

**City of Oconomowoc  
Architectural Commission Meeting Minutes  
April 10, 2019**

Chairman Johnson called the meeting to order at 5:00 pm.

**Members Present:** Kurt Schrang, Kent Johnson, Anne Krogstad and Paul Schultz  
**Members Excused:** Jeremy Flint  
**Staff Present:** Jason Gallo and Chris Dehnert

**2. Approve the March 13, 2019 Minutes:** Motion by Schultz to approve the March 13, 2019 minutes; second by Johnson. Motion carried 4-0.

**3. Twisted Fire – Consider/approve a Patio Structure at 515 E. Wisconsin Avenue:** Gallo explained the applicant wants to install a permanent patio structure along the front elevation of his business on Wisconsin Avenue. A previous business had an outdoor patio at this location, but the proposed patio will be a permanent structure consisting of 16" gauge black steel columns, a corrugated roof and outdoor rope lighting. Currently there is a handicapped parking stall in this space which Gallo suggested could be relocated along the east or west elevations near the entry. He added the Plan Commission normally reviews the number and location of parking stalls; however, this item is not going to the Plan Commission so the Architectural Commission should consider the parking when reviewing this request. There is room for 16 tables with 4 chairs each under the patio structure and seat a total of 64 patrons. The roof edge of the structure will be setback 7' from the front property line and no taller than the roof of the restaurant. The applicant is also requesting approval to replace the existing sign structure with a new two-sided sign on top of the patio roof panels facing perpendicular to Wisconsin Avenue. Each side will be 24 sf, which is smaller than their previous sign and within code requirements. The sign will be illuminated by gooseneck lighting. Gallo recommended approval though he had concerns with the overall number of parking stalls due to the additional patio seating. He added staff had concerns with the front wall structure and vehicular traffic on Wisconsin Avenue. Terry Boyle of Flux Design said the roof will consist of heavier gauge translucent clear fiber panels, the only hard pipe lighting will be for the gooseneck lights, and the string lighting will be on a heavier cable with 40 watt 2-1/2" tall Edison bulbs. The intent of the string lighting is that it will weave back & forth from steel posts on the front edge of the patio to the roof along the whole end of the patio structure to create a canopy of lights. Dimitri Glavas, property owner, showed a picture to the members from his phone of what the lighting will look like. Members asked if he would consider adding black painted bollards along the front edge or shorter bollards in between the taller posts of the structure along Wisconsin Avenue for additional safety. Glavas said the previous owner didn't have to take any special precautions for the patio which the members agreed. Overall the members liked the look of the proposed structure. Motion by Schultz to approve the patio structure as submitted for Twisted Fire at 515 E. Wisconsin Avenue; second by Krogstad. Motion carried 4-0.

Commissioner Krogstad recused herself to present the next item.

**4. Cornerstone Pub – Consider/approve Exterior Façade Renovations for 24 S. Main Street:** Gallo explained the owner of this building in the downtown is requesting approval to renovate the east, south and part of the west elevations of his building to bring more visibility to his business on South Main Street. Currently a part of the west elevation has already been renovated to reflect a cream color brick with gray & brown accents, and the applicant intends to mirror the same color and accents on the remaining elevations. Plans also include incorporating more windows; outdoor seating surrounded by a railing on the east elevation; concrete planters; and a railing around the outdoor tables and chairs with an awning on the south elevation. The only signage shown on the plans is a single wall sign on the south elevation illuminated with gooseneck lighting. Gallo requested clarification of any signage for existing tenants in the building. The applicant also intends to move the dumpster

currently placed on the south elevation to a new enclosure on the southwest corner of the building. The applicant, John Suttner, was present along with Ben Freeland and Anne Krogstad of MSI General. Krogstad explained the old façade around the building will be removed and the brick under it will be painted to match the west elevation. Some new windows will be installed which will match existing with black aluminum frames. The new façade will also include accent striping and metal coping on the rooftop, both to match the existing west elevation. The fire escape and other items will be removed from the south elevation, and a new masonry elevator shaft will be added on the corner. The driveway to the south is currently used for parking post office trucks but will be closed off to allow for the outdoor seating. Suttner intends to add a curb to close off the alley, and any mail trucks that park in this area will have to back out of the driveway. Members said the building will have a modern look and asked if the applicant would consider arched windows on the front of the building to add interest. Suttner said while arched windows may look nice, he intends to mirror the existing windows on the building which are square. He added there will only be one tenant left on the 3<sup>rd</sup> floor so there will be no additional signage on the building. Freeland noted the dumpster will be chain link and slats, and the catch system and gutters will be painted to blend into the building. Motion by Schrang to approve the exterior façade renovations for the Cornerstone at 24 S. Main Street as presented; second by Schultz. Motion carried 3-0-1 (Krogstad abstained).

**5. Reports and comments from the City Planner:** Gallo reported that assistant Planner Kristi Weber had a healthy baby boy and is doing well. She will be off the remainder of April, all of May and June.

**6. Reports and comments from the Architectural Commissioners:** None.

**7. Adjourn:** Motion by Schultz to adjourn at 5:39 pm; second by Schrang. Motion carried 4-0.

Chris Dehnert, Deputy City Clerk