

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW  
December 19, 2007  
MINUTES**

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

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

Motion by Ms. Groeschel to approve the November 21, 2007 Architectural Review minutes. Seconded by Mr. Sisson. Motion carried unanimously.

**NEW BUSINESS**

1. (7)JT U-93-07 Verizon Wireless – 15725-93 W. Ryerson Rd. – Work on the Exterior of the Building.

Ms. Titel explained that Verizon was before this Committee several months ago to do some revisions to the west building. Now Verizon is here to do revisions on the east building. Two loading docks will be removed and replaced with masonry brick. The remaining loading dock will be redone with a new door and installing mechanical equipment above the loading dock. The building will be painted a cream color

John McMillan, representative for the project explained the location of vision glass and spandrel glass windows.

Motion by Ms. Groeschel to approve the proposed architecture for Verizon Wireless located at 15725-93 W. Ryerson Road. Seconded by Mr. Felda. Motion carried unanimously.

2. (4)JT U-94-07 Wisconsin Corporate Central Credit Union – 6262 S. Lowell Pl. – Garage Addition.

Ms. Titel explained that Wisconsin Corporate Central Credit Union is proposing a new accessory building to house four company vehicles and some miscellaneous landscape equipment. The architecture will compliment the existing architecture of the building. Material and color samples were displayed. Landscaping will also be added.

Andy Weber, representative for the project said the garage doors will be the standard garage door height.

Motion by Mr. Felda to approve the proposed architecture for Wisconsin Corporate Central Credit Union located at 6262 S. Lowell Place. Seconded by Ms. Groeschel. Motion carried unanimously.

3. (2)NJ U-92-07 National Regency – 13750 W. National Ave. – Expansion – 153 Units Within Three Separate Wings.

Ms. Jones explained that the architecture of the three wings will fit in with the other additions using the same brick and burgundy accent. Various elevations for each wing was presented. A long elevation of the entire length of the building was prepared from Sunny Slope Road and Field Point Drive so that staff and the Plan Commission can see how the new addition

will fit in with what is already built.

Mr. Wimmer, representative for the project explained the grades orientating them with the elevations shown while explaining the building materials being used. The large retention pond on the corner of Sunny Slope Road and Fieldpointe Drive has a retention wall that will be a custom color mix so that the color matches the texture of rock base. The color theme of the buildings was started in 1992. The main entry is framed with the wings. It is all brick with the exception of the gables where there is an EFIS accent. Mr. Wimmer presented different elevations from different angles.

Committee members felt there was good continuation of the architectural character.

Motion by Ms. Groeschel to approve the proposed architecture for National Regency located at 13750 W. National Avenue. Seconded by Mr. Sisson. Motion carried unanimously.

4. (2) NJ U-5-07 New Berlin Food Pantry – 14750 W. Cleveland Ave. – Modification of Architecture.

Ms. Jones explained that an overhead door is planned to be installed to help load and unload the food barrels. Ms. Jacobs, representative for the project added that the garage door will face Cleveland Avenue. Ms. Jones said that it is understood why the door is needed, however, since the door does face Cleveland Avenue, it needs to be nice looking door.

Ms. Jacobs presented her idea of an upgraded garage door that would be designed with three panels and clear glass. The brick, shingles and paint will all be exactly the same as the community center building.

Mr. Felda felt that as time goes on some type of landscaping such as bushes or trees could be added to soften the look. Ms. Jacobs felt that would be fine but suggested waiting to see what happened with any future proposed cell towers at this site.

Motion by Mr. Felda to approve the proposed architecture for New Berlin Food Pantry located at 14750 W. Cleveland Avenue. Seconded by Ms. Groeschel. Motion carried unanimously.

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