

**City of Oconomowoc
Architectural Commission Meeting Minutes
October 6, 2010**

Chairman Day called the meeting to order at 5:30 pm.

Members Present: Michael Day, Jeremy Flint, and Paul Schultz
Members Excused: Chad Vande Zande and Kent Johnson
Staff Present: Jason Gallo and Chris Dehnert

2. Approve previous meeting minutes of September 1, 2010: Motion by Flint to approve the September 1, 2010 meeting minutes; second by Schultz. Motion carried 3-0.

3. Associated Bank – Consider/approve sign plans at 1456 Summit Avenue: Gordon Lindemann of Poblocki Sign Co. was present. Gallo explained the applicant is requesting approval of (2) wall signs, (1) ground sign and (3) directional signs. Initially he had issues with the signage as requested but all concerns have now been addressed by the applicant. The wall signs, which are identical, will consist of internally illuminated channel letters and total 36 sf. Gallo noted the size and number of wall signs is in compliance with the code. The ground sign will have an aluminum base with a double sided acrylic internally illuminated face. It will be 8' in height, set back 10' from the property line and a total of 50 sf. Initially Gallo had the following concerns with the sign: visibility of the lettering at night due to the sign's background being white; a lack of landscaping around its base; and no address numbers on the sign. However, he noted the letters will be illuminated at night instead of the background, and they have agreed to add landscaping around the base and add the street address to the sign. All issues with the ground sign have now been addressed. The directional signs will be vivid green with white lettering, and initially the applicant wanted these to be 5' in height. Gallo noted the commission has limited other similar directional signage to 4' tall, and the applicant has agreed to lower the height of these signs to 4'. He also received an email recently which indicated the property owner's approval of the proposed signage, so all concerns have now been addressed and Gallo is recommending approval.

Motion by Schultz to approve the sign plan for Associated Bank, 1456 Summit Avenue, as submitted, except the directional signs are to be a green color on both sides, and all signs are to turn off at 10 pm; second by Flint. Motion carried 3-0.

4. Sprint - Consider / approve sign plan at Building #4 of Brennan's Marketplace, 1674 Old Schoolhouse Road: Gallo explained this request is for a wall sign for a business to be located in the Brennan's Marketplace which is currently under construction. It will consist of internally illuminated channel letters and the Sprint logo for a total of 29.78 sf. The sign as presented complies with the code, and he recently received an email from the property owner indicating his approval. Gallo noted the sign is to be turned off at 10 pm, and he is recommending approval of the sign as submitted.

Motion by Flint to approve the sign plan for Sprint, in Building #4 of Brennan's Marketplace, 1674 Old Schoolhouse Road, as submitted; second by Schultz. Motion carried 3-0.

5. Oconomowoc Vision - Consider/approve sign plan at Building #4 of Brennan's Marketplace, 1674 Old Schoolhouse Road: Gallo explained this request is for a wall sign for Oconomowoc Vision to be located in the same building as the previous item. It will consist of internally illuminated channel letters and logo for a total of 56.72 sf. The property owner has indicated his approval, and it is in compliance with the

master sign plan for the property. Gallo noted the sign is to turn off at 10 pm, and he is recommending approval as submitted.

Motion by Schultz to approve the sign plan for Oconomowoc Vision, in Building #4 of Brennan's Marketplace, 1674 Old Schoolhouse Road, as submitted; second by Flint. Motion carried 3-0.

6. Pabst Farms Village Crossing Clubhouse – Consider/approve architectural plans at 1717 Gold Medal Drive: Bill Niemann of Village Crossing Development, Inc. was present along with Vac Homolka from Homolka Designs, who explained they are seeking to incorporate elegant looking architectural features in the design and materials for the proposed clubhouse. Their plans include 4-sided architecture and the materials and features will be similar to the condo structures in the rest of the development. There will be a half circle drive and parking area located in front of the main entrance to the clubhouse with a separate parking area on one end of the building for homeowners in the development and a future pool area to be located on the other end. The materials to be used in the clubhouse are split fieldstone veneer, composite fiber siding along with a shake shingle siding in the gable ends, wood trim boards, low-E clear glass, 30 year dimensional shingles and a mix of glass and wood doors. The colors of the stone will match other stone in the development, and the rest of the building will be a variety of tan and beige colors. Flint was concerned with the plans for 30 year dimensional shingles, noting he felt 40 year would add more depth. Day inquired about condensing units and the trash enclosure. Niemann stated there would not be a dumpster, and Homolka said there are no plans for condensing units currently. Day requested any condensing units be located at the back of the building with landscaping around them which Homolka agreed. Flint was concerned with the garbage, and Niemann noted they will have a maintenance service take care of it on an as needed basis. Schultz pointed out on the original site plan the building was turned so it faced the roundabout. He asked that they consider including the sidewalks that were shown on the original site plan as he felt the whole development was planned around being pedestrian friendly. Homolka agreed they would look into this, and he also pointed out there will be a lighting design plan for the building but it is not ready yet. Gallo and Day noted that whatever type of light they choose it needs to be shielded.

Motion by Schultz to approve the architectural plans and colors as presented for the Pabst Farms Village Crossing Clubhouse at 1717 Gold Medal Drive, except the shingles are to be upgraded to a 40 year shingle and the addition of a sidewalk and landscaping as discussed; second by Flint. Motion carried 3-0.

7. Meadows at Prairie Creek – Consider/approve architectural and dumpster plans for first phase of multi-family residential development to be located on the SW corner of CTH P and CTH Z directly behind Piggly Wiggly: Stephen Perry Smith and Mike Bongers of Stephen Perry Smith Architects were present along with Tony DeRossa and Stu Wangard of Wangard Partners to explain updated plans for the residential development to be located on the northeast side of the City, behind the Prairie Creek Shopping Center. Smith explained they formerly worked with Bielinski Homes on this development; however, Wangard has now purchased the property and is proposing changes to the plans and types of materials to be used. There will be (4) pods just like the previous plans but they believe the market indicates people don't want shared interior corridors. They have reduced the number of garages and each unit has its own separate walk up entrance. The new building plans include more gables along with architectural brackets and wide trim boards to give the development more of an arts & crafts style. Each pod will have its own unique architectural features, but the types of materials to be used on all the buildings will be the same which will help maintain continuity between the pods. All buildings will have a thin veneer stone with each pod having a different siding color. All buildings will have the same cream colored trim and 30 year dimensional shingle. Each residence will have its own second story deck covered with a wood composite cement board trellis, and the gable ends of each building will be in filled with a terra cotta color cement fiber shingle. Dumpster enclosures for the units will be located at a 45° angle in the corners of each pod and consist of fiber cement board siding and cream

colored trim to match the buildings located therein. A conceptual drawing of the proposed clubhouse was also included in the packet, and the materials and color choices for it will be similar to the other buildings. Wangard commented he did not like all of the garages facing the front and proposed to change the direction of the some of the garage locations to the side in each building. He added they are still making changes as they want to have 4-sided architecture. Wangard was concerned there is too much stone shown on the buildings and suggested they may take some off in the front to make each entrance stand out. He believes the buildings have a luxurious look to them, and added they have included some smaller economical units in each building. They are still evaluating the inclusion of a single furnace with each unit so they are not sure if there will be HVAC units on the building.

Schultz was concerned with the proposed garage space, and Wangard said they are sacrificing garages with the economical units in each building. Flint noted if the HVAC units go on the building they will need to bring this back to the commission for approval. Wangard had concerns with putting a condenser unit anywhere near a living area due to noise concerns. Currently they don't have landscaping, lighting or signage plans ready and expect to come back again for these items. Day pointed out there are a lot of questions on changes to the plans and questioned if they were just looking for conceptual approval this evening and then come back for final approval after the changes have been made. Day agreed with the changes as proposed but Flint was concerned with the use and durability of a vinyl shake. Schultz had no problem with the plans to remove some stone from the front but added he would like to see it scattered throughout the building. He didn't mind the suggested garage changes but felt all this would do is create more hard space and eliminate green space. He suggested they consider including detached garages for some of the units. Flint felt overall the plans were a great improvement to what had previously been proposed. He suggested when they come back for final approval Smith should plan to label the materials, bring along samples and address the wall packs. Flint also wants to see the stone return around the sides of building corners instead of ending at the corner on the buildings. Wangard explained they would like to break ground the end of November or beginning of December. Gallo said the applicant will be going before the Plan Commission next week for approval of a conditional use permit on the property with final approval of the development next month. Thus, this will allow time for the applicant to make the proposed changes to their plans and present them to the architectural members at next month's meeting.

Motion by Schultz to give conceptual approval of the architectural and dumpster plans for the Meadows at Prairie Creek, with the final plan to be presented at the next meeting of the Architectural Commission; second by Flint. Motion carried 3-0.

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

9. Reports and comments from the City Planner: Gallo handed out a status report on those businesses that had previously received approval by the Architectural Commission with specific conditions attached. He explained he went to the various locations and this report notes whether or not the condition has been met.

10. Adjourn: Motion by Day to adjourn at 6:59 pm; second by Flint. Motion carried 3-0.

Chris Dehnert, Deputy City Clerk