

**CITY OF NEW BERLIN
ARCHITECTURAL REVIEW
September 15, 2008
MINUTES**

The Architectural Review Sub-Committee of the Plan Commission was called to order at 5:15 P.M. by Mr. Sisson.

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

NEW BUSINESS

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

This item was tabled at the last Architectural Review Meeting to allow the Committee members to review the comments sent by Mark Smith, from PDI. Mr. Balson, representative for the project showed pictures of the modifications that have been made. The mullions in the windows have changed, some EFIS areas were changed to the same brick as corners, archways are now the Lasalle brick on end with a key stone on top instead of river rock. Mr. Balson said that this was the most important recommendation from PDI. Ms. Groeschel felt the EFIS could remain as arch material, but dress it up with decorative tile, however, consensus was if the brick worked better that would be fine.

Ms. Groeschel asked if there would be any river rock. Mr. Balson said the river rock will be around the entry way. Awnings will look like clay, but be made of metal. Piers are offset about 1 ½ “. There is a parapet wall to hide rooftop mechanicals. National Avenue’s elevation is four feet lower than this building. There was concern about seeing the back of the wall from the library and other City Center buildings. Committee members asked that the backside of the parapet wall be a lighter color rather than black membrane. Dumpster enclosures are made of Lasalle brick.

Mr. Balson addressed additional concerns listed by PDI:

Building Use and Theme - Mr. Balson said that building use and theme are important to this tenant and it has decided that this is how it will be. Mr. Sisson felt that even if the theme didn’t fit with the other architecture, we should try to enhance the Mexican motif recognizing that this is still a bit of a lifestyle center.

Pedestrian Entrances - Although the guidelines are for on-street entrances, Mr. Balson said there won’t be an entry on National Avenue, however a suggestion was made to add a sidewalk to the outdoor area with symbolic gates engaging a connection to National Avenue. A connection may be made mid-block in the future as that plan develops.

Windows /Glazing – Guidelines of the PUD is clear glazing. Tinted glass that is darker than clear but can still be seen through is proposed. EFIS with murals will be where the kitchen and bathrooms are behind them. Clear glazing with blinds or shutters that pull down was suggested instead of the tinted glass. Discussion continued about the amount of sunshine penetration that would occur on the various elevations and lack of landscaping for shade. It was the consensus that anywhere there was tinted glass shown on the elevations, would now be clear glass.

Pedestrian Circulation/ sidewalk in front. - Guidelines recommend 8-10 feet. City ordinances says 8’ minimum sidewalks. It works on the east end but because National

Avenue curves in and to have the parking lot go straight, it decreases in the width of the sidewalk on the west end.

Corners – Mr. Balson suggested that bringing up the corners giving a bit of hierarchy would help rather than wrapping the corner. A sketch was presented showing the corner detail. Committee members liked the drawings. Taking the corners up a little seemed to help anchor the corners.

Piers – Piers should be brought out a little bit so that the arches have something to spring off of. Photos were shown.

Brick – Change of materials to break up the brick wall by fireplace was suggested. An extra detail would be an end piece to dress it up.

- SUMMARY - Tinted Glass to be replaced with Clear Glass.
- Inside Shutters to be approved by staff
 - Arches modified to replace EFIS with Inca brick color
 - River rock will be above front door and above windows
 - Adding colored corners instead of bringing brick out.
 - Landscaping may cover large brick wall

Motion by Mr. Felda to approve the architecture as modified from the original plan for Margarita Paradise located at 14931 W. National Avenue. Seconded by Ms. Groeschel. Motion carried unanimously.

2. (2)JT U-69-07 Alan Olson – 2880 S. Moorland Rd. – Building Addition.

Ms. Titel explained this Committee approved the original architecture of this project back in January 2008. Since then they came back with a new design and scaled back their drawings significantly.

The revised drawing identified the addition of one window on the south end of the building. Approved materials and colors will match the existing building.

Motion by Ms. Groeschel to approve the request for modification to the originally approved architecture for Alan Olson located at 2880 S. Moorland Road. Seconded by Mr. Felda. Motion carried unanimously.

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

This item is tabled until further notice.

ADJOURN

Motion by Ms. Felda to adjourn the Architectural Review Meeting at 6:00 P.M. Seconded by Ms. Groeschel.