

CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
JULY 30, 2008
MINUTES

The Architectural Review Sub-Committee of the Plan Commission 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 Amy Bennett, Associate Planner; Jessica Titel, Associate Planner, and Debra Golla, Recording Secretary.

Motion by Ms. Groeschel to approve the June 25, 2008 Architectural Review Minutes. Seconded by Mr. Felda. Motion passes with Mr. Sisson voting present.

NEW BUSINESS

1. (3)AB U-43-08 American Bolt Co. – 16555 W. Glendale Dr. – Warehouse Addition.

Ms. Bennett explained that American Bolt Co. is proposing to add a 14,500 sq. ft. warehouse addition to the east side of their building located at 16555 W. Glendale Drive.

Mr. Bill Mathews, representative for the project, explained that the brick and dryvit will match the existing building and landscaping will be added on the East side of the building.

Motion by Mr. Felda to approve the proposed architecture for American Bolt Co. located at 16555 W. Glendale Drive.

Seconded by Ms. Groeschel. Motion carried unanimously.

2. (4)AB CU-6-08 Cricket Communications – WVCY – 12660 W. Beloit Rd. – New Tower.

Ms. Bennett described the proposed equipment structure. She indicated that the City Code requires that the structure shall accommodate all future users or should be able to be expanded. The proposed structure can be expanded to accommodate four additional users. A 6' chain link fence will surround the equipment shelter, with landscaping on the outside of the fence.

Mr. Felda suggested and Mr. Ninneman, representative for this project, agreed to use standard dimensional shingles on the roof.

Motion by Ms. Groeschel to approve the proposed architecture for the equipment shelter and chain link fence located at 12660 W. Beloit Road.

Seconded by Mr. Felda. Motion carried unanimously.

3. (3)JT U-45-08 Napa Auto Parts – 1901 S. Moorland Rd. – 2,772 Sq. Ft. Addition to the West End of the Building.

Mr. Matthew Mehring, representing this project explained that metal panels will be used for the addition. Materials will match existing building. No part off this proposed addition will be visible from Moorland Road.

Motion by Mr. Felda to approve the proposed architecture requested by Napa Auto Parts located at 1901 S. Moorland Road.

Seconded by Ms. Groeschel. Motion carried unanimously.

4. (3)JT U-80-07 Storage Master – 2601 S. Moorland Rd. – Building Addition.

Ms. Titel explained that this request is for a revision to a previously approved proposal. A site plan showing the revisions was viewed. Slight revisions were made to the west and south elevations. Mr. John Murphy, representative of the project indicated that they have now found an exact match to the existing brick. He submitted a brick sample.

Motion by Mr. Felda to approve the proposed architecture according to the revised plans showing the modifications for Storage Master located at 2601 S. Moorland Road.

Seconded by Ms. Groeschel. Motion carried unanimously.

5. (4)JT U-41-08 CGS Premier – 5770 S. Westridge – Building Addition.

Ms. Titel described the location of this project indicating that the building addition will be located on the west side. The initial plans that were approved were for two separate buildings, however, the applicant found it beneficial to use an addition instead. Building materials and color will match the existing building and they will be adding dock doors facing the parking lot.

Motion by Ms. Groeschel to approve the proposed architecture for CGS Premier located at 5770 S. Westridge.

Seconded by Mr. Felda. Motion carried unanimously.

6. (7)JT U-42-08 New Berlin Fire Station – 5120 S. Racine – New Fire Station #3.

Ms. Titel described the location of the new fire station. The building will be positioned with the living quarters toward the front with the exterior of the entire building being vertical cement board siding. There will be brick accents on the west and north elevations. Fred Schultz and Martin Van Hoof were in attendance representing this project. Mr. Van Hoof presented the material and color samples. Dimensional shingles are proposed. An option would be a standing seam metal roof to match the soffit and fascia color.

Ms. Groeschel requested a landscaping rendering, and asked that, if possible, any rooftop apparatus match the soffit and fascia colors.

Motion by Ms. Groeschel to approve the proposed architecture including the dimensional shingles or the standing seam metal roof requested for the New Berlin Fire Station located at 5120 S. Racine Avenue.

Seconded by Mr. Felda. Motion carried unanimously.

ADJOURN

Motion by Mr. Felda to adjourn the Architectural Review meeting at 11:55 A.M. Seconded by Mr. Sisson. Motion carried unanimously.