

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
December 28, 2005
MINUTES**

The Architectural Review Sub-Committee was called to order by Mr. Barnes at 1:35 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.

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

NEW BUSINESS

1. (3)AB CU-9-05 Deer Haven Golf Course – 19300 W. Cleveland Ave. – Club House and Banquet Facilities.

Ms. Bennett explained that the Architectural Review Sub-Committee has approved this in the past, but there is now a new application changing the proposed use for inside the building. Since they have not changed anything as far as the site plan, architecture or elevation, recommendation for architectural approval remains.

2. (7)OA U-97-05 Storage Master 2 – 2601 S. Moorland Rd. – Building Addition and Outside Storage.

Mr. Agbaji explained that the proposal is to create a new and bigger entryway and outside storage area in the rear that cannot be seen from Moorland Road.

Mr. Sisson felt the front entryway is an improvement, Amy Bennett said the added landscaping is good. Mr. Barnes was concerned about an outside storage facility in the industrial park, while our attempt is to get storage inside buildings and here we are creating a large outdoor storage area. There is a difference between self storage and leasing out spots for boats, etc. Mr. Agbaji said it is zoned M-1, which allows for outdoor storage. They need to have as much screening as possible.

Mr. Felda was not in favor of outside storage of boats, RV's, etc., but yet agreed that it would take pressure off of people to store them at their homes. Since it is zoned for that use, the storage would be allowed.

Mr. Barnes said the addition in the back will be constructed out of metal panels. The building presently has brick in the front and block in the back. What was just passed through the CDA and the Council has accepted, is that if the building addition is in the back of the building, and can't be seen from the public right-of-way, metal panels and other materials are acceptable.

Motion by Mr. Sisson to approve the architecture and recommend that the color of the addition matches the existing color of the building. Seconded by Mr. Felda. Motion carried unanimously.

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

Ms. Bennett explained that this project will be at the Plan Commission meeting for conceptual review in January for side by side duplex condos.

Mr. Engelking, representative for the project, explained that five buildings exist, and there were another eight buildings proposed under the existing approval for apartments. The rental market is not as strong as originally anticipated, so as an alternative, we are looking at owner occupied duplex condos instead.

Density was discussed. Ms. Bennett said the requirement under Rm-1 is 7 units per acre. They could have up to 166 units, but they are only proposing 132 total units. Mr. Barnes said all you will see is asphalt and shingles. The Committee agreed that more creativity, such as front porches, back patios, and materials is needed to break up the units. A different lay-out of the buildings might be considered. It looks too crowded and seems like everything is crammed together.

4. (5)NJ U-13-03 New Berlin City Center Retail I – 15155 W. National Ave. – Architectural Modification – Screening.

One of the tenants is using a silver roof vent that needs to be screened. One consideration is to build a screening wall, with the same brick, around the same height or about 6" lower than the vent. The applicant would need to check if the roof structure would allow for this. If this is not possible, a paint sample on stainless steel would need to be submitted. Either way the vent will need to be painted.

Motion by Mr. Barnes to adjourn the meeting at 2:20 P.M. Seconded by Mr. Felda. Motion carried unanimously.