

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
September 19, 2007
MINUTES**

The Architectural Review Sub-Committee of the Plan Commission was called to order by Mr. Sisson at 3:30 P.M.

In attendance was Mr. Sisson, Mr. Felda. Also present was Nikki Jones, Planning Services Manager, Amy Bennett, Associate Planner, and Tony Kim, Associate Planner. Ms. Groeschel arrived later.

Motion by Mr. Felda to approve the August 29, 2007 Architectural Review minutes. Seconded by Mr. Sisson. Motion carried unanimously.

NEW BUSINESS

1. (1)AB U-59-07 Verizon – 1811 S. Calhoun Rd. – Generator.

Ms. Bennett explained that the proposed generator will be located along the trail. The applicant proposes to locate the generator outside of the existing fenced in equipment area. Mr. Sisson asked if it is a diesel generator? Ms. Bennett said that it is a diesel generator, and it also requires Fire Dept. approval. Ms. Jones said ideally, we like to see these generators in a building or in an enclosure, but in this case it won't work with the placement of the facility. Mr. Felda questioned if there were houses located nearby that would be affected by the noise? Ms. Bennett said there were no nearby houses. Landscape will be suggested, but may be problematic because of access to the unit.

Motion by Mr. Felda to approve the request by Verizon to install a generator at 1811 S. Calhoun Road. Seconded by Ms. Groeschel. Motion carried unanimously.

2. (3)AB CU-10-07 New Berlin Retail – 2075 S. Moorland Rd. – Multi-Tenant Retail Building.

Mr. Koscelniak presented revised plans based on the comments made by the Committee at last months meeting. There are two principle color changes. The two tower elements on either end of the building are now a matching green color. Depth has been given to the parapets. Light fixtures have been incorporated into the plan. The awnings have been reduced to a more muted color and the character of all the awnings have been carried along on the same horizontal profile to allow signage for future businesses above them. Per the site plan, the sidewalk varies from 8' – 12'. Since there was no real call for restaurants in this building other than at the south end, there seemed to be no reason to clutter the front of the building with additional landscaping or seating areas. If there was a tenant who asked for seating in front of their business, we could offer that to them, but there are no plans for that at this point.

Ms. Bennett was pleased with the toned down colors that were chosen. Ms. Jones asked if the bump outs and pillar work shown on the drawings could be felt as you are walking past the building? Mr. Koscelniak explained that there are columns on each end, towers are pulled forward three feet so that the entrances are recessed to give you that inset. The building façade as it goes in and out varies anywhere from 16" – 3'. Mr. Kim asked if the brick colors are the same as the first rendering? Mr. Koscelniak said the material samples are identical to what was brought in last month. Ms. Jones asked if the black membranes would be seen in regard to the roof alignment? Mr. Koscelniak said the principle roof line is at 14' and the caps are at about 16' 6", so we have a 24"-30" wrap on the back side of the parapets which extend 3'-5' more. The corner elements have material that wraps around the four corners so that the brick will extend

around so it will be a structural element rather than a false façade of membrane roofing on the rear and the side.

Ms. Bennett asked about mechanicals. Mr. Koscelniak said rooftop mechanical units will be set somewhere from the midline to the rear of the building. Mr. Sisson asked if Moorland Road is at a higher elevation? Will the mechanicals be seen from Moorland Road? Mr. Koscelniak said perhaps if you are sitting up in a tractor trailer rolling down Moorland Road you might be able to see them, but not from a normal vehicle. Ms. Jones said that if a particular tenant goes in there that would be using different mechanicals, additional screening would be required.

Mr. Felda commented that he liked the original plans, and likes the new plans even better especially with giving it more dimension.

Motion by Mr. Felda to approve the proposed architecture for New Berlin Retail located at 2075 S. Moorland Road. Seconded by Mr. Sisson. Motion carried unanimously. Ms. Groeschel was not in attendance at this time.

3. ()NJ U-57-04 Parkwood Highlands – 13800 Park Central Blvd. – Two 8-Unit Townhouses – Building Modifications.

Ms. Jones explained that this request is for modifications to a previously approved project. The applicant has asked to rotate the building as it is situated on the property to allow for better access to the two end units. The way the unit was originally designed there were no garages facing Sunny Slope Road, but to better accommodate tenants that are going to live there in the future, the proposal is to move the building so that the garages are facing Sunny Slope Road. The existing landscaping plan would supply good screening and the applicant is willing to do additional landscaping if requested.

Mr. Zoelle, the applicant said 15' evergreens would be spaded in to provide adequate screening. Some paving will be eliminated and turned into green space on the north side. Upgrades to the building materials were described.

Motion by Ms. Groeschel to approve the proposed architecture for Parkwood Highlands located at 13800 Park Central Blvd. Seconded by Mr. Felda. Motion carried unanimously.

4. (7)TK U-61-07 Verizon Wireless – 15765-93 W. Ryerson Rd. – Exterior Modifications to Building on the West Side of Parcel.

Mr. Kim described the location of the building and explained the modifications to be made. Four loading dock doors exist. The proposal is to remove three of them, filling them in with concrete block and utilizing one. Two overhead doors will be added to the elevation on the east. Mr. Kim showed pictures. His recommendation was to make sure that the blocks match the existing wall, if not, the entire wall would need to be painted. The applicant is also adding windows to the south end of the building for an office area. Mr. Kim recommended that the new windows match the existing windows in the building.

Motion by Ms. Groeschel to approved the proposed exterior modifications requested by Verizon Wireless located on 15765-93 W. Ryerson Road. Seconded by Mr. Felda. Motion carried unanimously.

5. (7)AB U-62-07 Sensia Healthcare – 16505 W. National Ave. – Paint Exterior of Building.

Ms. Bennett presented the proposed paint samples. All committee members felt painting the exterior of the building will make an improvement.

Motion by Ms. Groeschel to approve the proposed architecture for Sensia Healthcare located at 16505 W. National Avenue. Seconded by Mr. Felda. Motion carried unanimously.

6. (3)TK U-63-07 Buena Park Restrooms – 16301 Coachlight Dr. – Renovate Restrooms.

Mr. Mark Schroeder, Director of Parks, Recreation & Forestry explained that earlier this summer approval was given for the two new restroom buildings that are going to be constructed in our parks, and now we are here to renovate existing restrooms. Color shades were described. Mr. Kim asked that when a definite color was selected, a sample would be submitted to staff.

Motion by Mr. Felda to approve the proposed architecture for the restroom at Buena Park located at 16301 Coachlight Drive. Seconded by Ms. Groeschel. Motion carried unanimously.

7. (4)TK U-64-07 Calhoun Park Restrooms – 5500 S. Calhoun Rd. – Renovate Restrooms.

In addition to the renovation of the restroom, the warming house by the pond will have a new roof with dimensional shingles, pre-finished metal soffit and fascia. The color theme will follow what is being done to the bathroom which is a weathered wood brown colored roof with split faced block in a lighter tan, and hollow core metal doors to match. Mr. Kim asked that when definite colors were selected, samples would be submitted to staff.

Motion by Mr. Felda to approve the proposed architecture for the renovations at Calhoun Park located at 5500 S. Calhoun Road. Seconded by Ms. Groeschel. Motion carried unanimously.

8. (4)TK U-65-07 Valley View Park Restrooms – 5051 S. Sunny Slope Rd. – Renovate Restrooms.

Mr. Kim asked that when a definite color was selected, a sample would be submitted to staff.

Motion by Mr. Felda to approve the proposed architecture for the restroom at Valley View Park located at 5051 S. Sunny Slope Road. Seconded by Ms. Groeschel. Motion carried unanimously.

Motion by Mr. Felda to adjourn the Architectural Review Meeting at 4:10 P.M. Seconded by Mr. Sisson. Motion carried unanimously.