

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
JANUARY 23, 2008
MINUTES**

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 and Mr. Felda. Also present were Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner; and Jessica Titel, Associate Planner.

Ms. Groeschel arrived at 11:05 A.M.

Motion by Mr. Felda to approve the December 19, 2007 Architectural Review minutes. Seconded by Mr. Sisson. Motion carried unanimously.

NEW BUSINESS

1. (3)AB U-8-07 New Berlin Condo Storage – 20050 W. Lincoln Ave. – Site Plan Modification.

Ms. Bennett explained that last year the Plan Commission approved this project for a condo storage building, and since that time wetland was found on the property. Because of the wetland, the applicant found they needed to adjust the site plan. They have moved everything to the west and purchased additional property to the north and the west. In the original plan that was approved the storage buildings were separate, and on the revised site plan the buildings are pushed together. The building materials are the same as what was originally proposed at the last approval.

Motion by Mr. Felda to approve the site plan modification requested by New Berlin Condo Storage located at 20050 W. Lincoln Avenue with the proposed architecture as previously approved. Seconded by Mr. Sisson. Motion carried unanimously.

2. (6)JT U-95-07 Keller Addition & Renovation – 12850 W. Scarborough Ct. – Two-Story Addition.

Ms. Titel explained that there is a portion of the New Berlin's Code that requires existing, legal non-conforming structures to get approval from Plan Commission for any addition. The addition is located on the garage and rear of the house and will match the architecture of the home.

Motion by Mr. Felda to approve the proposed architecture for a two-story addition at 12850 W. Scarborough Ct. using colors and materials that match the existing home. Seconded by Ms. Groeschel. Motion carried unanimously.

3. (2)JT U-96-07 Sunny Slope Retail – 3333 S. Sunny Slope Rd. – Retail Building – Site Modifications.

Ms. Titel explained that this project was approved in January 2007, and since then a new application has been submitted with site plan modifications, however the architecture of the building which this Committee previously approved remains the same.

Motion by Ms. Groeschel to approve the proposed architecture as previously approved for Sunny Slope Retail located at 3333 S. Sunny Slope Road. Seconded by Mr. Felda. Motion

carried unanimously.

4. (3)NJ U-1-08 Quick Trip Pantry – Amoco/BP - 16401 W. Greenfield Ave. – Architectural Modifications.

Ms. Jones explained that the proposed architectural modifications include a color change from red to green and an update to some of the windows and doors, and the canopy. Pictures were displayed. Previous approval was for the color change of just the canopy.

Mr. Sean Gates and Mr. Tom Reinsch were in attendance representing the project. They explained that the current awning will be torn off and a green standing seam awning will replace it. There will be a double entrance, instead of a single entrance. The windows will be bigger and the bullet proof glass will be removed around the check out counter. New EFIS will go over the cinder block that is already there. The color will be the off-white or the eggshell white found in the canopy.

Motion by Ms. Groeschel to approve the proposed architecture for the Quick Trip Pantry located at 16401 W. Greenfield Avenue. Seconded by Mr. Felda. Motion carried unanimously.

5. (1)NJ/GK U-97-07 ProHealth Care Ambulatory Care Center – 1700 Moorland Rd. – Ambulatory Care Facility and Physicians Office Building.

Ms. Jones explained the location of the project and described the facility as an ambulatory care facility with an atrium in the center connecting it to a medical office building. They are both three stories. Moorland Road will be five to ten feet lower than the property in discussion, therefore, some filling is planned. A green roof is proposed over the atrium area. Perspective drawings showed a lot of windows. LEED criteria was questioned. Staff will coordinate with the applicant on this issue.

Ms. Jones questioned if there might be a better choice for the corrugated metal panel proposed on top of the building for roof top unit screening. Ms. Groeschel said a lot of times those roof screens are metal and suggested requesting a sample of it to look at. She also suggested that since there is an environmental corridor to the rear of the property, recreational trails could be encouraged on their property.

Motion by Ms. Groeschel to approve the proposed architecture for ProHealth Care Ambulatory Care Center located at 1700 Moorland Road. Seconded by Mr. Felda. Motion carried unanimously.

Motion by Mr. Felda to adjourn the Architectural Review Sub-Committee at 11:35 A.M. Seconded by Mr. Sisson. Motion carried unanimously.