

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
March 22, 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; and Olofu Agbaji, Associate Planner. Mr. Felda is excused.

Motion by Mr. Sisson to approve the minutes of February 22, 2006. Seconded by Mr. Barnes. Motion carried unanimously.

NEW BUSINESS

1. (2)AB Sunny Slope Retail – 3333 S. Sunny Slope Rd. – New Retail Building.

Ms. Bennett explained that the applicant has asked to be tabled at Plan Commission because they plan to reduce the size of the building, however, the architecture is not going to change.

Ms Jones felt the building was long and rather non-descript.

Ms. Bennett felt the back of the building needs to be broken up more.

Mr. Sisson thought when looking at the elevation, the gabled roof tends to break up the façade a little.

Mr. Barnes felt that the length and lack of height gave it no character and wondered how tenants would get signage above their storefronts with something this low and with very little fascia.

A recommendation was made to raise the two ends of the building, leaving the center lower, making it look like two end buildings with a center connection helping to eliminate the linear strip mall approach. Enhanced landscaping, particularly along Sunny Slope Road was suggested. The brick and cultured stone materials are acceptable.

Once the plans are complete for the reduced building size, committee members would like to see the revised architectural plans.

2. (5)NJ U-93-01 Honeyager – 3849 Sunny Slope Rd. – Duplexes.

See #3 below.

3. (5)NJ U-79-03 Farrell – 3949 S. Sunny Slope Rd. – Duplexes.

Discussion for U-93-01 and U-79-03. Revised drawings of the four colored renderings were reviewed.

The committee members were in agreement that all the revisions were great improvements, with the Willow, Spruce, and Juniper being favored, and a recommendation that more brick be added to the columns of the Lilac model.

4. (3)NJ U-10-06 Thomas Cotey – 1435 S. Calhoun – Referral to Plan Commission from Board of Appeals regarding a Building Permit to Increase the size of Home.

This item has been referred to the Architectural Review Committee because the building is going to be large with a lot of glass. Plan Commission is primarily looking at the non-conformity issue.

If Plan Commission approves the applicant going forward, the Architectural Review Committee members recommended as part of the building permit process better renderings and identification of building materials being required.

ADJOURN

Motion by Mr. Sisson to adjourn the meeting at 2:15 P.M. Seconded by Mr. Barnes. Motion carried unanimously.