

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW MINUTES
July 13, 2010**

The Architectural Review Sub-committee Meeting was called to order by Mr. Sisson at 4:01 P.M.

In attendance was Mr. Sisson. Also present were Nikki Jones, Planning Services Manager filling in for Mr. Kessler; Jessica Titel, Associate Planner; Amy Bennett, Associate Planner; and Debra Golla, Recording Secretary. Mr. Felda arrived at 4:05 P.M. Ms. Groeschel was excused.

Motion by Ms. Jones to approve the June 8, 2010 Architectural Review Minutes. Seconded by Mr. Sisson. Motion carried unanimously.

NEW BUSINESS

1. (3)AB UA-10-29 FedEx – 16555 W. Rogers Dr. – Guard Shack.

Ms. Bennett explained that the request for a replacement guard shack was approved by the CDA on July 1, 2010. Ms. Susan Becker, Architect was present to represent the project. Ms. Becker explained that the building will be split-faced concrete block with a darker base. Windows and door frame trim will be dark gray with a lighter gray colored door. A maximum 4" band of purple for the coping at the top will be used to identify the FedEx color.

Motion by Ms. Jones to approve the proposed architecture for FedEx located at 16555 W. Rogers Drive. Seconded by Mr. Felda. Motion carried unanimously.

2. (5)JT UA-10-19 Elizabeth Residences – 4461 S. Sunny Slope Rd. – 24-Unit CBRF.

Mr. Steve Paglianti, representative for Elizabeth Residences presented material samples for the stone base around the bottom of the building, the hardy plank siding, and shingles. A reddish color will be used for the eaves, the horizontal siding will be beige, shingles will be the weathered wood look, and fencing will be black.

Motion by Ms. Jones to approve the proposed architecture for Elizabeth Residences located at 4461 S. Sunny Slope Road. Seconded by Mr. Felda. Motion carried unanimously.

3. (4)JT CU-10-05 Kwik Trip – 15700 W. Small Rd. – Diesel Canopy.

Ms. Bennett said the proposed modernized colors for the canopy will match the existing colors of the building.

Motion by Mr. Felda to approve the proposed architecture for the diesel canopy for Kwik Trip located at 15700 W. Small Road. Seconded by Ms. Jones. Motion carried unanimously.

4. (7)AB UA-10-34 MSN Motor Cars – 16405 W. National Ave. – Painting Exterior of Building.

Mr. David Mish, representative for MSN Motor Cars presented two color sample options for the Architectural Review Committee's consideration. The lighter color of choice will be used for the building and the darker color will be for the trim and overhead doors.

Ms. Bennett asked for comments from Committee members concerning the proposed names above the garage doors. Mr. Mish indicated these would be separate letters. This posed the question of what sign permits would be allowed. Ms. Jones said directional signage is usually allowed, but not signs for provided services. Mr. Felda questioned if there was a way to incorporate it in with the sign in the front. He said he sometimes feels it is more like a used car dealership. More discussion on signage will be needed.

Motion by Ms. Jones to approve Option #2 color sample for the exterior paint for MSN Motor Cars located at 16405 W. National Avenue. Seconded by Mr. Felda. Motion carried unanimously.

5. (4)JT UA-10-35 Quaker Steak & Lube – 4900 S. Moorland Road – Reoccupancy, Exterior and Parking Lot Changes.

Jason Pyne and Scott Acker were present representing Quaker Steak & Lube. Mr. Pyne explained their proposed changes to the exterior of the existing building. The wood, southwest looking siding will be replaced by an EFIS smooth finished siding covering an average of 34% of the building. The existing brick will stay. Operable windows will be designed to look like overhead doors. The roof will be painted green. Existing dumpster size will be reduced and made to match the building. Menu board is screened.

Ms. Jones said she preferred Ms. Groeschel who serves on the Architectural Review Committee but is absent tonight, be able to take a look at this proposal and give her feedback also. Ms. Jones felt further review was needed on the function involved with this property.

Motion by Ms. Jones to approve the proposed architecture for Quaker Steak & Lube located at 4900 S. Moorland Road with the condition that staff continues their review and Ms. Groeschel review the amount of EFIS on the building before August 2, 2010. If she can't view the plans by then, this project will reappear on the next Architectural Review Agenda. Seconded by Mr. Felda. Motion carried unanimously.

ADJOURN

Motion by Mr. Felda to adjourn the Architectural Review Meeting at 4:40 P.M. Seconded by Ms. Jones. Motion carried unanimously.