

**City of Oconomowoc
Architectural Commission Meeting Minutes
September 7, 2022**

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

Members Present: Flint, Krogstad, Schultz, Schrang and Johnson (4:38 pm)

Staff Present: Weber, Gallo, Duffy, Ald. Aultman Kloth and Dehnert

2. Approve the August 3, 2022 Minutes: Motion by Schrang to approve the August 3, 2022 minutes; second by Krogstad. Motion carried 4 - 0.

3. 126 - 128 N. Main Street – Consider/approve a façade update at 126 – 128 N Main Street: Weber explained this request is for approval of an update to the front façade. The fabric canopy was destroyed during the hailstorm in June, and they plan to replace it with a black/gray pattern fabric and add black shutters to the windows on the second floor. Weber recommended approval of the proposed change. The building owner, Gerry Niebler, said the fabric color of the canopy will be darker with a smaller print than shown in the application provided in the packet. They plan to use the same frame that was previously used and think it will be a nice update. The members thought it looked good; suggested the building could use some more updates; and thought because the building is not historical, they could go modern with their choices. Niebler asked for some suggestions, and the members suggested new windows / doors, building cornice, etc. Gallo added there are funding opportunities available through city resources. Motion by Krogstad to approve the façade update for 126 – 128 N. Main Street as presented; second by Schrang. Motion carried 4 - 0.

4. Merle Norman – Consider/approve a façade update at 158 E. Wisconsin Avenue: Weber explained this is for approval of a façade update to a building whose owner is relocating her business from Pabst Farms to the downtown. The new building owner, Bethany Frost explained her plans to highlight parts of the building and give it a fresh look. The building will be painted “Iron Ore” for the main color, accented with “Dove Tail” and all trim in “Neutral Ground”. Members pointed out a flat area below the second floor windows, and Frost said she plans to have this board removed. Members questioned her intents for signage; if she intended to include an awning; if she intends to fix up the rear entrance; and suggested leaving the board above the window and add a larger door with glass for the entrance. Frost said she has no plans yet to do anything on the rear elevation. Members were happy with her plans for the building and relocating to the downtown. Motion by Krogstad to approve the façade update for 158 E. Wisconsin Avenue as presented except the board below the 2nd floor windows is to be removed, and the area is to be repainted in the same colors and accented as the section beneath the 1st floor windows (“Dovetail”); second by Johnson. Motion carried 5 - 0.

5. Panera Bread Bakery Café – Consider/approve building and signage plans at 1414 Olympia Fields Drive: Weber explained this applicant presented their plans at the June Architectural Commission meeting, and there were a couple of items that still needed to be addressed including menu boards, preview boards and canopies. The signage package includes wayfinding and additional updates on several of the outstanding items. Weber said the plans show 3 panels on the south elevation and questioned if they intend to include art in them; there was a logo above the drive-thru which appears to have been removed and Weber would like it returned; and the ground sign is 2 toned and Weber requested the sign color be slate with the logo like other signage to stay consistent in the development. Weber recommended approval of the request with considerations listed in the background. Mark Lake of Wangard believes the logo above the drive-thru will be returned; using the slate color for the ground sign is fine; and believes that Panera is thinking of changing the wall panels to the “mother bread” logo. Members didn’t mind graphics or artwork where the 3 panels are located. Motion by Krogstad to approve the building and signage plans for 1414 Olympia Fields Drive as presented subject to: 1) options on the south

elevation are to either include 3 images that do not display advertising or the “mother bread” logo to be decided by Panera; 2) the Panera sign is to be included over the drive-thru; and 3) change the color on the monument sign to slate; second by Johnson. Motion carried 5 – 0.

6. Olympia Fields-Multi-Tenant 8k Building – Consider/approve building plans at the SW corner of the intersection of Summit Avenue and Olympia Fields Drive: Weber explained this is for approval of a multi-tenant building with up to 5 tenants. The building will have a drive-thru; materials are consistent with building materials previously approved in the development; has 4-sided architecture; and the dumpster will consist of similar materials, be gated and includes a man door. The application included a cross section of the HVAC’s and per code, they will need to be either screened or increase the height of the parapet. Weber agrees that this can be reviewed based on who the tenants will be. Weber recommended approval with considerations listed in the background. Mark Lake of Wangard confirmed the materials are the same as previously approved and are natural products including Halquist Stone which has more color to make it more unique. The building will have a flat roof and bronze windows which ties to a Frank Lloyd Wright style building. Members preferred glass directly under the roof line and Lake believes it will be spandrel glass. They also questioned the design of the corner facing Summit and suggested removing the corner columns, lowering the SE corner and mirror the corner height of the NE corner of the building. Members discussed changing roof height and noted the building has a lot of areas with Prairie Style architecture and other areas that do not. Lake suggested tabling action on the building plans tonight to allow him the opportunity to make changes as proposed by the members. Motion by Johnson to table the building plans for the multi-tenant 8k Building and come back to the Architectural Commission with new plans based on the comments at the meeting this evening; second by Krogstad. Chairman Flint suggested the applicant provide updates to the Planning Department and share with him for preliminary review to make sure the applicant is going in the right direction. Motion carried 5 - 0.

7. Olympia Fields-Multi-Tenant 8k Building – Consider/approve signage plans at the SW corner of the intersection of Summit Avenue and Olympia Fields Drive: Weber explained this is for approval of the proposed sign plan for this multi-tenant building and includes way finding, wall signs and a monument sign which will hold up to 5 tenants. Since the tenants are unknown, the sign plan would create place holders for where signage could be placed. Staff said the proposed location of the monument sign currently appears to sit in the 50’ x 50’ vision corner. To comply with code, staff is proposing that the monument sign move 5’ closer to the building. The applicant is asking that code requirements on the vision corner be waived. Weber noted the Plan Commission will also be looking at the location of the monument sign within the vision corner. Staff is recommending approval of the signage plans with considerations listed in the background. Mark Lake of Wangard handed out an updated drawing of the site lines of the area by the monument sign and explained the 50’ x 50’ vision corner is currently being measured from the property line. He explained the set back is actually farther back due to the Hwy 67 road reconstruction and believes it should be measured from either the sidewalk or the stop bar as noted on the drawing. Members discussed the location of the monument sign and said other buildings in the development could have similar issues. They agreed the location of the sign should be measured from the sidewalk. Lake then explained the proposed signage for wall signs and how tenants will have a couple of options to choose from. The monument sign will consist of 1 – 18” box panel centered over 2 rows of 18” panels on the right side and 2 rows of 18” panels on the left. Motion by Krogstad to approve the signage plans at the SW corner of the intersection of Summit Avenue and Olympia Fields for the multi-tenant 8k Building with the monument sign location approved pending approval by staff and the Plan Commission; second by Johnson. Motion amended by Krogstad that the proposed location of the vision triangle is to align with the property side of the sidewalk; second by Johnson. Motion carried 5 - 0.

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

9. Reports and comments from the Architectural Commissioners: Members pointed out multiple advertising signs in the grass by the Taco Bell.

10. Adjourn: Motion by Johnson to adjourn at 5:55 pm; second by Flint. Motion carried 5 - 0.

Chris Dehnert, Deputy City Clerk