

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
MINUTES
August 10, 2006**

The Architectural Review Sub-Committee of the Plan Commission was called to order by Mr. Barnes at 1:35 P.M.

In attendance were Mr. Barnes and Mr. Sisson and Mr. Felda was excused. Also present were Ms. Jones, Planning Services Manager and Mr. Kim, Associate Planner.

Motion by Mr. Sisson to approve the Minutes of June 28, 2006. Seconded by Mr. Barnes. Motion carried unanimously.

NEW BUSINESS

1. (4)NJ U-36-06 Peace Lutheran Church – 17901 W. Small Rd. - New Door and HVAC Fence.

Ms. Jones stated the Founders Hall needs a new air conditioning system. There will be a fence up in front of the air conditioning unit because it is along College Ave. The fencing is proposed to be built of cedar. The representative for this project said the fence should be 9' instead of 6'4" to get clearance around the unit. The color would tie in with the rest of the church.

The Committee felt that a few shrubs in front of the fencing would be appropriate.

This proposal meets the approval of the Committee.

2. (7)AB U-43-06 Batzner Pest Management – 16900-17096 W. Victor Rd. – Paint Roof Top to Match Block or Siding, Re-Paint Stripe Front, Replace Cedar as Needed and Cover with Siding (Aluminum or Plastic), Paint Side and Rear Metal/Steel Siding. Start in 2006 and Finish in 2007.

Ms. Jones stated this building was purchased several years ago. The applicant will be doing a darker green paint and he will be doing all of the cedar. The banding will have to match the painted cedar.

3. (4)NJ U-25-05 Westridge East (Briohn) – 5600-5700 S. Moorland Rd. – Revised Plans.

Ms. Jones stated the south building has been broken off into two smaller buildings. The architecture is the same material. Ms. Jones stated that Building A had four-sided architecture with the same sandstone, but Building B did not have as much detail. The representative for this project stated that Building B is intended to be multi-tenant. The pre-cast would be the same sandblasted quality. The sandblasted building would be lighter and the textured building would be more exposed aggregate. All three buildings will have clear anodized aluminum window framing.

Mr. Barnes stated on Building A there is a score line about a foot from the top which helps cap the building. Mr. Barnes stated he would recommend having the same score line on Building B. The applicant stated they would add this line to the plans.

The consensus of this Committee would be to forward a positive recommendation to the Plan Commission.

4. (7)NJ R-9-06 Lawrence and Claire Liebe – 3440 S. Monterey Dr. - Rezone from R-4 to R-4/PUD.

Ms. Jones stated this project will be tabled because we need to get the zoning in place for the PUD first.

Ms. Jones stated this project is located near the intersection of Moorland and San Mateo. There is a single-family farmhouse there that is very old. Mr. and Mrs. Liebe would like to create a PUD to create a zero-lot line development with six single-family condominiums. The buildings would be snuggled around the existing trees. Each of the condominiums has a different theme.

The Liebes are trying to bring the look of the condominiums in tune with the existing farmhouse. Ms. Jones stated the front and the sides that face Moorland Rd. should have the same material treatment (stone, brick, etc.).

Ms. Jones referred to the Nunn Creek and Cleardale II style and indicated the Committee would be looking for more stone on the front and should wrap it around to the east side of the buildings.

Mr. Liebe explained the fencing would be made of iron and it would run along the east lot line and on the southeast side all the way to the end of the existing lot. There would be a chain link fence along the west side in conjunction with the same fencing the neighbors on the west have, if required.

Mr. Liebe stated all of the styles will have some fieldstone type of stone.

Mr. Barnes stated even though there will be a fence and a tree line facing Moorland Rd., the Committee would want to see more stone or brick along that face of the buildings. As you get deeper into the development, Mr. Barnes stated he was not as concerned, but would still like to see a little bit more stone or brick along the bottom of the windows and across to the front of the garage as you would approach the buildings.

Revised plans should be submitted addressing the additional stone.

The Committee is in consensus regarding the above comments.

5. (7)NJ U-41-06 Lawrence and Claire Liebe - 3440 S. Monterey Dr. – Condos.

See Item #4.

6. (2)AB U-47-06 TDI/DK – 15350 W. National Ave. – Exterior Alteration to Front of Building.

Dave Koscielniak introduced this project to the Committee and indicated there would be a face lift to this building. The materials on the current building are concrete block and metal panel across the top. The proposed plan would call for a columned curved entryway. The existing roof canopy will be increased in size by a radial front and a radial canopy flanking it on both sides with extensions of EIFS, and then it will blend into the balance of the building to tie the parapets around the sides and rear elevation in with the metal panels. There will also be columns placed in front of several areas of the concrete façade of stacked coarse bond block to bring in the identity of the entry.

The metal panels will be removed to apply the EIFS. To mimic what is going on with the EIFS, we will be doing some chambering to the surfaces around the EIFS.

Mr. Kim stated the staff is concerned with the material that is being used. It was felt that some brick element should be incorporated.

Mr. Barnes stated that masonry would not integrate well with this facelift.

Mr. Koscielniak questioned if it would help the appearance if the columns rather than terminate below the canopy would be carried up. Mr. Barnes suggested taking the capitals and lining them up with the top of the window line so the lines will tie in. Mr. Barnes asked if on the base of the columns and maybe even the capitals, would it be possible to do these in a different color.

Color samples and a colored rendering should be submitted for the file.

7. (2)AB U-48-06 T&D Builders – 14166 Waters Edge Tr. – Sunroom.

Mr. Kim stated the applicant would like to propose to close in an exterior porch area. The colors should match the existing materials

8. (7)AB U-49-06 Mustang Pizza – 18560 W. National Ave. – Carry-Out/Delivery
Pizza Restaurant.

Mr. Lang stated the location is between Mustang Shelly's Roadhouse and the motorcycle shop. The proposal is for a drive-thru/pickup restaurant. Brick from the chimney would be used to cover up the old front door opening. There will be a ramp for ADA with an ADA bathroom on the inside of the building.

This item will go before the Plan Commission and there will be a discussion about the shared access.

The Committee will forward a positive architectural recommendation to the Plan Commission, with the applicant to resolve the access points.

9. (3)TK U-51-06 Starline Trucking – 18480 W. Lincoln Ave. – Addition.

The proposed addition is to accommodate the current size of the semi trucks. Discussion regarding the type of block existing buildings have in that area.

The recommendation from the Committee was to match the existing concrete block and color.

Motion by Mr. Barnes to adjourn the Architectural Review Meeting at 2:15 P.M.
Seconded by Mr. Sisson. Motion carried unanimously.