

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
MINUTES
September 6, 2006**

The Architectural Review Sub-Committee of the Plan Commission was called to order by Mr. Barnes at 3:00 P.M.

In attendance were Mr. Barnes, Mr. Felda, and Mr. Sisson. Also present was Ms. Bennett, Associate Planner, and Mr. Kim, Associate Planner.

Motion by Mr. Sisson to approve the August 10, 2006 Architectural Review Minutes. Seconded by Mr. Barnes.

NEW BUSINESS

1. (7)TK U-56-06 Design Build Fire Protection – 17005 W. Victor – Office.

The Architectural Review Committee had no concerns regarding this application.

2. (3)GK CU-3-06 New Berlin Bowling Center – 16000 W. Cleveland Ave. – Bowling Lanes, Sports Bar, Banquet Hall.

Mr. Barnes stated this item went before the Community Development Authority as part of the Industrial Park Redevelopment Plan.

Dan Eckerman, developer of the New Berlin Bowling Center, stated we are here because we want to build an addition to include expansion of the bar area, re-opening up the banquet areas, and opening up the bowling lanes with the addition of four more lanes. He also stated plans would be submitted for an outdoor New Berlin Ale House pavilion.

Mr. Eckerman stated the plan is to upgrade the entrances on the west side of the building. The material would be of the same kind that is on the rest of the building without the metal panels. There would be windows instead. The addition will be the same color as the rest of the building.

Lights would be installed in between the windows. There would also be lighting on the deck.

Mr. Kim asked to see the elevation of the pavilion prior to final approval of the addition. Ms. Bennett requested the submittal of a revised lighting plan.

The Committee felt this submittal was consistent with the Industrial Park Redevelopment Plan.

3. (7)TK U-54-06 Industrial Towel & Uniform – 2700 S. 160th St. – Façade Change.

Mr. Kim stated the loading dock area will be filled in and the garage door will be relocated. They also plan on adding some partitioned walls. The loading dock faces 160th St.

The Committee had no objections to this request.

4. (7)TK U-50-06 Chad & Michelle Lucchesi – 16046 Monterey – Second Story Addition.

Mr. Kim stated this is a single-family one story home and is a non-conforming structure because it is about 1-1/2' into the front yard setback. The applicants want to add a second story. They will have to go before the Plan Commission for approval.

The Committee had no objections to this request as long as the second story addition did not encroach any more into the front yard setback.

5. (3) U-57-06 Digital Intelligence – 17165 W. Glendale Dr. – Minor Façade Changes.

Ms. Burns and Mr. Queoff, architects from Keller were present for this item.

Ms. Burns stated windows will be replaced and tinted. There will be black panels at the entrance with black mullings. On the areas where the stone that matches the fire station next door, they will all be replaced with EIFS which will be one of the brick colors.

Ms. Bennett stated any improvement would be good.

Chris Stippich from Digital Intelligence stated the company manufactures forensic systems primarily for law enforcement. About 50% of the building will be office space and the other 50% would be used for putting together computers.

The Committee recommended approval.

6. (7) U-58-06 The Sportsman Channel LLC – 2855 James Dr. – New Double Doors.

Ms. Bennett stated the building is set back on James Dr. There is one existing business, and they are cutting out a space for The Sportsman Channel. They will have a studio and film editing. They would like to add two doors to the building to match the existing.

The Committee has no objection to this proposal.

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

Mr. Barnes stated this project would have more of the farm house appeal and aesthetics. We were looking at some additional stone and brick to some of the facades to keep up with what we are looking at in some of the newer developments particularly on some of the units that face Moorland Rd.

Mr. Liebe submitted pictures of how the additional stone and brick would look. Stone has been incorporated on the Moorland Rd. side and on all of the fronts and even on some sides. There was some discussion as to how far the stone would be wrapped around the sides of each condo. Mr. Felda also stated the doors and the windows could be accentuated. Mrs. Liebe stated they would not do the wide-board look because the farmhouse does not have that, but would put shutters on the windows on the front and also some shutters on the sides of some of the models. Mr. Barnes stated the stone could turn the corner for a couple of feet and end it with a batten.

Mr. Barnes stated the front elevation looks good for the Nunn Creek model. The stone should be shortened up and the windows can be dressed up.

Mr. Barnes stated the stone on the side of the Quiet Waters model is fine because it goes all the way across and it could be cut further on the other side. When cutting short the stone, it should be done at a natural step or build it in three feet away.

Mr. Liebe stated the condos would have a premium vinyl siding rather than the hardy plank. The vinyl siding sample will be submitted for staff review.

The consensus of the Committee is to reduce the masonry on the sides of the building and to dress up the doors and windows with shutters.

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

See Item #7.

ADJOURN

Motion by Mr. Sisson to adjourn the Architectural Review Committee Meeting at 3:45 P.M.
Seconded by Mr. Felda. Motion carried unanimously.