

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
FEBRUARY 21, 2008
MNUTES**

The Architectural Review Sub Committee of the Plan Commission was called to order by Mr. Sisson at 1:00 P.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 was excused.

Motion by Mr. Felda to approve the January 23, 2008 Architectural Review minutes. Seconded by Mr. Sisson. Motion carried unanimously.

NEW BUSINESS

1. (4)AB U-2-08 CSE – 5400 S. Westridge – Building Addition.

Ms. Bennett explained that the proposal is for a 24,000 sq. ft. addition on the south side of the existing building for warehouse expansion.

Mr. Bill Luterbach was present to represent the project. He indicated possible future intentions of expansion and explained the reason for the layout of this proposal. Location of windows will go back to where the addition starts.

Ms. Bennett had concerns that from Small Road the view will be a solid wall from the south. Additional landscaping will be required in the southeast corner. The dumpster will also need screening.

Mr. Luterbach asked if new landscaping were to be added, if it could be done outside of the proposed addition. The Committee members were in agreement.

Ms. Jones asked if there was something that could be used, such as coins or darker block insets to break up the wall a little. Mr. Luterbach said that is why the horizontal reveals are being used all the way around and he did not want to lessen the value of the building because it is a nice building

Motion by Mr. Felda to approve the proposed architecture for the CSE building addition located at 5400 S. Westridge. Seconded by Mr. Sisson. Motion carried unanimously.

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

Ms. Jones explained that the applicant is asking for a slight modification to the west and north elevation of the wings that this Committee looked at earlier this year. They were proposing some temporary EFIS on the ends of these buildings, so when they came through with their next additions, there would be no need to remove brick and other materials. They are now looking at doing vinyl siding on those ends that would come down in about a six-month time period.

Mr. Mark Wimmer was present to represent this project. He explained the time table involved and requested to use vinyl siding on the ends with the agreement that if they have not started the wings before fall of 2008, they would put on the EFIS. The Architectural Review Committee requested a colored material sample be submitted.

Motion by Mr. Felda to approve the request by National Regency located at 13750 W. National Avenue to use vinyl siding with the intent that the installation of the permanent siding begin by October 1, 2008, if not the applicant will install the EFIS.

3. (7)JT U-8-06 (now U-96-07) Sunny Slope Retail – 3305 S. Sunny Slope – New Retail Building.

Ms. Titel explained that each time a tenant is added, an exit door is needed in the rear of the building. In order to save the applicant time and money of coming back for a separate Use Approval each time they need to add an exit door, they would like to have them all approved now for the future.

Motion by Mr. Felda to approve the request by Sunny Slope Retail located at 3305 S. Sunny Slope Road for rear exit doors for each tenant. Seconded by Mr. Sisson. Motion carried unanimously.

4. (4)NJ U-3-08 Christopher Morgan – 16555 W. Stratton Dr. – Facility Expansion.

Ms. Jones explained the location of the 76,000 sq. ft. addition proposed by Christopher Morgan located at 16555 W. Stratton Drive. The building material samples were displayed. They are the same materials as on the existing building. Dock doors are being added along the south elevation.

Mr. Luterbach was present to represent this project. Ms. Jones asked about the extra height. The original building is lower, this one will be 44 ft. high. Mr. Luterbach explained the height increase will be subtle because they are on the back end of 100,000 sq. ft. building and on a cul-de-sac, so not many people will see it.

Ms. Jones said there will be a very good view of this building from Beloit Road. She asked about windows similar to the east side even though it may not be office now. Mr. Luterbach said it will never be office and would rather add landscaping. Mr. Luterbach agreed to go back to the first bay with windows and also add landscaping.

Motion by Mr. Felda to approve the proposed architecture for the Christopher Morgan building expansion with the addition of exposed aggregate on the existing wall and windows back to the first bay and the addition of landscaping as needed. Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Mr. Felda to adjourn the Architectural Review Meeting at 1:40 P.M. Seconded by Mr. Sisson. Motion carried unanimously.