

City of Oconomowoc
Architectural Commission Meeting Minutes
July 5, 2007

Chairman Day called the meeting to order at 5:30 PM. The Deputy Clerk confirmed that proper meeting notification had been given.

Members Present: Michael Day, Paul Schmitter, Paul Schultz and Judy Kuehn
Members Absent: Kent Johnson
Staff Present: Jason Gallo and Chris Dehnert

2. Approve Minutes for June 6, 2007: Motion by Schmitter to approve the minutes of June 6, 2007; second by Kuehn. Motion carried 4-0.

3. Consider / act on sign plan for Ambiance Salon and Spa, 138 N. Main Street: Gallo reported the applicant is requesting a sign which projects out from the building. While the square footage of the sign is conforming, the height from the ground to the base of the sign is short by 4" from the 10' requirement. Gallo noted other applicants have received leniency from the commission on this same issue, and this portion of the code will be addressed when it is updated. Day felt the sign was appropriate, and the height requirement was not an issue. The applicant, Jennifer Simons, was asked what her intentions were for lighting the sign, and she stated she was unsure at this point if and how it would be lit.

Motion by Schmitter to approve the sign plan for Ambiance Salon and Spa, 138 N. Main Street, as presented with the condition that 10 p.m. be the maximum the sign could be illuminated; second by Schultz. Motion carried 4-0.

4. Consider / act on sign plan for Our Savior Lutheran Church, 145 E. Lisbon Road: Gallo reported the church is located in the SR-4 suburban residential district which allows for churches but whose square footage requirements for signs are more restrictive. He stated the height and size is acceptable for the monument sign requested, and it is in compliance with vision requirements. They plan to remove the current sign and place the new sign just outside of the vision triangle at the corner of the property. There will be a reader board as part of the sign, and staff recommended they change from their intended 4 line message to 3 lines due to safety concerns for those who attempt to read the sign while driving. The applicant is aware there can be no scrolling, flashing or changing of the message for a minimum of 60 seconds. Day stated he felt the sign was appropriate and had no problem with it as long as the applicant abides by the code with the reader board.

Motion by Schultz to approve the sign plan for Our Savior Lutheran Church, 145 E. Lisbon Road, with the condition the message on the reader board cannot be changed more than 1 time a minute and lights for the sign must turn off by 10 p.m.; second by Schmitter. Motion carried 4-0.

5. Consider / act on sign plan for Bruno Independent Living Aids, 1069 Corporate Center Drive: Gallo reported the company logo is changing which is the main purpose for requesting a new sign, and they want to change its location at the same time. The size is in compliance, and setback is acceptable. Gallo stated originally they planned to have a white background which he felt was oppressive, so they changed it to be opaque which is acceptable. His only question remaining is the intended height of the bricks which would change the overall height of the sign. Jim Lemke from Bruno stated they will work with the sign company to ensure the height of the sign complies with code requirements. He added the old sign will be removed. Gallo noted that the sign could actually be larger based upon allowable size requirements in the code, but Lemke stated they were happy with the current size. Discussion ensued on the applicant's intention for hours of illumination of the sign, and it was clarified the sign must shut off at 10 p.m.

Motion by Schmitter to approve the sign plan for Bruno Independent Living Aids, 1069 Corporate Center Drive, as presented with the exception that the lights for the sign must turn off by 10 p.m.; second by Schultz. Motion carried 4-0.

6. Consider / act on sign plan for Unique Pizza & Subs, 1280 Brown Street, Suite E: Neither the applicant nor sign representative were not present so Gallo explained their request. He stated they got creative when planning the size of their signage as they want to have a wall sign as well as one located in their front window. He felt the signage as proposed is not over excessive and will be acceptable to the other tenants. The

applicant, however, still needs to submit a letter of approval from the property owner and also pay the sign review fee.

Motion by Schultz to approve the sign plan for Unique Pizza & Subs, 1280 Brown Street, Suite E, as presented, contingent upon receiving a letter of approval from the property owner, and illumination for the sign to shut off one hour after close of business; second by Schmitter. Motion carried 4-0.

7. Consider / act on architectural building plans, materials, dumpster and signage plans for Chili's Restaurant, SW corner of STH 67 (Summit Avenue) and Oconomowoc Drive: Gallo stated this item should be going before the Plan Commission for approval in August. They also will be submitting a certified survey map dividing the property with the bank. Ted Meredith was present to explain their plans. He stated they have an agreement with the bank that employees of each business will have to park on their own side of the parking lot, but both businesses will share parking for their customers use. Day noted that the canopy / generator for the bank appears to be over the setback line on the property. He inquired if they could work with the bank to get more foliage around it to conceal it better. Meredith stated his only concern was too many plantings around the generator which would make it hard to get at. He then showed their plans for plantings around the restaurant. Meredith explained the E.I.F.S. on the walls and stone on the towers and entry ways were selected to match that which is on the bank with brighter colors in other areas of the building to make them stand out. The rear of the building will be a dark bronze metal. Reddish brick wainscot will be around the base and extended to the back of the building to help screen the dumpster area, along with landscaping. The walls and gates of the trash enclosure will be 8' high stained wood board on board. The mechanicals will be fully screened. The windows will be storefront clear glass with pre-finished aluminum and green trim. The green entry doors will be the same as the windows. Lighting will be mounted galvanized metal lamps.

Gallo showed the members a color drawing of the original plan the applicant brought to staff which was much brighter in comparison to what is now being proposed. He added they resubmitted their plans and addressed most concerns of staff. Today he went and took pictures of nearby buildings to use as a reference for what will be around the proposed building. He felt the building is compatible though the other buildings show a lot more brick. While Gallo stated he liked the colors, he questioned the use of striped awnings and suggested a plain color might look nicer. Kuehn questioned the illuminated fascia band located around the main entrance. Meredith stated while their corporate office encourages the illuminated band, there is also a non-illuminated band available which is made to look just like copper. Kuehn stated she didn't mind the other chili's located around the building but she did not like the illuminated band. Day stated he likes the colors much better than what had previously been submitted. While he doesn't have a problem with the striped awnings, he also prefers the patina copper band. Kuehn noted she felt they had done an excellent job in blending with the surrounding buildings. Schmitter stated he liked it all, and felt the logo was creative.

Motion by Schmitter to approve the architectural building plans, materials, and dumpster plan for Chili's Restaurant, located at the SW corner of STH 67 and Oconomowoc Avenue, as presented, except that the front entry star / pepper band should be a non-illuminated fiberglass patina; second by Schultz. Motion carried 4-0.

Sign plan: Gallo reported the restaurant will be located in the S-I suburban industrial district. He stated the applicant is aware of the restrictions for signs, and their request as submitted including size requirements is in compliance. Meredith explained their "To Go" sign has blue neon around it, which is tied into the "To Go" entry area of the building. The "chili" plastic form on the building will not be lit. Meredith asked what the members thought of their intention to have the "To Go" sign located approximately 1' off the property line at the entrance to the restaurant. Gallo stated any sign would need to comply with setback requirements. Day suggested moving the sign so it would be located perpendicular to the road. Meredith was agreeable to any suggestions made by the members and also offered to change the sign to be a "chili" with the word "Enter". Kuehn asked what their intentions were for lighting. Meredith stated that the sign would be turned off when they closed which is 10 p.m. Sunday thru Thursday and midnight on Friday and Saturday.

Motion by Schultz to approve the sign plan for Chili's Restaurant, located at the SW corner of STH 67 and Oconomowoc Avenue, as presented except the directional sign be changed to be a chili and "Enter" or red arrow and it must be a minimum of 10 feet from the lot line; second by Schmitter. Motion by Schultz to amend his prior motion to include that the owner be able to select either an arrow or the words "entry" sign. Motion carried 4-0.

8. Reports and comments from the Architectural Commissioners: Day mentioned that Duffy would like to have another joint meeting with the Architectural Commission and CDA to discuss what each group deems to be appropriate for the downtown area. Day handed out photos of the area involved and suggested prior to this joint meeting that they start thinking about what they feel is appropriate for the downtown.

9. Reports and comments from the City Planner: Gallo explained an item that was brought up at the June meeting. In late April a colonial style building in the downtown area was hit by a car, and work to repair it was started in late May. Schultz was concerned that the owner may install siding in place of the original brick. In addition, he questioned how many windows the building had before the repair work was started. It was Schmitter's understanding that problems were encountered while doing the repairs, and replacing the brick may not be an option anymore due to deterioration so badly that it cannot be properly repaired. Schultz acknowledged there is not much they can do if this is the case. It was the consensus of the commission that the damaged brick be replaced with a similar brick material if at all possible. Gallo was asked to discuss this matter with the city building inspection department.

10. Adjourn: Motion by Schultz to adjourn; second by Schmitter. Motion carried 4-0. The meeting adjourned at 6:35 PM.

Chris Dehnert, Deputy City Clerk