

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
November 21, 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 and Ms. Groeschel. Also present were Nikki Jones, Planning Services Manager; and Jessica Titel, Associate Planner. Mr. Felda was excused

Motion by Ms. Groeschel to approve the October 24, 2007 Architectural Review minutes. Seconded by Mr. Sisson. Motion carried unanimously.

NEW BUSINESS

1. (3)GK U-80-07 Storage Master Phase II Expansion – 2601 S. Moorland Rd. – New Building.

Mr. Tim Kallas and Mr. John Murphy were present representing this project. A site plan was displayed showing the location of the new buildings on the property. A gate and two screen walls will be placed to hide the view of the rear buildings from the front. Material and color samples for the panels were examined and placement of the windows was discussed.

The representative said there would be no roof mechanicals. Mr. Sisson was concerned about parapets on the east elevation. The representative said there will be a 25 ft. wall that the roof will come up to within 6 inches from the top of the roof to the top of the parapet on the east side. On the north side the parapet is the same height, but the roof is a little lower. The representative said the view of the building from Moorland Road will be hidden by the screen walls and the gate with only a bit of the existing north wall in view.

There will be no docks on the new building. Currently the building is concrete block. The bump outs will be removed, and the current dock will be blocked off and painted to match. Either a ramp or a stair will go out from the exit door. There is a horizontal band above the garage doors which would be the "iced white" color discussed.

Ms. Groeschel favored the additional landscaping. The representative explained there would be trees added on the north side of the building. Additional trees will be put in front of the new building and some will be added in front of the existing building, and also a couple trees in front of the screen wall.

Motion by Ms. Groeschel to approve the proposed architecture for Storage Master Phase II Expansion located at 2601 S. Moorland Road. Seconded by Mr. Sisson. Motion carried unanimously.

2. (7)JT U-85-07 Iglesia Ni Cristo – 18281 Hillcrest Dr. – Façade Change.

The present aluminum siding is to be replaced by stucco and brick. A window will be removed to fit in with internal modifications. Color and material samples were displayed.

Motion by Ms. Groeschel to approve the proposed architecture for Iglesia Ni Cristo located at 18281 Hillcrest Drive. Seconded by Mr. Sisson. Motion carried unanimously.

3. (1)JT U-87-07 The 19th Hole Country Club – 1525 S. 124th St. – Replace Siding.

The white siding is to be replaced with new white siding. Blue siding will be replaced with green

siding. The door will be painted green to match the siding. The blue painted areas will be painted green to match the siding.

Motion by Ms. Groeschel to approve the proposed architecture for The 19th Hole Country Club located at 1525 S. 124th Street. Seconded by Mr. Sisson. Motion carried unanimously.

4. (4)NJ U-88-07 CSE (Caliendo Savio) – 5440 S. Westridge Dr. – Back-Up Generator.

Mr. Frank Bellante was present to represent this project. The plan presently depicts existing trees that will not be disturbed while the proposed generator is tucked in between with the trees providing a natural screened area.

Motion by Ms. Groeschel to approve the proposed architecture for CSE located at 5440 S. Westridge Drive. Seconded by Mr. Sisson. Motion carried unanimously.

5. (4)NJ U-91-07 Matty's Bar & Grille, Inc. – 14460 W. College Ave. – Sun Room.

Mr. Matt Anderson, Mr. Reno Bulski, and Mr. Tim Lang were present to represent this project. Matty's currently has a patio with a tent structure over the patio and wishes to do something more permanent. The plan is to enclose the patio with glass windows, brick, and a shingled roof. Mr. Anderson explained the building materials and showed a pamphlet displaying the finished product.

Motion by Ms. Groeschel to approve the proposed architecture for Matty's Bar & Grill, Inc. located at 14460 W. College Avenue. Seconded by Mr. Sisson. Motion carried unanimously.

6. (5)NJ U-81-07 Canterbury Custom Homes, Inc. – 3939 & 3935 Fohr Dr. – Duplex.

Mr. Jeff Scrima was present to represent this project. Ms. Jones said the site design has been completed for this duplex and felt the architecture ties in with the previously approved four families.

Motion by Ms. Groeschel to approve the proposed architecture for Canterbury Custom Homes, Inc. duplex located at 3939 & 3935 Fohr Drive. Seconded by Mr. Sisson. Motion carried unanimously.

7. (4)NJ U-78-07 Rinderle Tire – 13300 W. Janesville Rd. – Tire Sales, Custom Wheels, Auto Repair, Road Side Services.

The applicant intends to clean up the property and upon inspection will be asked to touch up tan areas that need it. Applicant is proposing to paint existing green areas with a new coat of green paint.

Motion by Ms. Groeschel to approve the proposed architecture for Rinderle Tire located at 13300 W. Janesville Road. Seconded by Mr. Sisson. Motion carried unanimously.

Motion by Ms. Groeschel to adjourn the meeting at 11:50 A.M. Seconded by Mr. Sisson. Motion carried unanimously.