Mr. Felda. Motion carried unanimously.

4. (2)AB U-58-08 M & I Bank – 15450 W. National Ave. – Commercial Development.

The proposal building is a silver category registered Leed project. A picture of the brick was shown, shingle samples were displayed, solar panels, and other building materials were discussed. All glass will be vision glass except one window on the north elevation and those in the restrooms.

Committee members recommended that the simulated stone on the west elevation should be extended to the lower portion of the lower feature and capped off similar to the picture presented at the meeting.

Motion by Mr. Kessler to approve the proposed architecture for M & I Bank located at 15450 W. National Avenue. Seconded by Mr. Felda. Motion carried unanimously.

5. (7)AB U-61-08 Kym Goers/Jillane Bennett – 4365-4361 S. Rose Ct. – Deck.

The proposal is for a deck to be built out of treated lumber and placed two feet off the ground at the back of the two family building located at 4365-4361 S. Rose Court.

The Committee agreed that future requests for decks such as these could be handled administratively.

Motion by Mr. Felda to approve the proposed architecture for the deck requested by Kym Goers/Jillane Bennett at 4365 -4361 S. Rose Court. Seconded by Mr. Kessler. Motion carried unanimously.

6. (6)JT U-96-07 Sunny Slope Retail – 3333 S. Sunny Slope Rd. – Revised Materials.

The proposal is for a modification of building materials from those previously approved. The applicant is requesting to use cut block instead of cultured stone and vinyl siding instead of hardy plank.

Committee members were in agreement with the change of stone, but were not in favor of the vinyl siding. The applicant was not in favor of hardy plank, saying it buckled on long runs. The applicant suggested vinyl on the back and north side of the building and cedar or natural wood on the front and remaining side. Committee members did not favor a mixture of façade materials.

Motion by Mr. Felda to approve the proposed revised stone requested and recommended hardy plank or cedar be used on all elevations, with any alternative material proposal needing to come back to Architectural Review for consideration. Seconded by Mr. Kessler. Motion carried unanimously.

7. (3)AB U-65-08 Poplar Creek Church – 17770 W. Cleveland Ave. – Church Addition.

The proposal is for a parking lot expansion and two story addition to Poplar Creek Church. The addition will match the existing materials and design of the existing building.

Motion by Mr. Felda to approve the proposed architecture requested by Poplar Creek Church located at 17770 W. Cleveland Avenue. Seconded by Mr. Kessler. Motion carried unanimously.

**ADJOURN**

Motion by Mr. Kessler to adjourn the Architectural Review Meeting at 11:55 A.M. Seconded by Mr. Felda. Motion carried unanimously.