

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW AGENDA
March 21, 2007
MINUTES**

The Architectural Review Sub-Committee of the Plan Commission was called to order by Mr. Sisson as 3:00 P.M.

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

Motion by Ms. Groeschel to approve the Architectural Review Sub-Committee Meeting minutes of February 21, 2007. Seconded by Mr. Felda. Motion carried unanimously.

NEW BUSINESS

1. (AB) U-8-07 New Berlin Storage Condos, 20050 W. Lincoln Avenue. - Self Storage Condominiums.

Ms. Bennett gave a brief overview of the project, explaining the location and size of the self storage condominiums.

Brian Fisher, the architect for the project displayed material samples and the color scheme. Mr. Fisher explained that as the Zoning Code requires, the four buildings which face the street are split face wainscot with brick veneer on the front, and the metal roof panels will be burgundy. The other buildings on the site will be metal wall panel in tan, which will be consistent with the roof and overhead doors. Ms. Bennett pointed out that metal buildings have not recently been approved in the City. We have always encouraged the use of concrete decorative block or some form of masonry material. Mr. Sisson agreed that the City has always insisted that masonry be used for storage units in the past, and should now also be used. Mr. Kim also suggested the exterior walls be clad in masonry material. Ms. Jones said that even though it is a rural area now, we need to plan how this area will look in the future.

Steve Schwid, the Applicant for the project said the Zoning Code states that buildings that are along roads need to be masonry, and there was no emphasis on the other buildings being masonry at the pre-application meeting. I'm not sure if making all the buildings masonry could be economically done. The proposed paneling is top of the line, with data proving it will not fade for at least 25 years.

Landscaping possibilities were discussed. Mr. Felda felt the architecture as presented was adequate, however a good point was made about what would be expected in the future. Mr. Felda suggested keeping the front buildings as planned and using wainscot with stone banding along with additional landscaping for the interior buildings.

Motion by Mr. Felda to recommend that the four buildings that face the street be masonry on all four sides, with the remaining buildings to the East and West having a masonry wainscot on the back wall. The fronts on these buildings can remain as they were proposed.

Seconded by Ms. Groeschel. Motion carried unanimously

2. (AB) U-4-07 Super Products, 17000 W. Cleveland Avenue – Exterior Filter Unit.

Ms. Bennett gave a brief overview of the project, explaining the location and description of the filter unit. The piping involved in the Unit will be visible from Calhoun Road. Ms. Jones suggested having the pipe painted a similar color as the building.

Thomas Jacobi, representative for the project said it would not be practical for the pipe to be located in another location because of proper ventilation for the welding being done. Painting the pipe is certainly a possibility.

Committee members requested paint color samples be submitted to staff.

Motion by Ms. Groeschel to recommend that all piping/duct work be painted to match the exterior color of the building. Seconded by Mr. Felda. Motion carried unanimously.

3. (AB) CU-2-07 SF Analytical Laboratories, 2325 S. 170th Street – Exterior alterations.

Ms. Bennett gave a brief overview of the project, explaining the proposed façade changes.

Steve Keymar, representative for the project explained that in the front (East elevation) three of the existing entrances will be closed off with aluminum store front to match the remainder of the building and one entrance will be left as the primary entry way and a new handicap accessible ramp will be installed to allow access from parking grade. The South elevation is an existing masonry wall with brick at the front of the building. Five new windows will be installed to allow natural light into some of the offices. The back of the building (West elevation) has two overhead doors which will be infilled with masonry block and painted to match the existing wall. There would be one window installed for an office. The North elevation has no proposed changes.

Mr. Sisson asked about rooftop equipment. Mr. Keymar said there are no changes planned for that. Mr. Keymar showed pictures of the existing building. Committee members felt that the proposed changes will be an added improvement to the building.

Motion to approve the architectural design plans as proposed. Seconded by Mr. Felda. Motion carried unanimously.

4. (4)NJ CU-1-07 Willow Tree Center – 5915 S. Moorland Road – Warehousing & Distribution Center. (Public Hearing 3/5/07, Tabled 3/5/07)

Ms. Jones explained that Willow Tree Center was approved by this Committee last month and is being brought back as a cursory review. Ms. Jones felt the applicant has done a good job implementing the requests made by the Architectural Review Committee.

Gregg Prosson, architect for the project went over the line of sight drawings. He explained that three major view angles from the street lines were taken in regard to roof top screening. Changes made to the front elevation were brought forward with a plan showing the panels alternating with trees as discussed previously.

Motion by Mr. Sisson to approve the architecture as presented for the Willow Tree Center warehousing and distribution center located at 5915 S. Moorland Road. Seconded by Ms. Groeschel. Motion carried unanimously.

5. Change Architectural Review Meetings from 1:30 P.M. to 3:00 P.M.

It was the consensus of the Committee to hold the Architectural Review Committee meetings at 11:00 A.M.

ADJOURN

Motion by Mr. Felda to adjourn the Architectural Review Sub-Committee meeting at 4:00 P.M. Seconded by Ms. Groeschel. Motion carried unanimously.

