

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
October 24, 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, Mr. Felda, and Ms. Groeschel. Also present were Nikki Jones, Planning Services Manager; and Jessica Titel, Associate Planner.

Motion by Mr. Felda to approve the September 19, 2007 Architectural Review minutes. Seconded by Ms. Groeschel. Motion carried unanimously.

NEW BUSINESS

1. (2)JT U-69-07 Alan Olson – 2880 S. Moorland Rd. – Building Addition.

Ms. Titel supplied history of the property and indicated the location of the proposed building addition. Elevations of the existing and proposed architecture were displayed. The applicant intends to ask the Board of Appeals for a variance for the 50' setback from the residential district. There is also wetland on the property so a Rezoning Application is also involved.

Ms. Jones said that the architecture as it is now with the small building looks nice, but she is hesitant about the additional amount of building with the addition without any brick or any other accent materials. We realize they are trying to keep it on a residential scale, but suggested Wainscoting on the bottom. Mr. Felda felt it needed dimension. Ms. Groeschel did not have a problem with the siding. It is not a flat plain, therefore there is something different making the eye travel back and forth. She requested pictures or drawings showing how close and what neighboring buildings look like. Mr. Sisson suggested adding planters such as the ones at City Center. Ms. Groeschel agreed. Mr. Felda asked what is on the Applewood building? Ms. Jones thought it is brick, but would double check and provide pictures. Ms. Jones said that another option would be to relocate some of the landscape materials from the back to the front.

Motion by Ms. Groeschel to approve the proposed architecture requested by Alan Olson located at 2880 S. Moorland Road. Seconded by Mr. Felda. Motion carried unanimously.

2. (5)AB U-73-07 Pick 'N Save – 15445 W. National Ave. – Replace Dumpsters with A Compactor and Screen with Cedar Fence Including Storage.

Ms. Jones explained that Pick 'N Save is proposing to remove their regular dumpsters and provide a trash compactor. Mr. Max Dickman, the applicant for the project provided a picture of a trash compactor but explained that the actual compactor will be a little smaller. The original design was too wide and would have encroached into the driveway. The smaller version will be 6 feet wide. It will be attached directly to the building and be an enclosed trash compactor to be taken offsite to be emptied and then brought back. The trash is compacted and there is no open trash, making it much cleaner than dumpsters.

Ms. Jones said the reason the Committee is looking at this is that this will eventually be the back of some of the properties in City Center. Screening will be provided by an approximate 6' cedar fence. Mr. Dickman added that since they were providing fencing for the compactor, they are also asking to include a fenced area for storage, which was shown in a detailed diagram. Committee members agreed that this will be an added improvement to Pick 'N Save.

Motion by Ms. Groeschel to approve the proposed architecture for Pick 'N Save located at 15445 W. National Avenue. Seconded by Mr. Felda. Motion carried unanimously.

3. (3)AB U-63-06 American Bolt – 16535 Glendale – Exterior Architectural Changes.

Ms. Jones said that architectural changes were approved by the Committee some time ago, but to conserve cost, American Bolt is now looking at backing off with the proposed top windows. Mr. Steve Beres, the applicant indicated on the drawing which windows would stay and which would not. He explained that dryvit would be used across the front with an aggregate base, two awnings in dark green, and a dryvit 2' band to match the awnings. White lettering will be incorporated.

Motion by Mr. Felda to approve the proposed architecture for American Bolt located at 16535 Glendale Drive. Seconded by Mr. Sisson. Motion carried unanimously.

4. (3)JT U-82-07 Quick Trip Pantry – 16401 W. Greenfield Ave. – Change Band from Citgo to BP.

Ms. Titel explained that only the color would be changed with no structure modifications. They are changing from Citgo to green BP. The colors on the pumps will change, and the red band on the building will be turned white. Ms. Groeschel suggested that any excessive wear on paint on curbs, bumper rails, etc. could be touched up at the same time if they needed it.

Motion by Ms. Groeschel to approve the proposed architecture for Quick Trip Pantry located at 16401 W. Greenfield Avenue. Seconded by Mr. Felda. Motion carried unanimously.

5. (4)NJ U-79-07 Milwaukee Valve – 16550 W. Stratton Dr. – 10' x 30' Employee Deck.

Ms. Jones explained the location of the project and presented the picture of the proposed employee deck. Mr. Jim Fishler and Mr. Dave Luterbach were present to supply information and answer questions. Foundation designs have been reviewed by a structural engineer and have also been reviewed by Building Inspection to comply with commercial aspects.

Motion by Mr. Felda to approve the proposed architecture for Milwaukee Valve located at 16550 W. Stratton Drive. Seconded by Ms. Groeschel. Motion carried unanimously.

Motion by Ms. Groeschel to adjourn the Architectural Review Meeting at 11:45 A.M. Seconded by Mr. Felda. Motion carried unanimously.