

**City of Oconomowoc
Architectural Commission Meeting Minutes
May 13, 2020**

Chairman Johnson called the meeting to order at 5:32 pm.

Members Present: Jeremy Flint, Anne Krogstad, Paul Schultz and Kent Johnson

Members Absent: Kurt Schrang

Staff Present: Jason Gallo, Kristi Weber, Mark Frye, Mayor Magnus and Chris Dehnert

2. Approve the March 11, 2020 Minutes: Motion by Flint to approve the March 11, 2020 minutes; second by Krogstad. Motion carried 4-0.

3. Pabst Farms Apartments – Consider/approve Building Plans to be located on the north side of Valley Road directly across from Gold Medal Drive: Weber explained the applicant originally had their initial building plans reviewed by the Architectural Commission in October 2019. The parcel consists of 34 acres and the development will consist of 302 apartments in a mix of 14 and 18 unit buildings and townhomes. She showed pictures of the previous submittal from the initial concept plan and said there are a couple of issues with the new plans. The new 18 unit buildings reflect a long expansive 166' roofline. The applicant, Emily Cialdini of the Mandel Group provided 3 options for the roofline and handed out updated copies of the proposed rooflines and clubhouse. Weber also noted the townhomes are shown with 2 different side elevations and preferred the side with the door to face Valley Road if possible. The plans also show a set of 4 single loaded detached garages along the west elevation, and Weber would prefer that some landscaping be added along the back side to help break up the expansive wall. She suggested the use of evergreens. Weber then showed the updated plan for the clubhouse, noting the roof now consists of dimensional shingles, the entry feature has been reduced and the windows have been changed. The HVAC units will be on the ground near each building, and Weber requested that any rooftop venting either be screened or minimized and colored to match surrounding materials. She recommended approval with conditions as listed in the background. Cialdini explained the door shown on the townhomes is the entrance for water service deliveries, however a faux door could be added if the members prefer. They will also add evergreens along the rear elevation of the detached single-loaded garages. Clubhouse changes include dimensional roof shingles; removal of one window on the front elevation; and eliminating the transoms and lowering the ceilings because there is mechanical equipment in that section now. Cialdini provided color samples and materials for the members to review and distributed proposed branding for the complex which ties it to Pabst Farms. She said they went away with the black and white color combinations and larger stone sections on the buildings and instead they will be mostly white with the stone relocated along the base. Cialdini said they plan to use the same amount of stone but now it will be throughout the development. Members questioned roof color; are concerned with the roofline of the detached garages; stone is minimized and the gray is missing from the previous submittal; colors are almost simplistic – concerned it will not look good in the future; and the stone base helps with splash up onto the white board and baton siding. They suggested using carriage style doors with black hardware and side lights for the garage doors; adding a gable on the detached garages and putting two dormers on one side of the long roof elevation and then alternate with two dormers on the other side. Ian Martin of the Mandel Group explained the "white" color will actually be a dirty white and they have maintenance teams who take care of their properties. He said adding hardware to the garage doors is a great solution and they will have to review dormers on the detached garages to make sure it makes sense. Cialdini added they had been considered a wood tone for the garage doors and will do research on the proposed carriage style doors. Members said the buildings have a very clean look; felt the design overall is well done; it's a nice looking building; and would like them to also consider the proposed carriage style garage doors for the townhomes. Motion by Schultz to approve the building plans for the Pabst Farms Apartments with the following: change the long expansive roofline on the (18) unit building to Option A; add evergreens along the back side of the detached garages on the west elevation along with the addition of dormers alternating placement on the front

and rear elevations; approve the clubhouse as submitted; and change the garage doors to a carriage style design; with all changes to be reviewed and approved by Planning Staff; second by Krogstad. Motion carried 4-0.

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

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

6. Adjourn: Motion by Schultz to adjourn at 6:10 pm; second by Flint. Motion carried 4-0.

Chris Dehnert, Deputy City Clerk