

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
December 5, 2005
MINUTES**

The Architectural Review Sub-Committee was called to order by Mr. Barnes at 5:00 P.M.

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

NEW BUSINESS

1. U-64-05 Preserve at Deer Creek – 3929-4081 Fohr Dr. – Six Ranch-Style Four-Unit Condos.

The discussion at a previous Architectural Review meeting dealt with what could be done with the center between the garage doors. Shakes were added and the Committee questioned if that was an improvement.

Dave Koscielniak and Jeff Scrima, representatives for the project were present. Mr. Koscielniak explained that the whole reason for the design is to understate the empty courtyard. The design is to be functional and the two gables on either side of the garage would function as it is, not drawing any attention to the center of the building and that is why it was designed as it was. The primary entrances are through the sides for the two end units and through the interior courtyard for the two interior units.

Mr. Barnes said the amount of shingled area on the front seems a lot. Ms. Jones felt the 3-D drawing made a better representation than the flat drawing that the Committee viewed at the previous meeting, however, perhaps a dormer or window may add more interest. Mr. Scrima said they tried adding a dormer to the drawing and felt it looked really bad. Because of the limited width in the courtyard area, the dormer ended up to be very small and did not serve any purpose. The diamond helps considerably, especially done in white and would tie in with what is being done with the gables on the sides of the building. The combination of that with the horizontal siding does bring interest to the center area without making it look tall when looking at it straight on.

Committee members agreed that taking away the cedar shakes is an improvement and the shadow lines created by the 45 degree angled facet and the doorways carrying the same line for the window along with the flat plane where the diamond is located looks good, therefore, were in favor of the architecture presented.

2. U-100-05 United Products – 15905 W. Ryerson – Exterior Architectural Alteration.

Some portions of the architecture have previously been approved for this project such as the garage door and canopy. Today we are reviewing the front of the building and the metal panels on the West, North and East facades. Brian Deckow, representative of the project explained the exterior modifications. The existing metal panels will be painted to match the new ones. The accent stripe goes around three sides and will be mounted to the metal panel. The orange color was not favored by the Committee, but accepted as the corporate identity. Other exterior modifications were overhead doors and man doors, coping facia, and gutters.

The Industrial Park Plan approved by the CDA states that corrugated metal panels are not to be repeated. The panels to be used in this project are architectural insulated flat metal panels. The Architectural Review Committee approved the architecture of this project.

3. SG-89-05 United Products – 15905 W. Ryerson – Monument and Wall Sign.

New Berlin Sign Ordinance requires channel letters. Non-illuminated 4” deep block letters are proposed. The corporate sign is vinyl clad. The monument sign will be two dimensional, and include the name and address.

Architectural Review Committee members felt this was an improvement from the cabinet sign, it is clean and neat and fits into the Industrial Park well.

Motion by Mr. Sisson to adjourn the meeting at 5:40 P.M. Seconded by Mr. Felda. Motion carried unanimously.