

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW  
February 21, 2007  
MINUTES**

The Architectural Review Sub-Committee of the Plan Commission was called to order by Mr. Sisson at 1:31 P.M.

In attendance were Mr. Felda and Mr. Sisson. Also present were Greg Kessler,, Director of Community Development; Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner; and Tony Kim, Associate Planner. Ms. Groeschel arrived at 1:40 P.M.

Motion by Mr. Felda to approve the Architectural Review Sub-Committee Meeting minutes of February 5, 2007. Seconded by Mr. Sisson. Motion carried unanimously.

**NEW BUSINESS**

1. ( )NJ PG-830 (13) City Center Guidelines – Revised Draft 2-16-07.

The City Center Guidelines was discussed and recommendations for changes were made at a previous Architectural Review meeting. Mark Smith, PDI went over the requested corrections that were incorporated into the City Center Guidelines. Discussion followed.

Motion by Mr. Felda to forward the revised draft of the City Center Guidelines to Plan Commission for adoption on March 5, 2007. Seconded by Ms. Groeschel. Motion carried unanimously.

2. (2)AB U-5-07 New Berlin Food Pantry – 14750 Cleveland Ave. – Accessory Building.

Ms. Bennett gave a brief summary of the request, the location, and the size of the accessory building. The materials will match existing building.

Motion by Mr. Felda to approve the architectural design plans proposed for New Berlin Food Pantry Accessory Building located at 14750 Cleveland Avenue. Seconded by Mr. Sisson. Motion carried unanimously.

3. (7)AB U-6-07 U. S. Fire Protection – 2940 S. 166<sup>th</sup> St. – Loading Dock on East End of Building.

Ms. Bennett summarized the request by U. S. Fire Protection for a loading dock and canopy for the East end of their building. There were no architectural concerns by the Committee.

Motion by Ms. Groeschel to approve the architectural plan as requested by U. S. Fire Protection for a loading dock on the East end of the building located at 2940 S. 166<sup>th</sup> Street. Seconded by Mr. Felda. Motion carried unanimously.

4. (4)NJ CU-1-07 Willow Tree Center – 16060 W. Rausch Ct. – Warehousing & Distribution.

Michael DeMichele, Willow Tree Development and Gregg Prossen, Zimmerman Design Group were present to represent the project.

Ms. Jones gave a brief overview to allow Committee members to better understand the site layout. Mr. Prossen said the building has a precast exterior. The glass is transparent and non reflective. The office area is treated with the same color panel with additional rustification. The East and South side will have vision glass openings in the warehouse. The office area has a large skylight monitor with an entry system that is glazed on all four sides.

Ms. Jones suggested some areas of discussion for the Committee might be the spacing of trees or the articulation of movement along the front elevation and the metal panel on the expansion area. There is also an Engineering concern that future expansion may be challenging due to offsite storm water issues because of the way the building is positioned. Often with larger buildings, bump outs, windows, variation of building material such as smooth and rough aggregate, etc. are used for breaking up the elevation about every 40' to 80'.

Ms. Groeschel was not in favor of the metal panel. She was also concerned about the view by adjoining land owners and suggested more should be done to hide the dock doors. Mr. DeMichele offered information on the 40' buffer zone and landscaping plan that would be visible to the neighboring land owners.

Mr. DeMichele suggested they will break up the precast by using additional formliner by the windows along the front elevation in lieu of bump-outs.

The Committee requested the applicant to submit revised plans to upgrade and modify the façade and landscaping. The revised plans should include the elimination of the aluminum panel, the additional material changes by using the formliner, and submittal of a line of site drawing from Small Road to view the loading docks from adjacent single family parcels. Applicant shall also address roof top unit screening. Applicant shall explore additional articulation along the East elevation. This could be done by adding additional piers.

Motion by Mr. Sisson for the applicant to work with staff and it would only come back to the Committee if these items were not addressed. Seconded by Mr. Felda. Motion carried unanimously.

5. (7)AB U-7-07 New Berlin West High School – 18695 W. Cleveland Ave. – Soccer Concession/Scorer's Booth.

Ms. Bennett reported that the requested soccer concession stand would be constructed of brick veneer material.

Motion Ms. Groeschel to approve the architecture as presented for the soccer concession stand for New Berlin West High School located at 18695 W. Cleveland Avenue. Seconded by Mr. Felda. Motion carried unanimously.

6. (7)AB U-81-06 Tri County Roofing – 18500 W. National Ave. – Façade Improvement.

Ms. Bennett explained that this project was previously approved by the Committee for façade improvement using hardi plank. The applicant, Mr. Frank Zeka, is now asking if vinyl siding can be used instead of hardi plank. Mr. Zeka explained that the vinyl has a higher R value, and it has a 60 year warranty vs. a 15 year warranty for the hardi plank. It is just a nicer product. Mr. Zeka explained that with hardi plank, once the cement board is on, it has been known to shrink and separate and the seams can be seen. The vinyl siding is the top of the line. It is more expensive than hardy plank.

Ms. Jones said hardi plank is what was originally approved and what is typically approved as the theme on all projects. Ms. Bennett preferred the look of hardi plank, although some good arguments have been made for the vinyl. Mr. Kim agreed that vinyl may change the precedent that has been set. Mr. Felda thought the higher quality vinyl was a good product. Mr. Sisson felt the vinyl was a better looking product.

Motion by Mr. Felda to approve the use of vinyl siding for Tri County Roofing located at 18500 W. National Avenue. Seconded by Mr. Sisson. Motion carried unanimously.

## **ADJOURN**

Motion by Mr. Felda to adjourn the Architectural Review Sub-Committee at 3:15 P.M. Seconded by Ms. Groeschel. Motion carried unanimously.