

CITY OF NEW BERLIN
ARCHITECTURAL REVIEW MINUTES
February 1, 2010

The Architectural Review Sub-committee Meeting was called to order at 5:02 P.M.

In attendance were Mr. Sisson, Ms. Groeschel, and Mr. Felda. Also present was Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner, and Jessica Titel, Associate Planner.

Motion by Ms. Groeschel to approve the January 4, 2010 Architectural Review Minutes. Seconded by Mr. Felda. Motion carried unanimously.

NEW BUSINESS

1. (2)JT U-11-08 Lee's Cleveland Pub & Grill – 14000 W. Cleveland Ave. – Roof-Top Screening.

Ms. Titel explained that the plan presented tonight is a revision to the original approval. The original plan did not show any roof mounted equipment. The applicant is now providing us with a plan showing the screening for the ventilation units on the roof. Upon looking at the pictures supplied by the applicant, the Committee members agreed that the new rooftop units were screened, but questioned if the screening extended around to those that are existing. Ms. Groeschel felt the screening needs to be symmetrical with the entryway and was against stand alone screening. Committee members felt the photos may not give a true angle of the view. Mr. Felda said the screening should go all the way from the far west side, into the front parallel with Cleveland Avenue, and then along Sunny Slope Road.

Motion by Mr. Felda to table the request by Lee's Cleveland Pub & Grill at 14000 W. Cleveland Avenue to allow the applicant to supply the Architectural Review Committee with better pictures and more details on the proposed rooftop screening. Seconded by Ms. Groeschel. Motion carried unanimously.

2. (2)NJ UA-10-02 Sendiks Plaza – 3600 S. Moorland Rd. – Parking Lot Expansion and Building Addition.

Ms. Jones introduced the project, described the location, and explained that the Goodwill store will be relocated into the new 17,000 square foot building addition, allowing Sendik's to occupy both the Lang and Goodwill area of the plaza.

Eric Neumann, MSI representative of the project assisted Ms. Jones with the description of the proposed architecture. The same theme that is there will be kept, keeping as much glass along the store fronts as possible without too much glazing. There will be a drive thru drop-off for the Goodwill location. Originally, they were thinking of a red color along the Coffee Road frontage, but it has now been decided that the cream brick color that is underneath the plaza area will be kept. It is mainly windows along Moorland Road front, but then as you come around the corner you will see the drive thru area and what is under there will be the cream brick color with the same tiers. The columns in the front will match the columns that are across the face of the building right now. The same overhang and soffit system from the front elevation will be matched. The EFIS material, brick and stone or masonry base below will be matched. The theme is carried across the north elevation. The soffit and overhang area is carried across the front. The mansard roof is carried across the entire north elevation and wraps back to the shipping and receiving area to provide architectural relief on as much of the elevation as possible on the east side.

Ms. Jones said her only concern was making sure that when things start finalizing with the tenants that a line of site drawing/ roof plan is submitted to make sure all the roof top units can not be seen from the right-of-way. Ms. Jones requested that the applicant submit a line of site drawing of the roof plan.

Motion by Mr. Felda to approve the proposed architecture for Sendiks Plaza located at 3600 S. Moorland Road. Seconded by Ms. Groeschel. Motion carried unanimously.

3. (5)AB UA-10-05 Clear Wireless LLC – 12660 W. Beloit Rd. – Antenna Co-Location.

Ms. Bennett explained that the when the tower was built, it was built in compliance to our Code with additional co-location in mind. At this time Clear Wireless LLC is proposing to add on to an existing shelter using matching materials. An elevation was exhibited.

Motion by Mr. Felda to approve the proposed architecture for Clear Wireless LLC located at 12600 W. Beloit Road. Seconded by Ms. Groeschel. Motion carried unanimously.

4. (2)JT UA-10-06 Clear Wireless LLC – 4333 S. Sunny Slope Rd. – Antenna Co-Location.

Ronald Zechel, representative for the project showed drawings and reported on the colors and materials for the new enclosure that will match the existing school. Since this is a new enclosure, Ms. Titel explained that the request for approval will appear before the Plan Commission on March 1, 2010.

Motion by Ms. Groeschel to approve the proposed architecture for Clear Wireless LLC located at 4333 S. Sunny Slope Road. Seconded by Mr. Felda. Motion carried unanimously.

ADJOURN

Motion by Mr. Felda to adjourn the Architectural Review Meeting at 5:35 P.M. Seconded by Ms. Groeschel. Motion carried unanimously.