

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW  
December 17, 2008  
Minutes**

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

In attendance were Mr. Felda, Mr. Sisson, and Ms. Groeschel. Also present were Nikki Jones, Planning Services Manager, Amy Bennett, Associate Planner, and Jessica Titel, Associate Planner.

Motion by Ms. Groeschel to approve the November 19, 2008 Architectural Review Minutes. Seconded by Mr. Felda. Motion carried unanimously.

**NEW BUSINESS**

1. (7)JT U-72-08 Alside Supply Center – 2917 S. 166 St. – Fence.

Ms. Titel stated the fence will be used for storage of some of their materials along the side of the building. The fence will be chain link and will be below the 74" requirement. The applicant stated there would be no flammable materials.

Motion by Mr. Felda to approve the request for a chain link fence for Alside Supply Center located at 2917 S. 166 St. Seconded by Ms. Groeschel. Motion carried unanimously.

2. (4)JT U-66-08 Irgens Office Building – 15200 & 15230 W. Small Rd. – 55,000 Sq. Ft. Office Building.

Ms. Titel stated there is a use approval, rezoning and a land division request which will be held at the Plan Commission Meeting in January of 2009. Ms. Titel presented renderings of the site to the Sub-Committee. There may be a need for more screening needed along the westerly property line.

The applicant stated the building will be two stories with the exterior being masonry with clear glass. There will be a glazed metal panel every third position. The front entry and roof screen will be of the same material. The mechanicals will be within the roof screening and the dumpster will be located in the corner by the parking lot. There will be a place in the parking lot if the tenant requires a diesel generator. The location will be depressed about 4-1/2' to 5' and there will also be a landscape buffer from Small Rd.

There was a discussion regarding the neighboring properties, the topography, and also where Moorland Rd. runs in conjunction with the location of the building.

Motion by Mr. Felda to approve the proposed architecture for the Irgen's Office Building to be located at 15200 & 15230 W. Small Rd. Seconded by Ms. Jones with Ms. Groeschel voting "present". Motion carried unanimously.

3. (3)AB U-70-08 Pegasus Auto – 2475 S. 179<sup>th</sup> St. – 9,200 Sq. Ft. Warehouse Addition and Additional Paving.

Ms. Bennett stated this addition will be matching the existing architecture and presented the site plan and architecture to the Sub-Committee. The entire building will be painted to refresh the existing façade.

There was a discussion regarding the neighboring properties.

Motion by Ms. Groeschel to approve the proposed architecture for the Pegasus Auto Addition, located at 2475 S. 179<sup>th</sup> St. Seconded by Mr. Felda. Motion carried unanimously.

The applicant offered some lighting ordinance ideas from other municipalities to be considered at future Zoning Code Update meetings.

Motion by Mr. Felda to adjourn the Architectural Review Meeting at 11:20 A.M. Seconded by Ms. Groeschel. Motion carried unanimously.