

**City of Oconomowoc
Architectural Commission Meeting Minutes
May 8, 2019**

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

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

2. Approve the April 10, 2019 Minutes: Motion by Schrang to approve the April 10, 2019 minutes; second by Krogstad. Motion carried 3-0.

3. Blink Retail Store – Consider/approve a Façade Update at 165 E. Wisconsin Avenue: Gallo explained this request is for approval of a façade update on a building in the downtown. Updates include a new larger window, add new wood panels and paint all new & existing panels “White Dove”, and widen the door opening to the west to make both doorways even. On the second floor the existing brick will be cleaned, the guardrail will be replaced, and the wood above the windows and panels along the roof edge will be painted “White Dove”. Staff is concerned there is not enough contrast between the proposed color and the brick. Laurel Whelan, building owner, plans to have the brick cleaned, remove the purple along the roof edge, and paint the building in a light color similar to another building in the downtown. Gallo will check to see if the other building was ever approved for the building color as painted. Whelan clarified the window will have a bronze frame and the railing will be a dark brown. She said it is a simple building and wants to showcase the brick and clean lines. Members agreed with the proposed colors and questioned what the plans are for the water table and gutter system. Whelan said they plan to have the water table repaired, gutters cleaned up and all bracketing painted with “White Dove”. She added the new tenant intends to have a projecting sign, and Gallo noted signage is not part of this request as staff may be able to administratively approve it if it complies with the sign code. Motion by Schrang to approve the façade update for Blink retail building at 165 E. Wisconsin Avenue as submitted; second by Krogstad. Motion carried 3-0.

4. JDJ Properties of Oconomowoc – Consider/approve Exterior Façade Renovations for 357 W. Wisconsin Avenue: Gallo explained this request is also for approval of a façade update to a building. The owner intends to paint the building a dark gray “Fieldstone”, replace the shingles on the roof with pre-finished metal panels in a lighter gray (“Ash Gray”), box in the pillars with an LP wrapping material, and add a 8’ x 12’ vestibule with a gable roof onto the front entrance. Staff recommends approval of this request. Mark Jurczuk, building owner, said he will be adding a fence around the dumpster located next to the building consisting of smart siding to match the building color. He also plans to paint the brick on his building. Members suggested that he not paint the brick due to maintenance concerns; suggested that the columns and end gable on the vestibule should be painted white; and questioned what code requirements were for the depth of the vestibule and how it will impact parking stalls. Jurczuk does not want to lose the handicap stalls so he may have to reduce the size of the vestibule. Motion by Krogstad to approve the exterior façade update for JDJ Properties of Oconomowoc at 357 W. Wisconsin Avenue as proposed with the following building colors: the main building and the walls of the vestibule will be painted “Fieldstone” (dark gray); the metal roof panels will be “Ash Gray” (light gray); the columns and gable end of the vestibule will be painted white; the roof will be black shingles and the existing stone will remain as is; second by Schrang. Motion carried 3-0.

5. Vespera II – Consider/approve Building Plans for Condominium Units to be located on St. Andrews Drive: Gallo explained this request is to approve the plans of 3 different types of condominium units to be built on St. Andrews Drive and the streets behind. This area was developed in 2006 as a Planned Development with 36 condominium units consisting of single family, duplexes and one commercial unit. Seven units were built (3

duplexes and 1 single-family home) and then development stopped due to the economic downturn. All the current homes in this development have frontage on St. Andrews Drive. The new proposal includes 6 duplexes with frontage on St. Andrews Drive and 7 duplexes on the streets behind it. The existing duplexes have two stories and the proposal consists of duplex ranches. The existing buildings have unique features and characteristics and were built with a Tuscan Mediterranean style which was originally approved by the Architectural Commission. Gallo recommends approval of the units that do not abut St. Andrews Drive and postpone approval of the design for the units on St. Andrews Drive. The applicant, Craig Caliendo, said he can design and build something that can blend with the other units nicely but does not intend to have tile roofs or stucco exteriors. He would include architectural features like pergolas and half walls, shingled roofs in a terra cotta color, dark brown gutters, stone window sills and a wood-look garage door. Caliendo indicated he would be willing to incorporate other modifications to make these units look similar to the current buildings in the development and was looking for direction from the members. He was willing to come back with updated plans that include more masonry and details but they will not be 2-story buildings. The members requested Ken Ulickey, President of the Homeowners Assn for the development, to give input on the proposed building plans. Ulickey said Caliendo has attempted to work with them and appreciated his efforts to include more Mediterranean details but the buildings will still be different than the existing homes. He said the emails/letters that were sent to the members indicate people want more questions answered before these buildings are approved. Ulickey said there are concerns that if the buildings are approved now, they will not be able to change anything. Gallo noted this is a unique situation as the existing buildings are part of Vespera, and the new buildings will be part of Vespera II. There will also be separate plans and documents which will govern the Vespera II development. Members noted Mediterranean architecture does not have to be 2-story buildings but instead is included in the details and colors, such as window trim, window style, trellis', landscaping, columns, stone accents, etc. The proposed garage doors are acceptable and stone chimneys are not necessary. Members said Caliendo should consider their suggestions and come back with more details; the developer should work with the current owners; trying to duplicate what has already been built can be expensive but some things can be done to make them similar; not enough detail has been presented; this is a perfect example of what happens when the economy takes a turn; and it is nice when an applicant works out the details and then presents the plan to the Architectural Commission. Caliendo doesn't agree that his plans were premature; he has reached out to the current homeowners and it is hard to design around the desires of 7 owners. He agreed to look at rubber (tile) roofs, believes he has been given enough direction and is willing to work with the homeowners. Motion by Krogstad to table the building plans for Vespera II condominium units on St. Andrews Drive until the applicant is ready to return; second by Schrang. Motion carried 3-0.

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

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

8. Adjourn: Motion by Schrang to adjourn at 6:00 pm; second by Krogstad. Motion carried 4-0.

Chris Dehnert, Deputy City Clerk