

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW**

**April 25, 2007**

**MINUTES**

The Architectural Review Sub-Committee of the Plan Commission was called to order by Mr. Sisson at 11:00 A.M.

In attendance were Mr. Sisson, and Ms. Groeschel. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Jessica Schmidt, Code Compliance Specialist; and Tony Kim, Associate Planner. Mr. Felda was absent.

Motion by Ms. Groeschel to approve the Architectural Review Sub-Committee Meeting minutes of March 21, 2007. Seconded by Mr. Sisson. Motion carried unanimously.

**NEW BUSINESS**

1. (3)NJ U-11-07 Muzic In Motion – 2020 S. Calhoun Rd. – Store Front Glazing to Replace Overhead Door Openings in Existing Building and Paint.

Matthew Lea, the applicant was present and assisted Ms. Jones in presenting the proposed changes to the building. Ms. Jones felt that all of the changes being planned were positive changes and is in favor of the upgrade. Mr. Lea explained that the overhead doors are becoming windows and a glass entryway. He displayed elevation drawings. The Calhoun Road elevation shows metal awnings in the future. The applicant will also be painting the building. Applicant to submit color samples to staff.

Motion by Ms. Groeschel to approve the proposed architecture for Muzic In Motion located at 2020 S. Calhoun Road. Seconded by Mr. Sisson. Motion carried unanimously.

2. (5)AB U-14-07 Sprint – 12700 W. Beloit Rd. –Equipment Shelter.

Mr. Kim explained the applicant is planning to use a brick veneer and asked that the material match the existing building on the property. Mr. Ralph Borkowicz, representing Sprint was present to answer any questions from the Committee.

Motion by Ms. Groeschel to approve the proposed architecture for Sprint located at 12700 W. Beloit Road. Seconded by Mr. Sisson. Motion carried unanimously.

3. (7)AB U-12-07 New Berlin West High School – 18695 W. Cleveland Ave. – Building Addition for Storage.

Mr. Kim showed the location of the addition and asked that it match the existing materials and colors. The Committee was in agreement that the addition was favored over a separate building.

Motion by Ms. Groeschel to approve the proposed architecture for the building addition to New Berlin West High School located at 18695 W. Cleveland Avenue. Seconded by Mr. Sisson. Motion carried unanimously.

4. (3)NJ U-16-07 Thomas Cotey – 1435 S. Calhoun Rd. – Legal Non-Conforming Single-Family Home Building Addition.

Ms. Jones explained the history of the project. Ms. Schmidt presented building material samples.

Motion by Ms. Groeschel to approve the proposed architecture for the building addition for Thomas Cotey located at 1435 S. Calhoun Road. Seconded by Mr. Sisson. Motion carried unanimously.

5. (1)TK U-13-07 Highland Memorial Park – 14875 W. Greenfield Ave. – Garden of the Apostles Columbarium.

Mr. Lee explained the purpose of the columbarium. It will be replacing an existing structure. It is built of granite and poured concrete. Mr. Lee felt it was a very attractive structure.

Motion by Ms. Groeschel to approve the architecture for the Garden of the Apostles Columbarium for Highland Memorial Park located at 14875 W. Greenfield Avenue. Seconded by Mr. Sisson. Motion carried unanimously.

6. (5)NJ U-10-07 City Center Building A – 15205-15233 W. National Ave. – New Retail Building.

Mr. Kessler explained that Building A is in the Northwest area of the City Center located on National Avenue. The architectural elevations were displayed as well as a rendering showing how Building A fits in with the adjacent building on the corner of Michelle Witmer Drive and National Avenue.

Steve Stewart and Steve Gartman gave a presentation representing the project. They have attempted to comply to the City's request by adding more awnings along the pedestrian walkways enhancing four sided architecture, adding corbelling to give it a more turn of the century historical character, and keeping windows at a bay width so doors can go into anyone of them if necessary in the future for tenant expansions.

Since this building is at the top of the hill, Committee members discussed putting stairs along the Northeast elevation to bring walking traffic from National Avenue back and down to the courtyard. Meter and transformer locations will be downhill out of site. Although, clear window glass has been proposed, staff felt that it should be a condition of approval to have future tenants indicate where and how they might propose to block windows.

Committee Members liked the arch. Elevations were considered with line of site in mind. Roofing materials will be metal and the light green color was preferred. Outdoor space compared to grade was discussed. Mr. Gartman said that since tenants have not supplied them, he suggested adding outdoor seating pieces as part of the overall development. Placement of dumpsters was discussed in regard to screening and their location next to the terrace area and it was concluded that they are still in the best possible location. The applicants asked about adding awnings on the parking lot side on all the bay windows. Caution should be used with the parapets with not putting the black waterproofing all the way up, keeping it as low as possible so if the backside is seen, it will be real brick or coping. The Committee requested a site elevation be submitted. The rooftop plan includes a standing screen wall where any rooftop equipment is exposed. Coordination with tenants will be needed. Committee members requested a color sample of this screen wall. Pre-cast planters were planned for along the sidewalk and plantings species will be suggested. Further landscaping details will need to be supplied to Committee members. Areas of paving and colored concrete were defined using the drawing.

The goal is a progression of buildings with similar materials and colors with different facades. In going back it would have been nice to see a little variation of each building. Ms. Groeschel wondered if the green roof was wise since it would be something that could not be substituted for

another color later, such as the awnings. Silver or zinc were other color considerations.

The Committee requested revised elevations with the concepts discussed, staircase on the North side of the building along National Avenue, show parapet walls and, color on tower elements. Ms. Groeschel suggested meeting on-site one more time. Ms. Jones said we need to be certain that the architecture is what we and the people in the community are looking for. Mr. Kessler said when the Plan Commissioners vote on this, they need to be well informed and certain about their decision.

Mr. Kessler also said that we need to make sure that all the other outstanding conditions have been dealt with from last year, one being the landscaping for the entryways.

Motion by Ms. Groeschel to approve the architecture for City Center Building A based on the understanding that another on-site discussion will take place. Seconded by Mr. Sisson. Motion carried unanimously.

7. (4)AB U-17-07 Moorland Road Golf Center – 5900 S. Moorland Rd. – Rain Shelter for Existing Patio.

Mr. Kim explained that the request is for a rain shelter for an existing patio already on the property. Mr. Major, the applicant explained when it rains, customers need a place to go other than inside the building or in their cars. The patio is what people will see when they drive in the entrance, therefore they intend to make it look as nice as possible. A shingle sample was presented which matches the roof of the sales building, maintenance building, and ranger station on the mini golf course. The shelter will be the same size as the existing patio.

The Committee requested a picture or brochure of the shelter. Mr. Major explained the bottom is stacked stone material which is stacked up around the face of the structure. It does not need footings. They are not structural, they are decorative. The Committee felt a few details still needed to be worked out with staff, but basically it would look nice on an already nice looking property.

Motion by Ms. Groeschel to approve the architecture for the rain shelter for Moorland Road Golf Center located at 5900 S. Moorland Road. Seconded by Mr. Sisson. Motion carried unanimously.

## **ADJOURN**

Motion by Ms. Groeschel to adjourn the Architectural Review Committee meeting at 12:45 P.M. Seconded by Mr. Sisson. Motion carried unanimously.