

**City of Oconomowoc
ARCHITECTURAL COMMISSION MEETING**

Wednesday, March 11, 2020 @ 5:00 PM

@ City Hall, Conf. Room #3

NOTICE: If a person with a disability requires the meeting be accessible or materials at the meeting be in an accessible format, call Diane Coenen, City Clerk, at least 48 hours prior to the meeting at 262-569-2186, or TDD at 262-569-3272 to request adequate accommodations.

AGENDA:

1. Roll Call and Confirmation of appropriate meeting notification.
2. Approve Minutes of January 8, 2020.
3. **110 -114 W. Wisconsin Avenue** – Consider/approve a Master Sign Plan for 110-114 W. Wisconsin Avenue.
4. **Bubble's Foam Farm (previously known as Lake Country Car Wash)** – Consider/approve building plans to be located on the SE corner of WIS 67 and Oconomowoc Parkway, south of Kwik Trip.
5. **Blue Ribbon Baseball** – Discuss building plans to be located on Blue Ribbon Circle N (Tax Key OCOC0635999008).
6. Reports and comments from the City Planning Department.
 - a. Planning Department's 2019 Annual Report
7. Reports and comments from the Architectural Commissioners.
8. Adjourn.



Diane Coenen, City Clerk

Members of other City governmental bodies (boards, commission, committees, council, etc.) may attend the above noticed meeting of the Architectural Commission in order to gather information. The only action to be taken at the above noticed meeting will be action by the Architectural Commission. Architectural Commissioners should notify the City Clerk's Office at 262-569-3236 if they are unable to attend.

City of Oconomowoc
Architectural Commission Meeting Minutes
January 8, 2020

Chairman Johnson called the meeting to order at 5:01 pm.

Members Present: Kurt Schrang, Kent Johnson, Jeremy Flint and Anne Krogstad
Members Absent: Paul Schultz
Staff Present: Jason Gallo, Kristi Weber, Ald. Charlie Shaw and Chris Dehnert

2. Approve the December 11, 2019 Minutes: Motion by Schrang to approve the December 11, 2019 minutes; second by Flint. Motion carried 4-0.

The members agreed to hear the applicant of Item 5 as the applicant of Item 3 and the architect for Item 4 were not present.

5. Blue Ribbon Baseball – Discuss Building Plans to be located on Blue Ribbon Circle N (Tax Key OCOC0635999008): Weber showed the property location on the site plan and renderings of the building and ballpark which the applicants previously supplied. Tom Kelenic, Tim Neubert and Sonny Bando of Blue Ribbon Baseball were present along with Jim Jendusa of Jendusa Design & Engineering. The sports training center will be 45,000 sf; 32' tall; consist of a poured wall system with a broom finish; and 2 tone brick pillars. The building will have a smooth block base of either a natural stone or nichiha and the walls will be 3 different earth tone colors (browns and tans). The main entrances to the building and ballpark will consist of a gable with exposed painted steel tubing and a red standing seam metal roof. The ballpark will have red seating, canvas awnings, padded home run fencing and some black wrought iron fencing. It will also have a digital scoreboard, Musco lighting system, a concrete apron and some asphalt, and a netted in play area for children. Materials and color choices were selected based on nearby industrial buildings and the Harley Davidson dealership. Members suggested adding a vertical element to the park for visibility by the highway; consider increasing the height of the gable by the entrance to the ballpark; and consider up-lighting the brick piers. Members liked the style of the building and said it will be a real asset to the community. They also questioned how the headlights coming off I-94 could affect batters, and the applicants said they have to be careful with the players sight line when planning the ballpark. Gallo brought up signage, noting there will be multiple signs and then read sections of the zoning code on signage. Weber verified they will have to provide a master sign plan separate from the building application. Gallo noted the applicants don't have to know exactly what the sign will be but where it will be located. The members noted that signage for this unique use should be evaluated separately. The applicants indicated they will update the building plans and be ready to present them for approval at the February meeting. No action was taken.

Anne Krogstad excused herself for the next item.

4. Lake Country Car Wash – Discuss Building Plans to be located on the SE corner of WIS 67 and Oconomowoc Parkway, south of Kwik Trip: Weber showed the different elevations from the submittal at last month's Architectural Commission meeting and then the updated plans to show the changes that the applicant has made to the building. Jon Kutz of MSI General said they took feedback from the commissioners and made changes to the building based on those suggestions. Changes include a taller element with a roof cupola in the mid-section (31.6' at the peak); broke up the rest of the roofline with larger dormers with windows; added gable roof extensions on both ends; increased stone masonry in the middle and both ends; included faux doors on the 2nd story on both ends of the building and wood faux sliding barn doors. Kutz said they are looking for feedback and hope to move forward with positive approvals. Members agreed the changes make it look more historical and prominent; the increase in stone made a big difference; scale and proportion are much better for the style of the

building; the bump out is very consistent with horse barns; much stronger branding for the building; a much improved project; and suggested that they consider adding shutters to all windows located within stone to help soften the exterior and the length of all double “X” doors should go down to the ground. Kutz said these adjustments are minimal and easy to add. He clarified the doors are on a track but fixed so they do not move. Weber requested a copy of the building specs when they are available. Gallo suggested approval of this project could be on the same evening when they go to the Plan Commission but Kutz preferred to keep the project moving forward by having this come back for approval in February. No action was taken.

3. Elite Collision Repair – Consider/approve a Façade Update at 156 N. Thompson Street: The applicant had been notified but was not present. Weber explained the applicant, who is the new owner, wants to give the exterior of the building an update and has been working with staff on signage. The current colors of the building are cream with a teal stripe, and they intend to paint the building “Mindful Grey” with a “Seal Serpent” dark grey stripe. Weber noted the colors in the submittal did not match the paint sample cards as submitted so staff contacted the applicant and confirmed the colors are from the samples. There are no changes planned to the metal building. Weber added the applicant is working on signage for the building and recommends approval of the paint colors as provided. Members thought the proposed colors were good and any wayfinding signage would be an improvement. Motion by Flint to approve the paint colors for Elite Collision Repair as submitted; second by Schrang. Motion carried 4-0.

6. Reports and comments from the City Planner: None.

7. Reports and comments from the Architectural Commissioners: None.

8. Adjourn: Motion by Flint to adjourn at 5:48 pm; second by Krogstad. Motion carried 4-0.

Chris Dehnert, Deputy City Clerk



Architectural Commission Background

March 11th 2020 : 5:00 pm at City Hall in Conference Room #3

Item #3 – 110-114 W. Wisconsin Avenue; Master Sign Plan

The 110-114 W. Wisconsin Avenue Building had received approval by the Architectural Commission on July 10th 2019 for a façade update. At that time the Property Owner was informed that a Master Sign Plan (§17.609(3)(a)) was needed since it is a multi-tenant building (first floor retail/office with residential above).

The building has had three (3) tenants since 2018; Fresh Baked (a French bakery), Lake Country CBD (a retail shop), and Brickview Tattoo (a tattoo parlor). The Applicant is the Owner of Brickview Tattoo, whose entrance is in the alley on the east side of the building. The majority of his patrons are by appointment only, and there has been difficulty with locating the tenant's entrance. The Applicant worked with the other tenants to create a cohesive Master Sign Plan and they are requesting approval from the Architectural Commission.

The Master Sign Plan (MSP) includes two (2) projecting signs and window signage for the two (2) tenants that front W. Wisconsin Avenue (Fresh Baked and Lake Country CBD), a west elevation sign for all three (3) tenants, and an east elevation sign only for the tenant of 110B (Brickview Tattoo).

Façade Update – Not Completed by Property Owner

On July 10th 2019, the Property Owner received Architectural Commission approval for exterior façade updates for this building. The minutes indicate the following:

Motion by Krogstad to approve the façade update at 110 - 114 W. Wisconsin Avenue with the paint colors shown as Option 1 with the first floor painted white, the second floor painted green, a black roof and black cornice and the window trim to be painted white, with the west elevation to match the same paint scheme on both the first and second floors, and to remove the black awnings on the west elevation; second by Schultz. Motion carried 4 – 0.

Members inquired when Justmann expects to do the work on the building, and he said he intends to paint the first floor on the front façade over the next couple of weeks but he will have to wait to finish the rest of the building until he can hire someone to do it. Justmann expects the front elevation to be completed in 4 to 6 weeks but doesn't think the west elevation will be done until September.

Motion by Schultz that the plans for the west elevation of 110 - 114 W. Wisconsin Avenue are to come back which should show the panels on the west elevation with added detail from the front elevation and the windows, awnings and paint colors should match the front elevation of the building; second by Krogstad. Motion carried 4-0.

A site visit was conducted only façade update that has occurred is the painting of the first floor. Staff supports the MSP but holding any Administrative Sign Approvals for the Projecting Signs and the west elevation wall sign, until the remaining façade updates (as noted in the minutes above) have been made.

East Elevation

The MSP text state the maximum sign size on that elevation to be 40"x40". The Applicant shows a wall sign placeholder for the tenant of 110B on the East Elevation, but is only 12"x30" (as stated on the application). Staff supports the sign design proposal for the tenant of 110B, and feels the 40"x40" sign maybe too large for the limited visibility of that elevation. Commissioners to determine the appropriate maximum size of wall signage for the east elevation.

Lighting

The application notes that the projecting signs "*may be illuminated with exterior lighting fixtures approved by the property owner.*" Staff recommends incorporating gooseneck lighting for each of the projecting signs as well as the utilizing it over the wall sign and entranceway on the east elevation.

West Elevation

The Applicant has requested three (3) wall signs that are stacked in a 40"x40" designated area. Planning Staff questions if there is a need for this sign location, as the two (2) front tenants will have projecting signs, window signs and a sidewalk sign. The primary benefactor would be the 110B tenant, whose only other sign is located on the east elevation. Commissioners to determine the need for this wall sign location.

Property Owner Approval

The Property Owner, Mark Justmann, has signed off on the application for the Master Sign Plan as submitted to the Architectural Commission.

Recommendation:

Approve the Master Sign Plan for 110-114 W. Wisconsin Avenue; with the following considerations:

- **Previously Approved Façade Update** – Approving the MSP, but holding off on Administrative Approval of projecting signs and the west elevation wall sign.
- **West Elevation** – Commissioners to determine the need for wall signs on the west elevation.
- **East Elevation** – Commissioners to determine the maximum size for the wall sign.
- **Lighting** – Exterior lighting fixtures shall be gooseneck.

Additional Logistics:

- **If any changes occur to the Master Sign Plan:** *The applicant must provide an updated copy of the approved MSP, prior to Zoning Approval on the sign permit.*
- **Sign Permit Required:** *Pending approval of the Master Sign Plan, the applicant can apply for a sign permit from the Building Inspection Department located on the second floor of City Hall for \$25 each.*

Item #4 – Bubble’s Foam Farm; Building Plans

The applicant is requesting approval for building plans of Bubble’s Foam Farm located on the SE corner of WIS 67 and Oconomowoc Parkway, south of Kwik Trip.

Background

This project’s history with the Architectural Commission:

- **August 14th 2019** – Discussion Only
- **September 11th 2019** – Approved Building Plans
- In October, the project was completely redesigned (size, scale, massing, materials, colors, aesthetics etc.). The overall building footprint has also decreased from 4,315 SF to 3,347 SF (approximately 1,000 SF). Staff reviewed the new plans and determined, per Code, that it was

considered a major change. A major change requires re-approval from Architectural Commission, Plan Commission and Common Council, prior to building permit.

- December 11th 2019 – New Request for Approval of new design; Action was postponed
 - The Architectural Commissioners had heavy discussion on building massing, size, scale, articulation, color etc. The building would need to return for further consideration.
- January 8th 2020 – Discussion Only
 - The Architectural Commission had great conversation about the design updates, and offered recommendations for the building.

The applicant has identified the following changes have been made per the feedback from the January 8th 2020 Architectural Commission meeting:

1. *The faux barn doors on the north and south elevations were adjusted to become full height from ground up to better reflect the design intention. We have also adjusted the stone veneer around the doors to better portray the look of an active sliding barn door (even though they are fixed and ornamental only)*
2. *Also, decorative shutters were added on the smaller windows in the center section of the building, on both the north and south elevations. These areas have a full stone veneer finish and the shutters help define the windows and add texture to the design.*

Planning Staff reviewed the project and have the following comments:

Lighting

The photometric plan and light sheets show details of wall packs and the parking lot lighting. Planning Staff noticed that gooseneck lights are visible in all four (4) gables of the building. Staff feels they add additional design aesthetics and supports utilizing them as building lighting.

Garage Doors

The application shows white on the top 2/3s of the garage doors. In previously versions, the garage doors were all glass. The applicant to share more details about this update. Staff prefers the all glass version, as it is a cleaner look and compliments the overall design of the building. The Commissioners to determine the appropriate door design.

Landscaping

The project received Plan Commission approval on February 12th 2020. The Plan Commissioners suggested shifting the landscaping on the north elevation, located below to the long barn doors, to where the headlights will shine as the vehicles exit the car wash tunnel adjacent to WIS 67. The Applicant will resubmit landscaping plans to Staff for administrative review.

Material Specifications

The applicant to provide material details and samples at the meeting, and then a final plan set with specifics to Planning Staff.

Mechanical Equipment

Planning Staff just wants to remind the applicant that any visible rooftop venting needs to be screened or any venting on the elevations should be minimized and colored to blend into the building, unless otherwise directed by the Commissioners.

Signage

A ground sign and an entrance sign is shown on the drawings, however at this time, there is no formal

action needed by the Architectural Commissioners for signage. This is a friendly reminder that when the Property Owner knows more information about potential signage for the development, they shall contact Planning Staff to determine the approval process.

- Note: Staff noticed the WIS 67 is slightly lower than the project site. If the Applicant is interested in pursuing a ground sign, the application may utilize the delta of WIS 67 to enhance the height of the sign. Please provide engineering documents at the time of a sign request for review.

Recommendation:

Approve the building plans for Bubble’s Foam Farm; with the following considerations:

- **Lighting** – Utilize the gooseneck lighting in the four (4) gables.
- **Garage Doors** – Garage doors to be full glazing. Commissioners to confirm.
- **Landscaping** – Relocated landscaping beneath the long barn doors to allow WIS 67. Resubmit to Planning Staff for Administrative Review.

Item #5 – Blue Ribbon Baseball Complex; Building Plans

The applicant is requesting approval for building plans of a baseball complex to be located on Blue Ribbon Circle N, at Tax Key OCOC0635999008.

The applicant has identified the following changes have been made per the feedback from the January 8th 2020 Architectural Commission meeting:

- *Increased the height of the tower element on the corner of the indoor training facility*
- *Added up lighting on the brick columns on both the interior building and ballpark*
- *Additionally, we will be looking into the options for bollard post lighting fixtures along the concrete apron in front of the interior and exterior building to the parking lots.*

Planning Staff has been working with the Applicant. Since the initial submittal, reviewed the project, supplemental information was included for the packets. The applicant is aware of the outstanding concerns and will address these issues in more detail at the meeting:

Lighting

A photometric sheet (Sheet E100) was submitted but no lighting fixture specifications sheets. The applicant to provide specifications on all exterior building lighting (ie. up lighting, wall packs, parking lot fixtures etc.).

Fences

The application shows multiple types of fences (chain link, wired, pavilion, wrought iron, field etc.), but no specifications were submitted. Applicant to provide details on each of the fences and their site location.

Dumpster Enclosure

The renderings showed a dumpster enclosure and it was called out as “textured metal panel” on the initial Sheet A2.1. The applicant provided additional information (Sheet A2.4) but it is chain link and per Ordinance, dumpster enclosures have to match the building and/or be incorporated into the building. Applicant to provide an updated enclosure design.

Roof Top Units

Several RTUs are shown, and the pack closest to the tower appear to be screened, but no specifications were submitted. Applicant to provide details.

Landscaping

The landscaping plan does not match the renderings. The plan shows 18" and 36" plants along select locations at the base of the building, not the 31' evergreens shown on three (3) sides of the training facility. Landscaping is used to break up wall massing and Staff prefers the evergreens, as it softens the approximately 280' x 200' walls.

Planning Staff is recommending since there is substantial screening on the west property line, rearranging some of those plants and some in the front grass area to adjacent to the building. Staff would work with the applicant and administratively review and approve a new plan.

Bollards – both with and without lighting

The applicant mentioned that bollards would be added to the site. Supplemental information was provided and the applicant is seeking feedback from the Commissioners on the design and location.

Material Specifications

The applicant to provide material details and samples at the meeting, and then a final plan set with specifics to Planning Staff.

Signage

Signage is shown on the drawings, however at this time, there is no formal action needed by the Architectural Commissioners for signage. This is a friendly reminder that when the Applicant knows more information about potential signage for the development, they shall contact Planning Staff to determine the approval process.

Approve the building plans for Blue Ribbon Baseball Complex; with the following considerations:

- **Lighting** – Applicant to provide specifications on all exterior building lighting.
- **Fences** – Applicant to provide details on each of the fences and their site location.
- **Dumpster Enclosure** – Applicant to provide an updated enclosure design to meet code.
- **Roof Top Units** – Applicant to provide specifications of the RTU screening.
- **Landscaping** – Application to relocate landscaping on west property line and some in the grass area to adjacent to the building. Staff to work with the applicant and administratively review and approve a new plan.
- **Bollards** – Commissioners to provide feedback on design and placement.



Sign Application

Department of City Planning
174 E. Wisconsin Avenue Oconomowoc, WI
www.oconomowoc-wi.gov | 262.569.2166

The following information is required to be included and explained in your submittal. The submittal shall be 12 copies (no larger than 11"x17") and collated:

- This Application and \$75 Application Fee
- Color renderings of proposed signs and signage on building
- A letter/email of approval signed by the property owner
- Sign landscaping plan and plant list
- Sign site plan showing setbacks from property line
- To scale, drawing of sign(s) with area calculations and dimensions
- [Free-standing signs only] Sign plan showing height above grade
- [For building signs only] Rendition of building showing sign placement on the building
- Signs not conforming to the Sign Ordinance requirements such as size, number, location or other regulations listed in Subchapter 17-6, may apply for a special exception per § 17.602(5). Applicant shall provide written justification for why a special exception is needed.
- [Email] All of the above in .pdf format (under 5MB) to Planning Staff
 - o Jason Gallo, City Planner: JGallo@oconomowoc-wi.gov | phone: 262-569-2166
 - o Kristi Weber, Planner: KWeber@oconomowoc-wi.gov | phone: 262-569-2173

Name of Applicant requesting the sign: JONATHAN KLUG
 Applicant's Address (include city, state and zip code): 34134 DAVIES DR. OCONOMOWOC WI 53066
 Applicant's telephone number: 920-248-1455
 Applicant's email address: klugforall@gmail.com

Name of Establishment requesting the sign: BRICKVIEW TATTOO
 Address of Establishment (include city, state and zip code): 1103 W. WISCONSIN AVE. OCONOMOWOC, WI 53066
 Name of Establishment's primary contact: JON KLUG
 Primary contact's telephone number: 920-248-1455
 Primary contact's email address: klugforall@gmail.com

Property Owner of establishment requesting the sign: MARK JUSTMANN
 Property Owner's Address (include city, state and zip code): _____
 Property Owner's telephone number: 1-626-390-1134
 Property Owner's email address: just1mann@aol.com

Zoning of Property: _____ In the Downtown District? (yes/no) (yes) -OR- on the Isthmus? (yes/no) _____

Are you creating / amending a Master Sign Plan? (yes/no) _____

Describe the following (if needed, attach additional supporting sheets/details):

- Type of sign (canopy, ground, wall, projecting, temporary, face replacement etc): WALL
- Total Square Footage: 12" X 50"
- Sign Color(s) / Material(s): METAL / RAW METAL COLOR

Provide sign setbacks from property line (if applicable): _____

Provide sign illumination, including method (exterior, interior etc): EXTERIOR

List hours of sign illumination (signs to be turned off by 10pm or establishment hours if later): 10 AM / 10 PM

As Applicant/Agent/Property Owner, I agree to conform to the approval given by the City Planner/Architectural Commission.

Signature: [Handwritten Signature]

Date: 2-25-20

110-114 W. Wisconsin Ave.
MASTER SIGN PLAN (MSP)



Date: February 25th, 2020
From: Mark Justmann
Subject: Master Sign Plan (MSP)
Location: 110-114 W. Wisconsin Ave. Oconomowoc, WI

This Master Sign Plan (MSP) is for the property encompassing the above addresses.
The property is currently occupied by the following tenants:

1. Fresh Baked 114 W. Wisconsin Ave.
2. Lake Country CBD 110 W. Wisconsin Ave.
3. Brickview Tattoo 110B W. Wisconsin Ave.

Purpose:

The purpose of this MSP is to achieve design compatibility on a single ownership parcel that is occupied by two or more separate business. The following signs are permitted as part of this MSP at locations and configurations as designated below and shown on the drawings. Variations to this MSP may be allowed from time to time with the consent of the Architectural Commission. Tenants shall obtain a sign permit prior to erecting any permanent signage. All signage shall comply with the City of Oconomowoc Zoning Ordinance Subchapter 17-6.

Projecting Signs:

- Mounted on tubular steel brackets with the top of the signs lined up.
- Bracket to remain black in color.
- Signage may be illuminated with exterior lighting fixtures approved by property owner.
- Maximum width of 40"
- Maximum height of 40"
- Maximum area of 11 SqFt
- Material: Square, rectangular, circular, or elliptical, curved edges or rounded corners optional.
- Color: Tenant may select color(s) and/or texture(s) that coordinate with tenant branding. Fluorescent colors not permitted.

Window Signs:

Street Level Tenants may apply vinyl decal lettering and/or logo to the exterior of storefront windows. Total Area covered shall not exceed 25% of the total storefront window area allowed by the City Code 17.603(1)(h). Font and/or images shall generally match other approved exterior signage in design and color.

Additional Signage:

Each tenant shall be allowed a 12"x40" sign on the west wall of the building.
The tenant of 110B shall be allowed a sign on the east wall of the building that does not exceed 40"x40"

Sign Approvals-

A sign permit must be obtained from the City of Oconomowoc before any construction of any sign can commence. All signs are subject to the criteria in the Master Sign Plan.

Approved by Landlord/Property Owner:

Signature Mark Justmann

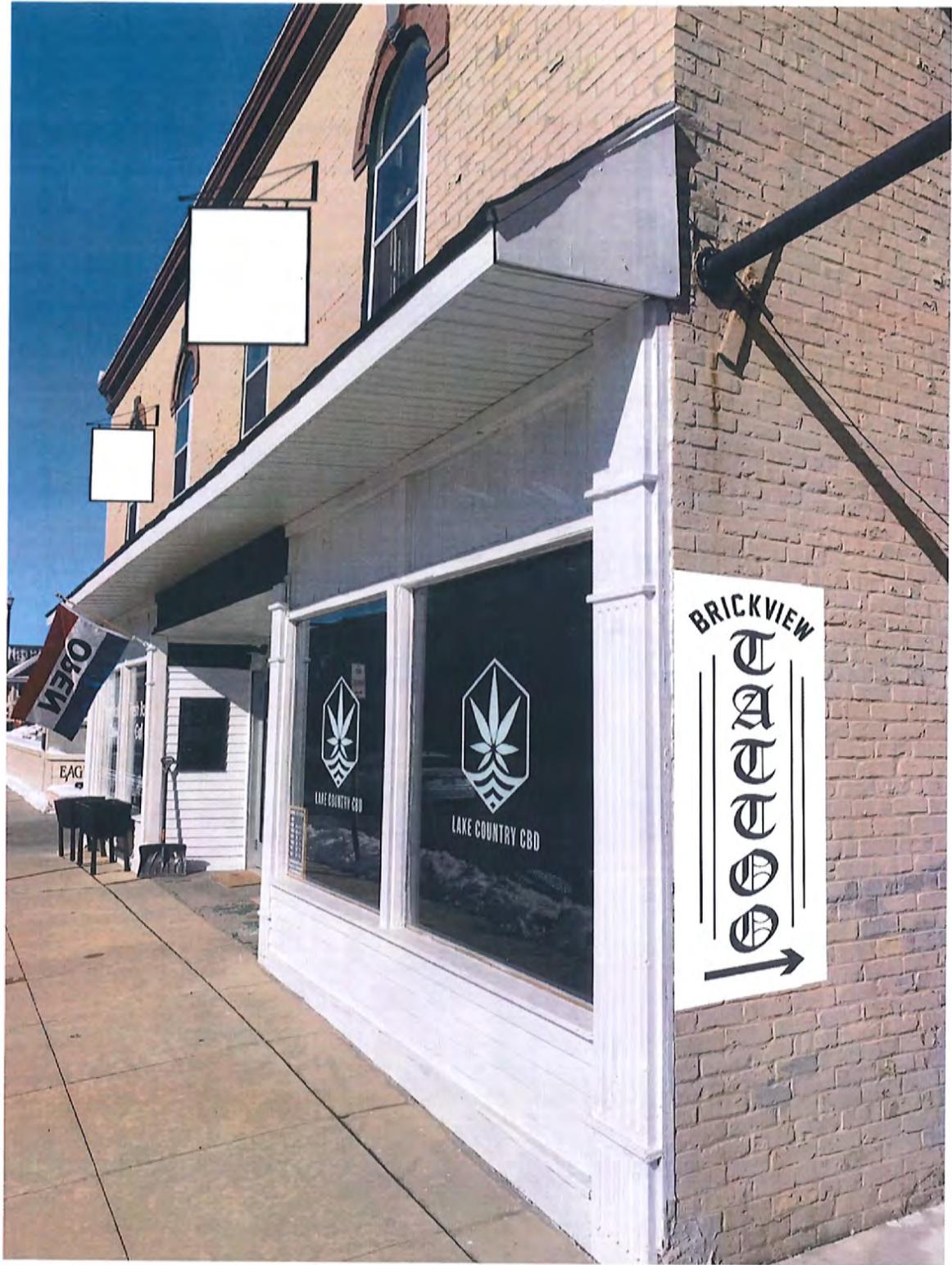
Date 2-25-20

MARK JUSTMANN
Printed Name Landlord/Property Owner

1-626-390-1134
Phone Number







BRICKVIEW

PARRADE
↓



LAKE COUNTRY CBD



LAKE COUNTRY CBD

OPEN

EAG



Department of City Planning
174 E. Wisconsin Avenue Oconomowoc, WI
www.oconomowoc-wi.gov | 262.569.2166

Architectural Building Review

The following information is required to be included and explained in your submittal. The submittal shall be 12 copies (no larger than 11"x17") and collated:

- This Application and \$75 Application Fee
- Project Summary / Narrative
- Overall site and building plan(s)
- Building elevation(s) to scale with dimensions
 - Identify true elevation markers and overall building height
 - Identify all building materials (*i.e. maker, color specs*)
- Color renderings of building elevation(s)
- Dumpster plan(s) and enclosure details (*i.e. colors, materials*)
- Exterior lighting plan(s) and details
- Landscaping plan and plant list
- [Email] All of the above in .pdf format (under 5MB) to Planning Staff
 - Jason Gallo, City Planner: JGallo@oconomowoc-wi.gov | phone: 262-569-2166
 - Kristi Weber, Planner: KWeber@oconomowoc-wi.gov | phone: 262-569-2173
- [At Meeting] Provide and present all building materials and color samples for project

Name of Applicant requesting the review: Stu LaRose & Anne Krogstad - MSI General

Applicant's Address (*include city, state and zip code*): W215 E. Wisconsin Ave. Nashotah, WI 53058

Applicant's telephone number: Stu L. (262) 563-5368 & Anne K. (262) 563-5340

Applicant's email address: stu@msigeneral.com & anne@msigeneral.com

Name of Establishment requesting the review: LCCW Investments

Address of Establishment (*include city, state and zip code*): Approx. 1600 Summit Avenue, Dividing Lot 2 of prior CSM 11156

Name of Establishment's primary contact: Chris Mullett

Primary contact's telephone number: (262) 309-5659

Primary contact's email address: cwm.mullett@gmail.com

Property Owner of establishment requesting the review: _____

Property Owner's Address (*include city, state and zip code*): 935 Emerald Drive, Hartford, WI 53027

Property Owner's telephone number: (414) 559-2132

Property Owner's email address: williamloepfe@hotmail.com

Desired Start Date: February 2020

Anticipated Completion Date: June 2020

Zoning of Property: _____ **In the Downtown District?** (*yes/no*) No **-OR- on the Isthmus?** (*yes/no*) No

Describe the following (*if needed, attach additional supporting sheets/details*):

- Roof Pitch / Material(s) / Color(s): Architectural shingles 8:12 pitch
- Window Glass / Framing: Vinyl windows - 1" Low E glass
- Type of HVAC system (*ground units / wall packs / venting on elevations?*) Unit heaters within building volume

Are there building mechanicals/equipment/lighting on the roof screened? (*yes/no*) No

As Applicant/Agent/Property Owner, I agree to conform to the approval given by the City Planner/Architectural Commission.

Signature _____

Date _____

Oconomowoc Architectural Building Review

Summary / Narrative

MSI #: P12470 LCCW Investments

12/31/19

The proposed new Lake Country Car Wash facility will be located directly adjacent to and south of Kwik Trip #858 on the southeast corner of Hwy 67 Summit Avenue, and Oconomowoc Parkway at approximately 1600 Summit Avenue, dividing Lot 2 of prior CSM 11156. The 3,347 s.f. car wash and associated hard surface will accommodate 46% green space on the 1-acre site. Storm discharge will occur to the east of the site, with a 15" pipe directing storm water east to an existing manhole at Old School House Road.

Site entry is accommodated from the east with an extension to the south of the existing road currently east of Kwik Trip. This will involve a separate access easement. Car wash patrons will access the facility east to west, and will exit west to east along the southern portion of the parcel.

The building itself will be clad with the following materials:

- Cobble stone veneer at the building base and entry elements
- LP clapboard siding and trim (board and batten & horizontal shakes)
- Vinyl windows, with 1" low-E glass
- Aluminum storefront entrance
- Dimensional architectural shingles to match Pabst Farms standard – Cottage Red
- Angled "crows peak" gable roof extensions to mimic barn vernacular detailing
- Wood faux sliding barn doors to mimic barn vernacular detailing
- A roof cupola with weather vane to mimic barn vernacular

The trash dumpster enclosure will be clad with LP board and batten siding with stone veneer base identical to the building described above. Exterior signage will be provided with a monument pedestal west of the building along Summit Avenue. All mechanical equipment will be internal to the building.

Our submittal consists of (12) copies of:

- Application
- Project Summary / Narrative
- Color Architectural Site Plan C-1.01
- Floor Plan A101
- Color Elevations incl. Dumpster enclosure A102 / A201

- (7) Color Renderings
- Lighting Plan with Photometrics ES100
- Lighting Fixture Cut Sheets
- Landscaping Plan
- Site Existing Conditions (Electronic Only, will bring board to meeting)
- Inspiration Images (Electronic Only, will bring board to meeting)

Thank you for your review.

Project Team

Christopher Mullett, LCCW Investments

Will Loepfe, LCCW Investments

John Kutz, Vice President, MSI General

Stu LaRose, Sr. Project Manager, MSI General

Anne Krogstad, Architect, MSI General

Rob Davy, Civil Engineer, Lake Country Engineering

Matt O'Rourke, Surveyor, LandTech Surveying

Kristi Weber

From: John Kutz <John@msigeneral.com>
Sent: Thursday, February 27, 2020 12:05 PM
To: Kristi Weber
Cc: Jason Gallo
Subject: RE: LCCW - AC

Follow Up Flag: Follow up
Flag Status: Flagged

Kristi,

After the conceptual review by the architectural committee on January 8th, the following adjustments to our plan were made and are shown on the submittal that was turned in to you in February:

1. The faux barn doors on the north and south elevations were adjusted to become full height from ground up to better reflect the design intention. We have also adjusted the stone veneer around the doors to better portray the look of an active sliding barn door (even though they are fixed and ornamental only)
2. Also, decorative shutters were added on the smaller windows in the center section of the building, on both the north and south elevations. These areas have a full stone veneer finish and the shutters help define the windows and add texture to the design.

The plan commission also suggested a relocation or adjustment to the landscape plan to help block headlights coming out of the wash facing west. Our final plan that will be submitted for building permit and staff review will show a revised landscape layout that accomplishes this request. The request was for some minimal bushes that would be helpful and we agree that this is a good idea.

Other than that, our submittal is complete as intended. Our materials will be consistent with what we have presented previously. The roof shingles will be the "Pabst Farm Red" dimensional lifetime shingles, the siding, trim and soffit/fascia will be pre-finished LP SmartSiding, and our veneer will be a 2" thin stone veneer from Halquist Stone. All of the windows will be vinyl windows with insulated glass and our overhead doors will be the vinyl quick open doors that are typical of car washes.

Please let us know if you need any additional information on the project. I do plan to stop in to City Hall tomorrow to sign the conditional use also for the project and our building plans are being reviewed by the state reviewer today. Overall, pending final permits and approvals, we are targeting March 30th for a ground breaking.

Thank you,
John

John Kutz,
Vice President - Sales & Marketing



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Project Name

LCCW INVESTMENTS

Project Address

CENTER DRIVE

OCONOMOWOC, 53066

Project Data
 Building
 Building Area - 4,448 S.F.
 Grade Plan - 0
 Number of Stories - 1
 Egress Width
 Required - 12" (MIN. (1) ACCESSIBLE WIDTH DOOR WAY)
 Provided - 34"
 Construction Type - VB
 Building Classification - S-1 & B (UN-SEPARATED MIXED USE)
 Number of Stories -1
 Multiple Occupancies - YES
 Separated Uses - NO
 Non-separated Uses -YES
 Allowable Area
 Fire Protection -NONE
 Exterior Wall Openings Permitted - YES
 Site
 Site Area - 44,555 S.F. (1.02 AC.)
 Total Building Foot Print Area - 4,448 S.F.
 Hard Surface Area - 21,309 S.F.
 Floor Area Ratio (FAR) - 10%
 Fire Apparatus Access and Fire Lane Requirements - YES
 Parking Requirements - 1/300 S.F.
 Number of Stalls Required - 2 PARKING STALLS
 Number of Stalls Provided - 14 PARKING STALLS
 Sanitary Facility Requirements
 Men Required
 Water Close - 1
 Urinal - 0
 Lavatory - 1
 Men Provided
 Water Closet - 1
 Urinal - 0
 Lavatory - 1
 Women Required
 Water Closet - 1
 Lavatory - 1
 Women Provided
 Water Closet - 1
 Lavatory - 1



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SHEET INDEX

SHEET NUMBER	SHEET TITLE	Current Revision	Current Revision Date	NUMBER
G001	COVER SHEET			1
C-1.01	SITE PLAN			1.1
C-1.08	LANDSCAPE PLAN			3.01
C-1.09	LIGHTING PLAN			3.012
A100	FOUNDATION PLAN			3.2
A101	FLOOR PLAN			3.2
A102	DUMPSTER ENCLOSURE			3.2
A103	ROOF PLAN			3.2
A201	EXTERIOR ELEVATIONS			4

Architects Seal

Engineers Seal

62

YEARS OF
DESIGN
EXCELLENCE

PROJECT ADDRESS:

PROJECT NAME
 LCCW INVESTMENTS
 STREET ADDRESS
 CENTER DRIVE
 CITY/ STATE / ZIP
 OCONOMOWOC, WI 53066

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: ANK Engineer: AGR Reviewed By: BJJ

Sheet Title:
COVER SHEET

Sheet Number:

G001

Project Number: P

P12470

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ENGINEERS

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Architect: ANK Engineer: AGR Reviewed By: BJZ

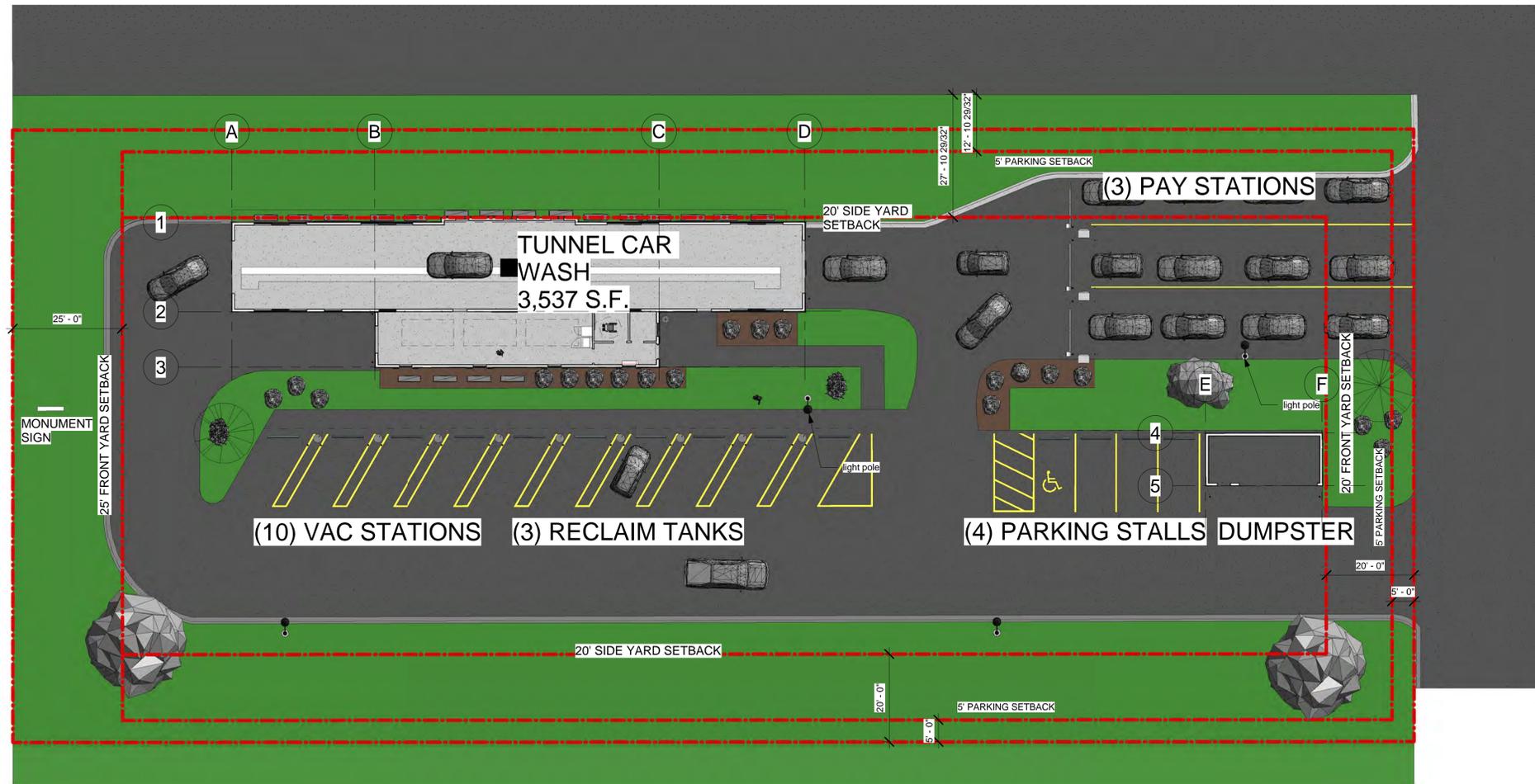
Sheet Title:
 SITE PLAN

Sheet Number:

C-1.01

Project Number: P

P12470



1 SITE
 1/16" = 1'-0"



MANAGERS

ENGINEERS

CONTRACTORS

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CITY
SUBMITTAL
10-30-19



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Architect: ANK
Engineer: AGR
Reviewed By: BJJ

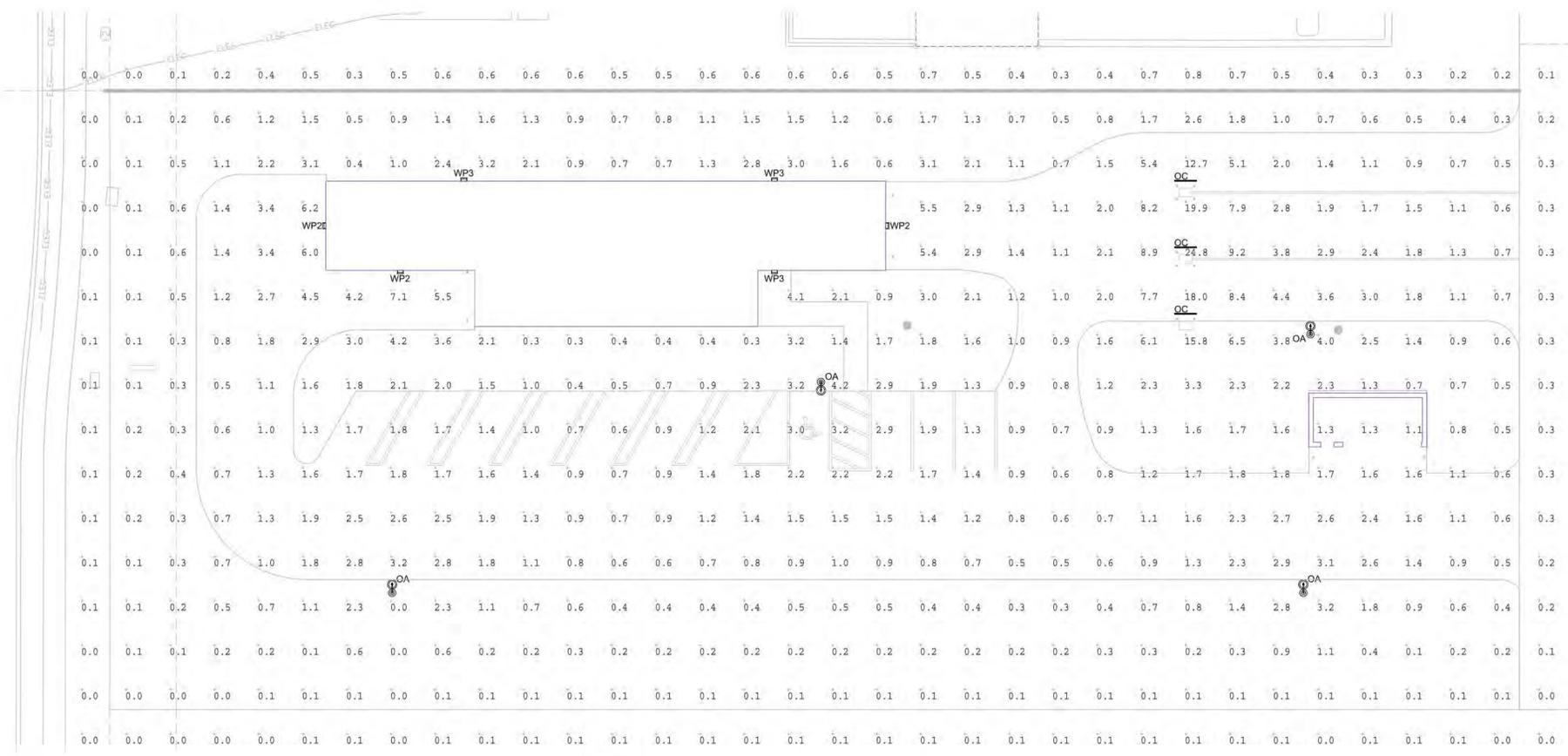
Sheet Title:
LIGHTING PLAN
Sheet Number:
C-1.07
Project Number: P
P12470

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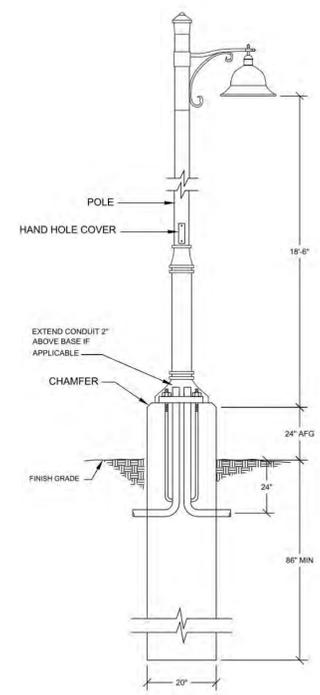
SITE PHOTOMETRIC PLAN
1/16" = 1'-0"
NORTH

QTY	TYPE	DESCRIPTION	#	LAMP DATA		PART NUMBERS		MOUNTING	VOLTAGE	NOTE
				TYPE	LUMENS	MFG	CATALOG #			
4	OC	SINGLE HEAD DECORATIVE POLE	LED	75 WATT LED-4000K-70CRI-8,962 LUMENS	PACIFIC	VAA-75-LED-MT-FT-FG-BK/1ASADBR-SN18.6-BK	POLE	120	1.3,7.8,10,11	
3	OC	PAY STATION CANOPY'S STRIP	LED	60 WATT LED-6500K-70CRI-7,500 LUMENS	TSS	LED5S	CANOPY	120	2.4.8	
3	WP2	WALL SCONCE	LED	52 WATT LED-4000K-70CRI-5,316 LUMENS	GARDCO	101L-32L-530-NW-G1-4-UNV-BK	SURFACE	120	1.3,7,11	
3	WP3	WALL SCONCE	LED	28 WATT LED-4000K-70CRI-2,687 LUMENS	GARDCO	101L-16L-530-NW-G1-3-UNV-BK	SURFACE	120	1.3,8,11	

- NOTES:
1. 4,000K TEMPERATURE.
2. 8,500K TEMPERATURE.
3. BLACK FINISH.
4. FURNISHED AND INSTALLED BY CAR WASH EQUIPMENT/CANOPY SUPPLIER.
5. TYPE 'A' DISTRIBUTION.
6. TYPE 'B' DISTRIBUTION.
7. TYPE 'C' DISTRIBUTION.
8. WHITE FINISH.
9. INSTALLED ON 24" DIAMETER CONCRETE BASE 24" ABOVE FINISH GRADE TO TOP OF BASE.
10. FLAT GLASS.
11. LUMINAIRE TO MATCH VALLEY ROAD COMMONS LUMINAIRES.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.73	7.10	0.50	3.46	14.20
CANOPY	Illuminance	Fc	11.35	24.80	5.10	2.23	4.86
PROPERTY LINE	Illuminance	Fc	0.22	0.80	0.00	0.00	0.00

TYPICAL POLE BASE DETAIL
NTS

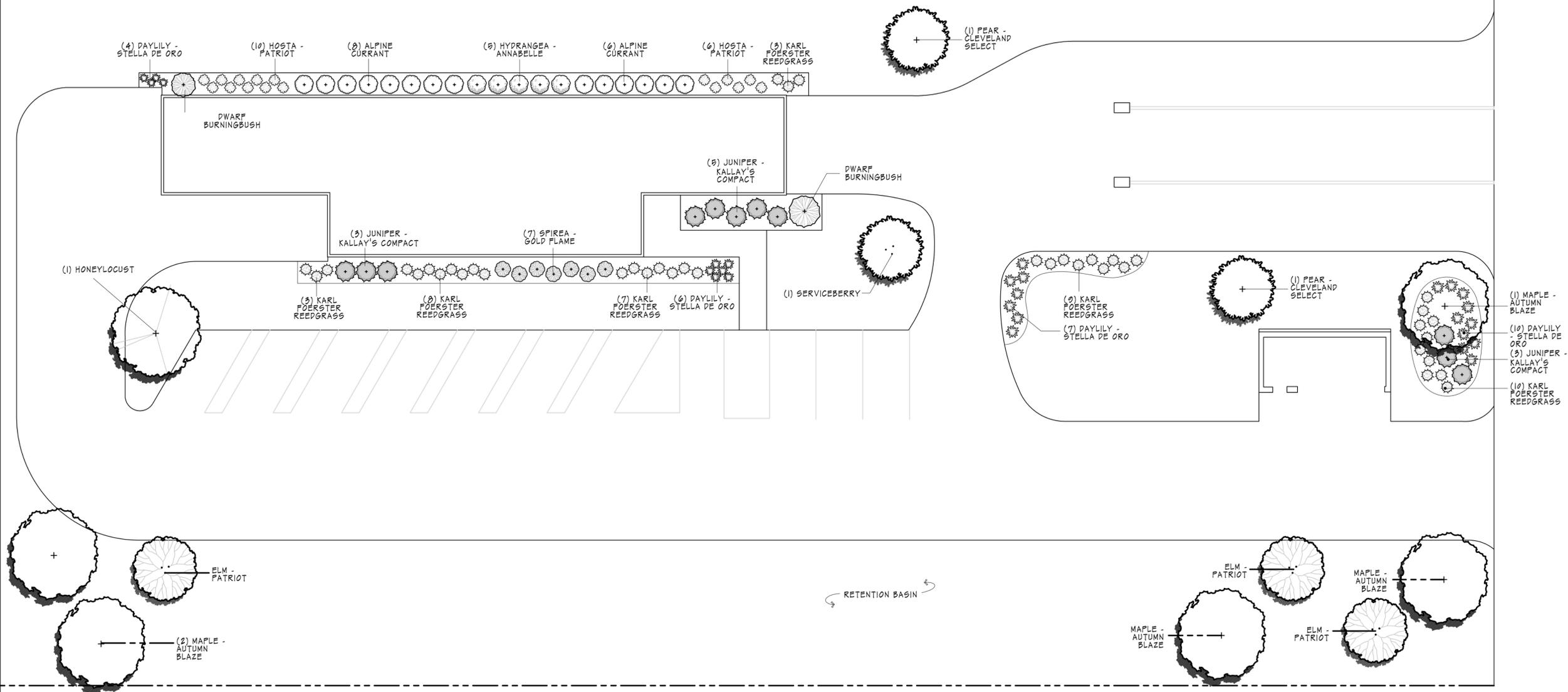


GENERAL NOTES:

- SWITCH ARC IS DRAWN FOR REFERENCE ONLY AND DOES NOT REPRESENT ACTUAL BRANCH WIRING.
- ALL NIGHT LIGHTS, EXIT LIGHTS, EBUS AND OCCUPANCY SENSORS SHALL BE WIRED AHEAD OF ANY LIGHTING CONTROL SYSTEM THE PROJECT MAY CONTAIN.
- REFER TO SHEET E000 FOR MOUNTING STYLES, HEIGHTS AND FIXTURE PART NUMBERS.
- RECORD ANY AND ALL CHANGES TO THIS SHEET IN RED PEN FOR AS BUILT PURPOSES. SUBMIT AS BUILTS TO SUPERINTENDENT AT THE END OF THE PROJECT. MAKE REVISIONS AS JOB PROGRESSES NOT ALL AT ONCE IN THE END PLEASE WRITE LEGIBLY.
- TEST LIGHTS, EXITS, EBUS AND ALL SWITCHES PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- PROGRAM AND TEST ALL OCCUPANCY SENSORS AND TIME CLOCKS AND LIGHTING CONTACTORS PRIOR TO THE END OF THE PROJECT AND REPORT ANY FAILED COMPONENTS.
- INSTALL TYPED PANEL SCHEDULES UPON COMPLETION OF THE PROJECT.
- INSTALL ALL WALL PLATES LEVEL WITH THE SLOTS OF THE SCREW HEAD IN A VERTICAL POSITION.
- INSTALL ARC FLASH STICKERS AND PANEL IDENTIFICATION PER NEC.
- ALL NEW DEVICES MUST MATCH COLOR OF EXISTING DEVICES.

ALL DRAWINGS ARE SCHEMATIC ONLY. THE INSTALLING ELECTRICAL CONTRACTOR SHALL BE THE ENGINEER OF RECORD. THE INSTALLING ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CALCULATIONS, SIZING, ENGINEERING AND MEETING OF NEC.

PLANT SCHEDULE				
QUANTITY	COMMON NAME	BOTANICAL NAME	TYPE	INSTALLED SIZE
3	ELM - PATRIOT	Ulmus 'Patriot'	Deciduous Tree	2.5"
1	HONEYLOCUST - SKYLINE	Gleditsia triacanthos 'Skyline'	Deciduous Tree	2.5"
5	MAPLE - AUTUMN BLAZE	Acer x freemanni 'Jeffersred'	Deciduous Tree	2.5"
2	PEAR - CLEVELAND SELECT	Pyrus calleryana 'Cleveland Select'	Deciduous Tree	2.5"
1	SERVICEBERRY - AUTUMN BRILLIANCE	Amelanchier x grandiflora 'Autumn Brilliance'	Deciduous Tree	6-7'
14	ALPINE CURRANT	Ribes alpinum	Deciduous Shrub	18-24"
2	BURNINGBUSH	Evonymus alatus 'Compactus'	Deciduous Shrub	24-30"
5	HYDRANGEA - ANNABELLE	Hydrangea arborescens 'Annabelle'	Deciduous Shrub	18-24"
11	JUNIPER - KALLAY'S COMPACT	Juniperus x pfitzeniana 'Kallay's Compact'	Evergreen Shrub	18-24"
7	SPIREA - GOLDFLAME	Spiraea japonica 'Goldflame'	Deciduous Shrub	18-24"
27	DAYLILY - STELLA D'ORO	Heemerocallis 'Stella D'Oro'	Flowering Perennial	1 Gallon
16	HOSTA - PATRIOT	Hosta 'Patriot'	Flowering Perennial	1 Gallon
40	KARL FOERSTER REEDGRASS	Calamagrostis acutiflora 'Karl Foerster'	Ornamental Grass	1 Gallon



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Architect: ANK Engineer: AGR Reviewed By: BJJ

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
C-1.08
Project Number: P
P12470



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ENGINEERS

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Architect:	Engineer:	Reviewed By:
ANK	AGR	BJZ

Sheet Title:
 FOUNDATION PLAN

Sheet Number:

A100

Project Number: P

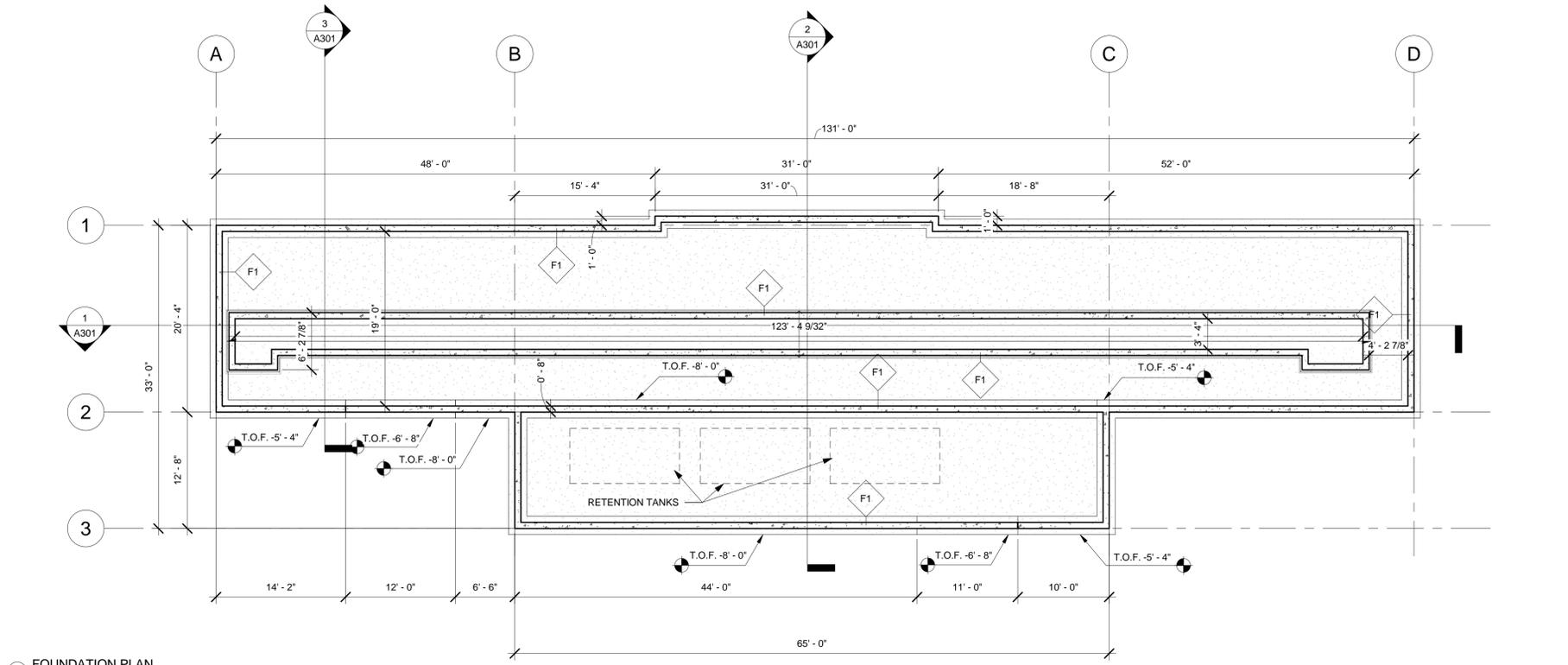
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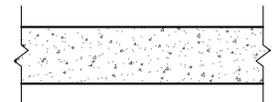
ENGINEERS

CONTRACTORS

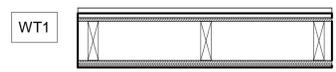
ARCHITECTS



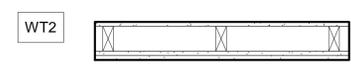
1 FOUNDATION PLAN
 1/8" = 1'-0"



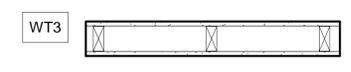
F1 8" CAST IN PLACE CONCRETE WITH FLUID APPLIED MOISTURE BARRIER ON EXTERIOR FACE.



WT1 5 1/2" WOOD STUDS, 1/2" PLYWOOD SHEATHING W/ FRP PANELING INSIDE. 1/2" PLYWOOD SHEATHING WITH EXTERIOR CLADDING. SEE ELEVATIONS



WT2 3 1/2" STUDS WITH 1/2" PLYWOOD & FRP PANEL ON WASH SIDE. TWO LAYERS 5/8" TYPE "X" GYP OTHER.



WT3 3 1/2" STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYP. BD. BOTH SIDES.

WALL TYPES

KEYNOTES	
Key Value	Keynote Text
1	PLAM COUNTER W/ SUPPORT BRACKETS 30" A.F.F.
2	6'-0" X 11'-0" X 6'-0" 1,500 GALLON RECLAMATION TANK BASE PER MFR
3	SEALED CONCRETE FLOOR
4	2'x2' VINYL TILE 9'-0" AFF



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Architect: ANK Engineer: AGR Reviewed By: BJZ

Sheet Title:
FLOOR PLAN

Sheet Number:

A101

Project Number: P

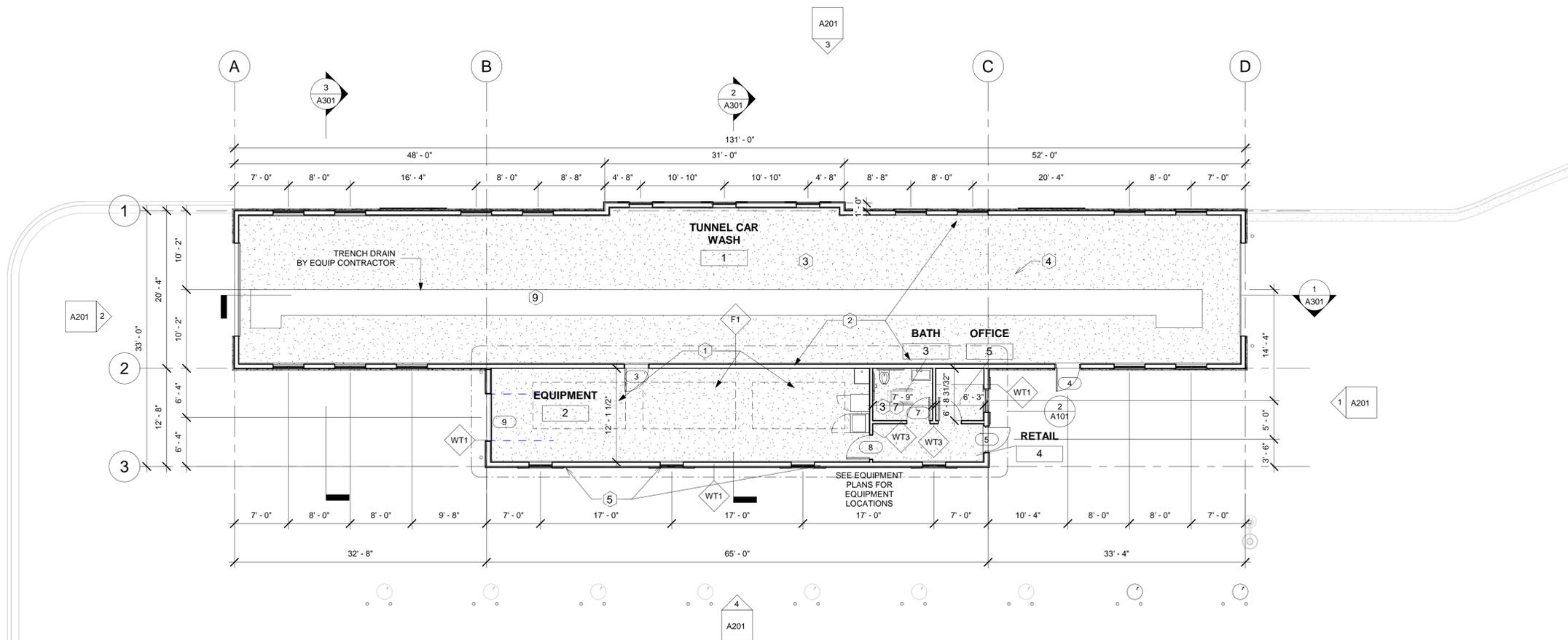
P12470

MANAGERS

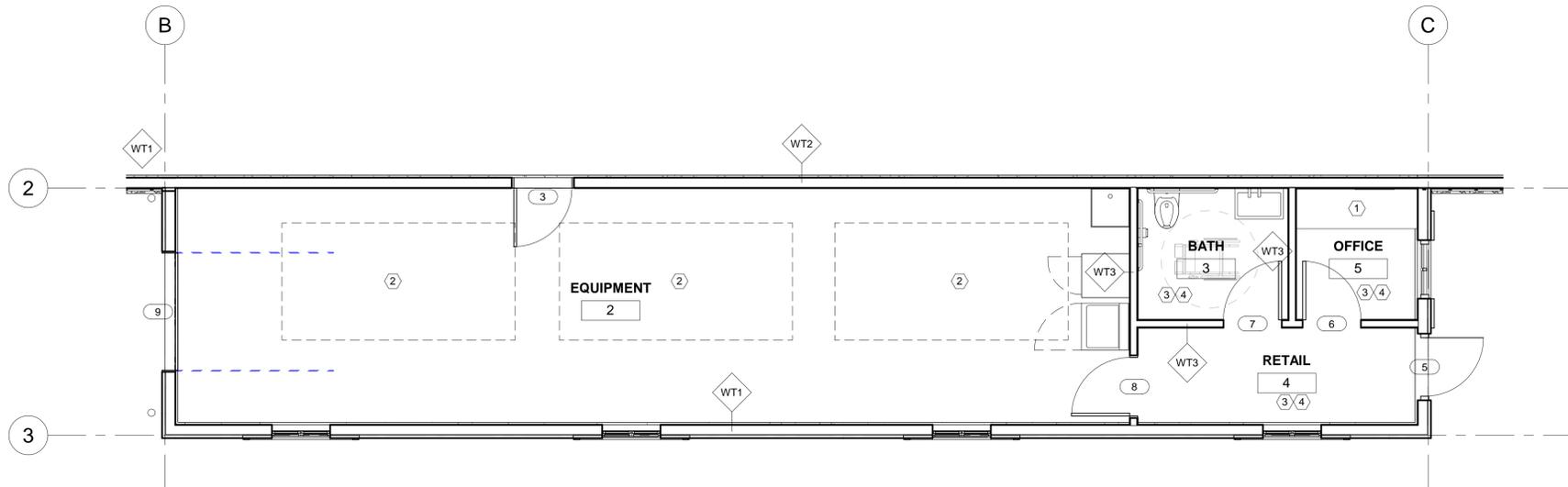
ENGINEERS

CONTRACTORS

ARCHITECTS



1 FIRST FLOOR
1/8" = 1'-0"



2 FIRST FLOOR ENLARGED
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE										
NUMBER	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS SIZE	FRAME MATERIAL	JAMB DETAIL	HEAD DETAIL	REMARKS	NUMBERS
1		12' - 0"	10' - 0"							
2		12' - 0"	10' - 0"							
3	AL2	3' - 0"	7' - 0"	ALUMINUM		ALUMINUM	STND	STND		
4	AL2	3' - 0"	7' - 0"	ALUMINUM		ALUMINUM	STND	STND		
5	AL1	3' - 0"	7' - 0"	ALUMINUM	FULL	ALUMINUM	STND	STND		
6	HM1	3' - 0"	6' - 8"	H.M.		H.M.	STND	STND		
7	HM1	3' - 0"	6' - 8"	H.M.		H.M.	STND	STND		
8	HM1	3' - 0"	7' - 0"	H.M.			STND	STND		
9	M2	6' - 0"	7' - 0"	ALUMINUM		ALUMINUM	STND	STND	OVERHEAD DOOR	



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Architect: ANK Engineer: AGR Reviewed By: BJJ

Sheet Title:
 DUMPSTER ENCLOSURE

Sheet Number:

A102

Project Number: P

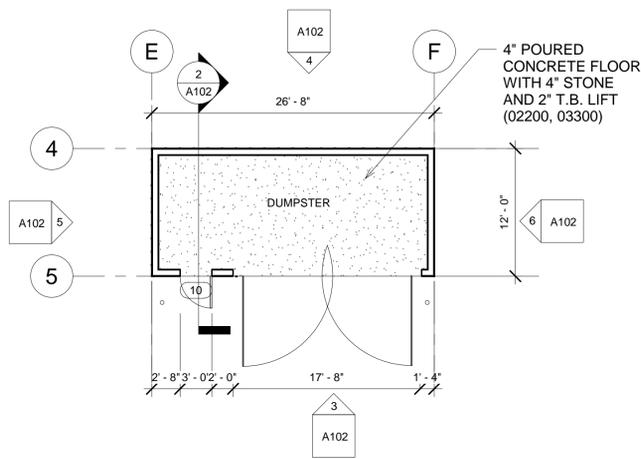
P12470

MANAGERS

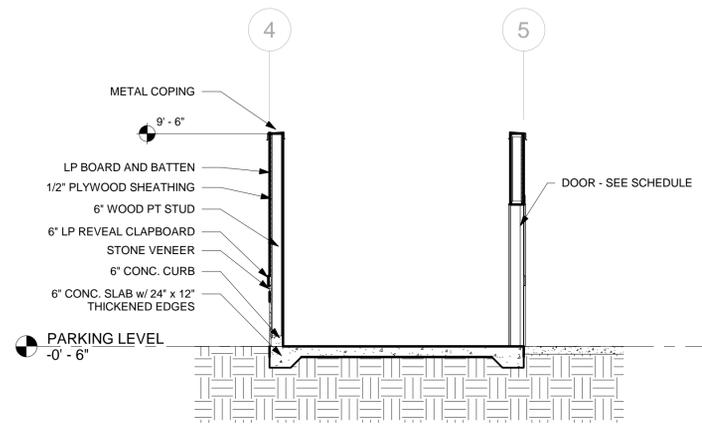
ENGINEERS

CONTRACTORS

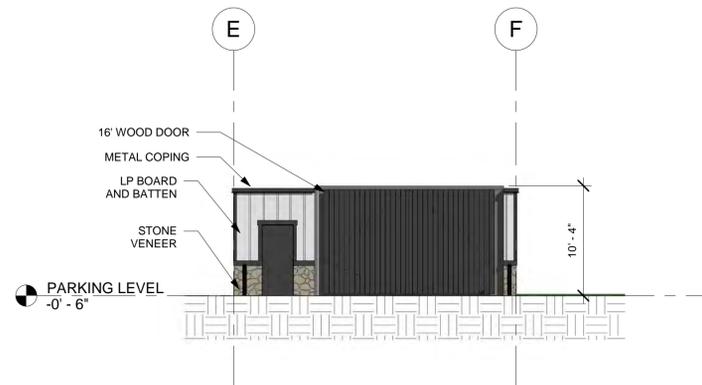
ARCHITECTS



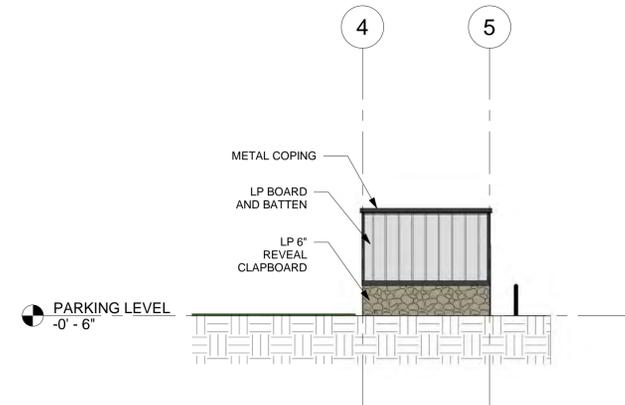
1 DUMPSTER ENCLOSURE
 1/8" = 1'-0"



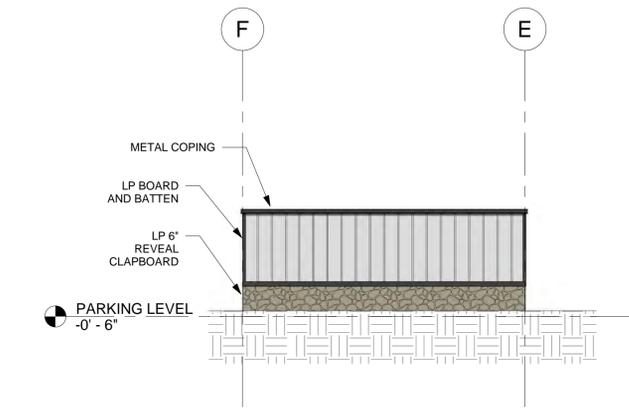
2 SECTION 1
 1/4" = 1'-0"



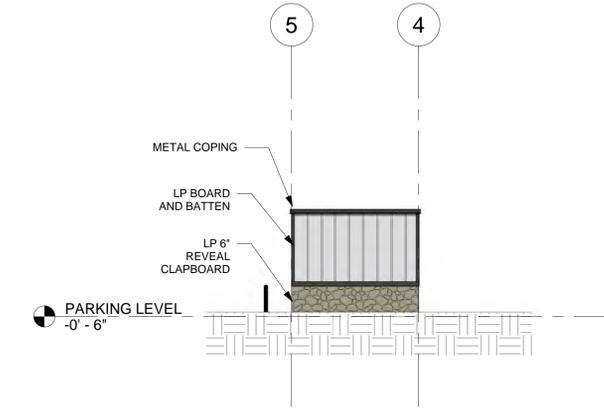
3 SOUTH ELEVATION
 1/8" = 1'-0"



5 WEST ELEVATION
 1/8" = 1'-0"



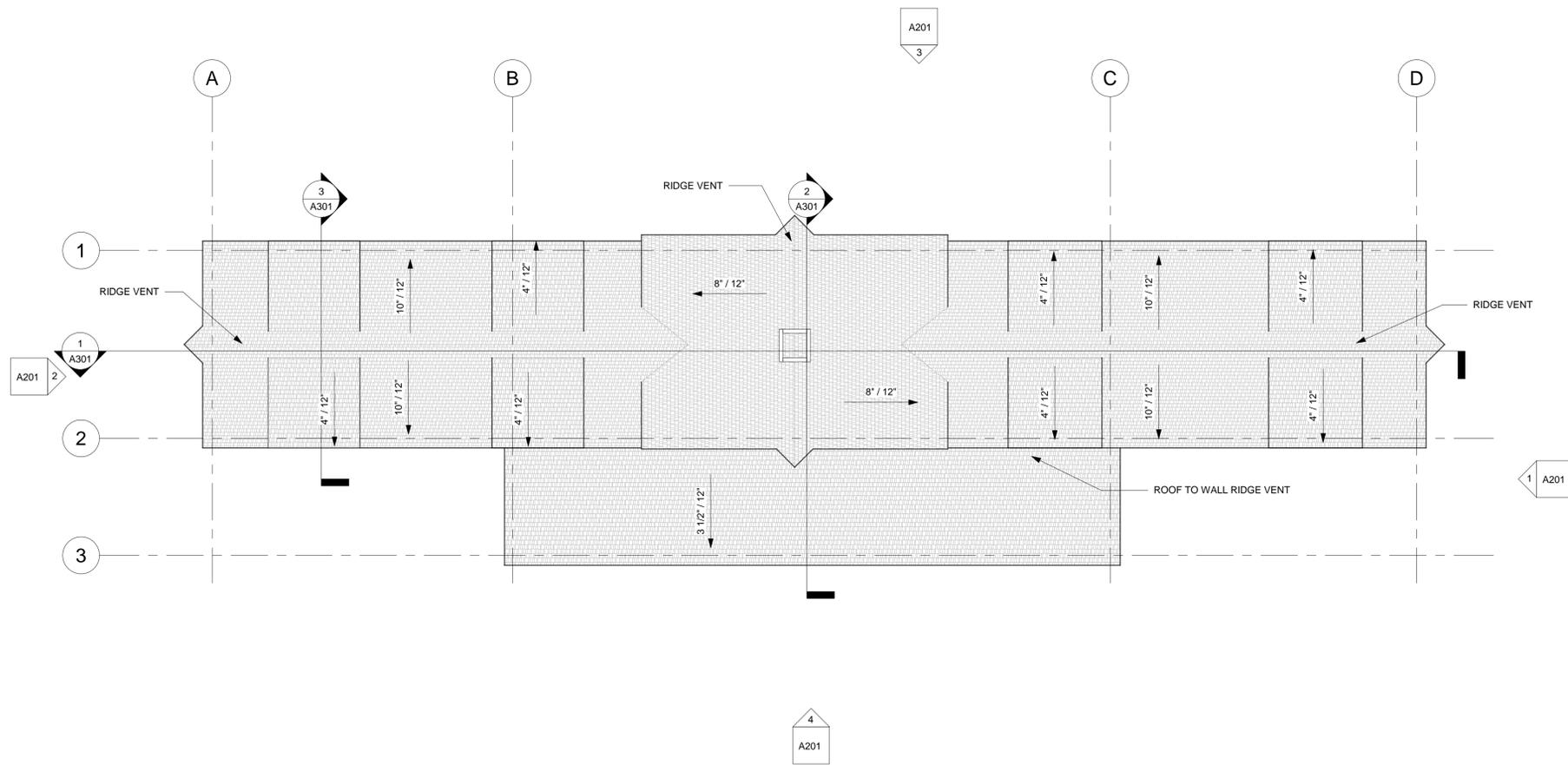
4 NORTH ELEVATION
 1/8" = 1'-0"



6 EAST ELEVATION
 1/8" = 1'-0"

DOOR AND FRAME SCHEDULE - TRASH ENCLOSURE

NUMBER	Type Mark	TYPE	WIDTH	HEIGHT	MATERIAL	GLASS SIZE	FRAME MATERIAL	JAMB DETAIL	HEAD DETAIL	REMARKS
10	6	HM1	3' - 0"	6' - 8"	H.M.		H.M.	STND	SD	
26	26		16' - 0"	10' - 0"						SWING GATE



1 ROOF
1/8" = 1'-0" FOR REFERENCE ONLY

ROOF - NOTES

- 1 1/4" PER 1'-0" SLOPE MINIMUM TO DRAIN
- 2 ROOF DRAIN WITH OVERFLOW
- 3 EPDM BALLASTED ROOF SYSTEM W/ 1.5" ISO INSULATION + 3.5" EPS INSULATION 6" PRECAST CONCRETE ROOF SLAB
- 4 EPDM BALLASTED ROOF SYSTEM W/ 1.5" ISO INSULATION + 3.5" EPS INSULATION OVER 3" METAL DECKING
- 5 40 YEAR DIMENSIONAL ASPHALT SHINGLES W/ PROPER VENTS AT 48" O.C. OVER 20# SYNTHETIC FELT OVER 5/8" O.S.B. SHEATHING W/ "H" CLIPS OVER ENGINEERED TRUSSES
- 6 RIDGE VENT
- 7 STANDING SEAM METAL ROOF OVER 1X2 PURLINS @ 16" O.C. HORIZONTAL OVER 2X6 DOUG FIR JOISTS @ 16" O.C.
- 8 ACCESS PANEL IN VERTICAL WALL 3'-0" TALL X 3'-0" WIDE WITH SILL AT 2'-0" ABOVE THE ROOF FINISH EXTERIOR.
- 9 30' X 30' ROOF ACCESS INSULATED WITH STEEL LADDER
- 10 PROPOSED LOCATION FOR RTU PAD
- 11 ROOF TRANSITION FROM PRECAST TO METAL DECKING



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Architect: ANK Engineer: AGR Reviewed By: BJJ

Sheet Title:
ROOF PLAN

Sheet Number:

A103

Project Number:

P12470

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ENGINEERS

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ARCHITECTS



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Architect: ANK
 Engineer: AGR
 Reviewed By: BJJ

Sheet Title:
 EXTERIOR ELEVATIONS

Sheet Number:

A201

Project Number: P

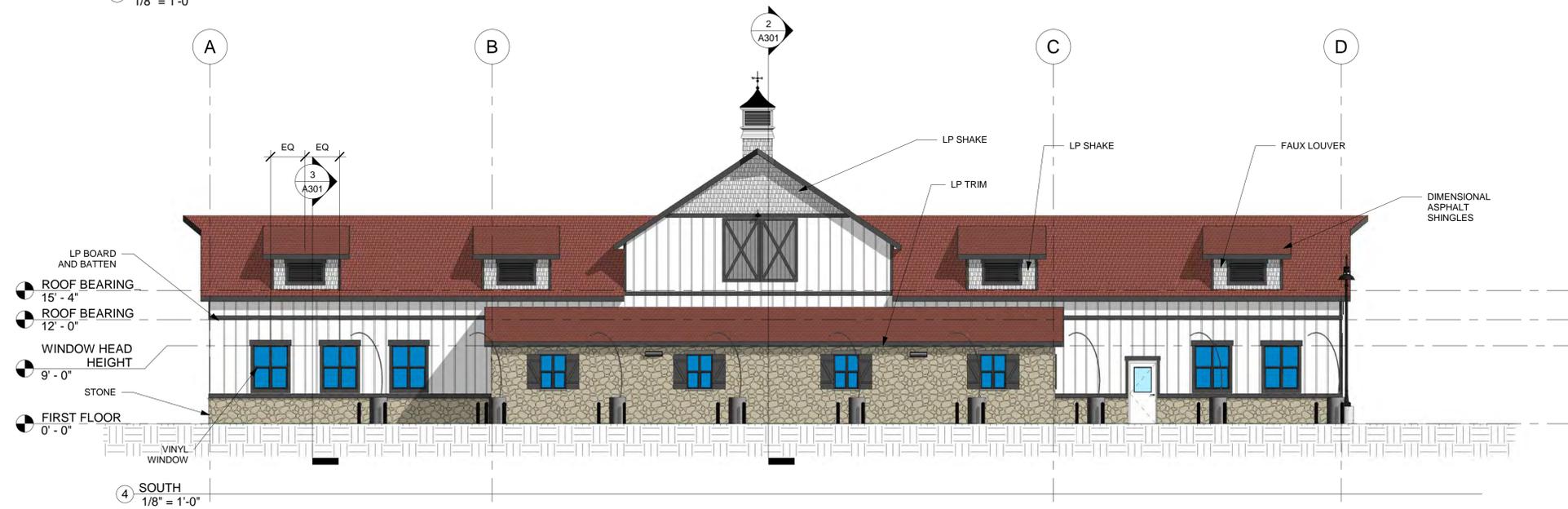
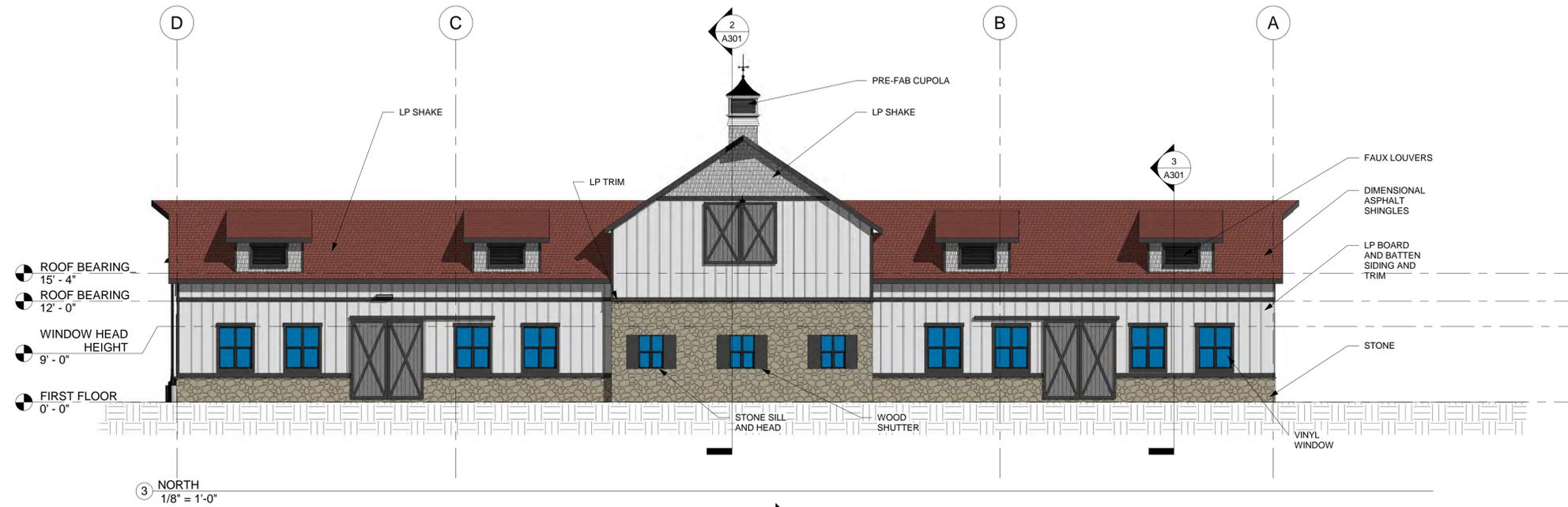
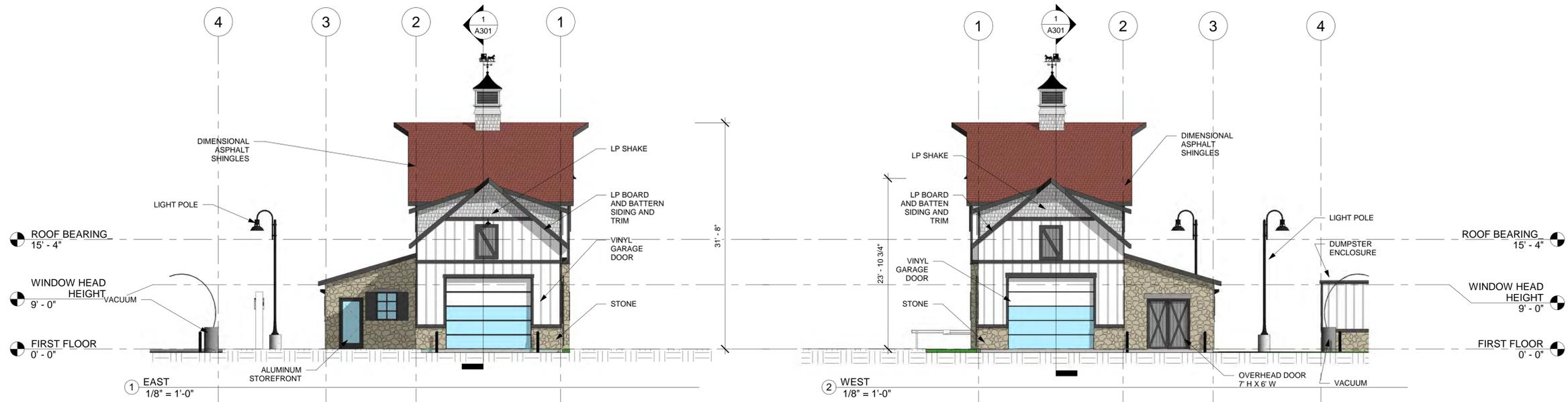
P12470

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS





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DESIGNBUILD





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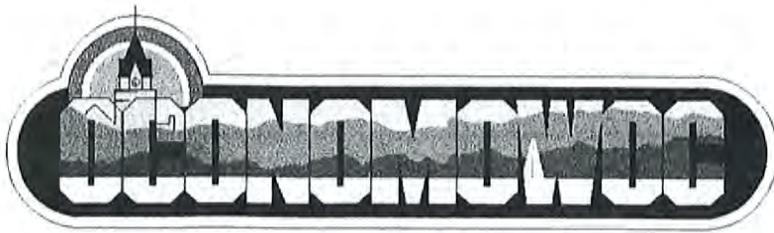




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Department of City Planning
174 E. Wisconsin Avenue Oconomowoc, WI
www.oconomowoc-wi.gov | 262.569.2166

Architectural Building Review

The following information is required to be included and explained in your submittal. The submittal shall be 12 copies (no larger than 11"x17") and collated:

- This Application and \$75 Application Fee
- Project Summary / Narrative
- Overall site and building plan(s)
- Building elevation(s) to scale with dimensions
 - Identify true elevation markers and overall building height
 - Identify all building materials (i.e. maker, color specs)
- Color renderings of building elevation(s)
- Dumpster plan(s) and enclosure details (i.e. colors, materials)
- Exterior lighting plan(s) and details
- Landscaping plan and plant list
- [Email] All of the above in .pdf format (under 5MB) to Planning Staff
 - Jason Gallo, City Planner: JGallo@oconomowoc-wi.gov | phone: 262-569-2166
 - Kristi Weber, Planner: KWeber@oconomowoc-wi.gov | phone: 262-569-2173
- [At Meeting] Provide and present all building materials and color samples for project

Name of Applicant requesting the review: Tom Kelenic
 Applicant's Address (include city, state and zip code): 520 W 7809 Kame Terrace, Waukesha, 53188
 Applicant's telephone number: 262.617.0291
 Applicant's email address: tkelenic@yahoo.com

Name of Establishment requesting the review: Blue Ribbon Baseball / Diamond Club
 Address of Establishment (include city, state and zip code): 520 W 7809 Kame Terrace, Waukesha 53188
 Name of Establishment's primary contact: Tom Kelenic
 Primary contact's telephone number: 262.617.0291
 Primary contact's email address: tkelenic@yahoo.com

Property Owner of establishment requesting the review: Pabst Farms Land Company F, LLC
 Property Owner's Address (include city, state and zip code): 1370 Pabst Farms Circle #350, Oconomowoc 53066
 Property Owner's telephone number: 262.200.2000
 Property Owner's email address: wriemann@pabstfarms.com

Desired Start Date: April 1, 2020 **Anticipated** Completion Date: April 1, 2021

Zoning of Property: commercial In the **Downtown District?** (yes/no) NO -OR- on the **Isthmus?** (yes/no) _____
 Describe the following (if needed, attach additional supporting sheets/details):

- Roof Pitch / Material(s) / Color(s): Flat Roof / Rubber membrane
- Window Glass / Framing: low e, steel stud
- Type of HVAC system (ground units / wall packs / venting on elevations?): Roof Top units

Are there building mechanicals/equipment/lighting on the roof screened? (yes/no) yes

As Applicant/Agent/Property Owner, I agree to conform to the approval given by the City Planner/Architectural Commission.

Signature: Tom Kelenic

Date: 2.26.20

PROJECT SUMMARY / NARRATIVE

The Lake Country Athletic & Health and Wellness Facility, is a multi-purpose athletic complex in the City of Oconomowoc, Wisconsin, situated in the Pabst Farms Blue Ribbon Industrial Park, abutting the Hwy 67/I-94 interchange. The location is directly west of the Oconomowoc Harley Davidson dealership and to the north of the Staybridge Suites Hotel.

The Outdoor Athletic Stadium will feature a 2,500 seat Turf Baseball Field that will be designed to accommodate baseball, soccer, lacrosse and football. The field will operate seasonally and will include a digital scoreboard that will be approximately 30'x40', Stadium Lighting, Professional Sound System, Press Box, multiple Concession Stations, and multiple entertainment seating areas throughout the ballpark. This will be the only field in Waukesha County that will be all AstroTurf.

The Stadium will be home to a **Waukesha County Franchise in the Northwoods League**, a summer collegiate baseball league that is managed and operated similar to the teams found in minor league professional baseball. The Northwoods League team will play 36 home games between the end of May and ending in early August.

Aside from the Northwoods League and the rental of the stadium for other sporting venues, additional revenue generating activities will include concerts, movies in the park, holiday activities, joint ventures with Harley-Davidson events, corporate outings and charity/non-profit dinners and events.

The Indoor Health and Wellness Facility is a 45,000 SF multi-purpose training facility for public use, and will operate year-round. It will include a Multi-Purpose Turf Field, Batting Cages, Strength and Conditioning, Physical Therapy, Chiropractic and Office space for lease, Commercial Kitchen, Restrooms, Athletic Lockers, Retail and Ticket Office, a 2nd floor mezzanine that will house open space for Banquets/Meetings, and Six (6) flexible Luxury Suites that overlook both the indoor facility and the outdoor baseball stadium.

The Facility will provide opportunities for all Waukesha County youth and young adult teams/clubs that play multiple sports including baseball, football, softball, soccer, and lacrosse. Currently, we have Letters of Intent from Three (3) Youth Baseball Organizations who have committed to over 75% of field rental space available. In addition, there will be opportunities for the general public to use the facility for strength and conditioning, and the local business community for events and outings.

Kristi Weber

From: santinogroup@aol.com
Sent: Friday, February 28, 2020 11:00 AM
To: Kristi Weber
Cc: tkelenic@yahoo.com; fisincwi@gmail.com
Subject: Oconomowoc Arch & Technical Review

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Kristi,

This is a follow-up email to our conversation yesterday when I dropped off the architectural sub-mittal items for the March 11 meeting.

Per the drawings, we increased the height of the tower element on the corner of the indoor training facility, as well as added uplighting on the brick columns on both the interior building and ballpark.

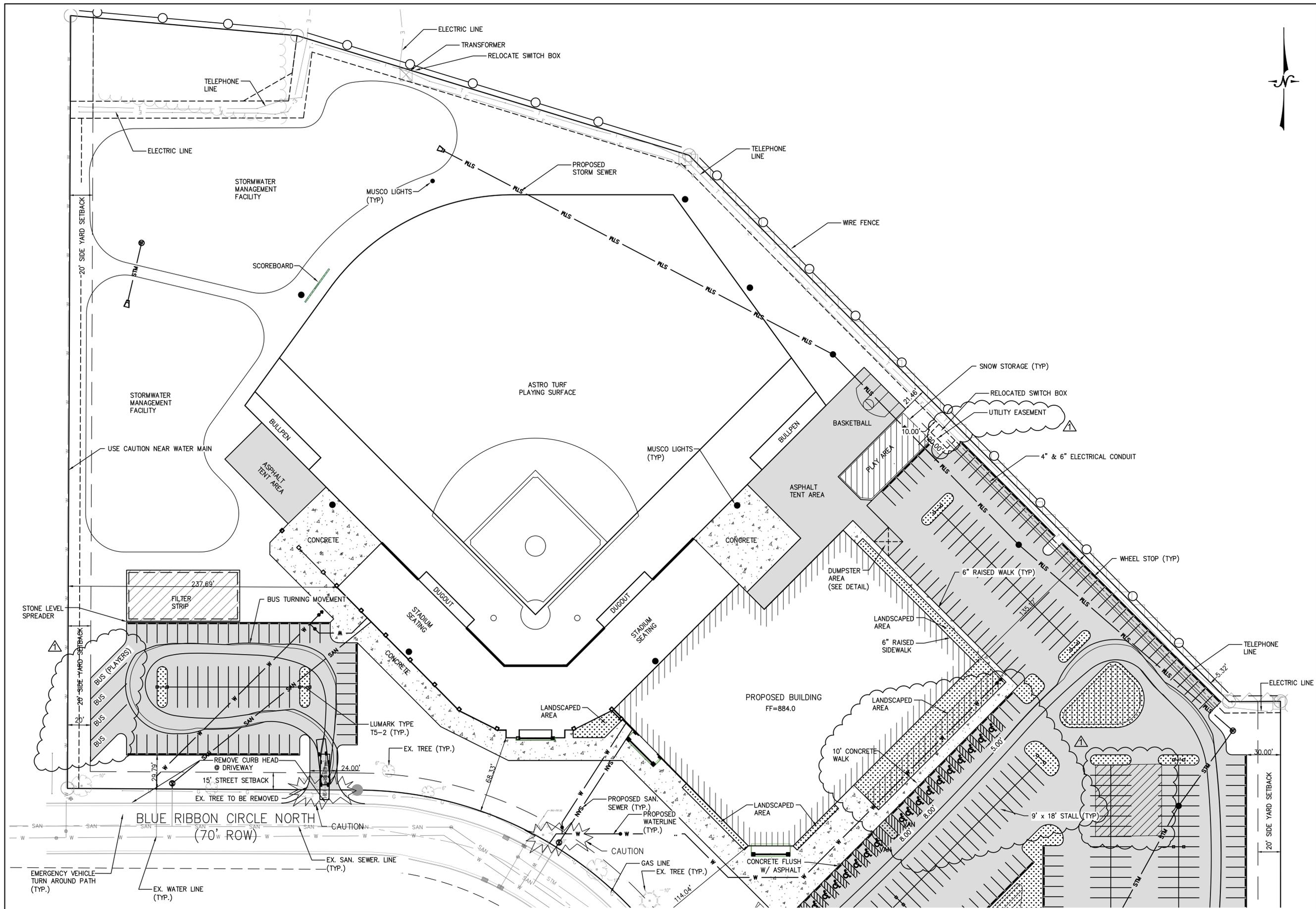
Additionally, we will be looking into the options for bollard post lighting fixtures along the concrete apron in front of the interior and exterior building to the parking lots.

Please let me know if you have any other questions, and look forward to the meeting on March 11.

Best,

Sonny

Sonny Bando
414.241.4396 cell



IMPROVEMENT PLANS FOR
BLUE RIBBON BASEBALL
 CITY OF OCONOMOWOC, WI

LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

SITE PLAN	
NO.	1
REVISIONS	ADDRESS CITY COMMENTS
BY	DATE
	NJO 2/14/2020

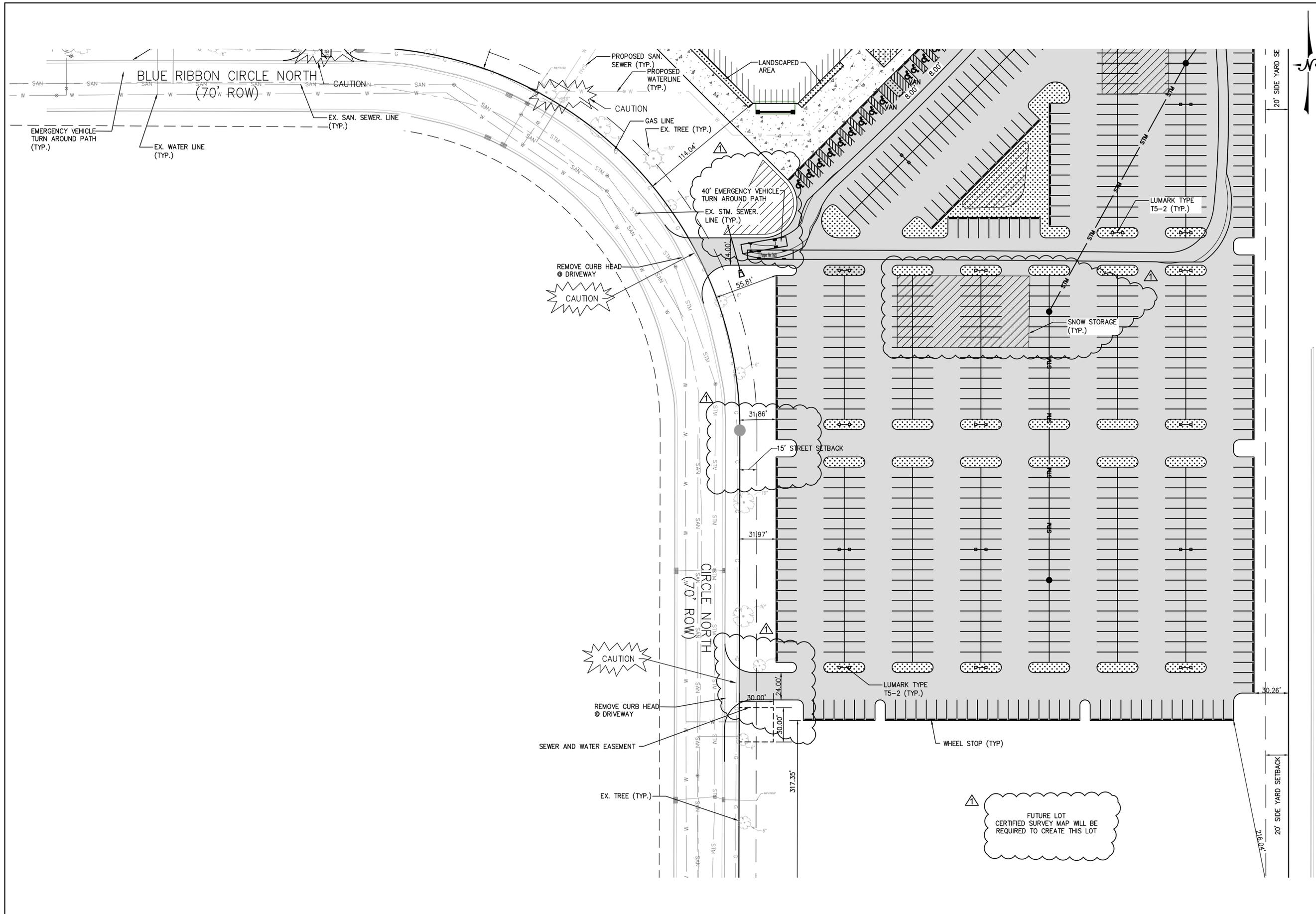
ISSUED FOR REVIEW

PLAN DATE 12.30.19
 DESIGNED BY DKV

0 40'
 SCALE

PROJECT NO.
19-0054

SHEET NO.
C102

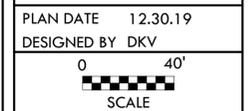


IMPROVEMENT PLANS FOR
BLUE RIBBON BASEBALL
 CITY OF OCONOMOWOC, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

SITE PLAN	
NO.	REVISIONS
1	BY DATE NJO 2/14/2020
	ADDRESS CITY COMMENTS

ISSUED FOR REVIEW

PLAN DATE 12.30.19
 DESIGNED BY DKV



PROJECT NO.
19-0054

SHEET NO.
C103



Naming Rights
Sports Facility

Naming Rights
Ball Park

Naming Rights
Ball Park





Ball Park

Naming Rights
Sports Facility







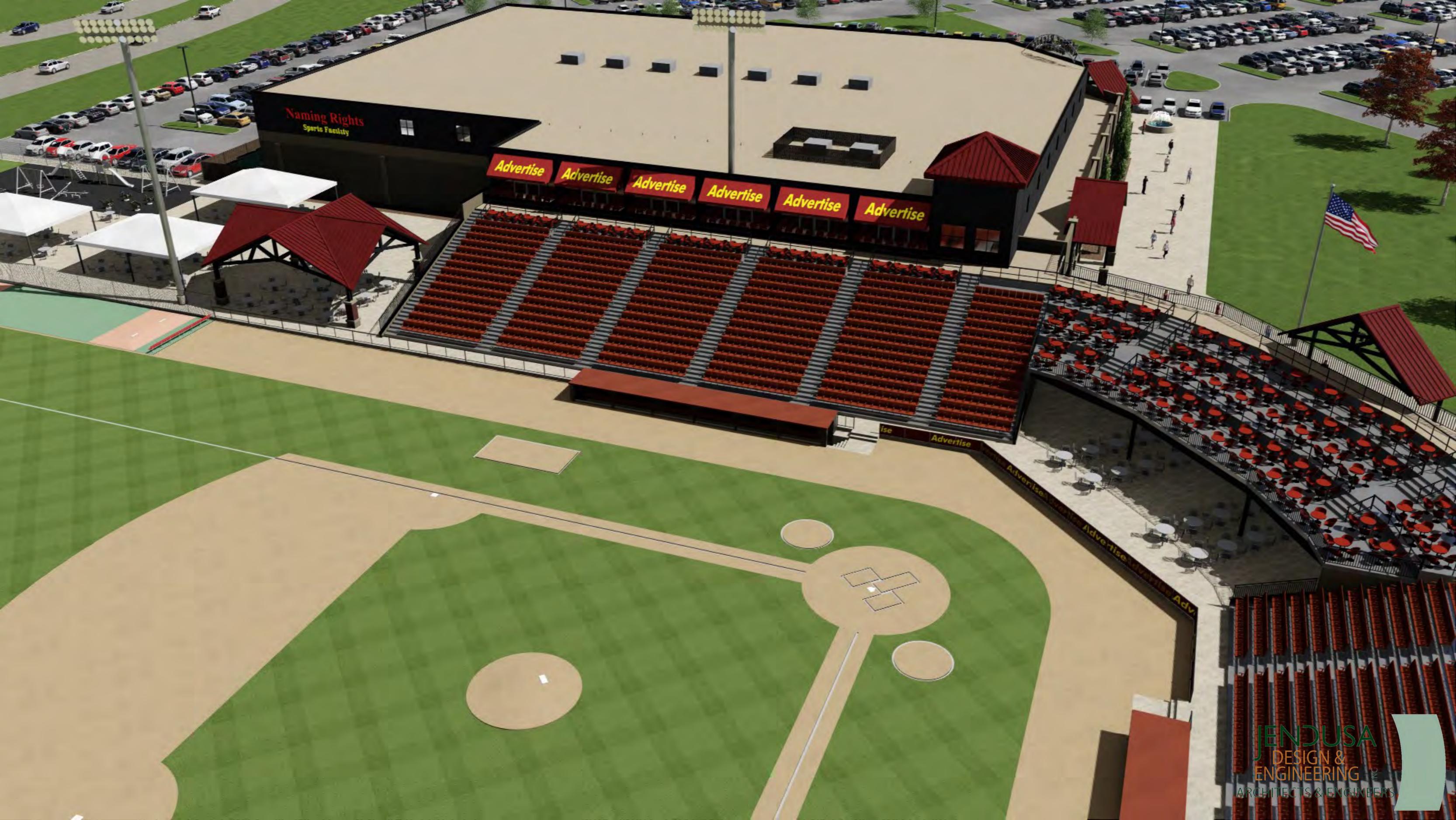






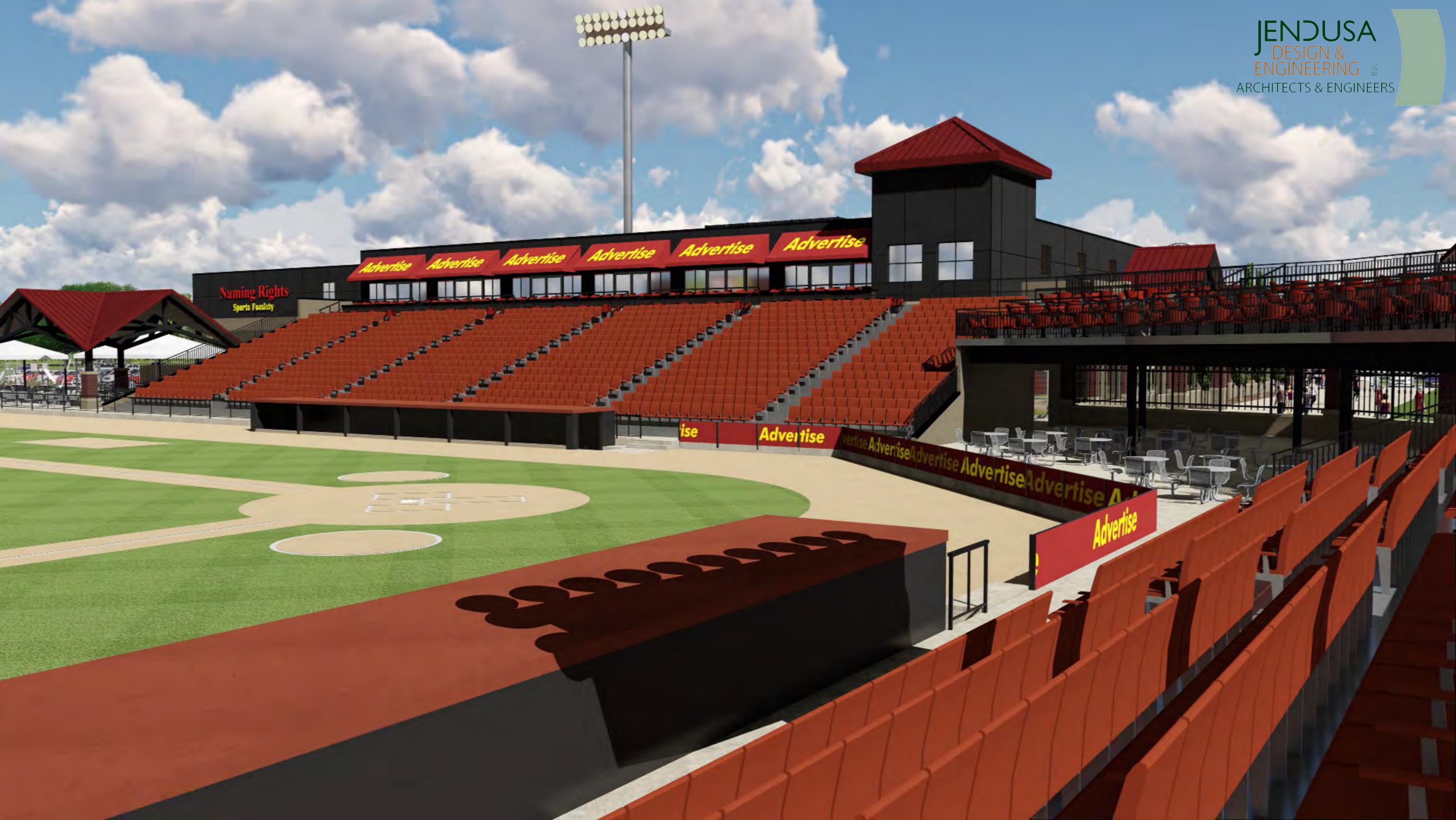


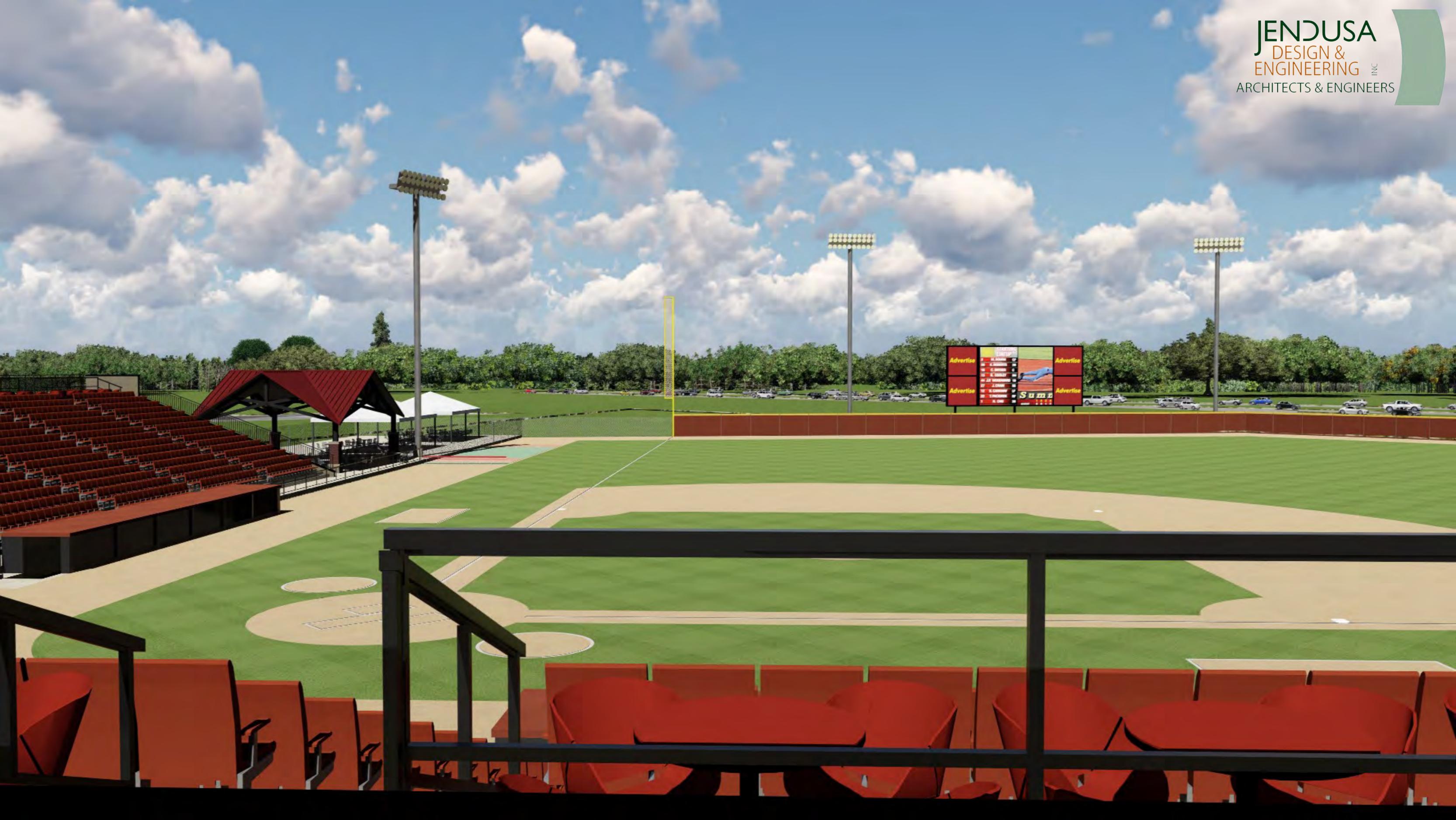




Naming Rights
Sports Facility

Advertise Advertise Advertise Advertise Advertise





Naming Rights
Sports Facility





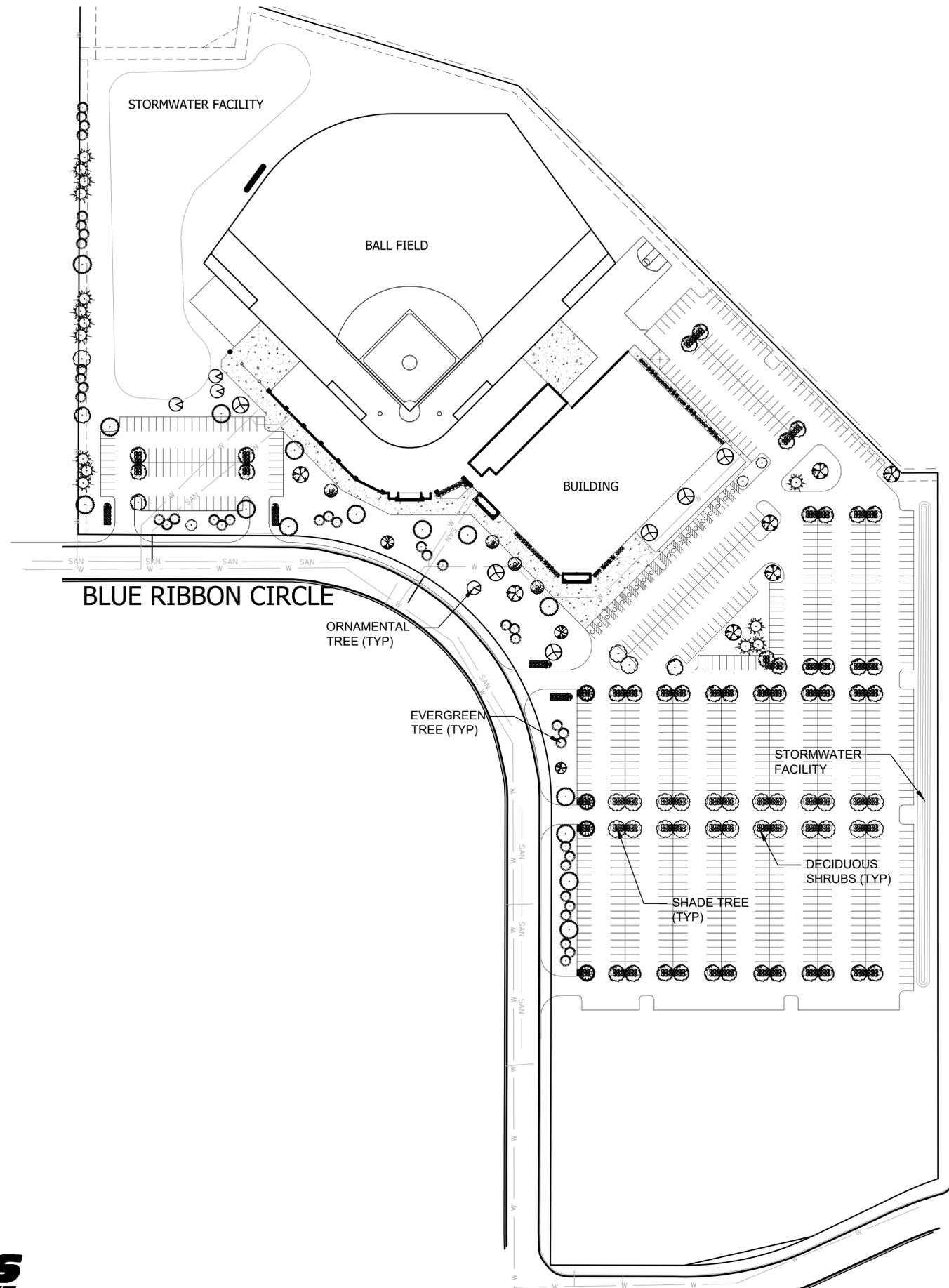
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Advertise Advertise Advertise Advertise Advertise Advertise Advertise Advertise



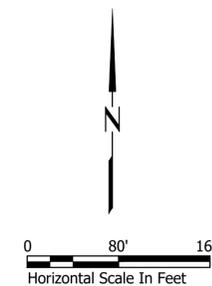


WISCONSIN'S LARGEST TREE TRANSPLANTERS



Gerard A. Rewolinski

OVERALL LANDSCAPE PLAN



PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSES OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR

BLUE RIBBON BASEBALL
BLUE RIBBON CIRCLE NORTH
OCONOMOWOC, WISCONSIN

LANDSCAPE ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 12/26/2019

REVISED: 1/8/2020

SCALE: 1"=80'-0"

SHEET: L100

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New Berlin, WI 53151

Phone: (262) 679-5200

treesonthemove.com



REVISIONS

**LAKE COUNTRY
BALL PARK**

Oconomowoc, WI
Blue Ribbon Circle N

SHEET TITLE
LIGHTING PLAN

PROJECT NO.

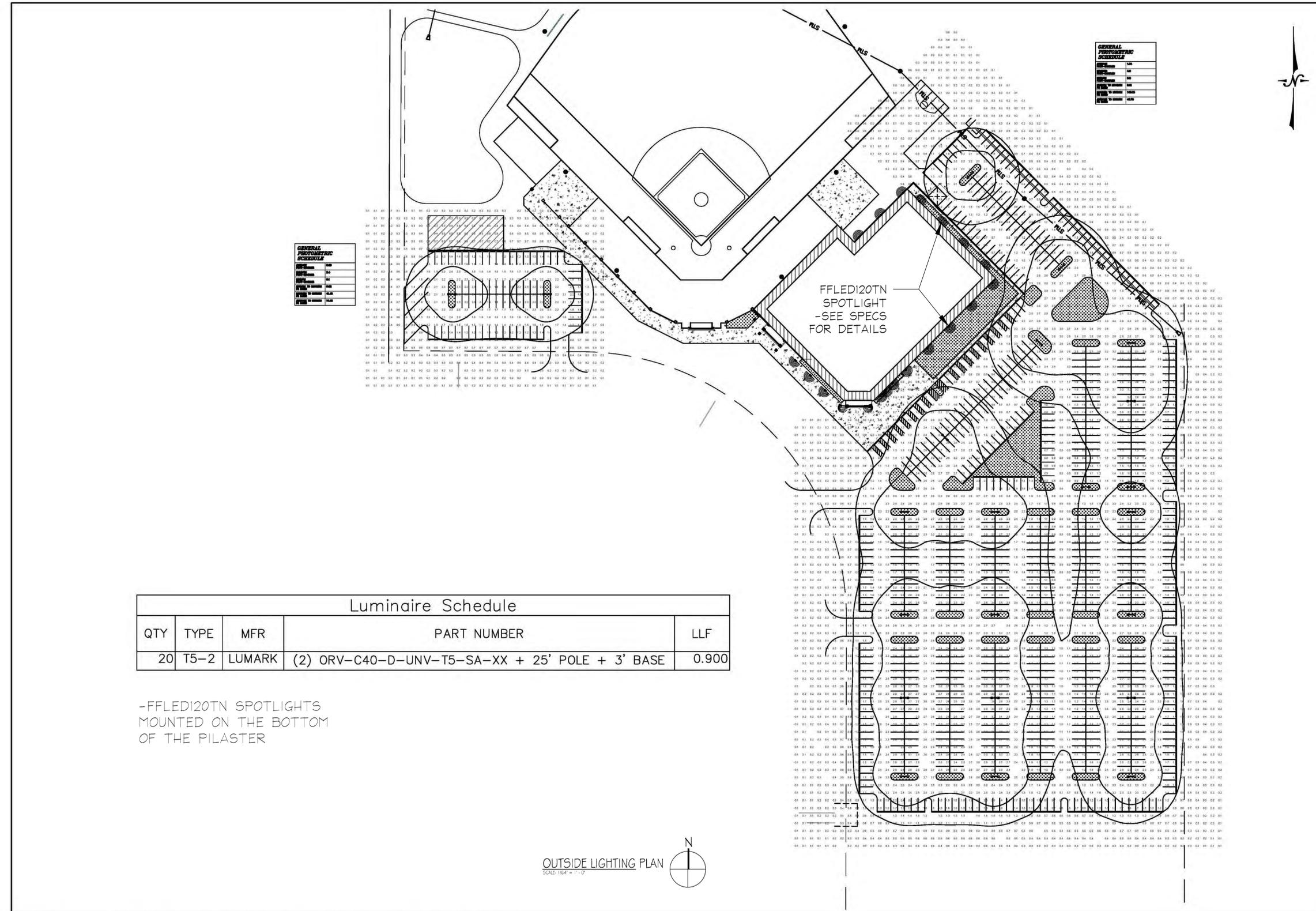
DATE **2-27-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET **E100**



**SITE IMPROVEMENT PLANS FOR
BLUE RIBBON BASEBALL
OCONOMOWOC, WI**

**LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC**

LIGHTING PLAN

NO. _____ BY _____ DATE _____

REVISIONS

ISSUED FOR REVIEW

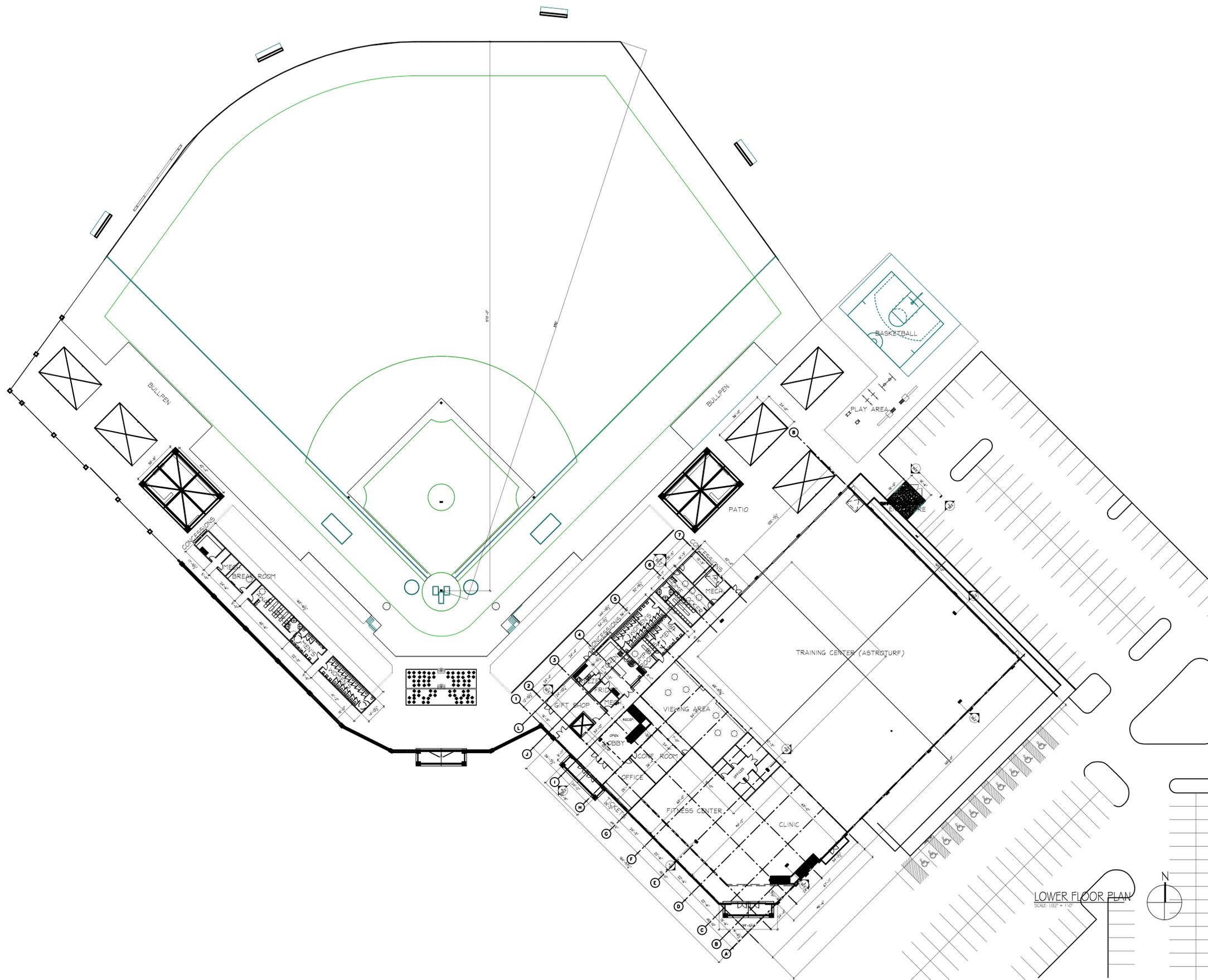
PLAN DATE 01.27.2020
DESIGNED BY JRM

0 60'
SCALE

PROJECT NO. 19-0054

SHEET NO. 1

PLOT DATE: 1/27/2020 2:23 PM



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 Wjendusaeng.com

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REVISIONS

NO.	DATE	DESCRIPTION

**LAKE COUNTRY
 BALL PARK**

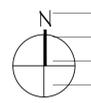
Blue Ribbon Circle N
 Oconomowoc, WI

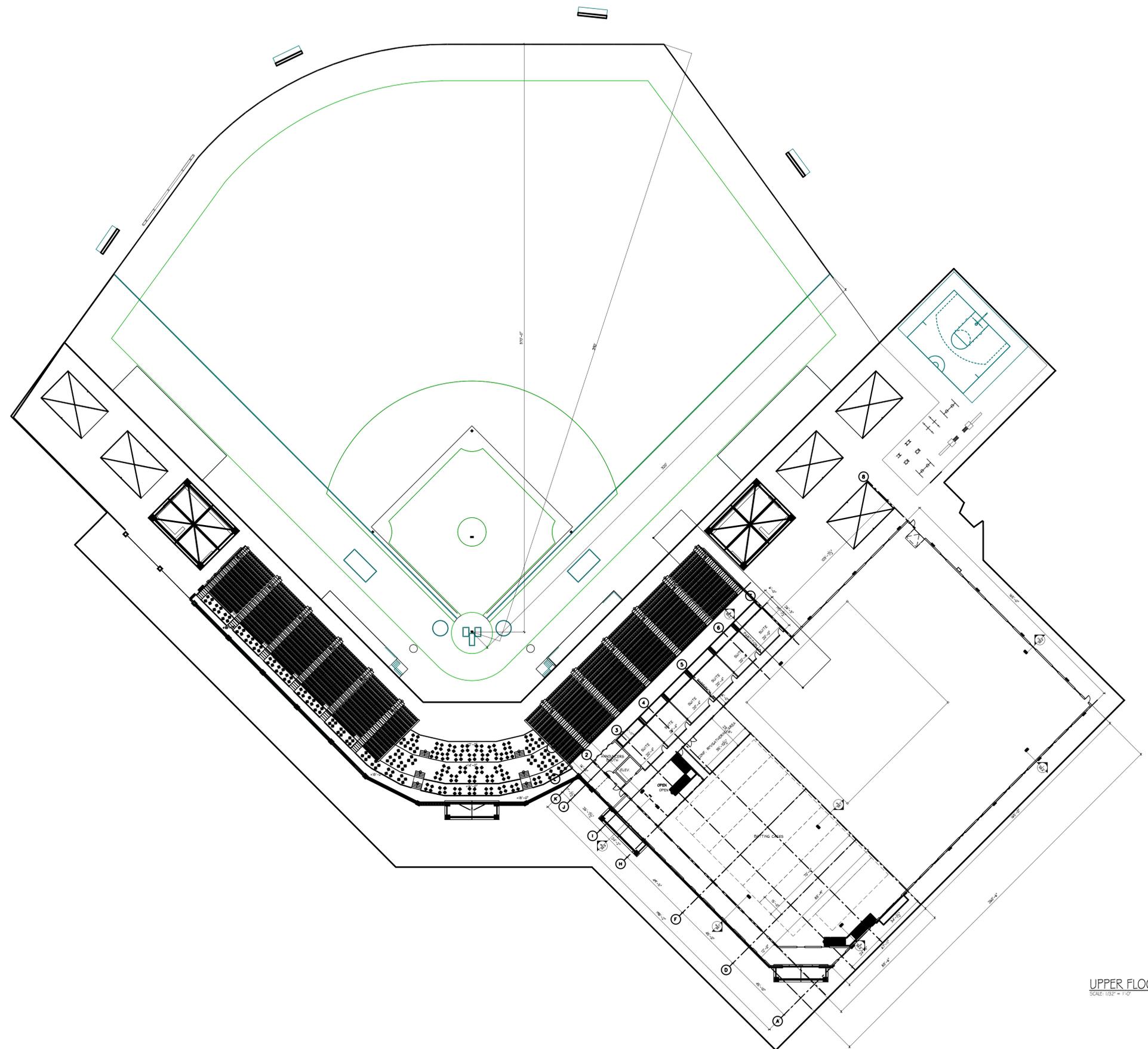
SHEET TITLE
**LOWER FLOOR
 PLAN**

PROJECT NO.	17-4985
DATE	2-27-20
SCALE	As Noted
CHECKED BY	
DRAWN BY	JFJ

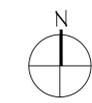
SHEET
A1.0

LOWER FLOOR PLAN
 SCALE: 1/8" = 1'-0"





UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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**LAKE COUNTRY
BALL PARK**

Blue Ribbon Circle N
Oconomowoc, WI

SHEET TITLE
**UPPER FLOOR
PLAN**

PROJECT NO. **17-4985**

DATE **2-27-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JFJ**

SHEET **A1.1**

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**LAKE COUNTRY
 BALL PARK**

Blue Ribbon Circle N.
 Oconomowoc, WI

SHEET TITLE
**NORTH & SOUTH
 ELEVATIONS**

PROJECT NO. **17-4985**

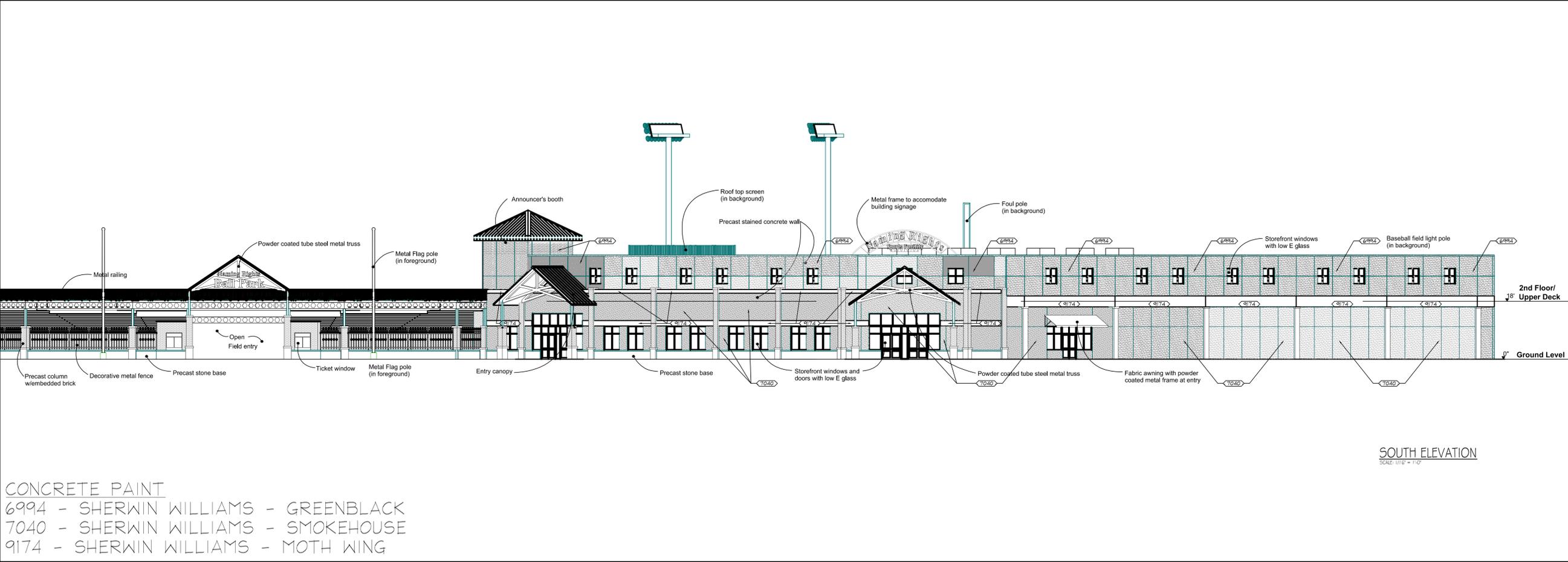
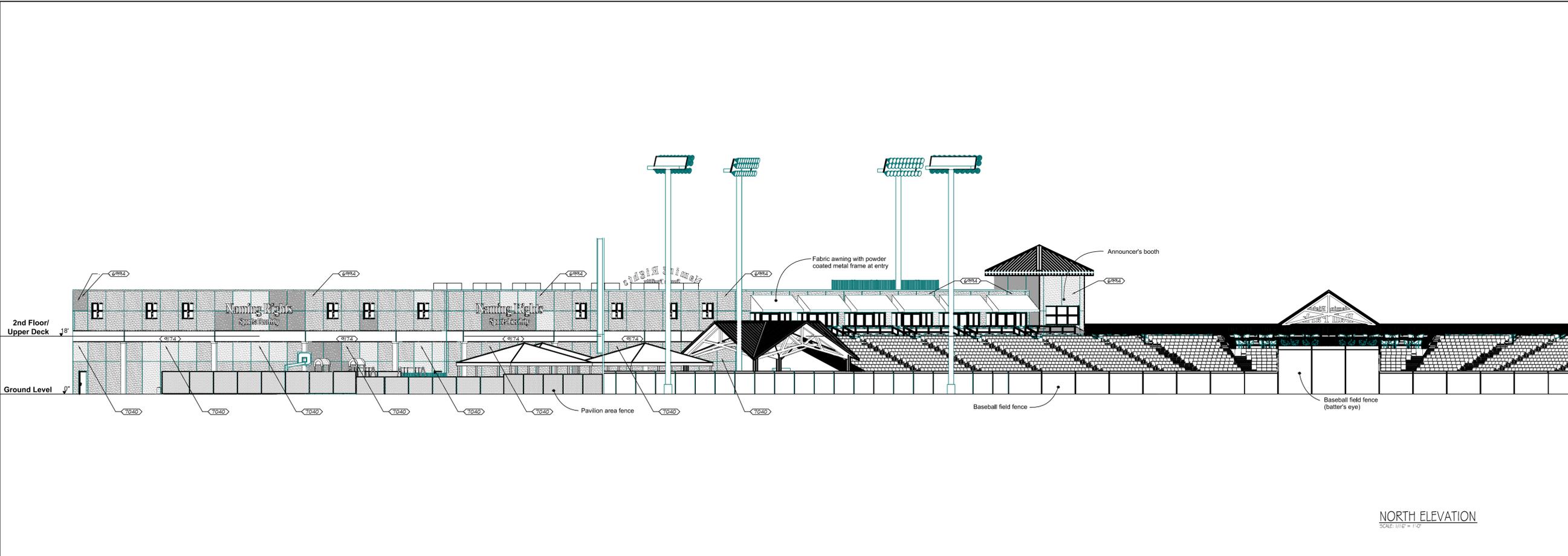
DATE **2-27-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET **A2.0**



CONCRETE PAINT
 6994 - SHERWIN WILLIAMS - GREENBLACK
 7040 - SHERWIN WILLIAMS - SMOKEHOUSE
 9174 - SHERWIN WILLIAMS - MOTH WING

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**LAKE COUNTRY
 BALL PARK**

Blue Ribbon Circle N.
 Oconomowoc, WI

SHEET TITLE
**EAST & WEST
 ELEVATIONS**

PROJECT NO. **17-4985**

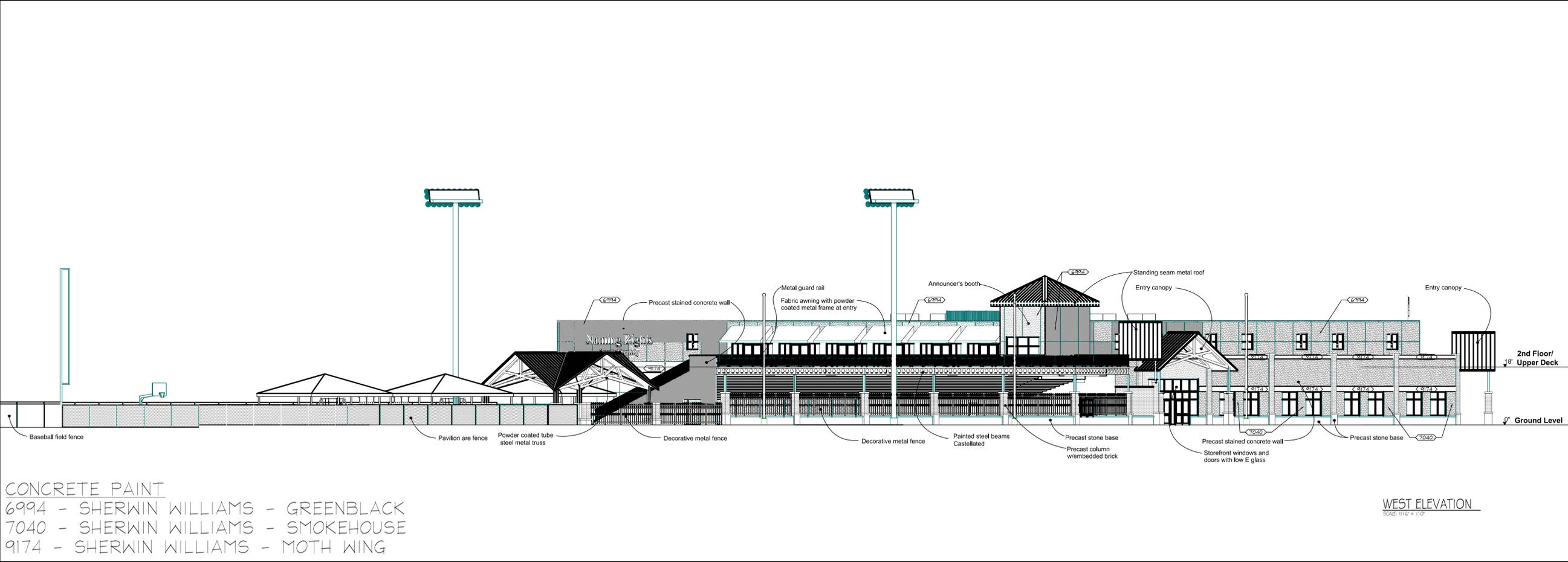
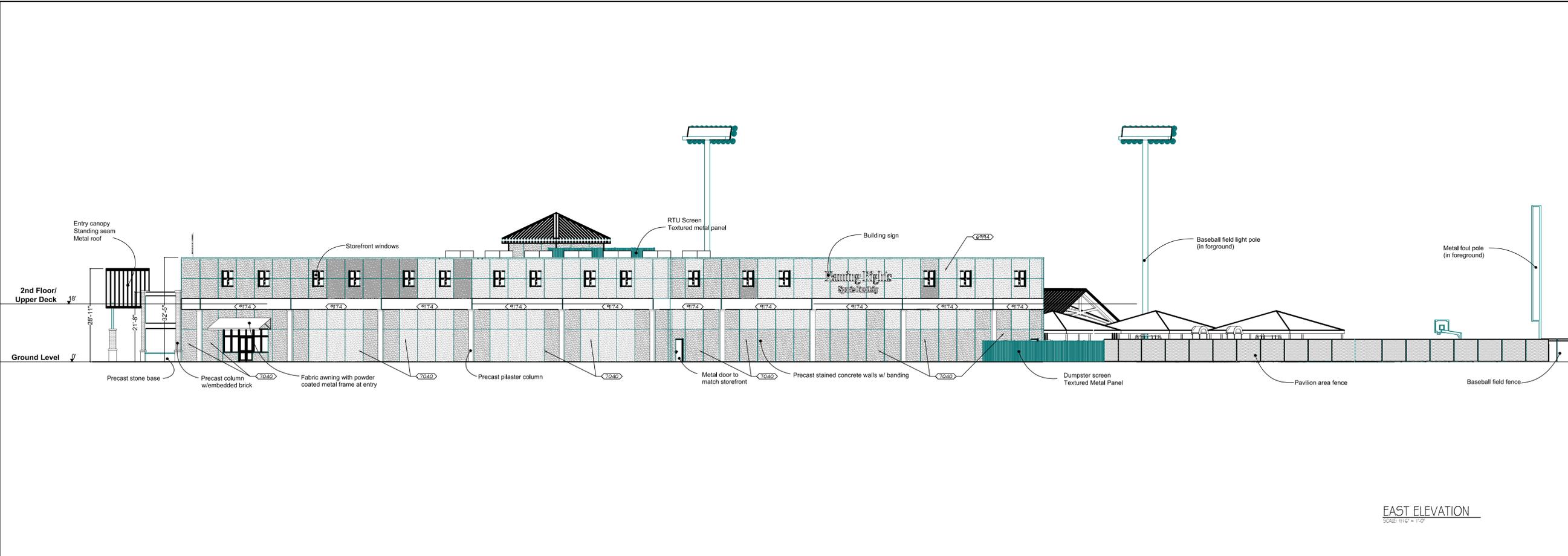
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SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET **A2.1**

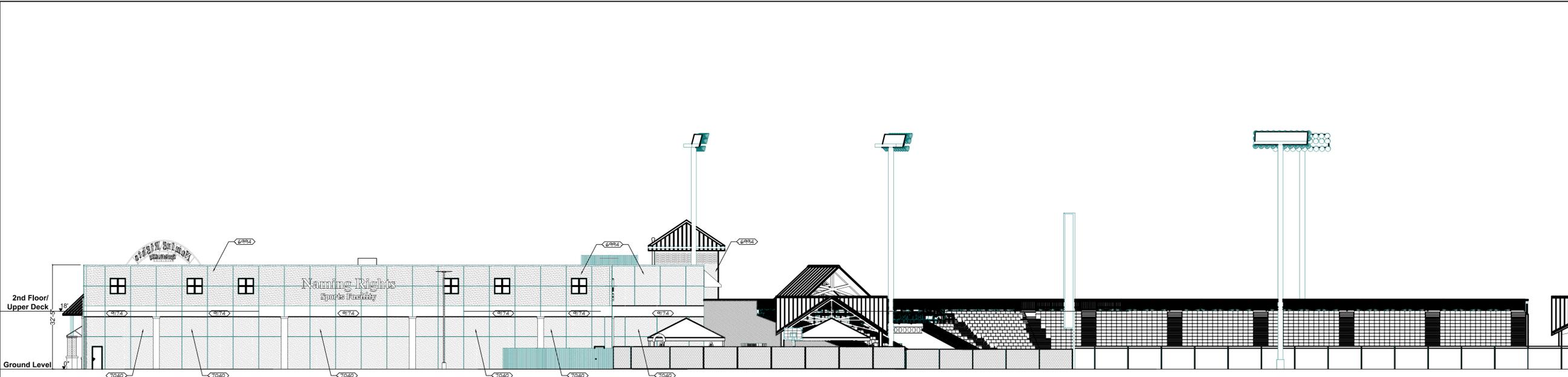


CONCRETE PAINT
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 7040 - SHERWIN WILLIAMS - SMOKEHOUSE
 9174 - SHERWIN WILLIAMS - MOTH WING

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REVISIONS



NORTHEAST ELEVATION
 SCALE: 1/16" = 1'-0"



NORTHWEST ELEVATION
 SCALE: 1/16" = 1'-0"

**LAKE COUNTRY
 BALL PARK**

Blue Ribbon Circle N.
 Oconomowoc, WI

SHEET TITLE
**NORTHEAST &
 NORTHWEST
 ELEVATIONS**

PROJECT NO. **17-4985**

DATE **2-27-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET **A2.2**

CONCRETE PAINT
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 7040 - SHERWIN WILLIAMS - SMOKEHOUSE
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REVISIONS

**LAKE COUNTRY
 BALL PARK**

Blue Ribbon Circle N
 Oconomowoc, WI

SHEET TITLE
**DUMPSTER
 ENCLOSURE**

PROJECT NO. **17-4985**

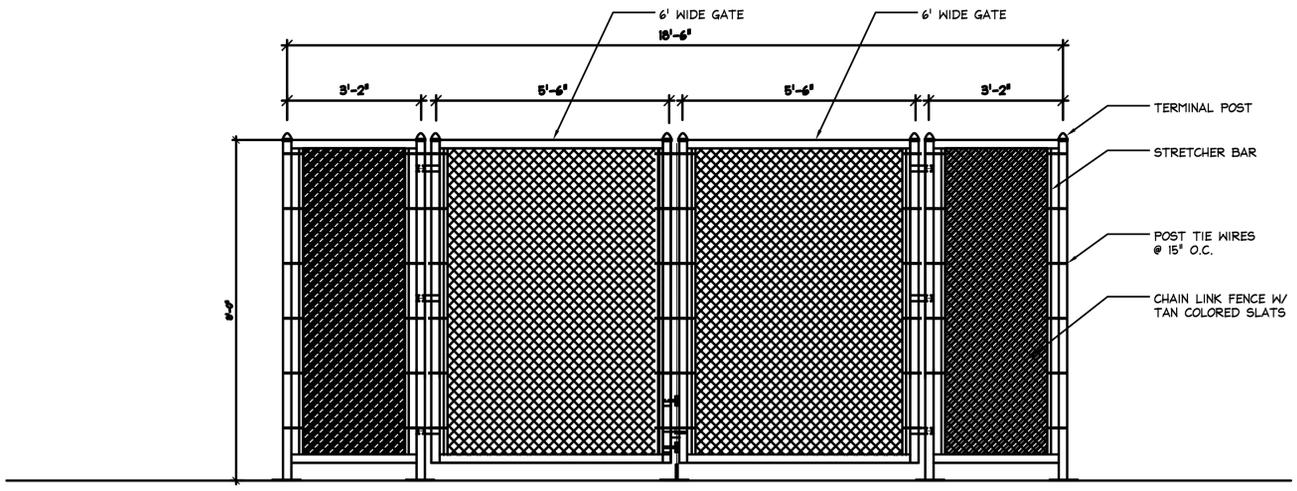
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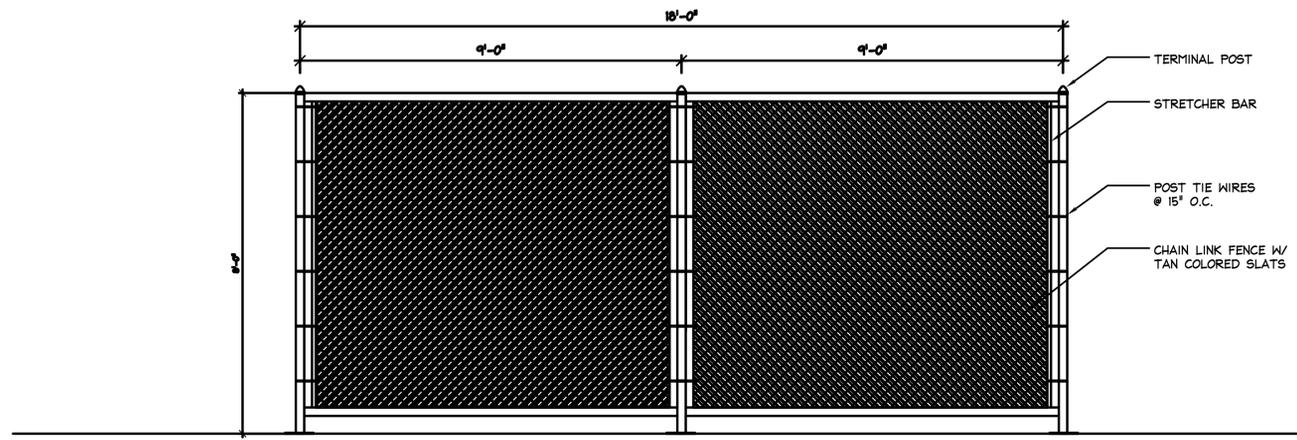
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DRAWN BY **JPS**

SHEET **A2.4**



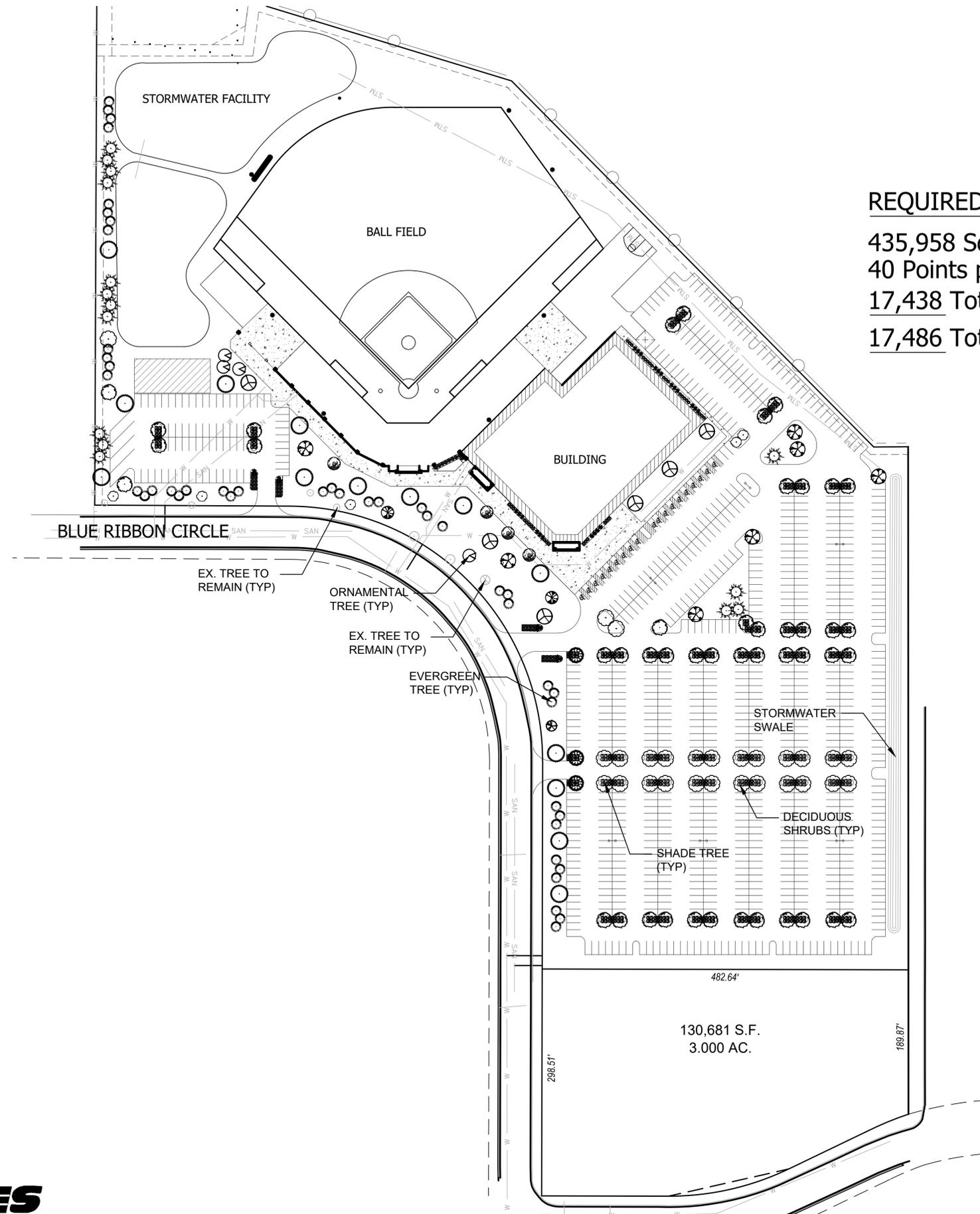
NORTHEAST ELEVATION 1
 3/4" = 1'-0"



SOUTHEAST ELAVATION 2
 3/4" = 1'-0"



WISCONSIN'S LARGEST TREE TRANSPLANTERS



REQUIRED LANDSCAPE POINTS

435,958 Sq. Ft. Total Impervious Area
40 Points per 1000 Sq. Ft (General Commercial Zoning)
17,438 Total Landscape Points Required
17,486 Total Landscape Points Proposed



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR

BLUE RIBBON BASEBALL
BLUE RIBBON CIRCLE NORTH
OCONOMOWOC, WISCONSIN

LANDSCAPE ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 12/26/2019

REVISED: 1/24/2020

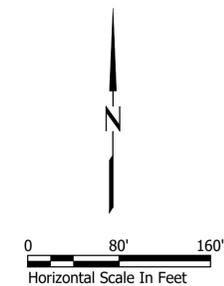
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SHEET: L100



Gerard A. Rewolinski

OVERALL LANDSCAPE PLAN

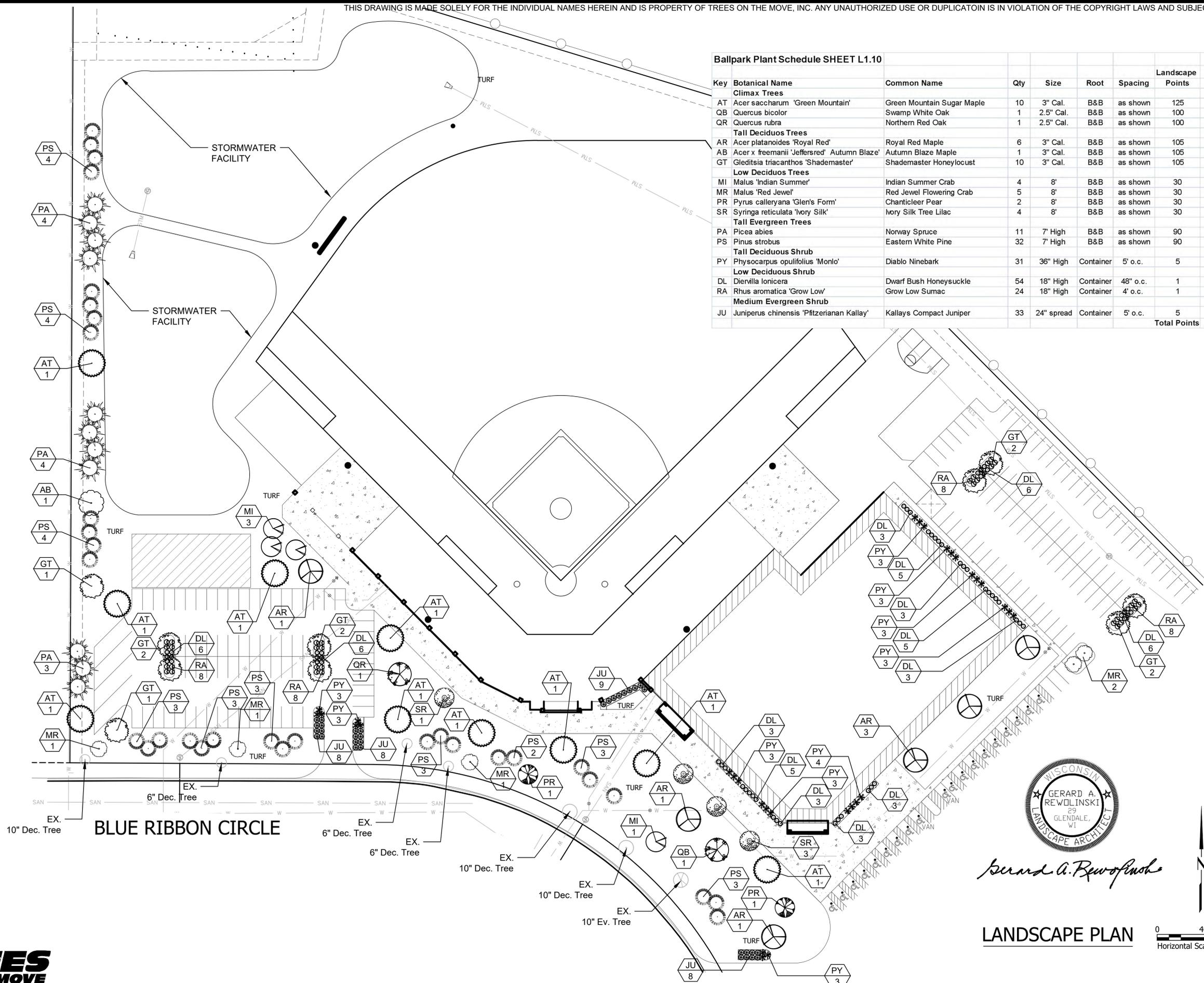


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WISCONSIN'S LARGEST TREE TRANSPLANTERS

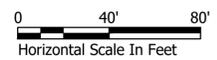


Ballpark Plant Schedule SHEET L1.10								
Key	Botanical Name	Common Name	Qty	Size	Root	Spacing	Landscape Points	Total Points
Climax Trees								
AT	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	10	3" Cal.	B&B	as shown	125	1250
QB	Quercus bicolor	Swamp White Oak	1	2.5" Cal.	B&B	as shown	100	100
QR	Quercus rubra	Northern Red Oak	1	2.5" Cal.	B&B	as shown	100	100
Tall Deciduous Trees								
AR	Acer platanoides 'Royal Red'	Royal Red Maple	6	3" Cal.	B&B	as shown	105	630
AB	Acer x freemanii 'Jeffersred' Autumn Blaze'	Autumn Blaze Maple	1	3" Cal.	B&B	as shown	105	105
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	10	3" Cal.	B&B	as shown	105	1050
Low Deciduous Trees								
MI	Malus 'Indian Summer'	Indian Summer Crab	4	8'	B&B	as shown	30	120
MR	Malus 'Red Jewel'	Red Jewel Flowering Crab	5	8'	B&B	as shown	30	150
PR	Pyrus calleryana 'Glen's Form'	Chanticleer Pear	2	8'	B&B	as shown	30	60
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	4	8'	B&B	as shown	30	120
Tall Evergreen Trees								
PA	Picea abies	Norway Spruce	11	7' High	B&B	as shown	90	990
PS	Pinus strobus	Eastern White Pine	32	7' High	B&B	as shown	90	2880
Tall Deciduous Shrub								
PY	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	31	36" High	Container	5' o.c.	5	155
Low Deciduous Shrub								
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	54	18" High	Container	48" o.c.	1	54
RA	Rhus aromatica 'Grow Low'	Grow Low Sumac	24	18" High	Container	4' o.c.	1	24
Medium Evergreen Shrub								
JU	Juniperus chinensis 'Pfitzerianan Kallay'	Kallays Compact Juniper	33	24" spread	Container	5' o.c.	5	165
							Total Points	7953



Gerard A. Rewdlinski

LANDSCAPE PLAN



Plot Date: 1/24/2020 - 1:22:27 PM Drawing Name: S:\Gerard\2019\Blue Ribbon Baseball\Lake County Ballpark CAD\Ballpark-L1.10.dwg



PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSES OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.

LANDSCAPE DEVELOPMENT FOR
 BLUE RIBBON BASEBALL
 BLUE RIBBON CIRCLE NORTH
 OCONOMOWOC, WISCONSIN

LANDSCAPE ARCHITECTURE
 DESIGN BY: GAR
 DRAWN BY: GAR
 DATE: 12/26/2019
 REVISED: 1/24/2020
 SCALE: 1"=40'-0"
 SHEET: L1.10

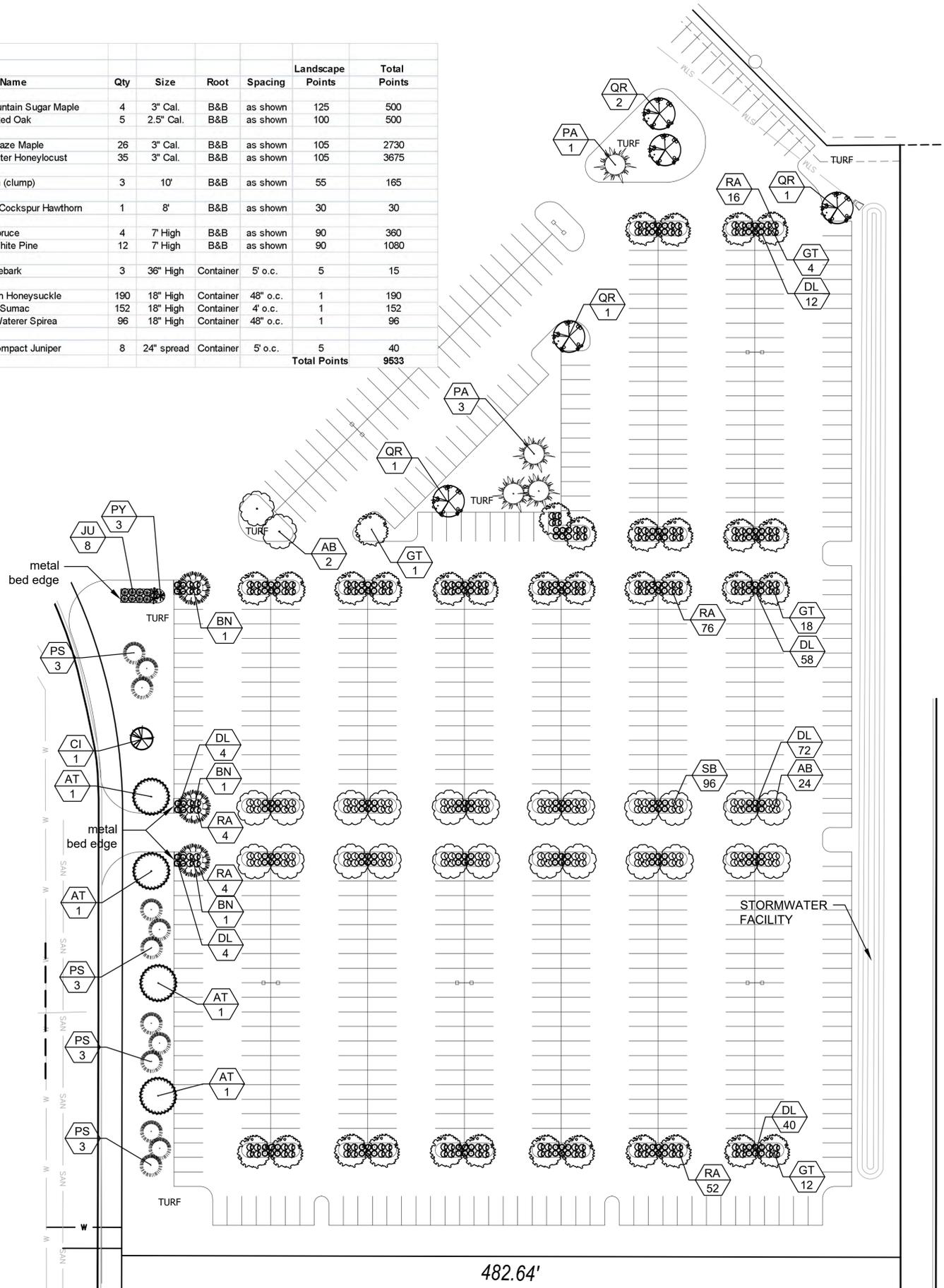
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 New Berlin, WI 53151
 Phone: (262) 679-5200
 treesonthemove.com



WISCONSIN'S LARGEST TREE TRANSPLANTERS

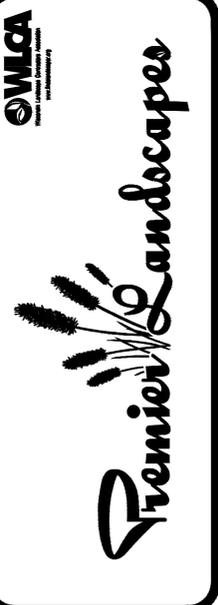
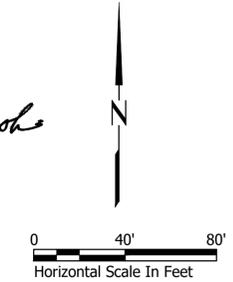
Ballpark Plant Schedule SHEET L1.20

Key	Botanical Name	Common Name	Qty	Size	Root	Spacing	Landscape Points	Total Points
Climax Trees								
AT	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	4	3" Cal.	B&B	as shown	125	500
QR	Quercus rubra	Northern Red Oak	5	2.5" Cal.	B&B	as shown	100	500
Tall Deciduous Trees								
AB	Acer x freemanii 'Jeffersred' Autumn Blaze'	Autumn Blaze Maple	26	3" Cal.	B&B	as shown	105	2730
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	35	3" Cal.	B&B	as shown	105	3675
Medium Deciduous Trees								
BN	Betula nigra	River Birch (clump)	3	10'	B&B	as shown	55	165
Low Deciduous Trees								
CI	Crataegus crusgalli var. Inermis	Thornless Cockspur Hawthorn	1	8'	B&B	as shown	30	30
Tall Evergreen Trees								
PA	Picea abies	Norway Spruce	4	7' High	B&B	as shown	90	360
PS	Pinus strobus	Eastern White Pine	12	7' High	B&B	as shown	90	1080
Tall Deciduous Shrub								
PY	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	3	36" High	Container	5' o.c.	5	15
Low Deciduous Shrub								
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	190	18" High	Container	48" o.c.	1	190
RA	Rhus aromatica 'Grow Low'	Grow Low Sumac	152	18" High	Container	4' o.c.	1	152
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	96	18" High	Container	48" o.c.	1	96
Medium Evergreen Shrub								
JU	Juniperus chinensis 'Pfitzerianan Kallay'	Kallays Compact Juniper	8	24" spread	Container	5' o.c.	5	40
							Total Points	9633



Gerard A. Rewdlinski

LANDSCAPE PLAN



LANDSCAPE DEVELOPMENT FOR
 BLUE RIBBON BASEBALL
 BLUE RIBBON CIRCLE NORTH
 OCONOMOWOC, WISCONSIN

LANDSCAPE ARCHITECTURE
 DESIGN BY: GAR
 DRAWN BY: GAR
 DATE: 12/26/2019
 REVISED: 1/24/2020
 SCALE: 1"=40'-0"
 SHEET: L1.20

TREES ON THE MOVE
 5611 S. Calhoun Road
 New Berlin, WI 53151
 Phone: (262) 679-5200
 treesonthemove.com

Plot Date: 1/24/2020 - 1:24 PM
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LAKE COUNTRY BALLPARK

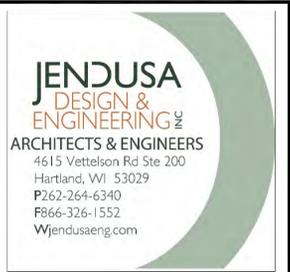
Blue Ribbon Circle N.
Oconomowoc, WI



LOCATION PLAN
NOT TO SCALE

BID SET SHEET INDEX

T1.0	TITLE SHEET
C102	SITE PLAN
C103	SITE PLAN
L100	OVERALL LANDSCAPE PLAN
E100	LIGHTING PLAN
A1.0	LOWER FLOOR PLAN
A1.1	UPPER FLOOR PLAN
A2.0	NORTH & SOUTH ELEVATIONS
A2.1	EAST & WEST ELEVATIONS
A2.2	NE & NW ELEVATIONS
A2.3	OVERALL ELEVATIONS
A2.4	DUMPSTER ENCLOSURE
S4.2	BOLLARD SPEC SHEET



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REVISIONS

LAKE COUNTRY BALL PARK

Blue Ribbon Circle N
Oconomowoc, WI

SHEET TITLE
TITLE PAGE

PROJECT NO. **17-4985**

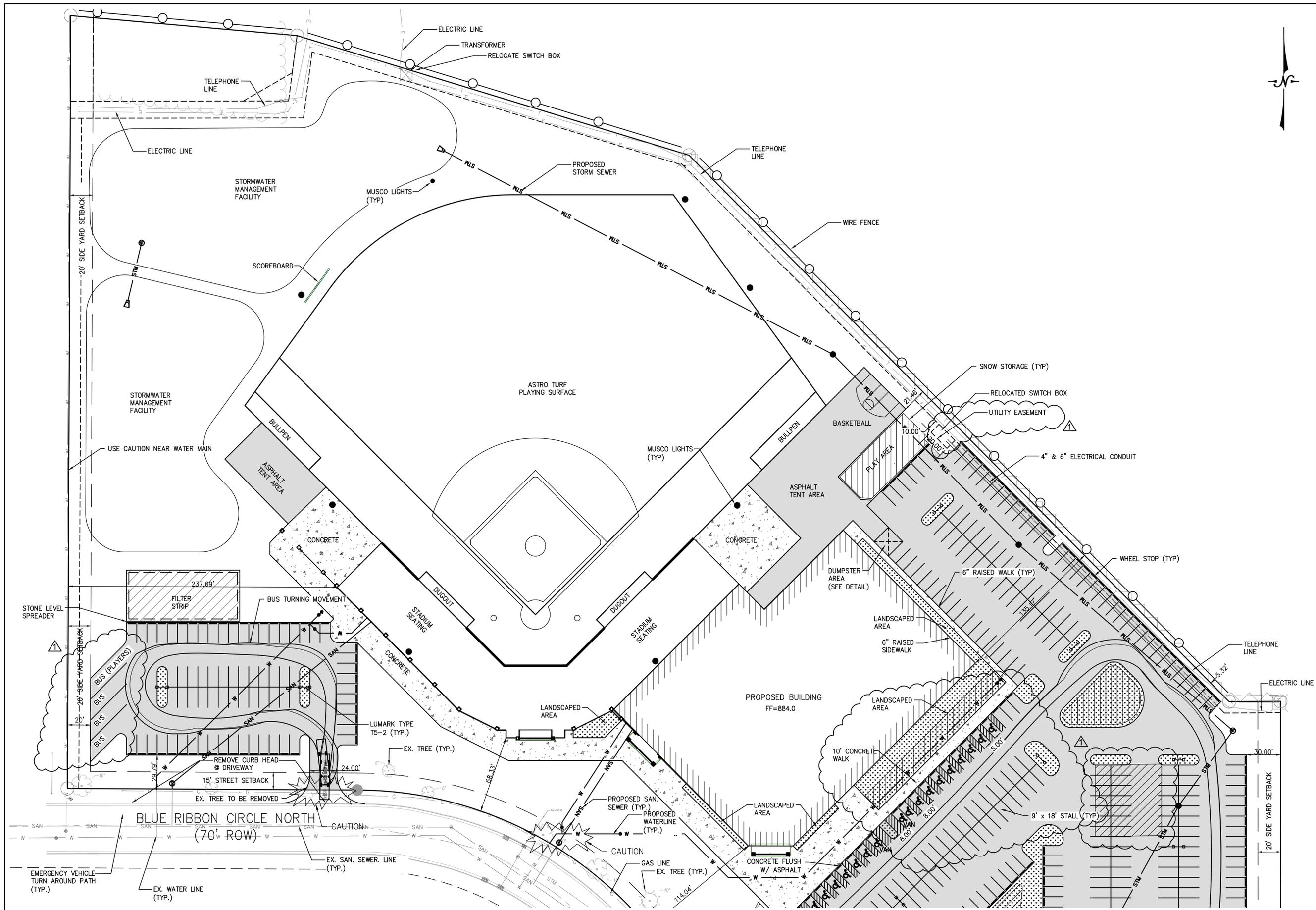
DATE **3-5-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JFJ**

SHEET
T1.0

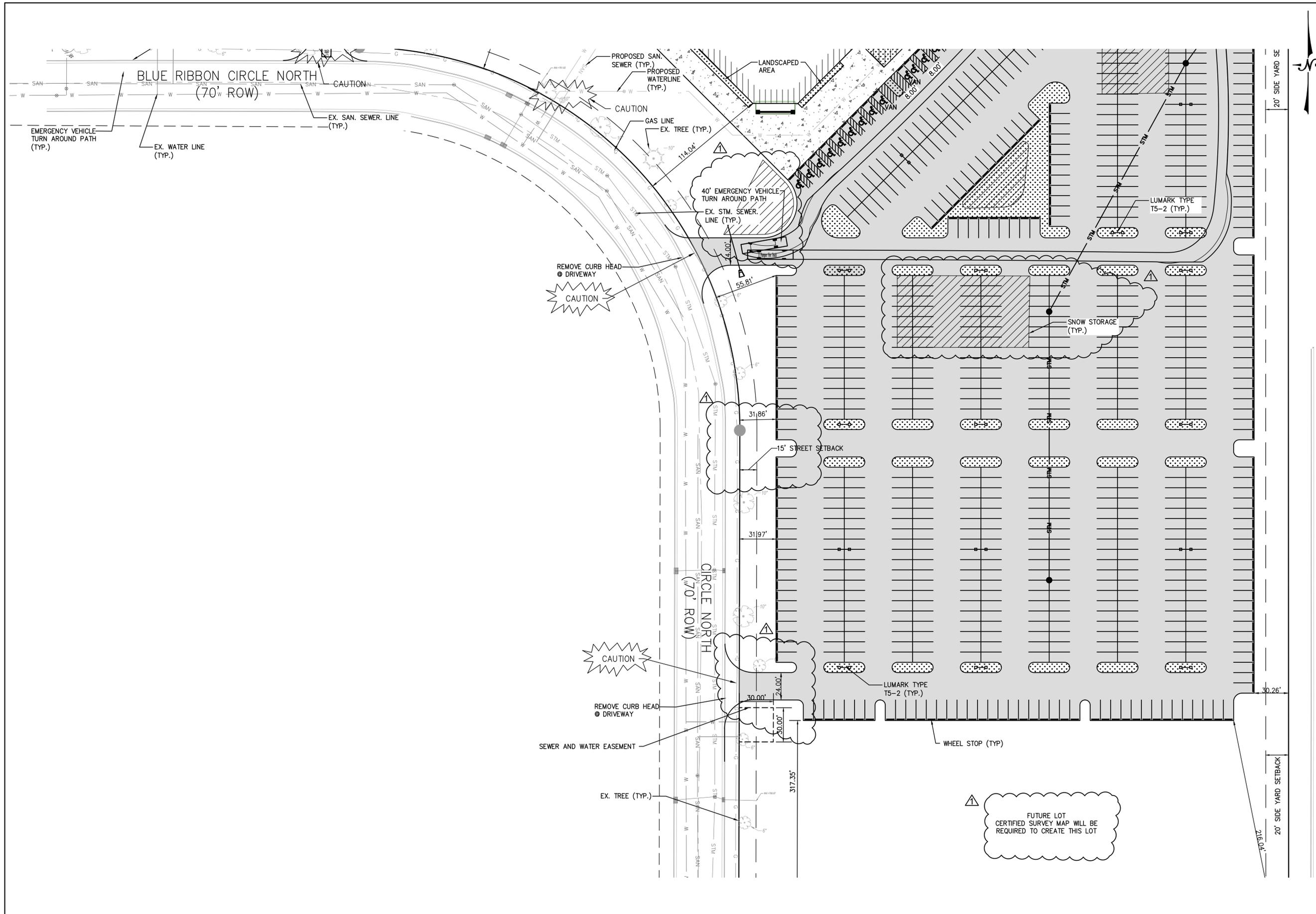


IMPROVEMENT PLANS FOR
BLUE RIBBON BASEBALL
 CITY OF ECONOMOWOC, WI
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC

SITE PLAN	
NO.	1
REVISIONS	ADDRESS CITY COMMENTS
BY	DATE
	NJO 2/14/2020

ISSUED FOR REVIEW

PLAN DATE	12.30.19
DESIGNED BY	DKV
SCALE	0 40'
PROJECT NO.	19-0054
SHEET NO.	C102



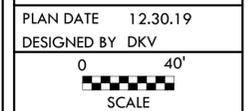
FUTURE LOT
CERTIFIED SURVEY MAP WILL BE
REQUIRED TO CREATE THIS LOT

IMPROVEMENT PLANS FOR
BLUE RIBBON BASEBALL
CITY OF OCONOMOWOC, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

SITE PLAN	
NO.	REVISIONS
1	BY DATE NJO 2/14/2020
	ADDRESS CITY COMMENTS

ISSUED FOR REVIEW

PLAN DATE 12.30.19
DESIGNED BY DKV

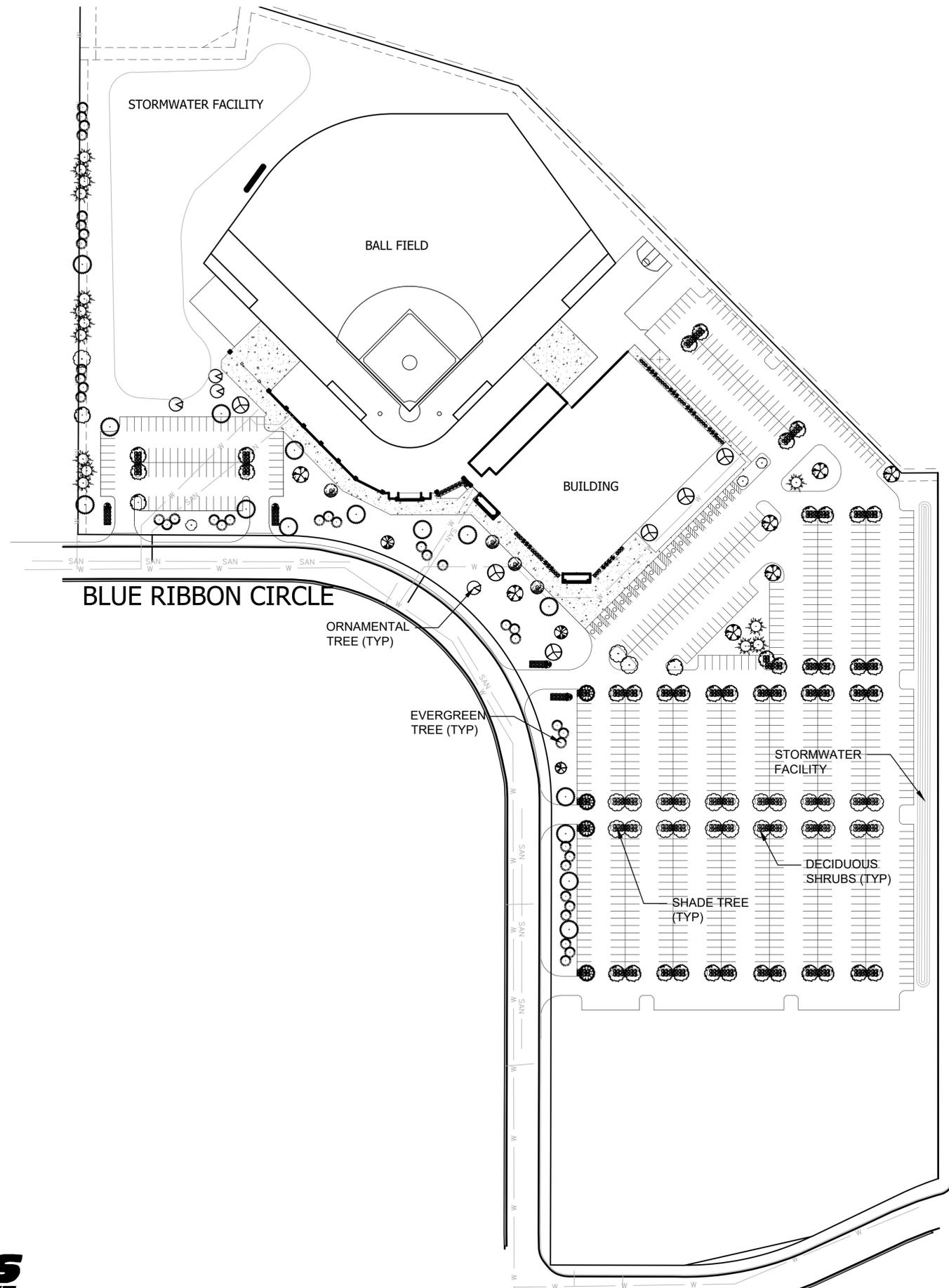


PROJECT NO.
19-0054

SHEET NO.
C103



WISCONSIN'S LARGEST TREE TRANSPLANTERS



Plot Date: 1/8/2020 - 1:58 PM
Drawing Name: S:\Gerard\2019\Lake County\Ballpark\CAD\Ballpark_L100.dwg

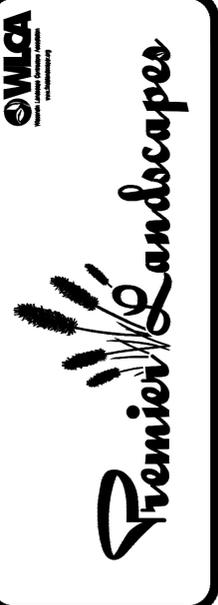
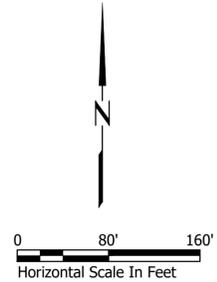


PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSES OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.



Gerard A. Rewolinski

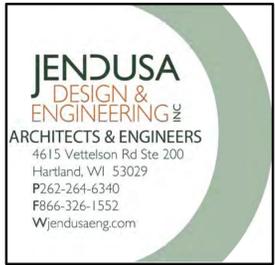
OVERALL LANDSCAPE PLAN



LANDSCAPE DEVELOPMENT FOR
BLUE RIBBON BASEBALL
BLUE RIBBON CIRCLE NORTH
OCONOMOWOC, WISCONSIN

LANDSCAPE ARCHITECTURE
DESIGN BY: GAR
DRAWN BY: GAR
DATE: 12/26/2019
REVISED: 1/8/2020
SCALE: 1"=80'-0"
SHEET: L100

TREES ON THE MOVE
5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com



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REVISIONS

**LAKE COUNTRY
BALL PARK**

Oconomowoc, WI
Blue Ribbon Circle N

SHEET TITLE
LIGHTING PLAN

PROJECT NO.

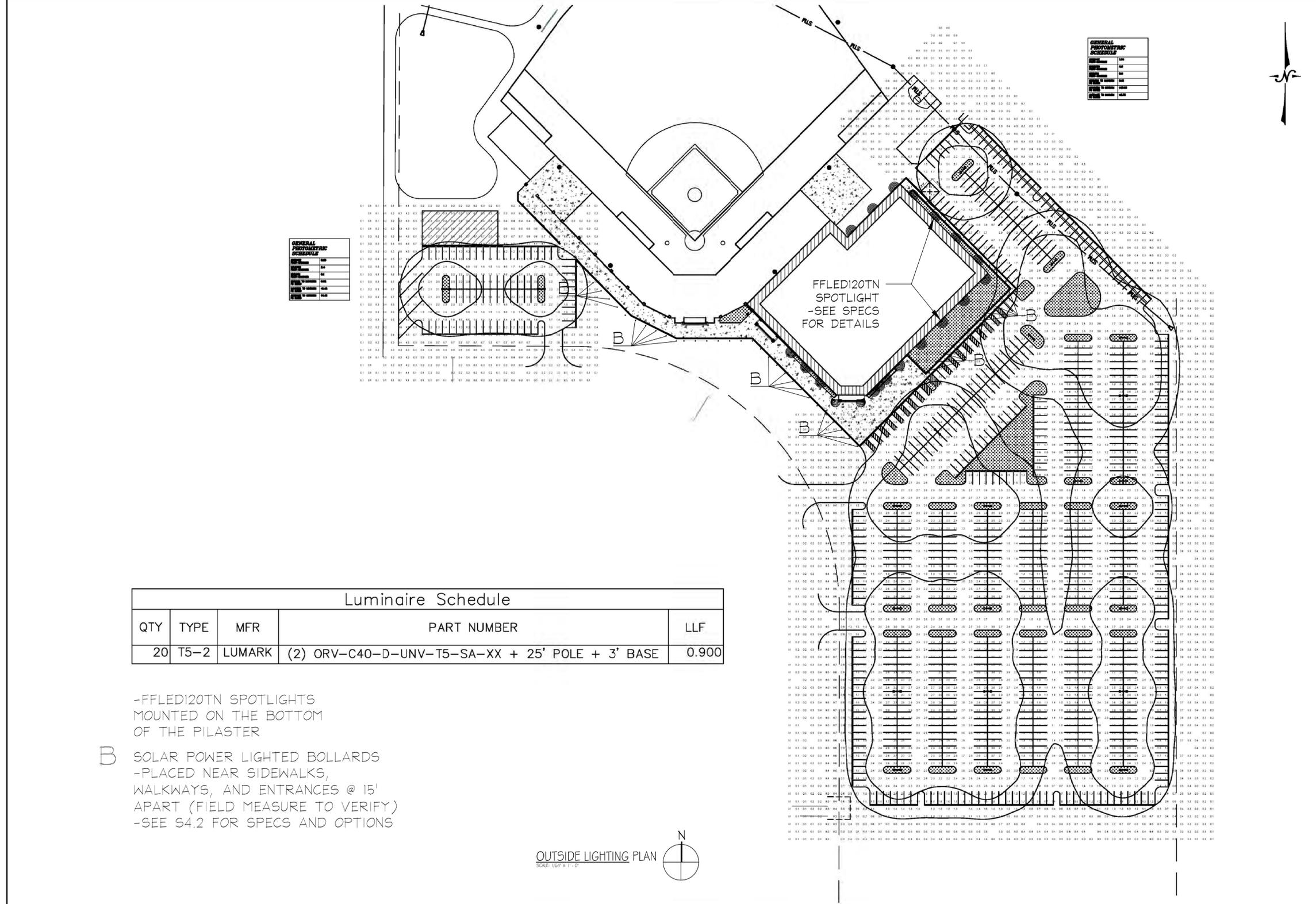
DATE **3-5-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET
E100



Luminaire Schedule				
QTY	TYPE	MFR	PART NUMBER	LLF
20	T5-2	LUMARK	(2) ORV-C40-D-UNV-T5-SA-XX + 25' POLE + 3' BASE	0.900

- FFLED120TN SPOTLIGHTS MOUNTED ON THE BOTTOM OF THE PILASTER
- B** SOLAR POWER LIGHTED BOLLARDS -PLACED NEAR SIDEWALKS, WALKWAYS, AND ENTRANCES @ 15' APART (FIELD MEASURE TO VERIFY) -SEE S4.2 FOR SPECS AND OPTIONS



**SITE IMPROVEMENT PLANS FOR
BLUE RIBBON BASEBALL
OCONOMOWOC, WI**

**LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC**

LIGHTING PLAN

NO. _____ BY _____ DATE _____

REVISIONS

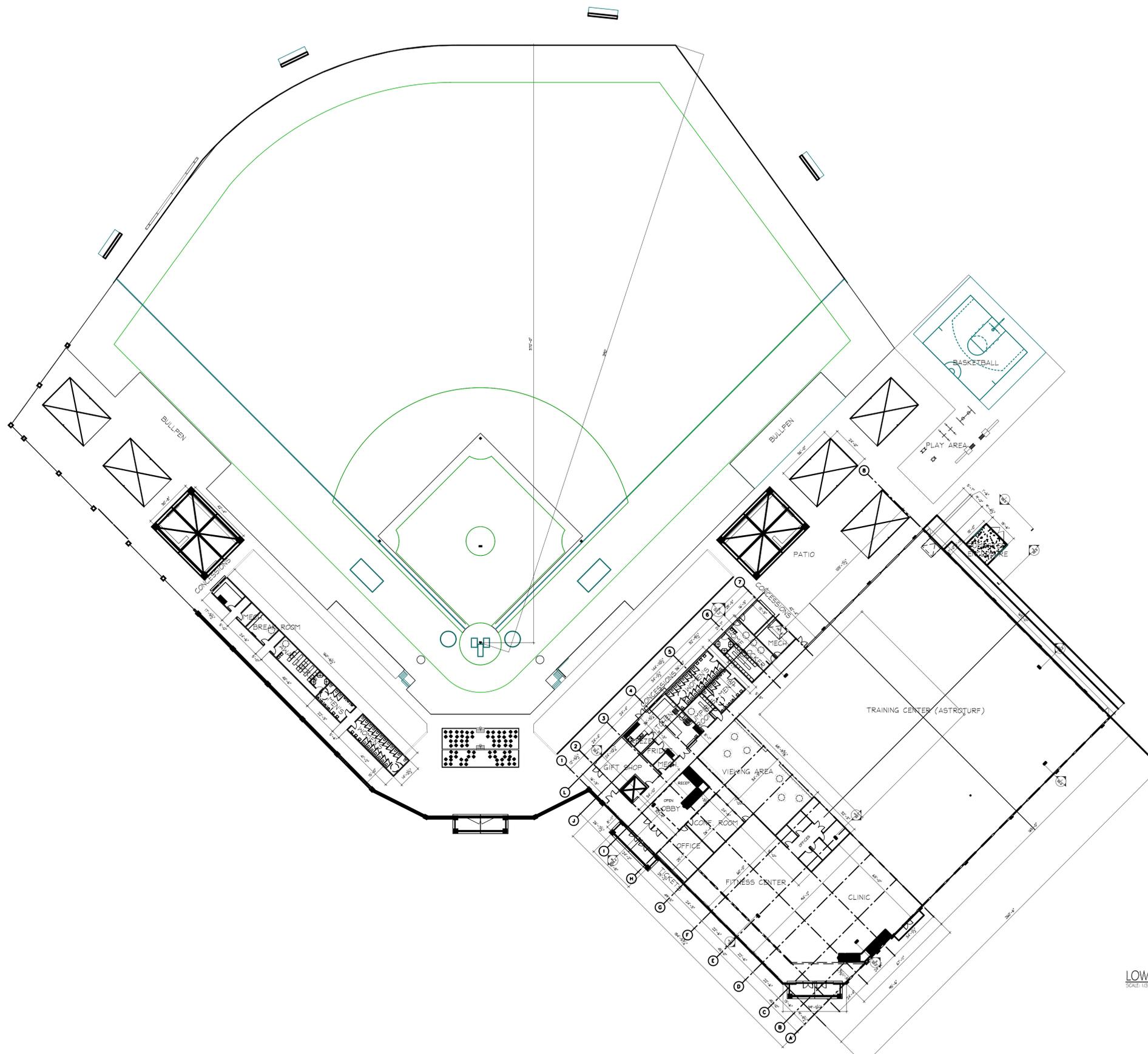
ISSUED FOR REVIEW

PLAN DATE 01.27.2020
DESIGNED BY JRM

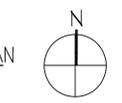
0 60'
SCALE

PROJECT NO.
19-0054

SHEET NO.
1



LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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ARCHITECTS & ENGINEERS
4615 Vettelson Rd Ste 200
Hartland, WI 53029
P262-264-6340
F866-326-1552
Wjendusaeng.com

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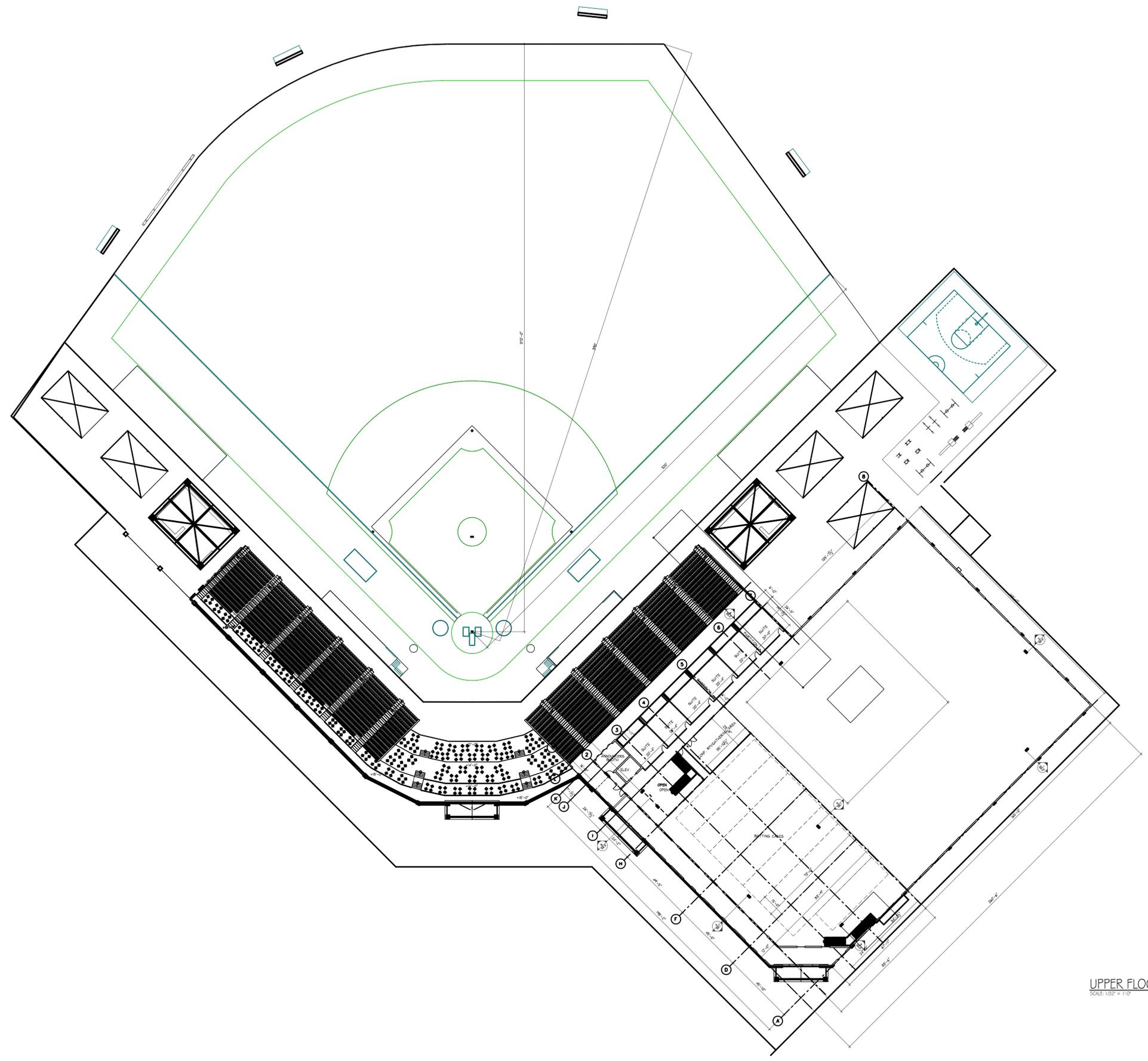
**LAKE COUNTRY
BALL PARK**

Blue Ribbon Circle N
Oconomowoc, WI

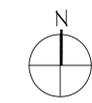
SHEET TITLE
**LOWER FLOOR
PLAN**

PROJECT NO.	17-4985
DATE	3-5-20
SCALE	As Noted
CHECKED BY	
DRAWN BY	JFJ

SHEET
A1.0



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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**LAKE COUNTRY
BALL PARK**

Blue Ribbon Circle N
Oconomowoc, WI

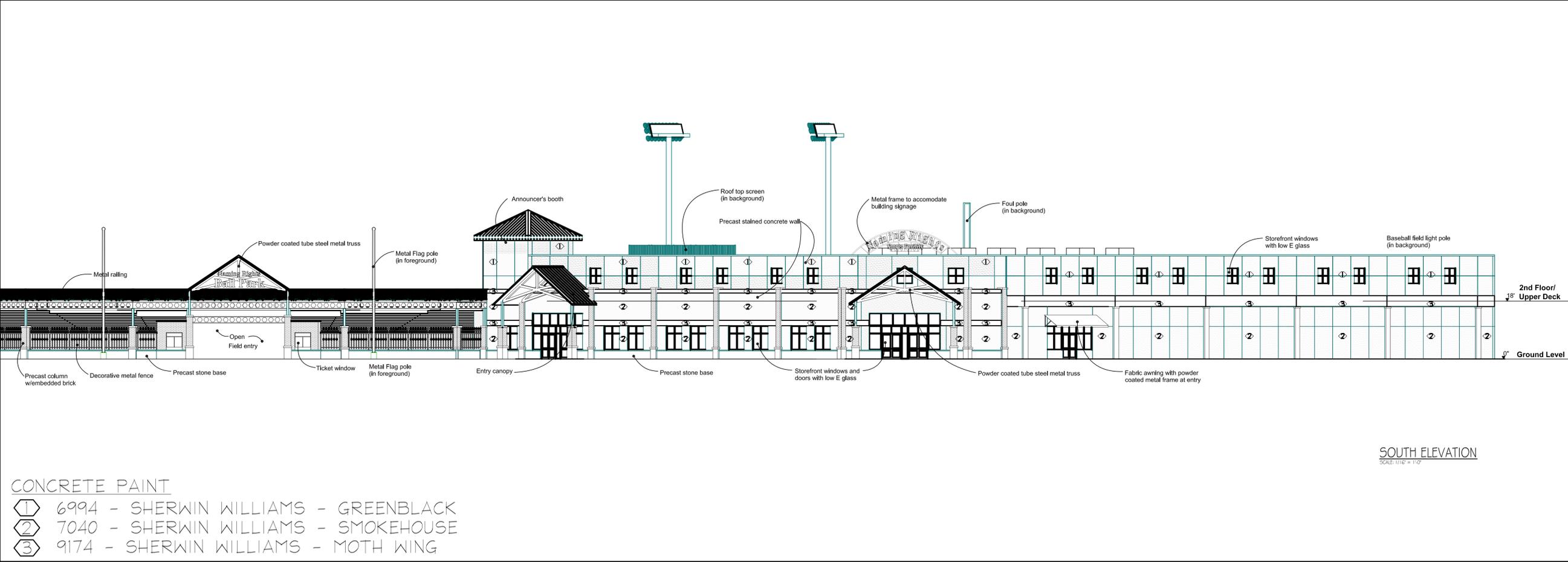
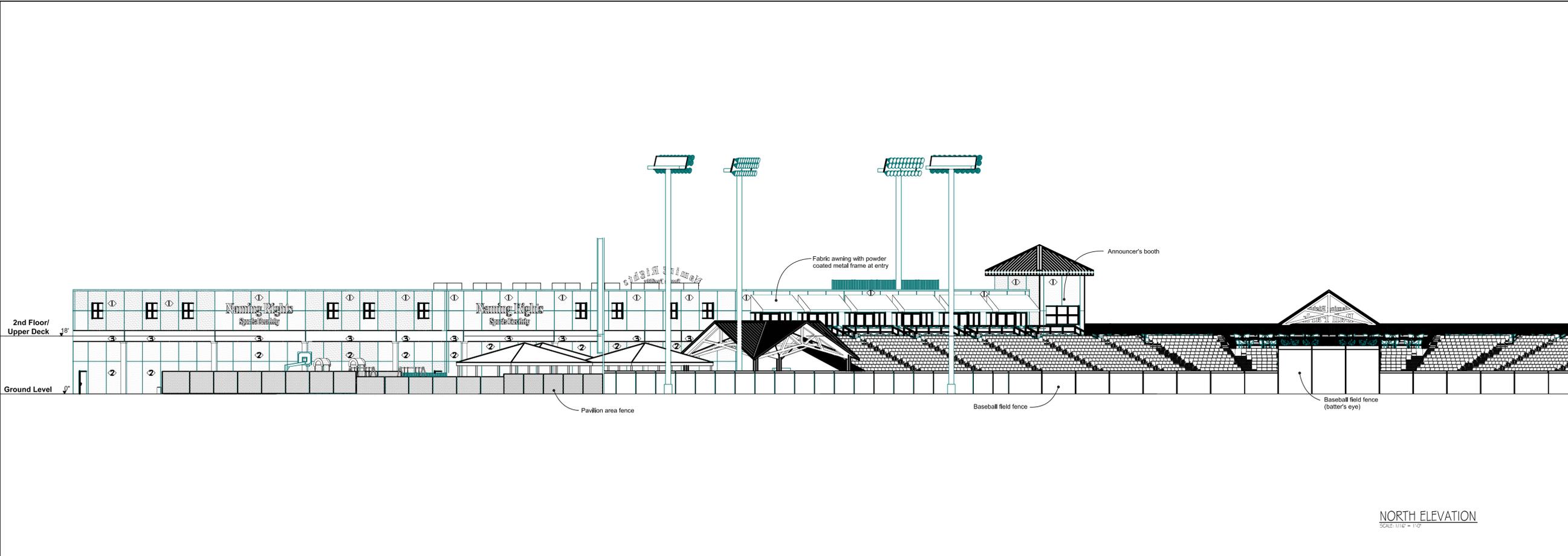
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**UPPER FLOOR
PLAN**

PROJECT NO.	17-4985
DATE	3-5-20
SCALE	As Noted
CHECKED BY	
DRAWN BY	JFJ
SHEET	A1.1

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REVISIONS



- CONCRETE PAINT
- ① 6994 - SHERWIN WILLIAMS - GREENBLACK
 - ② 7040 - SHERWIN WILLIAMS - SMOKEHOUSE
 - ③ 9174 - SHERWIN WILLIAMS - MOTH WING

**LAKE COUNTRY
 BALL PARK**

Blue Ribbon Circle N.
 Oconomowoc, WI

SHEET TITLE
**NORTH & SOUTH
 ELEVATIONS**

PROJECT NO. **17-4985**

DATE **3-5-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET **A2.0**

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**LAKE COUNTRY
 BALL PARK**

Blue Ribbon Circle N.
 Oconomowoc, WI

SHEET TITLE
**EAST & WEST
 ELEVATIONS**

PROJECT NO. **17-4985**

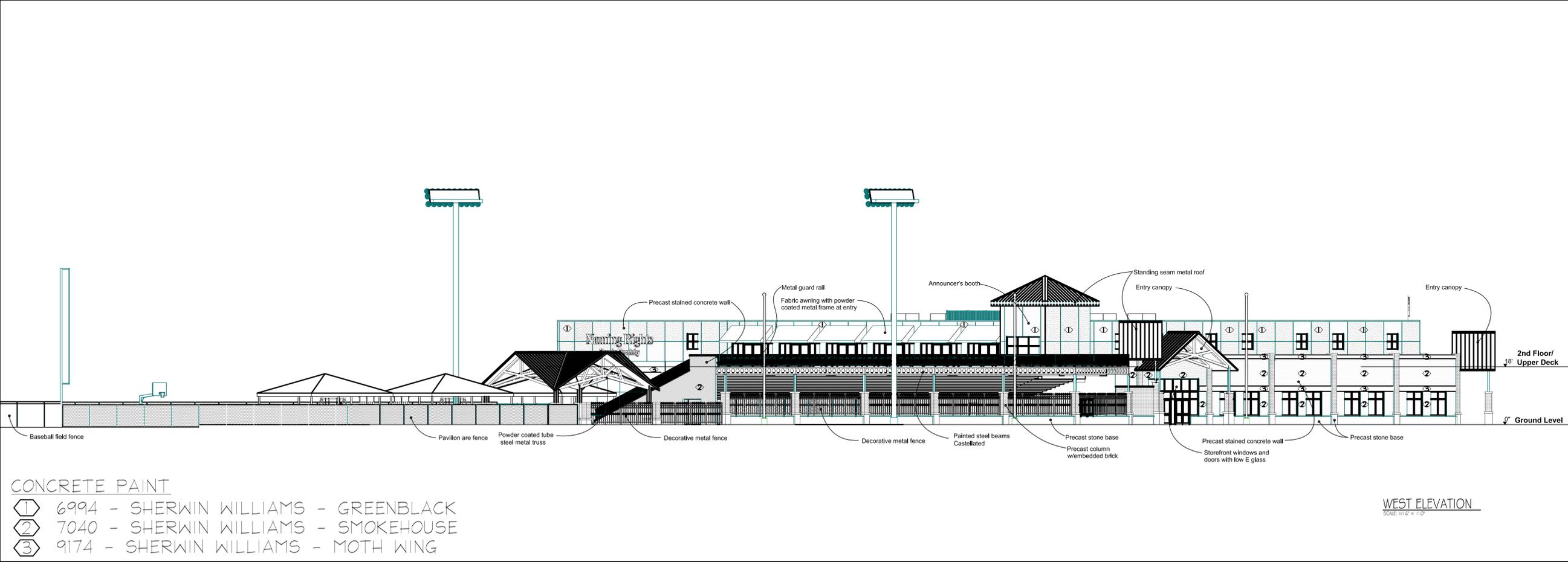
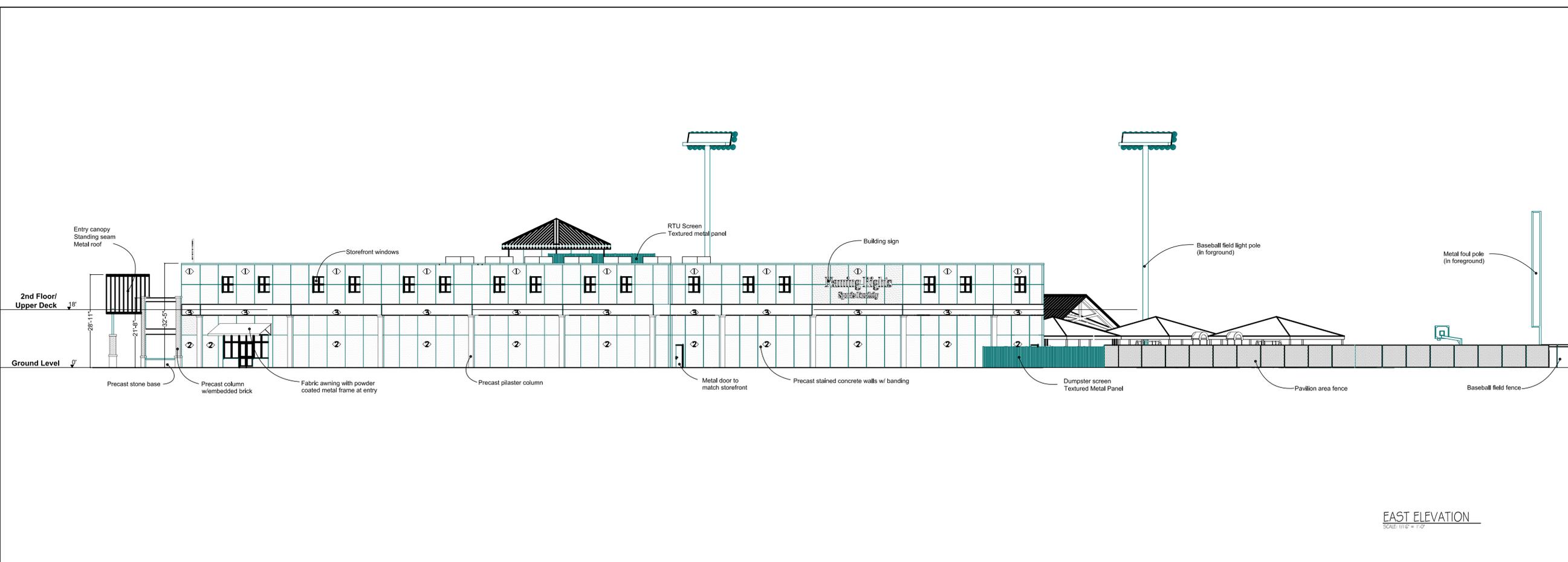
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SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET **A2.1**

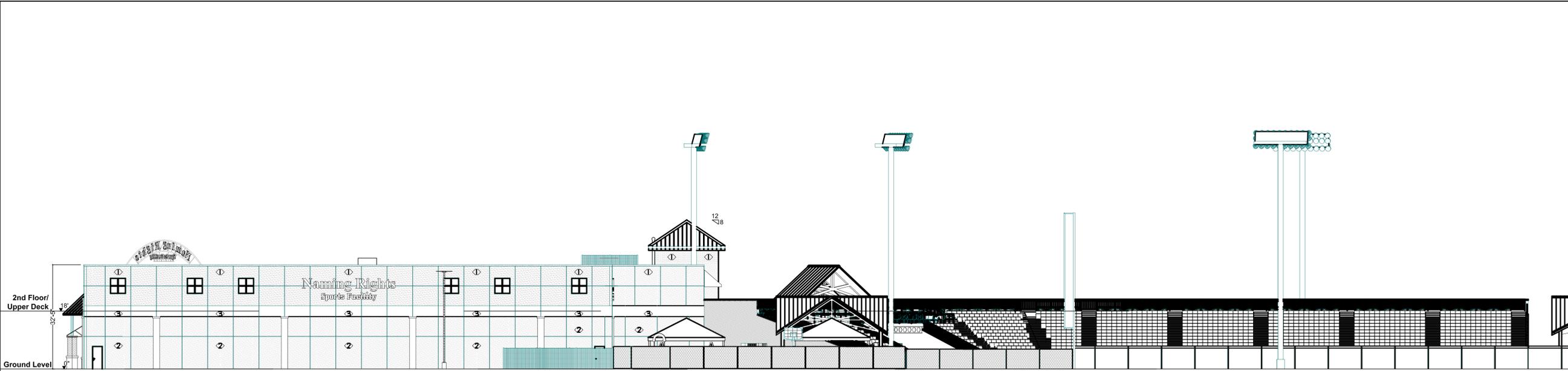


- CONCRETE PAINT**
- ① 6994 - SHERWIN WILLIAMS - GREENBLACK
 - ② 7040 - SHERWIN WILLIAMS - SMOKEHOUSE
 - ③ 9174 - SHERWIN WILLIAMS - MOTH WING

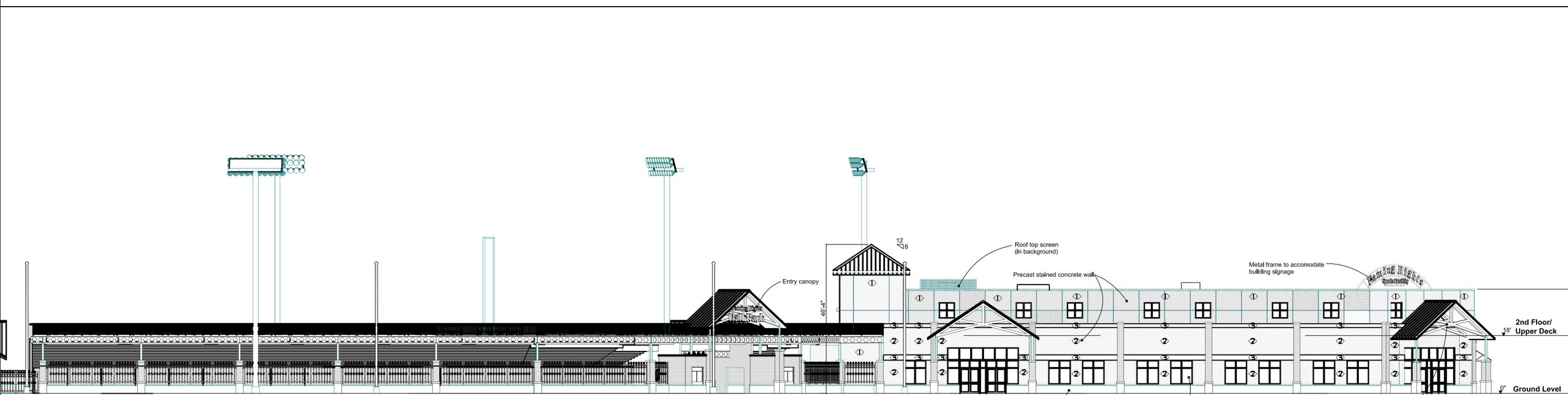
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REVISIONS



NORTHEAST ELEVATION
 SCALE: 1/16" = 1'-0"



NORTHWEST ELEVATION
 SCALE: 1/16" = 1'-0"

- CONCRETE PAINT
- ① 6994 - SHERWIN WILLIAMS - GREENBLACK
 - ② 7040 - SHERWIN WILLIAMS - SMOKEHOUSE
 - ③ 9174 - SHERWIN WILLIAMS - MOTH WING

**LAKE COUNTRY
 BALL PARK**

Blue Ribbon Circle N.
 Oconomowoc, WI

SHEET TITLE
**NORTHEAST &
 NORTHWEST
 ELEVATIONS**

PROJECT NO. **17-4985**

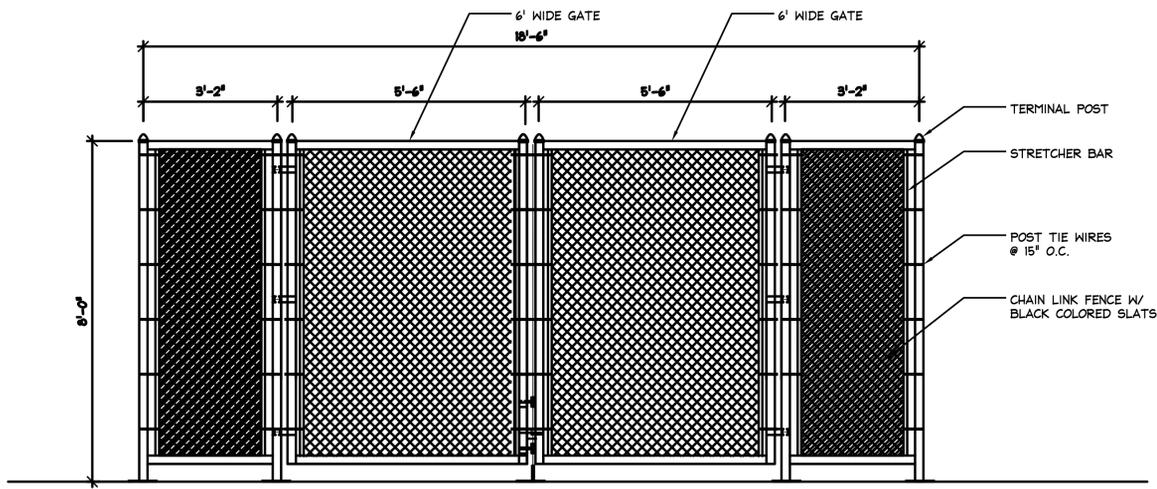
DATE **3-5-20**

SCALE **As Noted**

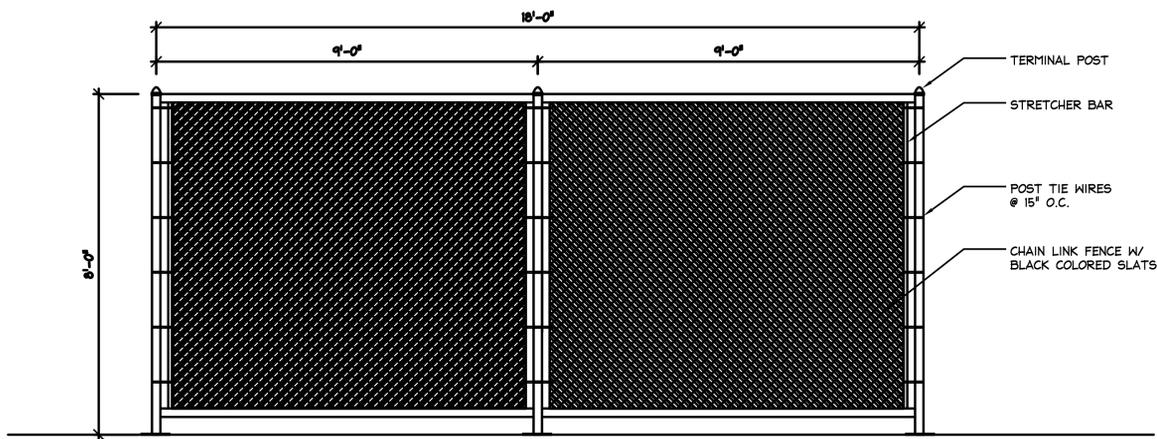
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DRAWN BY **JPS**

SHEET **A2.2**



NORTHEAST ELEVATION 1
3/4" = 1'-0"



SOUTHEAST ELAVATION 2
3/4" = 1'-0"



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REVISIONS

LAKE COUNTRY
BALL PARK

Blue Ribbon Circle N
Oconomowoc, WI

SHEET TITLE
DUMPSTER
ENCLOSURE

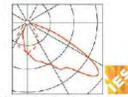
PROJECT NO.	17-4985
DATE	3-5-20
SCALE	As Noted
CHECKED BY	
DRAWN BY	JPS
SHEET	A2.4



BC13
SOLAR 'NOVA' BOLLARD LIGHT



Utilizes high-output LED technology.



IES lighting distribution data available.

The solar 'Nova' bollard light can be quickly and easily installed almost anywhere. Ideal for walkways, parking lots, public areas, sidewalks, etc. This LED bollard is made with an all aluminum body and a clear polycarbonate lamp shade. Light output is provided by twelve high intensity white colored LED's within the circular lens section. In a dark location, this fixture is capable of projecting light outwards and downwards several feet (360 degrees). Available in a choice of two sizes: small (33" tall), or large (41" tall).



SUBJECT TO OUR TERMS & CONDITIONS, AND THE TERMS POLICY



PERFORMANCE

- Typically illuminates dusk to dawn (subject to location).
- Automatically turns on at dusk and off at dawn.
- All aluminum body, satin black powder coated finish.
- Other colors available via large quantity orders only (white, brown, rust, or green).
- Illumination pattern is 360 degrees with projection of light down towards the ground and outwards.
- Light output is dark sky compliant, a full cut off light fixture.
- The small bollard is approximately 33" (84 cm) high.
- The large bollard is approximately 41" (104 cm) high.
- Main body is approximately 6" (15 cm) diameter.
- The clear, polycarbonate lampshade section is approximately 7" (18 cm) diameter and 8" (20 cm) high.
- The top light / solar panel section of the bollard is approximately 9" (23 cm) diameter.
- The base flange of the bollard is approximately 8.5" (21.5 cm) diameter.

LUMINAIRE

- Twelve super bright, high output white colored LED bulbs.
- Each LED produces 8 Lumens.
- Light output is 96 Lumens
- Light output is equal to about 20-25 watts of incandescent lighting.

BATTERY

- 3 replaceable Ni-Cad rechargeable C-type batteries (1.2v 2800mAh) are included.

SOLAR PANEL

- High quality 2.5 watt solar panel.
- The solar panel is built into the top of the bollard fixture.



SUBJECT TO OUR TERMS & CONDITIONS, AND THE TERMS POLICY

Worldwide Shipping Lowest Price Guarantee Lifetime Tech Support 24 Month Product Warranty 30 Day Returns

5611 Halifax Avenue • Fort Myers • FL • 33912 • USA • Phone: 239-461-5522 • Fax: 239-337-7887

MONDAY - FRIDAY 8.00AM - 5.00PM (US EASTERN TIME)

www.solarilluminations.com • sales@solarilluminations.com

BOLLARD OPTION

N.T.S.

1

DFR020716



WLB Series
SOLAR POWERED LED BOLLARD

Project: _____
Type: _____ Quantity: _____



The WLB series solar powered LED bollard is ideal for low level architectural/commercial way-finding, delineation and landscape lighting applications. The self-contained, simple, louvered design combined with high quality construction and unequalled solar powered performance make the WLB series an excellent choice when vertical illumination is required.

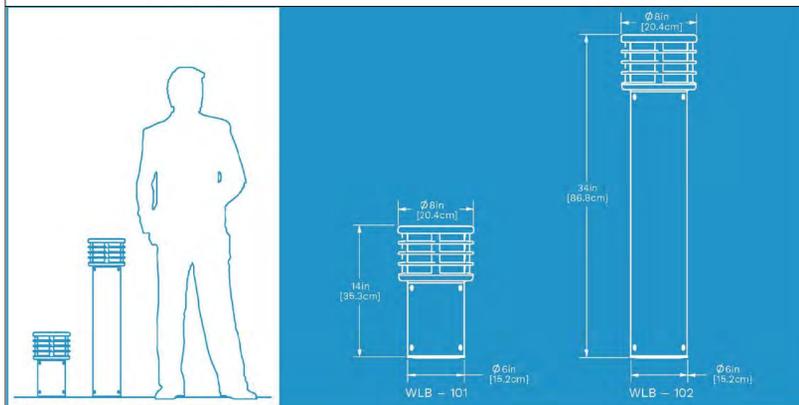
Utilizing solar power and LED lighting the WLB bollards are fully self contained and offer significant benefits over typical wired bollards:

- Low install costs and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Immune from power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is "self-learning" and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

TECHNICAL SPECIFICATIONS

Solar Module:	<ul style="list-style-type: none"> • High impact, UV resistant encapsulation • High efficiency mono-crystalline cells • Fully integrated into bollard housing • Used for day/night detection (no photocell required) 	LEDs & Optics:	<ul style="list-style-type: none"> • High output Cree LEDs • 100,000 hour L70 lifetime • Warm (3000K) and neutral (4000K) white color temperatures available • Omni-directional light output with low glare, frosted lens • Typical output of 86 to 130 lumens
Solar Lighting Controller (SLC):	<ul style="list-style-type: none"> • High efficiency Maximum Power Point Tracking (MPPT) charge controller • Microcontroller based system • Includes high efficiency LED driver • Integrated into bollard housing • Automatically manages lighting performance based on environmental conditions and lighting requirements 	Mechanical Construction:	<ul style="list-style-type: none"> • Cast, low copper aluminum housing • Extruded, low copper aluminum post • Stainless fasteners • Architectural grade, super durable, TGIC powder coat
Battery:	<ul style="list-style-type: none"> • High-performance lithium (LiFePO₄) • Exceptional 8 - 10 year lifecycle • High temperature tolerance • Contained within bollard post • Designed for easy battery changes when required 	Factory Set Lighting Profiles:	<ul style="list-style-type: none"> • On at dusk, off at dawn • On at dusk, turn off after 6 hours • On at dusk, dim to 30% after 6 hours • On at dusk, off after 5 hours, on 1 hour before dawn • On at dusk, dim to 30% after 5 hours, on for 1 hour before dawn



ORDER MATRIX

Series	Height	Finish	Distribution	LED Color	Lighting Profile	Options
WLB	101 - 13.6"	BK - Black	SYM - Symmetrical	WW - 3000K	00 - Dusk till dawn	SEC - Security Fasteners
	102 - 34"	BZ - Bronze		NW - 4000K	01 - Dark +6 hours then off	PA - Pre-Ship Anchor Bolts
		SV - Silver			02 - Dark +6 hours then 30%	
		WH - White			03 - Dark +5 hours, off, Dawn -1 hour	
		CC - Custom			04 - Dark +5 hours, 30%, Dawn -1 hour (DEFAULT)	

Notes:
- Specifications subject to change without notice



First Light Technologies Ltd. | www.firstlighttechnologies.com | info@firstlighttechnologies.com | 1.844.279.8764

WLB-70-0008 03 October 2019

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BOLLARD OPTION

N.T.S.

2



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REVISIONS

LAKE COUNTRY BALL PARK

Blue Ribbon Circle N
Oconomowoc, WI

SHEET TITLE
BOLLARD SPEC SHEET

PROJECT NO. **17-4985**

DATE **3-5-20**

SCALE **As Noted**

CHECKED BY

DRAWN BY **JPS**

SHEET

S4.2



Annual Report

Common Council

David Nold	<i>Mayor</i>
Derek Zwart	<i>1st District</i>
Karen Spiegelberg	<i>1st District</i>
Lou Kowieski	<i>2nd District</i>
Tom Strey	<i>2nd District</i>
Matt Rosek	<i>3rd District</i>
Andy Rogers	<i>3rd District</i>
Charlie Shaw	<i>4th District</i>
Kevin Ellis	<i>4th District</i>

Plan Commission

Mayor David Nold	<i>Chairperson</i>
John Gross	
Steven Ritt	
Robert Lex	
Dean Frederick	
Ken Brotheridge	
Derek Zwart	<i>Alderman</i>

Architectural Commission

Kent Johnson	<i>Chairperson</i>
Jeremy Flint	
Anne Krogstad	
Kurt Schrang	
Paul Schultz	

Board of Zoning Appeals

Kyle Driscoll	
Ken Brotheridge	
John Zapfel	
Mark Gempeler	
Jake Nicholson	
Bonnie Goodson	<i>1st Alt.</i>
Bob Morgan	<i>2nd Alt.</i>

City Planning Department Staff

Jason Gallo, AICP : City Planner / Zoning Administrator
Kristi Weber, CNUa : Planner / Community Development Specialist

Letter From the Planning Department

This report focuses primarily on the notable developments occurring throughout the City in 2019. This past year the City has made tremendous strides in promoting economic development, while preserving the characteristics that define the City of Oconomowoc. Elected Officials, Plan Commissioners, Architectural Commissioners, and Staff all work together to ensure that the City maintains balanced growth within residential, commercial, industrial and institutional type uses.

The 2019 year remained historically steady for City Development. When comparing the number of yearly land use applications, one can see the number was slightly above those reviewed and approved in past years. It is clear year after year, people want to develop and bring new business into the City. With very few storefront vacancies, it is assumed that businesses are finding success in the City and staying put.

We hope the information found in this report will be informative to our citizens as we continue to plan for Oconomowoc's future. The Planning Department looks forward to the many great applications and initiatives ahead in 2020.

Getting Involved

A big thank you goes out to the Elected Officials and all volunteers who serve on the various Boards and Commissions within the City. For citizens interested in serving on a Board or Commission, the City has application forms available on the City Website under the resident help center. The City is always looking for people to make a difference and serve on one of the nine volunteer committees.

development summary

Planning Staff has witnessed consistent interest in City development. In 2019, the number of applications remained relatively the same as 2018, which is a reflection of the steady economy. Planning Staff anticipates the City will build on this momentum and forecasts similar activity in 2020.

Approvals	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Subdivision Plats	1	0	0	0	7	4	3	6	7	2
Certified Survey Maps	10	15	9	11	7	10	6	12	7	14
Site Plan Reviews	23	26	11	3	7	15	17	11	9	12
Sign Applications	27	31	21	31	33	33	37	27	51	49
Architectural Applications	14	23	11	13	20	15	18	17	12	15
Certificate of Zoning	20	26	19	0	0 *	0 *	0 *	0 *	0 *	0 *
Occupancy Compliance	0	0	0	0	39	43	26	25	47	44
Conditional Use Permits	12	12	5	4	5	1	4	3	5	5
Zoning Text Amendments	3	5	3	4	2	1	2	3	3	2
Rezoning	6	2	4	3	4	5	6	6	5	5
Temporary Use Permits	38	28	41	45	43	32	26	31	26	26
Zoning Board of Appeals	4	2	0	2	0	0	0	1	2	0
Other**	0	0	0	3	0	5	5	8	4	8
Totals	158	170	124	119	167	164	150	150	178	182

NOTES:

* Based on a 2012, Zoning Ordinance Amendment, not all signs require review by the Architectural Commission. In 2018, (13) signs were approved by the Architectural Commission and (38) by Planning Staff.

**Other approvals include Comprehensive Plan Amendments, Appeals to the Plan Commission, Resolutions and Annexations / Attachments.

Total Applications: 2010 to 2019



spotlight projects

The main accomplishment for the Planning Department in 2019 was the guiding of new residential and several redevelopment projects through the approval process. The projects were very complex and required more of Planning Staff's time than typical applications. Approvals of these developments are a success due to the cooperation of the Common Council, Plan Commission and Architectural Commission working together to achieve a common goal for the community. Planning Staff decided to showcase these as 'spotlight projects' for 2019:

Tower Ridge

Apartment Complex @ 265 Thurow Drive



Under Construction, Photo as of 12.2019

Brisk Residence, Carriage House

Private Residence Carriage House @ 307 N. Lake Road



View of the Brisk Residence, Showcasing its Historic Architectural Character



New Carriage House, View from Fowler Lake

City of Oconomowoc Public Safety Building

Police Station @ 630 E. Wisconsin Avenue



Proposed Exterior Rendering, South Elevation



Proposed Exterior Rendering, South - West Elevation

Burger King

Previously Known as Kentucky Fried Chicken (KFC) @ 860 E. Wisconsin Avenue



Previous Elevation : E. Wisconsin Avenue



Prior Pole Sign



New Ground Sign



New Exterior : Photo Taken on 01.2020

Twisted Fire

New Outdoor Patio @ 515 E. Wisconsin Avenue



Previous Exterior Space



New Exterior : Photo Taken on 01.2020

Pabst Farms Apartments

North on Valley Road, across from Gold Medal Drive



Proposed Site Plan



Proposed Architectural Style



Proposed Renderings Reviewed at an Arch. Commission Consultation

2050 Comprehensive Plan Update

In 2019, the City of Oconomowoc updated the City's Comprehensive Plan. The 2050 Comprehensive Plan will be the City's guide to physical, social and economic development in the community for the next 30 years. The Plan focused on housing, transportation, utilities, community facilities, natural resources, economic development, intergovernmental cooperation, cultural resources and land use. The Plan is intended to serve as a tool for making land use decisions, preparing and implementing ordinances, preparing capital improvement programs, and influencing the rate, timing, and location of future growth. A sound comprehensive plan creates a road map that will keep Oconomowoc a healthy, sustainable, and desirable place to live through the year 2050.



Pop-Up Event #3 : Farmer's Market

Downtown, August 17th 2018



Steering Committee Meetings

Downtown, February 27th and on August 27th 2019



Public Information Meetings #1 & #2 : Oconomowoc Community Center

Downtown, April 11th and on October 10th 2019



Notification

- Social Media Posts and Ads
- Press Releases
- Project Web Page

Events

- 3 Pop-Up Events
- City Tour
- 2 Open Houses
- Department Interviews
- Online Surveys

Participants

Over 1,250 participants

CONDITIONAL USE PERMITS (CUP)

The Plan Commission and Common Council reviews all conditional use permits. These permits are generally for new construction or uses that require some conditions to be placed on the operations. The permits are issued after the City conducts a public hearing, Plan Commission recommendation, and Common Council approval. The following permits approved by the City in 2019:

» Pat Johnson	Duplex Use	578 Concord Road
» Verizon	155' Tower	662 E. Wisconsin Avenue
» Verizon	185' Tower	Hwy K
» Gordy's Boat Sales	Boat Sales	20 S. Main Street
» Lake Country Car Wash	Car Wash	Summit Avenue

SITE PLAN APPROVALS: PLAN COMMISSION

The Plan Commission reviews all site plans and the following approvals were granted in 2019:

» Brisk Residence	Carriage House	307 N. Lake Road
» Tower Ridge	(27) Apartments	265 Thurow Drive
» Jeffers Residence	Second Residential Driveway	515 Greenland Avenue

REZONINGS

The City reviews all amendments to the official zoning map called a rezoning. The change in the district classification requires compliance with the City's Master Plan. The process includes a public hearing, Plan Commission recommendation, and Common Council final approval. The following rezonings were approved in 2019:

» Olympia Fields	16.74 acres from GC to RMH	1350 Royal Mile Road
» Pabst Farms Apartments	34.45 acres from BP to RMH	Valley Road
» Southwood Subdivision	40 acres create SR	Southwood Drive
» Vespera II	Create PD Overlay	St. Andrew's Drive
» Blue Ribbon Baseball	21.82 acres from BP to GC	Blue Ribbon Circle N

ZONING ORDINANCE TEXT AMENDMENTS

From time to time, the zoning ordinance requires amendments. This maybe initiated per an applicant or staff. The following were granted in 2019:

- » Medical Uses in Industrial District
- » Standards for Conditional Use Permits

COMPREHENSIVE PLAN AMENDMENTS

The City's Comprehensive Plan on occasion require amendments. The following were granted in 2019:

» Olympia Hotel	GC to RMH	1350 Royal Mile Road
» Pabst Farms Apartments	BP to RMH	Valley Road
» 2050 Comp. Land Use Plan	Citywide	Citywide
» Blue Ribbon Baseball	BP to GC	Blue Ribbon Circle N

DISCUSSIONS : ARCHITECTURAL COMMISSION

The Architectural Commission reviews building architectural materials, colors, and designs prior to any construction or re-construction of any buildings other than one and two-family dwellings as well as signage. Below are projects discussed but not acted upon by the Architectural Commission in 2019:

» WaterView Condominiums	517 & 525 N. Lake Road	Condominiums (no action taken)
» Vespera II	St. Andrews Drive	Condominiums (postponed)
» 1195 Summit Avenue	1195 Summit Avenue	Ground Sign (postponed)
» Lake Country Car Wash	SE Corner of WIS 67 & Oc. Parkway	Building Plans
» Pabst Farms Apartments	Valley Road, across from Gold Medal Dr.	Building Plans
» Lake Country Car Wash	SE Corner of WIS 67 & Oc. Parkway	New Building Plans (postponed)

BUILDING APPROVALS : ARCHITECTURAL COMMISSION

The Architectural Commission approves building architectural materials, colors, and designs prior to any construction or re-construction of any buildings other than one and two-family dwellings. Below are projects approved by the Architectural Commission in 2019:

» Brisk Residence	307 N. Lake Road	Accessory Building (Isthmus)
» Tower Ridge	265 Thurow Drive	Apartment Garage Building
» Twisted Fire	515 E. Wisconsin Avenue	Patio Structure
» Cornerstone Pub	24 S. Main Street	Façade Amendment
» Blink	165 E. Wisconsin Avenue	Façade Amendment
» JDJ Properties of Oconomowoc	357 W. Wisconsin Avenue	Façade Amendment
» Herr's Mobile Service	402 E. Wisconsin Avenue	Canopy
» Grill 164	164 E. Wisconsin Avenue	Façade Amendment
» Vespera II	St. Andrews Drive	Condominiums
» KPI	139 E. Wisconsin Avenue	Façade Amendment
» 110-114 W. Wisconsin Avenue	110-114 W. Wisconsin Avenue	Façade Amendment
» City of Oc. Police Station	630 E. Wisconsin Avenue	Façade Amendment
» Mantra Indian Bistro	511 E. Wisconsin Avenue	Façade Amendment
» Burger King	860 E. Wisconsin Avenue	Façade Amendment
» Burger King	860 E. Wisconsin Avenue	Façade Amendment (revised)

SIGN APPROVALS : ARCHITECTURAL COMMISSION

In 2012, the City's Sign Ordinance was changed to allow the City Planner to approve most signs. Prior to that Code change, the Architectural Commission approved all signs. The following businesses had signs approved by the Architectural Commission in 2019:

» Whitman Park Shopping Center	1021-1111 Summit Avenue	Master Sign Plan
» Summit Center Marketplace	1300 Summit Avenue	Special Exception for Digital Ground Sign
» Mann Block Building	102-108 N. Main Street	Master Sign Plan
» 712-714 Summit Avenue	712-714 Summit Avenue	Master Sign Plan
» Herr's Mobile Service	402 E. Wisconsin Avenue	Digital Reader Board
» 137 S. Cross Street	137 S. Cross Street	Master Sign Plan
» 1195 Summit Avenue	1195 Summit Avenue	Master Sign Plan (wall signs only)
» 1195 Summit Avenue	1195 Summit Avenue	Ground Sign
» Fowler Lake Village	215 Pleasant Street	Master Sign Plan
» Lake Country Car Wash	SE Corner of WIS 67 & Oc. Parkway	Building Plans
» Snyder & Ek	100 S. Main Street	Master Sign Plan
» Burger King	860 E. Wisconsin Avenue	Special Exception for Signage

CERTIFIED SURVEY MAPS (CSM)

The Plan Commission and Common Council reviews all land divisions in the City. The following CSM's were approved in 2019:

- | | |
|---------------------|--------------------------|
| » Olympia Fields | 1350 Royal Mile Road |
| » Brisk Residence | 307 N. Lake Road |
| » Pabst Farms | 1600 Summit Avenue |
| » Behrens Residence | 1012 W. Wisconsin Avenue |

EXTRATERRITORIAL CERTIFIED SURVEY MAPS (ET CSM)

The City reviews all land divisions located outside of the City within the City's extraterritorial review boundaries. The following extraterritorial CSM's were approved in 2019:

- | | |
|--------------------|--------------------|
| » Road J | Town of Oconomowoc |
| » Saddlebrook Lane | Town of Oconomowoc |
| » Blackhawk Lane | Town of Oconomowoc |
| » McMahon Road | Town of Oconomowoc |
| » Marquette Street | Town of Oconomowoc |
| » Townline Road | Town of Oconomowoc |
| » Blackhawk Drive | Town of Oconomowoc |
| » Townline Road | Town of Oconomowoc |
| » Allen Road | Town of Concord |
| » Townline Road | Town of Oconomowoc |

PUBLIC HEARINGS : PLAN COMMISSION & COMMON COUNCIL

In 2019, the City held (21) public hearings regarding (13) development type applications. Depending on the type of application, some projects are required to have public hearings at both Plan Commission and Common Council (8 of 13 items), while Conditional Use Permits only have the public hearing during the Common Council meeting (5 of 13 items).

- | | | |
|-------------------------------------|-------------------------|---|
| » WaterView Condominiums | 517 & 525 N. Lake Road | Isthmus Design Standards (AC) |
| » Medical Uses in Industrial Zoning | Citywide | Zoning Ord. Text Amendment (PC & CC) |
| » Olympia Fields | 1350 Royal Mile Road | Rezoning 16.74 acres, GC to RMH (PC & CC) |
| » Pat Johnson | 578 Concord Road | Duplex Use at (CC) |
| » Verizon Tower | 662 E. Wisconsin Avenue | Conditional Use Permit (CC) |
| » Verizon Tower | Hwy K | Conditional Use Permit (CC) |
| » Conditional Use Standards | Citywide | Zoning Ord. Text Amendment (PC & CC) |
| » Pabst Farms Apartments | Valley Road | Rezoning & Comp. Plan Amend. (PC & CC) |
| » Gordy's Boat Sales | 20 S. Main Street | Conditional Use Permit (CC) |
| » Lake Country Car Wash | 1600 Summit Avenue | Conditional Use Permit (CC) |
| » 2050 Comprehensive Land Use Plan | Citywide | Adopt Comprehensive Plan (PC & CC) |
| » Southwood Subdivision | Southwood Drive | Attachment & Create Zoning (PC & CC) |
| » Vespera II | Saint Andrews Drive | PD Overlay Zoning Dist. (PC & CC) |
| » Blue Ribbon Baseball | Blue Ribbon Circle N | Rezoning & Comp. Plan Amend. (PC & CC) |

SUBDIVISION ACTIVITY

Continuing the recent trend, there was a continued upswing in residential growth in 2019. The Planning Department wants to maintain a balanced housing stock within the City. The following activity took place in 2019:

- | | | |
|-------------------------------------|-------------------------|-----------------------|
| » Prairie Creek Ridge #3 Final Plat | 45 Lots | South of Whalen Drive |
| » Lexington Point Condo Plat | 15 Apartments to Condos | 1165 Snyder Way |

ADMINISTRATIVE SITE PLAN PROJECTS

» Verizon Antenna	Antenna on Existing Tower	965 Cannongate Road
» Mobil Gas Station	Canopy Lighting and New Gas Pumps	402 E. Wisconsin Avenue
» Verizon Antenna	Antenna on Existing Tower	163 Sheldon Road
» Hilton Hotel	Reconstruction & Addition to Patio	1443 Pabst Farms Circle
» Meridian	Lighting Plan	1195 Summit Avenue
» Burger King	Exterior Site Improvements	860 E. Wisconsin Avenue
» Quality Tank Solutions	Overhead Door Reconstruction	652 Armour Road
» Lutheran Homes of Ocon.	Courtyard Modifications	1305 W. Wisconsin Avenue

ADMINISTRATIVE SIGN APPROVALS

» Great Clips	580 E. Wisconsin Avenue	Wall (MSP)
» C.A.R.S.	202 E. Wisconsin Avenue	Wall
» Natural Cleaners	1035 Summit Avenue	Wall (MSP)
» salon COLE	1676 Old School House Road, Suite 101	(2) Wall (MSP)
» Birch Design Theory	202 Summit Avenue	Wall
» Sport Clips	1674 Old School House Road, Suite 201	(2) Wall (MSP)
» Aldi	1521 Unity Drive	Light Pole Banners & Directional
» Kwik Trip	1301 Oconomowoc Parkway	Ground Sign (JG)
» Splash	134 N. Main Street	Projecting
» Parkin's Plastic Surgery	685 Valley Road	Wall
» Joint Venture	200 S. Silver Lake Street	Wall
» Lake Country Conservancy	106 N. Main Street	Projecting
» Prairie Trust	1227 Corporate Drive	Wall
» Elysium Massage	517 W. 2nd Street	Wall
» Living Dance	1093 Summit Avenue	Wall (MSP)
» Noodles	1676 Old School House Road, Suite 104	(3) Wall (MSP)
» Crossfit Roukeus	662 Armour Road	Wall
» Core Chiropractic	1195 Summit Avenue, Suite 400	Wall
» Rogers Behavior Health	1205 Corporate Center Drive	(1) Wall, (1) Ground
» Commerce Storage	1201 Commerce Street	Ground
» Cycle Bar	1890 Pabst Farms Circle, Unit 350	(2) Wall (MSP)
» Open Guard	132 S. Concord Road	Ground
» Parc	200-204 W. Wisconsin Avenue	(2) Wall
» Meadow View Elementary	1500 Whalen Drive	Ground
» Rogers Behavior Health	1230 Corporate Center Drive	Wall
» Meadow View Elementary	1500 Whalen Drive	Wall
» Noodles	1676 Old School House Road, Suite 104	(3) Wall Signs (MSP)
» Herr Mobile	402 E. Wisconsin Avenue	Ground Sign
» Mantra Indian Bistro	511 E. Wisconsin Avenue	Face change, Pole Sign
» 137 S. Cross Street	137 S. Cross Street	(3) Wall Signs (MSP)
» First Bank Financial Centre	155 W. Wisconsin Avenue	Time & Temp. Replacement
» Meridian	1195 Summit Avenue	(2) Wall & (1) Ground (MSP)
» Towner Crest	1205 Lisbon Road	Ground
» First Wisconsin Financial	110 N. Main Street	Wall
» Steel Tank Brewing Company	1225 Robruck Drive	(1) Wall & (1) Ground Replacement
» The Well	107 W. Wisconsin Avenue	Projecting Sign
» Burger King	860 E. Wisconsin Avenue	(3) Wall Signs, (1) Ground

TEMPORARY USE PERMITS

A temporary use permit is issued for a short-term activity that is to be conducted within the City. Typical temporary uses under the Planning Department Review include contractor's offices, seasonal outdoor sales or grand opening events. The following permits were issued by the Planning Staff in 2019:

» Harley Davidson	Bikes & Brews (3/2)	1280 Blue Ribbon Circle
» Rhodée Floral & Greenhouse	Outdoor Plant and Flower Sales	Pabst Farms, YMCA & Whitman Park (R)
» Just Smokin' Barbecue	Mobile Food Truck	861 E. Wisconsin Avenue (R)
» Piggly Wiggly	Customer Appreciation Event	1300 Brown Street (R)
» Tree-Ripe Citrus	Fruit Sales (6/29, 7/20, 8/3)	1555 Pabst Farms Boulevard
» Taqueria Doblado	Mobile Food Truck	212 E. Wisconsin Avenue (R)
» Classic Car Show	First Congregational United Church	815 S. Concord Road (R)
» Country Craft Fair	First Congregational United Church	815 S. Concord Road (R)
» Harley Davidson	Various Events May-October	1280 Blue Ribbon Circle
» Dark Carnival	Haunted House	212 E. Wisconsin Avenue (R)
» Outside Park Vendor	Festival of the Arts	421 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	523 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	519 Oakwood Avenue
» Outside Park Vendor	Festival of the Arts	610 Oakwood Avenue
» Outside Park Vendor	Festival of the Arts	511 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	435 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	542 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	405 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	410 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	445 Oakwood Avenue (R)
» Outside Park Vendor	Festival of the Arts	604 Juneau Avenue (R)
» Outside Park Vendor	Festival of the Arts	602 Cherry Street (R)
» Harley Davidson	Milwaukee Rally (8/29-9/2)	1280 Blue Ribbon Circle
» Tree-Ripe Citrus	Fruit Sales (11/3)	1555 Pabst Farms Boulevard
» Bill's Trees	Sale of Christmas Trees	Whitman Park Shopping Center (R)
» Christmas Tree Sales	Sale of Christmas Trees	Pick n' Save Pabst Farms (R)

ANNEXATIONS / ATTACHMENTS

- » Southwood Subdivision Attached (19) parcels on N. Southwood Drive

RESOLUTIONS

From time-to-time the Plan Commission reviews and approves resolutions on various topics. The following resolution was approved in 2019:

- » Sale of Property 111 W. Second Street

VARIANCES

- » Dan Bird 118 Woodland Lane

OCCUPANCY COMPLIANCE

The Planning Staff reviewed occupancies of businesses locating in existing buildings to determine the proposed use complied with the Zoning. The following applications were reviewed in 2019:

» Butterfly Beauty On the Go	105 E. Wisconsin Avenue	Make-Up & Related Services
» C.A.R.S.	202 E. Wisconsin Avenue	Vehicle Accessory Installation
» Guaranteed Rate	714 E. Summit Avenue	Mortgage Lending Office
» Thirst Church	1350 Royal Mile Road	Church
» Sport Clips	1674 Old School House Road	Barbershop / Haircuts
» Natural Cleaners	1035 Summit Avenue	Dry Cleaners
» Birch Design Theory	204 Summit Avenue	Client Meeting Place for Design
» Core Chiropractic	1195 Summit Avenue	Chiropractic General Practice
» Rogers Memorial	1230 Corporate Center	Medical Consultations
» Noodles & Company	1676 Old School House Road	Restaurant
» Class 8 Funding	1833 Executive Drive, 102	Office
» Joint Ventures	200 S. Silver Lake Street, Unit 200	Retail Sales of Health Products
» Homebody	108 N. Main Street	Retail, Apparel, Home & Gift
» American Shaman	1280 Brown Street, Unit F	Retails sales of CBD
» Cyclebar	1370 Pabst Farms Circle, Suite 360	Indoor Cycling & Exercise
» Elysium Massage	517 W. Second Street	Massage Therapy
» Crossfit Rohkeus	662 Armour Road	Fitness Classes
» Ocon. Furniture Direct	1225 Robruck Drive, Unit C	Retail Sales
» Kit Co.	165 E. Wisconsin Avenue	Bridal Salon
» Yoders Heating & Cooling	411 W. Wisconsin Avenue	Contractor Office Space
» Erth Dispensary	1341 W. Wisconsin Ave, Suites 3 & 4	Retail sales of CBD
» Toast & Jam	1225 Robruck Drive, Unit A	Restaurant
» Kirchoff Group	1341 W. Wisconsin Avenue, #6	Real Estate Brokerage office
» Spirit Halloween	1450 Summit Avenue	Retail sales
» Kidz Clothes	1225 Robruck Drive	Kids Resale Clothing Store
» Ortho Smiles	419 E. Wisconsin Avenue	Orthodontic Treatments
» Mantra	511 E. Wisconsin Avenue	Restaurant
» Heirloom Events	118 N. Main Street	Tea Room & Private Events
» Lake Country Dog	535 E. Wisconsin Avenue	Doggy Daycare (New Owners)
» The Well	105 W. Wisconsin Avenue	Retail, Home Décor
» Farm House on Wis. Avenue	304 E. Wisconsin Avenue	Retail Sales of Home Décor
» Farmers Insurance	100 S. Main Street	Insurance & Financial Planning
» Snyder & Ek	100 S. Main Street, Suite 201	Law Firm
» Becca Marie Design	100 S. Main Street, Suite G03	Portrait Photography
» Home Instead Senior Care	100 S. Main Street, Suite G01	Office
» Waukesha Pediatric Assoc.	888 Thackeray Trail, Unit 115	Pediatric Medicine
» Steel Tank Brewing	1225 Robruck Drive, Unit 1	Retail Food & Drink
» Burger King	860 E. Wisconsin Avenue	Restaurant
» Herbal Key Apothecary	411 W. Wisconsin Avenue	Retail Herbal Products
» OTR Wheel Engineering	1205 Wall Street	Mounting Tire & Wheels
» Beckmjewelry	200 S. Silver Lake Street, Unit C	Art & Jewelry Studio
» Henry's Nails	1073 Summit Avenue	Nail Salon
» Heydt Business Solutions	100 S. Main Street, Units 202 & 203	Accounting Firm
» North 48 Lake Country	102 N. Main Street	Cocktail Bar & Lounge

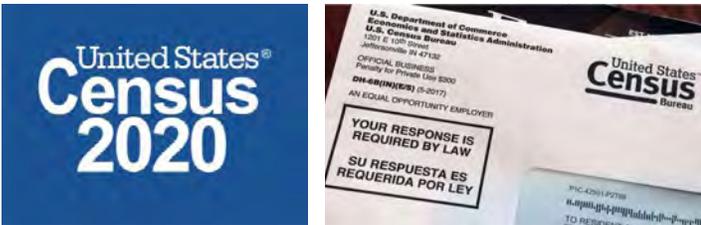
CUP STANDARDS

» In 2019, the Planning Department updated the Conditional Use Permit approval process to comply with the recently adopted State Law Act 67. The City had to change the way conditional uses are approved. Planning Staff divided this task into three (3) different components. First was to review of the current (40) uses that required a CUP and reduce the list to (14). Second specific "standards" were created for each of the remaining (14) uses that require a CUP. Finally, a zoning ordinance amendment was made to change the review and approval process.



COMPLETE COUNT COMMITTEE

» The Planning Department serves on the City of Oconomowoc Census Complete Count Committee. Gearing up for the next Census, Planning has volunteered to help get the word out about the needed employment opportunities as well as for people to respond to the census.



APA SPEAKER

» Jason Gallo and Bob Duffy presented at the American Planning Association (APA) Midwest Planning Conference on October 3rd 2019. The presentation showcased the City's recent improvements to the Downtown and the creation of the Downtown Design Guidelines. With the added rooftops and top high-quality events, the area has become a vibrant destination.



INNOVATION: Planning on the Edge
2019 APA Upper Midwest Planning Conference

MASTER SIGN PLANS

» Per City Ordinance §17.609(3)(a) all multi-tenant buildings must have a Master Sign Plan (MSP). These MSPs must receive approval by the Architectural Commission. The intent of the MSP is to set forth a theme for placement, lettering style, color, construction, material and related design considerations of signs, while at the same time minimizing sign confusion and clutter. Then all Owners, tenants shall comply with the approved MSP. In 2019 (7) MSP were approved by the Architectural Commission. As a result (10) additional Administrative Sign Approvals were granted by the Planning Department.



SPECIFIC PROJECTS

Official Map

Create and adopt by Council a City Official Map.

City Strategic Planning Initiatives

Continually update the planning initiatives identified in the Strategic Plan.

2020 Census Team

Planning Staff to serve on the 2020 Census Team. Assist the US Census 2020 population count for the City. Information placement on City website, social media posts and banners around City to educate public.

Village Green Pavilion Assistance

Assist Park, Recreation and Forestry with the planning and approval process for the Village Green Park.

Greenbelt / Rosenow Creek Initiative

Assist Park, Recreation and Forestry with mapping and visuals to kick off the green trail system by Rosenow Creek.

Sign Ordinance Amendment

Draft the sign ordinance for compliance with changes in Federal Law regarding content neutral.

Subdivision Code Re-Write

Determine if a rewrite of the City's Subdivision Ordinance is necessary, including special attention to the Parkland Dedication process. DPW sees the importance of this goal and will be providing assistance. The subdivision standards do not match the City specifications.

Wetland Model Ordinance

Review City's codes and regulations for wetlands and review the model ordinance to see if City is consistent.

East Wisconsin Avenue

Assist in creating a concept plan utilizing past visions for pedestrian connections, roads, and development layouts. Identify key features such as wellhead protection areas, lake setbacks and remaining developable/buildable land.

Historic Structures Inventory

Budget for 2020, to hire an expert consultant in Historic Properties to inventory and classify significant properties in the City.

Burial Grounds Inventory

Investigate how to get information about burial grounds in the area. Research in-house mapping capabilities. Planning staff should know where potential burial hits are in the City and adjacent Town lands.

ON-GOING PROJECTS

Housing Policies

Work with City officials regarding specific housing policies and continue to keep the Common Council updated on housing stock inventories. Update the City's Housing Report and place on City website.

Olympia Area

Assist property owners with the review and approval for improvements to this site.

Pabst Farms

Assist with the review and approval for any development in the area.

Housing Reports

Keep the City compliant with the Waukesha County Fair Housing reporting requirements and the newly passed State Statute requirements. (Compliance with Developer's Bill of Rights)

Fee Booklet

Amend the fee and process booklet to reflect newly adopted and increased fees.

Annual Report

Continue to produce a high quality report detailing all development activity that occurred in the City.