

City of Oconomowoc
Architectural Commission Meeting Minutes
February 2, 2022

Chairman Flint called the meeting to order at 4:30 pm.

Members Present: Schultz, Schrang, Johnson, Flint and Krogstad

Staff Present: Weber, Gallo, Hoepfner and Dehnert

2. Approve the December 8, 2021 Minutes: Motion by Johnson to approve the December 8, 2021 minutes; second by Schrang. Motion carried 5-0.

3. St. Matthew's Church and School – Consider/approve building expansion plans at 1650 Brown Street:

Weber explained the church is moving forward with their plans for a new worship center and classroom addition. In July 2017 building plans for the school and daycare were approved and preliminary plans were provided for the proposed future worship area. Weber noted the architecture is consistent with the rest of the building but there are 2 areas of concern. On the Elevation Worship East drawing included in the packet there is a blank wall which is in a highly visible location. Weber suggested including tall landscaping or consider adding windows in this area. The second area of concern is on the Elevation Worship North drawing which also has a plain wall, and Weber suggested adding landscaping. Proposed lighting complements the existing building. Weber pointed out a change to a double door on the northeast corner which currently shows landscaping and recommended approval with the considerations listed in the background. Todd Dvorak of the Growth Design Group explained there will be potential chillers located on the north elevation and thinks additional screening with landscaping will be necessary; the materials will be the same and colors will be as close as possible because the colors are no longer available; they are considering options for lighting the steeple; and there will be potential outdoor areas for gathering and walkways around the building. Members comments included: building looks great but the 2 areas in question look like they have been added; these areas are inconsistent with the rest of the building materials; why is the north elevation not symmetrical; consider adding a shed roof and spandrel glass to both areas in question; and great building but increase the height in some areas. Dvorak suggested different sized windows or stone could be added; suggested elongating the wall on the north elevation and hide the chillers in the new space; and suggested adding a different color siding or lannon stone to one or both areas. Weber said the chillers would have to be screened so the proposed changes would be helpful. Dvorak suggested on the north elevation he could elongate the siding so it is centered on the elevation and bring the contrasting composite siding shown in the middle down to the ground to make the area look more cohesive, and on the east elevation he could add spandrel glass, stone, raise the parapet, add a shed roof and / or hip roof. The members agreed they liked the elevation of the Bible Classroom, and Dvorak agreed to make the changes. Motion by Krogstad to approve the building expansion plans for St. Matthew's Church and School at 1650 Brown Street, subject to making updates to the blank wall on the east elevation which contain the Library, Sacristy & Technical storage to reflect the elevation of the Bible Classroom including pane class windows, stone veneer, standing seam metal shed roof, and a hip roof; and on the north elevation which contains the liturgical storage to extend the north wall of the church to make the wall symmetrical and include an open enclosure to hide the chiller units and bring the contrasting composite siding down to the ground; with all changes to be reviewed administratively by staff before moving forward; second by Johnson. Motion carried 5-0.

4. Blue Ribbon Baseball Stadium – Consider/approve a master sign plan at 1011 Blue Ribbon Circle N:

Weber explained this location will have multi-tenants which requires a master sign plan. The proposed sign plan includes channel letter signs and a monument sign but the signage on the scoreboard and other signs are not regulated by the City. The proposed sign package reflects multiple types of zones and signage for each zone on Exhibit 2; style guide and allowed colors to be used for the channel letters on Exhibit 3; monument signage specs on Exhibit 4; wayfinding signage on Exhibit 5; and the electronic messaging center specs on Exhibit 6. The applicant is not currently requesting a monument sign, but staff felt it is best to include one as they will probably want one at some point. Staff is also working with the applicant on what the 2-sided signage on the scoreboard should look like since it is a highly visible location; recommends that only one sign, centered, be located on each zone on Exhibit 2; talked with the applicant on acceptable colors, and they prefer red, white and blue; the applicant agreed to include logo's by text on the signage; the base of the monument sign is to match materials of the building; the EMC shown on

Exhibit 6 would outface the ballpark and is an opportunity for community events only and tourism; and allow staff to approve the EMC in the monument sign. Weber recommended approval with considerations noted in the background. Brad Hubbard and Nick Mason of Innovative Signs Inc. provided color samples for the proposed signage and explained how the channel letters would be mounted using a slim raceway painted to match. Members suggested they consider adding DockHound blue from the logo as one of the colors to be included in the sign plan; believes the lower zones on the buildings where 2 zones are shown on Exhibit 2 should not have signage as it is excessive; should center signage over a doorway; has an issue with raceway letters; and questioned if the owner is considering off-premises signage. Gallo gave examples of what some of the signs could be that are shown on Exhibit 2 and thought the owner is trying to get a lot of sponsorship for the park; the members could be more restrictive; and raceway lettering is allowed in other areas of the city. Weber noted the applicant hasn't asked for off-premises signage but if they want it, they will have to come back to AC for approval. Motion by Johnson to approve the master sign plan for Blue Ribbon Baseball Stadium at 1011 Blue Ribbon Circle N, with the following recommendations: On Exhibit 2, allow only one upper and one (lower sign zone 2) on the NE Upper Sign Zone; one upper and the 2 inside (lower sign zones 2 and 3) of the SE Upper Sign Zone; staff's recommendations shown in the background; and the inclusion of DockHound blue to the master color palette; second by Schultz. Motion carried 5-0.

5. City of Oconomowoc Landscape Supply Storage Bins - Consider/approve building plans at 329 W.

Jefferson Street: Weber explained the proposed structure will be located next to the cold storage building for outdoor storage of landscaping materials. The structure is complimentary to the colors and materials of the cold storage building. Weber suggested adding landscaping around the structure to help break up the building. Hoepfner explained currently materials are kept in piles in a parking lot. These bins will house the materials and will make them look better. Members suggested flaring up the edge of the driveway on both ends to keep the materials from falling off the edge when being dumped into the bins; consider replacing the proposed OSB with a more resilient material; and recommend wrapping the top of the walls with metal or remove the top walls and only have the support columns. Motion by Schrang to approve the building plans for the landscape supply storage bins at 329 W. Jefferson Street; second by Johnson. Motion carried 5-0.

6. City of Oconomowoc Village Green Restrooms - Discuss building plans at 104 E. Wisconsin Avenue:

Weber explained the members had previously given feedback to the building owner on the design of the building next to the village green (The Etcetera). She provided background on the plans for restrooms on the village green and explained staff worked with the architect on the design and materials. Weber supports the choice of building materials and colors; likes the inclusion of a placemaking space for a City map and area for highlighting city activities; suggested the trellis should be constructed out of Trex materials for durability; windows on the building should be glazed or frosted; update the utility door to something more creative; add signage to indicate the bathroom is public; liked the additional seating but suggested it should not match the adjacent building materials to encourage that it is for the public to use; awnings on the tables should not match the adjacent building; and all venting and HVAC should be screened and painted to match nearby materials. Hoepfner explained the current design includes a utility room which was not included in the previous plans by the architect on the project. The restrooms will be available all year so there needs to be a place for utilities and mechanicals in the building. Hoepfner shared a new idea to rotate the building 90 degrees, move the entrance to the north elevation, reduce the size of the utility room in the middle, and add more room to the south end of the building. Members were concerned with the west elevation and how to improve its look; suggested only having one entrance so its easier for families to navigate; increase the height of the parapet so it matches the adjacent building and help hide mechanicals; change the floor plan to add wall hung toilets and urinal screens; angle the trellis from the parapet over the entry; extend the ADA stall, add a toddler seat and changing table; consider electric wall heaters, no AC, hose bibs, mop sink and ceiling mounted stalls in a phanex anti-graffiti material; consider cantilevering the trellis halfway (5'); and remove benches and plantings. Commissioner Schultz left the meeting at 6:20 pm. Members agreed there needs to be a public restroom sign over the entry; loved the downtown map and event advertising space (to be controlled by VisitOcon staff) being located on the building; and public seating should match the seating currently located on the boardwalk.

7. Reports and comments from the City Planner:

a. 2021 Annual Report: Weber said 2021 was a busy year and highlighted some of the items that were approved. She thanked the members for their continued support and efforts toward making the city a great place. Members thanked staff for putting the Annual Report together.

8. Reports and comments from the Architectural Commissioners: Members thanked staff for the extra effort they did with the building materials for the Jiffy Lube and agreed the building looks great.

9. Adjourn: Motion by Johnson to adjourn at 6:25 pm; second by Krogstad. Motion carried 4-0.

Chris Dehnert, Deputy City Clerk