

City of Oconomowoc
Architectural Commission Meeting Minutes
December 14, 2011

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

Members Present: Michael Day, Chad Vande Zande, Kent Johnson (arrived at 5:33 pm) and Jeremy Flint (left at 6:20 pm)
Members Excused: Paul Schultz
Staff Present: Ald. Cathleen Slattery, John Kelliher, Jason Gallo and Chris Dehnert

2. Approve Minutes of November 2, 2011: Motion by Flint to approve the November 2, 2011 minutes; second by Vande Zande. Motion carried 3-0.

3. Lutheran Homes of Oconomowoc (Shorehaven) – Consider/approve master sign plan at 1305 & 1306 W. Wisconsin Avenue: Gallo explained with the newly adopted sign ordinance now in place, which the Architectural Commission had approved, there is more flexibility in master sign plans. The applicant is requesting approval of their master sign plan which includes 8 different signs as follows: replacement of 2 ground signs and 2 directional signs; 1 new directional sign; 2 new ground signs and 1 new wall sign. These signs are to be located around the Shorehaven campus which consists of several parcels and various uses. Gallo noted several signs exceed size requirements but the members have the flexibility to grant an exception. Signs #1 and #2 are entry signs each measuring 39 sf which exceeds code by 7 sf. Signs #3, #4 and #5 are directional signs whose total square footage is 13.5 sf and exceeds code by 7.5 sf each. In addition, the overall height of these signs is 5'8" which exceeds the maximum 4' height requirement by 1'8" each. The remaining signs all meet code requirements. Gallo requested the members consider the following 3 items: whether it is appropriate to grant an exception to the code to allow the signs as requested; the addition of address / fire numbers on the signs or buildings; and sign #4 is not landscaped while all of the other signs are shown with landscaping around them. Gallo is recommending approval of the signs as proposed except the directional signage should be a maximum of 4' tall since the Commission has previously directed other applicants to make their directional signs no taller than 4'.

Bart Stubblefield of Stubblefield & Sonssss (correct business spelling) was present along with Tim Thiele of Shorehaven to present their request. Stubblefield felt the existing signs were too small so they decided to go with a more pleasing design which they feel is easier to read. All lettering will be spaced with 1-1/2 spaces versus 1. They also did not want writing close to the edge of the sign which can make the words more difficult to read. Day liked the design of the proposed sign and felt it was appropriate. Johnson agreed and questioned placement of the address number somewhere on the sign. Gallo thought inclusion of the address number may be required unless it is placed directly on the building. Day agreed the address number should be included somewhere and proposed it be included on the sign in a smaller font. Flint said other business owners have been required to include it on signage and on this campus, he felt it was critical due to the age of the residents. He didn't care where the address was included on the sign, just that it be somewhere visible. Day noted the sign did not have to include the whole W. Wisconsin Avenue address. Vande Zande suggested having the number built into the stone but Flint thought that would be difficult to do. Stubblefield suggested adding the number to each building which Flint disagreed with. Instead Flint thought the number should be in a large font, placed vertically on the side of the sign and illuminated so it can be clearly seen at night. Thiele agreed with all of the concerns but noted the Oconomowoc Fire Dept conducts drills on their property so they are well versed in how to get around the campus.

Discussion then ensued on the height of the directional signage. Day thought it was acceptable as proposed due to the height of snow piles in winter, and Johnson thought the signs could get lost in the snow if they were lower. Flint said the height was appropriate for vans to clearly see the signage. Thiele added landscaping will be included around sign #4 which was missing in the plan. Day noted accepting this height for directional signage was setting precedence. Flint thought this was similar to the hospital campus setting which was allowed taller directional signage. Thiele noted most residents are older and larger signage helps them. Gallo pointed out most businesses have 1 or 2 directional signs, not 5 like in this request which the members agreed. Lastly Gallo noted the wall signage for the business "Forgotten Treasurers" conforms, and Stubblefield said the current wall signage will be removed. Day thought overall the signage as proposed looks good, adding that lights should turn on at dusk and off at 10 pm.

Motion by Flint to approve the master sign plan for Lutheran Homes of Oconomowoc (Shorehaven), 1305 & 1306 W. Wisconsin Avenue, as presented except signs #1 and #2 are to have the illuminated address incorporated into the edge of the sign cabinet, and landscaping is to be added at the base of sign #4; second by Johnson. Motion carried 4-0.

4. Oconomowoc Community Center – Consider/approve building design, materials and colors at 220 W. Wisconsin Avenue: Gallo explained the original plans for the Community Center were presented to the members at a workshop meeting in July. The

changes suggested at that meeting have now been made, and the applicants are requesting approval of the overall design, materials and colors. The applicant's request for a conditional use permit will also be coming before Plan Commission at their meeting later tonight. John Kelliher, Park & Recreation Director for the City of Oconomowoc was present along with Carl Wickmann from Findorff and Mark McClintock of Groth Design Group. Kelliher noted the (3) buildings on W. Wisconsin Avenue will be razed soon which will make way for the construction of the new community center scheduled to begin in early spring and be open by December 1, 2012. McClintock said they have addressed the issues raised at the meeting in July. He then reviewed on a slide presentation those items which have changed including a double gable roof with a single ridge line, a slight bump out on the east elevation along with the addition of windows, a shed roof over the side door, masonry wall to screen the mechanicals, stairs that now come out from the building and a walkway to the lake side. In addition, all spandrel windows have been replaced with real glass windows in a variety of sizes throughout the building. Additional changes that were made are the design of the handicap ramp on the front, shed roof over the west side door and the addition of storage for kayaks/canoes facing the lake.

McClintock then explained the materials and colors to be used and showed samples of each. The base will be a 4" stone veneer in a light grey with 25% warm tones. There will be a 4" tall light grey precast cap between the stone and the hardiplank siding. The doors and windows will have 4" hardiplank trim, and the storefront insulated windows will have a champagne color tint with aluminum frames. There will be a 4" curb and pre-finished aluminum guardrails with horizontal cables on all deck areas to allow for a translucent view to the lake. The roof will have weathered wood dimensional shingles and solar panels as part of its green features.

Flint liked the addition of a curb on the deck areas and suggested there be no flat handrail used due to the chance people could set drinks or other items on them which could be knocked or fall off. Johnson liked the proposed changes but was concerned with the lack of brackets on the gable ends. He also would like to see decorative trim around the windows similar to that used on homes in the area. Flint thought the building looks great, noting they have fixed the problem area with a good looking roof. He also suggested including bathroom partitions in the drawings, a man door on the side of the dumpster enclosure and wanted to see the proposed glass and aluminum frame as he was concerned with the color choice due to the amount of glass in the building. Day preferred a 6" exposure rather than an 8" exposure on the hardiplank siding, suggested the addition of a straight shake in the gable ends and questioned the direction of the handicap ramp. Flint said the change in direction of the ramp just makes sense and is more user friendly. Day thought the building was very attractive, but he didn't like the proposed signage shown on the plans as he felt the structure of it was too aggressive. He was also concerned with the type of piping used with the solar panels on the roof and urged that no piping be visible. Johnson also suggested adding mullions to the round windows in the gable ends.

Motion by Johnson to approve the architectural building plans for the Community Center to be located at 220 W. Wisconsin Avenue with the condition brackets and straight shakes be added to the gable ends, consider a 6" exposure rather than 8" for the hardiplank siding and increasing the banding width, change the layout of the handicap ramp as discussed, consider adding a man door to the dumpster enclosure, add decorative trim around the windows, all railings to be round, add mullions to the round windows in the gable ends, no PVC piping on the roof and come back with glass and frame samples; second by Vande Zande. Gallo questioned which items the members required be done by the applicant and which should just be given consideration. Discussion ensued between the members and each item listed in the motion was clarified. The items deemed to be required in the motion are: addition of brackets, straight shakes, and mullions in the round windows in the gable ends; decorative trim around the windows; all railings on the decks are to be round; change the layout of the handicap ramp as discussed; and no PVC piping on the roof. The items that the applicant should consider changing are: 6" exposure rather than 8" for the hardiplank siding; increasing the banding width; and adding a man door to the dumpster enclosure. Motion carried 3-0.

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

6. Reports and comments from the City Planner: Gallo said he is in the process of scheduling the 2012 Architectural Commission meetings and plans to set them for the 2nd Wednesday of every month. Since he knew that Schultz would be absent this evening, he specifically talked to him about the change in the day of the meeting, and Schultz said he was fine with it. Vande Zande noted he has a separate meeting every 2nd Wednesday of the month at 6:30 pm but thought it shouldn't be a conflict as long as the Architectural meetings don't run long.

7. Adjourn: Motion by Johnson to adjourn at 6:35 pm; second by Vande Zande. Motion carried 3-0.

Chris Dehnert, Deputy City Clerk