

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW MINUTES
January 4, 2010**

The Architectural Review Sub-Committee Meeting was called to order at 5:15 P.M.

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

Motion by Ms. Groeschel to approve the Architectural Review Minutes from December 7, 2009. Seconded by Mr. Sisson. Motion carried with Mr. Felda voting present.

NEW BUSINESS

1. (7)JT UA-09-72 Apple Ridge Academy – 17612 W. National Ave. – Replace Vinyl Siding and Roof.

Ms. Titel explained that the request is to replace the vinyl siding that is presently on the building with new vinyl siding in Tuscan Olive or Classic Cream. She showed color samples. The applicant proposes to replace the flat roof with a gable roof to help with water issues on the building. A rendering was displayed showing the roof. Gutters, soffit, and trim will remain white.

Motion by Ms. Groeschel to approve the proposed architecture for Apple Ridge Academy located at 17612 W. National Avenue. Seconded by Mr. Felda. Motion carried unanimously.

2. (5)NJ UA-09-68 MSP New Berlin II – Approx. 14901 W. Library Ln. – Conceptual Plan Review for a 172 Unit Apartment Complex.

Ms. Jones gave a general overview of the site and the area around the site in the City Center. The applicant is proposing two large buildings, one would be a senior building similar to the Deer Creek Village Building across the creek. This would be a four story building in the shape of the building shown on the drawing. No changes are proposed tonight from the original plan for the senior building. The second building proposed for the site is for workforce housing. This would be a three story building. The applicant's proposal is to link the two sites together with a pedestrian connection. Ms. Jones outlined issues brought up in her staff report regarding the City Center Design Guidelines and the City Center PUD. Ms. Jones said that the applicant has brought in new building plans tonight that are different from the original plans that the Committee members have seen.

Representatives of the project gave a presentation focusing on the proposed architectural aspects. Mr. Klein explained that the workforce housing building has been split into two 34 units from one large 80 unit building. Packets with colored pictures were distributed to each Committee member. Randy Bruce and Jerry Bourquin, Architects for the project spoke about the architectural plans. Mr. Bruce is working on the workforce project and Mr. Bourquin is doing the elderly project.

Mr. Bruce presented colored elevations of the workforce project. The two story, twelve unit town house building at the far south end of the site is about 20 ft. from the back edge of the sidewalk. Each of the units has a porch area and an individual entry. It is arranged so there are six town homes facing the street and six town homes facing the back of the site. He indicated the entrance to the underground parking garage. The underground parking will connect through the commons facility, is well hidden, and will not be visible from the street. Surface parking was shown along the street, but most of it is under the building. The same approach was taken with the individual entries and porches on the 34 unit building that is facing the street. The elevations showed the two story town home building, four of the units being two bedrooms, four of the units being three bedroom units, using a mixture of stone, brick, and vinyl siding materials. Colors will

be coordinated with the senior building next door. The same thing is occurring with the three story building with porch entries on the first floor using stone to accent the main entrances to the larger building, as well as stone along the base of the common element. Brick and hardy panel will break up the façade. Mr. Bruce felt that this should fit very well with the rest of the buildings in the area. Sample materials were presented.

Ms. Jones explained that City Center is a very important project in the City. A lot of emphasis and detail goes into reviewing projects that go into the City Center.

Mark Smith, PDI was pleased with the revisions that have been made to the plans. He liked the smaller buildings and individual entries on the street. He liked that the private drive was more street-like. It is closer to the original intent of it being a public street with a right-of-way. Streetscaping will be important with trees and sidewalks, etc. Mr. Smith was concerned about the orientation of the elderly building. He explained that a lot of thought has gone into Library Lane. When the development to the north was proposed, we were trying very hard to create it as an active street in the City Center. More consideration is needed to work the elderly building into the site. Perhaps there is another way to orient that building to deal with the street and the parking on the street to create a drop-off and central commons area. An L-shaped building was discussed.

Mr. Bourquin explained that they are looking for a sense of drop-off and entry with a canopy for the senior building. If parking were located in back, it would force the parking to be in front of the units that would look over the pond. People on the side towards the pond would be looking over a sea of asphalt. Our intent is to protect and create value of the site.

Ms. Groeschel suggested taking advantage of the street parking on the private drive and on Library Lane to minimize surface parking. Ms. Groeschel preferred the access to the underground parking for the elderly housing be similar to the other building. Mr. Smith suggested shared parking and maximizing green space.

Discussion occurred on the type of building that would be allowed on the adjacent parcel fronting National Avenue. Four sided architecture is intended for any buildings and review of landscaping and building concerns are to be integrated with the City Center.

Ms. Jones questioned the type of siding being proposed. Mr. Bruce said it was hardy board, 6" and 4".

The Committee felt that since these revised plans were just presented to this Committee today, they did not feel comfortable with a recommendation being made today.

3. (7)JT UA-09-73 Engineered Secured Solutions – 16805 W. Observatory Ln. –
New Siding and Replace Windows and Doors.

Ms. Title explained that a new person has purchased this building and it will be a two tenant building. They propose to add siding and stone. The garage door located in the front of the building will be replaced with a window.

The applicant further explained that they propose to replace all the windows except for the glass block on the west side of the building. The overhead door in the front will have the same size opening as what is next to it. The brick will be on the south and east side, with siding on the other sides. A brick sample was displayed. The roof will remain as it is. The awnings will be replaced, however the applicant has not selected them. One or two glass store front doors will also be replaced.

Motion by Mr. Felda to approve the proposed architecture for Engineered Secured Solutions located at 16805 W. Observatory Lane with the condition that applicant provides staff with a

detailed narrative of the changes and samples of the proposed awning material and color along with color samples of the trim and siding. Seconded by Ms. Groeschel. Motion carried unanimously.

ADJOURN

Motion by Mr. Sisson to adjourn the Architectural Review Committee meeting at 6:00 P.M. Seconded by Ms. Groeschel. Motion carried unanimously.