

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
JANUARY 14, 2004
MINUTES**

The Architectural Review Committee Meeting of January 14, 2004 was called to order by Nikki Jones at 4:00 P.M.

In attendance were Doug Barnes, Lee Sisson. Also present were Doug Davis, Ben McKay, Nikki Jones, Tony Kim. Brian Felda is excused.

3. U-60-03 Poplar Creek Church – 17770 W. Cleveland Ave. – Church.

No Action.

4. U-42-02 Hickory Hills – 14602 W. Beloit Rd. – Condo Units.

No Action.

5. U-72-03 Calvary Reformed Church – 4895 S. Calhoun Rd. – Church Addition.

No Action.

6. U-73-03 Preferred Cleaning Service, Inc. – 17390 W. National Ave. – Office.

Mr. McKay – Preferred Cleaning Services was at Plan Commission on January 5, 2004 receiving approval of an overhead door and change to the east facade.

7. U-74-03 Orchard Lane Elementary School – 2015 S. Sunny Slope Rd. – Expansion of Class Rooms and Steel Roof Structure.

Mr. McKay - Orchard Lane Elementary School was at Plan Commission on January 5, 2004 receiving approval for the expansion of seven classrooms.

Mr. Barnes – Make sure in the future that all plans for any additions show how the addition will tie in with existing building.

8. U-75-03 Azizsons Contractors – 18480 W. National Ave. – Paint After the Fact, Operate a Retail Sale and Service Business of Outdoor Power Equipment, and Storage of Goods from an Unrelated Business.

Mr. McKay – Azizsons Contractors was approved at Plan Commission on January 5, 2004 receiving approval for after-the-fact exterior painting. Plan Commission denied the request for outside storage of unrelated goods.

9. U-77-03 Deer Creek Parkway Homes – 14905 W. Main St. – City Center Condos – Conceptual Review.

Mr. Davis explained that this will be 152 condo units and referred to location map. There are questions as to what will happen to the road. Mr. Davis indicated options for the road layout on the plan. Ms. Jones said keep in mind that this being a conceptual review, the staff report will list issues that need to be discussed. I am not sure about internal workings of buildings but architecturally, the site plan could change. To date, the number of units are in sync with the allotment for sewer capacity in this area.

Ms. Jones said we have no colored rendering yet, but asked about building materials. Mr. Barnes said we need to find out if it is simulated stone or decorative type block. Stone would be preferred. Wood siding or vinyl shingled siding or cement siding is not agreeable. French doors or something similar would make it look more like a walk up.

Mr. Davis said the common hallways make it look like an apartment. I'm not used to seeing condos with that type of common access area. The look of a townhouse or condo is what they are looking for.

Mr. Jones summarized questions and comments to include on staff report: introduce additional brick, stone accent band should be complimented with the simulated stone base along the edge, substantially less vinyl siding

to be consistent with surrounding area, building accesses, making a better walk up, get a better idea of how the internal/external entries work, location of mechanicals on roof, layout of buildings, grading issues, parking issues.

10. U-13-03 New Berlin City Center Retail I – 15155 W. National Ave. – Reconsideration of previously approved multi-tenant retail building and overall site plan.

Ms. Jones - New Berlin City Center Retail I was at Plan Commission on January 5, 2004 receiving approval for use, site and architecture for construction of Phase I, Building B, a multi-tenant building.

11. SG-86-03 Steven Edwards Color Group – 3850 S. Moorland Rd. – Monument Sign.

No Action.

12. U-76-03 Dave Ghuman – 17145 W. Greenfield Ave. – After-the-Fact Painting the Building.

Mr. Kim - The existing painting was done without a permit. A site visit also showed that the shingles are wood, not metal as stated by applicant. As part of his re-proposal, he is proposing to paint the entire roof red. A consensus was drawn that the red roof was not acceptable. Canopy color should match the color of the exterior of the building.

13. U-9-03 J. K. Lee – 14200 W. National Ave. – Revised Architecture.

Mr. McKay – This is the existing proposal as it stands right now. The West elevation is what is changing, substantially the removal of two windows. Mr. Barnes suggested matching East and West elevation including windows and brick façade.

14. U-78-03 Castle of the Arts – 16911 W. Glendale – Dance Studio for Children and Adults.

Ms. Jones – This is a use approval for a small dance studio in a multi tenant building within the industrial park. They have added an architectural enhancement to the back of the building. They have painted a castle on the concrete block in the back. They have added an awning and also already are occupying the building prior to any approvals. Mr. Barnes said the castle is fine but worried about setting precedence and what criteria should be used when we receive a request like this. Ms. Jones said it could be considered signage. Mr. Kim said the castle was not included in the request on the application so there is a violation as well. Ms. Jones said perhaps a condition could be included pertaining to the painting remaining in back of the building. Architectural Review Committee referred this item to staff.

15. Discussion about any other items listed on the January 5, 2004 and February 2, 2004 Plan Commission Agendas.

Nikki Jones presented a graphic of the awning proposed by National Regency. They plan to leave the one that is there and expand the new one so that people know to come in where the new offices are. It looks like it will match everything. It is possible that we will do another Plan Commission approval for this because they are making some changes to the parking lot out front.

16. Adjourn.