

**CITY OF NEW BERLIN  
ARCHITECTURAL REVIEW  
February 1, 2006  
MINUTES**

The Architectural Review Sub-committee was called to order by Mr. Barnes at 1:30 P.M.

In attendance were Doug Barnes and Lee Sisson. Also present was Nikki Jones, Planning Services Manager; Amy Bennett, Associate Planner; Olofu Agbaji, Associate Planner. Mr. Felda is excused.

Motion by Mr. Sisson to approve the minutes of November 30, 2005, December 5, 2005, and December 28, 2005. Seconded by Mr. Barnes. Motion carried unanimously.

**NEW BUSINESS**

1. (6)OA CU-2-04 Woodridge Community Church – 13800 W. Howard Ave. – Revised Exterior Architecture.

Jon Willenkamp, representative of the project was present and summarized the exterior architecture plan for Phase I. Emphasis was on the items that were changed from the previously approved plans. The areas where there originally was white metal flashing, is now proposed to be green. The features at the doorways on the approved plan were pocketed into the building, now they are proposed to be stepped out. The mullion layouts follow the structure elements, replacing a window with a door, and dormers over the windows have a roof structure over them.

Motion by Mr. Sisson to approve the revised exterior architecture. Seconded by Mr. Barnes. Motion carried unanimously.

2. (7)AB U-106-05 New Berlin West High School – 18695 W. Cleveland Ave. – Building Addition (Idea Lab).

A representative for the project was present to explain the architecture for the idea lab. The addition is tiered. There will be no striping. A single brick color will be used matching the existing brick. The pattern of the window framing and mullions will tie into the front elevation.

The Architecture Review Committee requested a brick mock up using one of the existing three colors of brick. A brick sample is required. Tapering the wide flange overhang was favored similar to the entrance for the gymnasium.

3. (4)AB U-101-05 Wyndridge – 12800 W. Janesville Rd. – Duplex Condos.

Mr. Barnes reminded the Committee that the previous recommendation was to have the applicant come back with a reduction of density and different unit types.

Mr. Engelking explained they now have two different building types, each one with three different elevation styles. Several side load garages were added. The buildings in the middle were spread out. The fire lane access was eliminated and went with a separate access point out. There are roughly eight different elevation styles throughout the 26 buildings. The combination of stone, shake, and hardy plank siding is used.

The Architectural Review Committee made a recommendation to Plan Commission to approve the revised architecture with a final suggestion to attempt to split up the units with double garage doors.

1. (5)OA U-79-03 Farrel – 3849 S. Sunny Slope Rd. – Duplexes.

See #5 below.

5. (5)OA U-93-01 Honeyager – 3949 S. Sunny Slope Rd. – Duplexes.

Discussion for U-79-03 and U-93-01. Four different layout schemes for 25 buildings were presented. There was some confusion on the renderings since there are no side entrances on “Spruce”, and “Lilac” shows a driveway, however the renderings don’t indicate it. The drawings needs clarification.

The elevations are satisfactory except for “Juniper”. “Juniper” has no front entrance for either unit. The canopy is on the side, but still seems to be a secondary entrance. It does not play up the side entrance the way “Spruce” does.

Discussion continued about building materials. There was concern that Scheme 4 , “Willow” might appear pale. It looks predominantly beige. Colors need to be verified.

Motion by Mr. Sisson to adjourn the meeting at 2:30 P.M. Seconded by Mr. Barnes. Motion carried unanimously.