

**City of Oconomowoc
Architectural Commission Meeting Minutes
October 5, 2022**

Chairman Flint called the meeting to order at 4:31 pm.

Members Present: Krogstad, Schultz, Schrang, Johnson and Flint
Staff Present: Gallo, Duffy, Frye, Mayor Magnus, Ald. Aultman Kloth and Dehnert

2. Approve the September 7, 2022 Minutes: Motion by Johnson to approve the September 7, 2022 minutes; second by Schrang. Motion carried 4-0-1 (Schultz abstained).

3. 317/319 N. Lake Road – Consider/approve a new roof at 317/319 N. Lake Street: Gallo explained this request is for approval of a new roof color on a property located in the Isthmus zoning district. The owner intends to replace the current roof with a blue colored shingle, and Gallo pointed out there are many different roof colors in the same area. The owner, David Cullinane, said the shingle color shown in the packet is not accurate, and Bryan Heins of Heins Contracting provided a sample so the members could see the proposed color “Dynasty Atlantic Blue”. Members comments included they were okay with the color as long as it wasn’t real bright; the color is not accurate for the time period of the home; and limits the color palette for the rest of the exterior. Cullinane said they intend to start with the roof and then work on the rest of the updates to the home. Motion by Johnson to approve the new roof color for 317/319 N Lake Road as presented; second by Krogstad. Motion carried 4-1 (Flint voted no).

4. 238 N. Lake Road – Consider/approve a new roof at 238 N. Lake Street: Gallo explained this request is also for approval of a new roof color on a property located in the Isthmus zoning district. The owner intends to replace the current roof with color called “Charcoal”. Bryan Heins of Heins Contracting provided a shingle sample and said the owner plans to replace the siding to a weathered gray. Members questioned what product for the siding, and Heins said it will be a treated natural product. Gallo asked the members if they wanted the applicant to come back for approval of the siding or would they consider replacement of the siding to be maintenance which the members agreed. Heins added if the window wrap changes from white, then he will probably come back. Motion by Krogstad to approve the new roof color for 238 N Lake Road as presented, and the future siding is to be one-for-one replacement and is to be considered maintenance on the home; second by Johnson. Motion carried 5-0.

5. Olympia Fields-Multi-Tenant 8k Building – Consider/approve building plans at the SW corner of the intersection of Summit Avenue and Olympia Fields Drive: Gallo explained last month the members reviewed the original plans for a new multi-tenant building and recommended multiple changes. The applicant has provided updated plans which include removal of the columns on the elevation facing WIS 67 and changing it to be more symmetrical. Gallo added at last month’s meeting the members questioned what the building materials by the roofline were and it is not clear on the updated plans. The applicant also provided additional detail on the HVAC screening for the roofline. Gallo recommended approval with conditions listed in the background. Members said the screens will be very visible and should be reviewed before installation; would like more detail on the roofline; questioned the material on the 2nd story of the tallest section and said depending upon what it is, it could become a maintenance issue; each lessee would need to come in to discuss venting on the roof as the screening as proposed is not acceptable; and the building looks better. Motion by Johnson to approve the main building plans for the multi-tenant 8k at the SW corner of the intersection of Summit Avenue and Olympia Fields Drive, subject to the following: 1) each tenant must come back with their plans for screening panels based on the types and locations of venting and HVAC equipment; and 2) the ribbon windows / panels are to come back; second by Schultz. Motion carried 5-0.

Commissioner Krogstad left the room due to a conflict of interest with the next item.

6. Rockwell Development – Consider/approve building plans at 125 – 135 N. Main Street: Gallo explained the proposed development previously came before the commissioners for review. They plan to remove the 3 existing buildings and replace them with a 5-story mixed use building consisting of commercial on the first floor and residential above. This development is located in the Downtown Overlay District and will require a Planned Development Overlay District due to its proposed height, location to the water's edge and proposed step backs. Gallo showed the proposed location of the transformers and parking lot walls; there is a step back on the 4th floor; building height is proposed at 69'; and the roof will contain the elevator shaft and roof stacks in the middle to block their view from the ground, landscaped walls to block them these internal items and a dog run. The public walkway width appears to have been reduced and is now covered. Gallo requested review of the items in the background by the members. John Kutz of MSI was present along with Jeff Scrima, General Manager of Rockwell Development. Kutz provided a supplemental packet of information; said building height is proposed at 69'6" and the elevator shaft and vent stacks will add another 10'; internal walls on the roof will be 42" and they plan to use landscaping as much as possible; the trellis will be moved toward the center of the roof instead of the edge; step backs will be part of the overlay district with 8' instead of 10'; the 4th floor exterior walkway wall will have a 42" tall fence to separate the walkways of the private residences; they are having to work with the bulk head line from the DNR so the width and depth of the public walkway has limited area in the front of the columns; they could have 3 round bump out areas but not necessarily with the walkway; signage may be included on the public walkway; they will create a master sign plan for the development; the dog run will have pavers; they will work with utilities to make the transformer building matches materials in the building; and parking lot walls will be landscaped. Gallo added he thought the members overall liked the colors, materials and design of the building; and the transformer structure will be large with 3' of space all around it so landscaping might be a better idea. Members questioned building height of other buildings around it; think this building's height looks different because it is stepped back in the middle; believes to a pedestrian the building reads as the same height as the building across the street; no longer have an issue with the height because of the heights allowed in the Downtown Overlay District across and down the street; the building is a terrific addition to the City; questioned the property to the north; and discussed each discussion point in the background. Kutz showed material sample boards and colors of the proposed building, and it is their intention to request a planned overlay district due to the various setback issues. Motion by Johnson to approve the Rockwell Development building plans located at 125-135 North Main Street along with the proposed materials and colors as presented with the following specific recommendations for the following items: Building Height-Applicant to request a Planned Development Overlay District to allow the 75'-4' exception of the City Code which requires approval by the Common Council; Building Stepbacks-The Applicant to request a Planned Development Overlay District to remove the building setback requirement of the City Zoning Code which requires approval by the Common Council; 4th Floor Unit Outside Access-Applicant to provide material specifications for review by Staff; Boardwalk-Fowler Lake Setback: Commissioners have no concerns with a request for a Planned Development Overlay District for lakeshore setbacks; Boardwalk-Overhang Depth: The Commissioners have no concerns with the 2ft water overhang as proposed; Roof Deck: Commissioners have no concerns with the dividers, dog run, landscaping and black stacks proposed on the roof; Transformer Enclosure: Commissions recommend elimination of enclosure due to size and encourage landscaping be utilized for screening; Parking Lot Wall: Commissioners concur with Planning Staff recommendation that the proposed wall should have identical building materials as the building; seconded by Schultz. Motion carried 4-0.

7. Reports and comments from the City Planning Department: None.

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

9. Adjourn: Motion by Flint to adjourn at 6:12 pm; second by Johnson. Motion carried 4-0.

Chris Dehnert, Deputy City Clerk