

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
SEPTEMBER 3, 2008
MINUTES**

The Architectural Review Sub-Committee of the Plan Commission was called to order at 11:00 A.M. by Mr. Sisson.

In attendance were Mr. Felda, Mr. Sisson, and Ms. Groeschel. Also present were Greg Kessler, Director of Community Development; Amy Bennett, Associate Planner; Jessica Titel, Associate Planner; Nikki Jones, Planning Services Manager; and Debra Golla, Recording Secretary.

Motion by Mr. Felda to approve the July 30, 2008 Architectural Review Minutes. Seconded by Ms. Groeschel. Motion carried unanimously.

NEW BUSINESS

1. (4)AB U-32-08 Children's Hospital of Wisconsin – 15620 Beloit Rd. – Medical Office Building – Brick and Window Update.

Ms. Bennett explained that the architecture for Children's Hospital of Wisconsin was previously approved by the Architectural Review Committee, however, the applicant has now requested approval for minor changes to the windows and the brick.

The original approved brick has been discontinued from stock making it unavailable for purchase, therefore, an alternate brick was chosen. Mr. Dan Cowell, representative for the project displayed brick samples.

When the interior design was finalized, the developer found it necessary to make minor revisions to the windows. The configuration of the building will not change. The only change will be flipping the spandrel glass from the top to the bottom and the clear glass from the bottom to the top. Mr. Cowell displayed updated elevations showing which window will change. Ms. Groeschel confirmed that the glass will still be only slightly tinted and non reflective.

Motion by Ms. Groeschel to approve the proposed brick and window update requested by Children's Hospital of Wisconsin located at 15620 Beloit Road. Seconded by Mr. Felda. Motion carried unanimously.

2. (5)NJ U-44-08 Margarita Paradise – 14931 W. National Ave. – Mexican Cuisine Restaurant.

Ms. Jones explained that the overall site plan has been approved for this part of the City Center.

Mr. Kessler's said his initial concern was whether the architecture for the Mexican cuisine restaurant was a significant departure from the City Center theme and asked for comments from the Committee.

Wade Balson, representative for the project said that theme is important to a restaurant's image. He showed samples of the building materials, and explained that the planned murals will return to Architectural Review for review at a later date.

Ms. Groeschel commented on the need for adaptive reuse. She felt it had good curb appeal. She wished to further review comments from the consultants.

Mr. Felda and Mr. Sisson felt the design fit in well and supported it.

Motion by Ms. Groeschel to table until September 15, 2008 @5:15 P.M. the request for architectural approval for Margarita Paradise located at 14931 W. National Avenue to allow the Architectural Review Committee to review the comments from PDI (Planning Design Institute) to allow the applicant to meet City Center guidelines.

Seconded by Mr. Felda. Motion carried unanimously.

3. (4)NJ CU-8-08 Gateway Commons – 4905-4925 S. Moorland Rd. – Mixed-Use Multiple Building Retail Complex Comprising of Approximately 22,000 Sq. Ft.

Ms. Jones explained that the Gateway Commons is comprised of three buildings in all, one being a gas station and convenience store, and two being multi-tenant buildings. The applicants plan to explore LEEDS Certification.

Larry Lemieux, representative of the project explained the workings of the convenience store, gas station, and car wash. Mr. Dustin Scheckel described the building materials presented on the sample board and identified their location on the renderings.

Mr. Kessler is planning a site visit to the present building located in Grand Chute and will bring his findings forward at the Plan Commission Meeting on September 15, 2008.

Motion by Mr. Felda to approve the proposed architecture for Gateway Commons located at 4905-4925 S. Moorland Road. Seconded by Ms. Groeschel. Motion carried unanimously.

4. (3)NJ U-46-08 Denali Ingredients LLC – 2400 S. Calhoun Rd. – Building Expansion.

Ms. Jones explained that the applicant is requesting a small addition to hold storage tanks and a small lab. Building materials and colors will match the existing building.

Motion by Mr. Felda to approve the proposed architecture requested by Denali Ingredients LLC located at 2400 S. Calhoun Road. Seconded by Ms. Groeschel. Motion carried unanimously.

ADJOURN

Motion by Ms. Groeschel to adjourn the Architectural Review Meeting at 12:05 P.M. Seconded by Mr. Felda. Motion carried unanimously.