

CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
April 23, 2008
MINUTES

The Architectural Review Sub Committee of the Plan Commission was called to order by Ms. Groeschel at 11:20 A.M.

In attendance was Ms. Groeschel. Also present were Greg Kessler, Director of Community Development; Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner and Jessica Titel, Associate Planner. Mr. Sisson was excused. Mr. Felda was absent.

Mr. Kessler made note that per the Plan Commission By-Laws Article IV, Section 4 states that the Director of Community Development may act as an advisor and voting member of all Plan Commission standing committees. This is a standing committee of the Plan Commission, therefore he would stand in today as the voting member.

Approval of March 26, 2008 Minutes – postponed.

NEW BUSINESS

1. (2)JT U-11-08 Lee's Cleveland Pub and Grill – 14000 W. Cleveland Ave. - Sports Bar.

Ms. Titel explained the improvements being requested for the front of the building. Matching brick is proposed. Ms. Groeschel said an exact match of the brick needs to be ensured. Ms. Titel suggested lighting for the patio area. Ms. Titel has requested a revised lighting plan showing proposed lighting. Mr. Kessler suggested enhancing the landscaping on either side of the patio areas.

Motion by Mr. Kessler to approve the proposed architecture as discussed for Lee's Cleveland Pub and Grill located at 14000 W. Cleveland Avenue. Seconded by Ms. Groeschel. Motion carried unanimously.

2. (3)AB U-8-07 New Berlin Storage Buildings – 20050 W. Lincoln Ave. – Self Storage Condominiums – Revised Materials.

Ms. Bennett explained that this project was previously approved by this Committee and the applicant is now asking to revise the approved building materials.

Mr. Steve Schwid, representative for this project presented material and color samples. The walls will be hickory moss and the roof will be burgundy. All of the fronts of all of the buildings, for an addition of 23 faces, will be brick wainscoting. By the line of site, the brick wainscoting will be seen on the front building on the east side, but the other buildings will be back far enough so burgundy steel wainscoting will be used, and the same for the last building on the west side.

Ms. Groeschel felt this change created uniformity to the buildings by making them all match on the front. The requested additional landscaping on the west property line will remain.

Motion by Ms. Groeschel to approve the proposed revised architecture for New Berlin Storage Buildings located at 20050 W. Lincoln Avenue. Seconded by Mr. Kessler. Motion carried unanimously.

3. (4)AB U-16-08 G S Hydraulics Sales Facility Expansion – 5050 S. Towne –

Building Addition.

Ms. Bennett displayed pictures showing that the building materials for the proposed addition would match the existing materials.

Bill Luterbach and Dave Luterbach were present representing the project. Mr. Bill Luterbach explained the proposed alternative entrance which balances the building out and makes it easier to lease down the road. Mr. Dave Luterbach explained the existing to be removed trees inside the footprint.

Ms. Bennett pointed out that two options, one with a bump out, will be taken to the Plan Commission.

Motion by Mr. Kessler to approve the proposed architecture for the building addition for G S. Hydraulics Sales Facility located at 5050 S. Towne Road. Seconded by Ms. Groeschel. Motion carried unanimously.

4. (2)AB U-18-08 Mikey's Place – 19745 W. National Ave. – Deck.

Ms. Bennett described the size and location of the proposal deck. The deck will be built from treated lumber. The deck will have a railing. Lattice will be used around the bottom. Rotted railroad ties will be replaced. The Committee felt it was a nice improvement.

Motion by Mr. Kessler to approve the proposed architecture for the deck at Mikey's Place located at 19745 W. National Avenue. Seconded by Ms. Groeschel. Motion carried unanimously.

5. (7)AB U-21-08 Dreamworks Karting Supply – 2785 S. 167 St. – Wholesale, Retail, and Service Company for the Karting Industry – Outside Façade Changes to Building.

Ms. Bennett showed drawings of the existing building and the proposed changes to the building. Changes include windows being added on the east side, an overhang is being added, decorative brick, removing an overhead door, a service door, and two windows on the south side, installing a 12'x14' overhead door and a service door on the west side, building a loading dock and adding new pavement.

Mr. John Thornton was present representing the project and further explained the building materials and their location on the building. Ms. Groeschel said that the base line keeps moving up and down and suggested that it would be a cleaner look and better maintenance if a level was picked and stick with it. She also suggested sill block under the windows.

Ms. Jones questioned the window placement and size. Ms. Groeschel suggested the height of the windows be the same to tie them together with the stone height. Ms. Groeschel suggested that when putting brick on the building, the applicant should have a good plan of where the brick starts and where it ends. To stop at the corner with the brick is an improvement but perhaps there is a better solution. Mr. Thornton was in agreement to carry it at the same level straight across the front. Ms. Groeschel said the size of the windows should be determined by personal preference and functionality. It might be a matter of making a full size window and carrying the stone at the same elevation on the whole building.

Mr. Kessler agreed that going straight across with the brick was the best idea. He wondered about the header for the brick. Mr. Thornton said it was not on the drawing, but there will be a 3 ½" wide x 2" thick sill that matches the brick.

Ms. Groeschel questioned the use of shingle vs. metal panel. She questioned the maintenance of the shingle. Mr. Thonton said a metal roof is less expensive than the shingles. Ms. Groeschel said if it was for aesthetics, it could go either way. Mr. Kessler preferred architectural metal which is allowed in the Redevelopment Plan for the Park for cases such as this to allow business to upgrade their facility. Mr. Thornton preferred the color texture of the shingle. Ms. Bennett agreed that the color of the shingle complemented the stone treatment and paint that has been chosen.

The Committee agreed that it would be the applicant's decision to use shingle or metal panel, the stone would be level on the front of the building and wrap on the south and north elevations, and the three windows on the left of the door are to match the windows on the right. This approval is for use of the submitted shingle sample. If the applicant decides to use metal panel, a material and color sample would need to be submitted for approval by staff. Mr. Kessler said the Redevelopment Plan relates to new building additions, but should be adhered to in terms of materials. Removal of the exit door needs to be in compliance with the Fire Code.

Motion by Mr. Kessler to approve the proposed architecture for Dreamworks Karting Supply for outside façade changes to the building located at 2785 S. 167th Street with the suggested modifications. Seconded by Ms. Groeschel. Motion carried unanimously.

ADJOURN

Motion by Mr. Kessler to adjourn the Architectural Review Meeting at 12:30 P.M. Seconded by Ms. Groeschel. Motion carried unanimously.