

**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 2<sup>nd</sup> 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