



Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, February 18th, 2015 – 6:00 pm

1. **Call to Order, Roll Call:** The meeting was called to order by David Dillenburg at 6:00 pm. Present were David Dillenburg, Debbie Schumacher, Mike Ambrosius, Rick Nuetzel and Tom Tengowski. Rick Baye, Dave Baranczyk and Merlin Zimmer were excused.
2. **Verify/Modify/Approve Agenda:** Motion made by Rick Nuetzel, second by Debbie Schumacher, to approve the agenda. The motion passed unanimously.
3. **Approve October 29, 2014 Meeting Minutes:** Motion made by Mike Ambrosius, second by Debbie Schumacher to approve the meeting minutes from October 29, 2014. The motion passed 3-0 with Tom Tengowski and Rick Nuetzel abstaining because they were not at the October 29, 2014 meeting.
4. **Public Comment on Non-Agenda Items:** There were no comments from the public.
5. **4910, 4920, 4930 Founders Terrace, Centennial Centre Development Partners LLC: Discussion and Action:** Consider approval for proposed multi-family development. Allyn Dannhoff, Director of Neighborhood Services, brought the project to the committee for discussion: R. E. Lee is the engineer for the Village on this project.
 - Location: 4910, 4920, and 4930 Founders Terrace
 - Property is zoned Centennial Centre at Hobart (Planned Development District.)

The scope of this project includes:

1. A south building wing, 2 stories with 33 dwelling units and underground parking; the first floor will have 17 units including an efficiency unit and the second floor will have 16 units. For a total of 33 units in the first building.
2. A central clubhouse with exterior pool and patio deck;
3. A north building wing, 3 stories with 49 dwelling units and underground parking;
4. An exterior parking lot for each building wing.

Foundation approval was granted in September of 2014, authorizing this project to proceed pending finalizing and securing approval of the parking and various other details yet to be finalized such as storm drainage, landscaping, signage and site lighting. The foundation is complete at this time and they will set the precast starting March 4, 2015.

LANDSCAPE PLAN

A review of the landscape plan reveals 15 trees (deciduous and conifers.). This phase of the project encompasses approximately 240 lineal feet of street frontage. The general ordinance requirement for trees is 1 – 1.5” dia. tree per 50 lineal feet of street frontage. The proposed is approximately three times this standard. The green space for the project is at 45% with this project.

The building and pool perimeter is enhanced with a mixture of deciduous and conifer shrubs along with perennial and annual flowers. The fence for the pool will be approved by the state. Mr. Steve Atkins stated that the railing around the pool will be aluminum and match that of the patios and balconies.

The gas meters will be placed inside the garage in the mechanical room, however the regulator must be outside and on the outside near the SW corner. Landscaping will be considered for this as well.

PARKING

The following chart provides a summary of dwelling units, bedrooms and parking.

Bedroom Summary				Parking Summary			
	1 st Floor	2 nd Floor	3 rd Floor	Total Bedrooms	Under Ground	Exterior	Total
South Bldg	28	27	NA	55	45	24	69
North Bldg	28	27	27	82	45	29	74
Total Bedrooms	56	54	27	137	90	53	143

The plan provides a compliant number of parking stalls as it relates to the bedroom-to-parking stall ratio requirement. The exterior parking is divided between two independent parking lots, each directly positioned to serve one of the building wings. The south wing has 55 bedrooms and 69 parking stalls, exceeding the parking requirements by 14 stalls. However, the north wing has 82 bedrooms and 74 stalls, 6 stalls less than the parking requirement. Mr. Atkins stated that they will address this by adjusting the pool and possibly the dry pond to allow for the additional stalls to meet the requirements of the ordinance.

SIGNAGE

Signage is proposed to be a monument style sign placed at the SW corner of the site. The sign face will be cast stone, 4’ tall by 10’ wide, less than the 50 sq. ft. allowed. Sign copy will be engraved into the face and painted black. The exact sign copy and letter style have not yet been finalized. Zoning ordinance requires the sign to be set back 10’ from the right-of-way lines. Mr. Dannhoff will review placement and insure the setback compliance. There will be ground lighting for the sign and the address will be included on the sign face.

LIGHTING

The parking lots will be illuminated with post mounted, full cut-off style light fixtures.

Lighting plans were given to the committee and discussed.

Underground parking entrances and common entrances to the apartment wings (2 per wing) will be illuminated with the wall pack included with this submittal.

The entrances to the clubhouse will incorporate recessed can lighting.
All described lighting meets the standard “dark sky” intent of the ordinance.
Individual dwelling units will have patio or balcony lighting.

RECOMMENDATION/CONDITIONS

If a conditional approval is acceptable, staff recommends approval conditioned upon:

1. No work shall commence on the north wing until a landscape plan replicating this plan for the north wing of the building is approved by village staff.
2. No work shall commence on the north wing until a plan providing parking for each wing, equivalent to no less than the number of bedrooms for each wing, is approved by Village staff.
3. Securing a separate permit for the sign;
4. Submit complete sign plans showing compliant 10’ minimum setbacks and required landscaping, and incorporate the address into the sign face.
5. Demonstrate with the plan that any proposed illumination will not produce glare onto the right of way, or into the dwelling units.
6. Provide a plan showing location and height of parking lot lighting.
7. Dwelling unit patio and porch lighting should employ opaque elements to meet the non-glare intent of the ordinance, to diffuse or eliminate visibility of any lighting elements or bulbs.

Motion made by Tom Tengowski, second by Rick Nuetzel, to approve the site plan for 4910, 4920, 4930 Founders Terrace, Centennial Centre Development Partners LLC with the 7 conditions listed. The motion passed unanimously.

6. **MEETING ADJOURNMENT:** Motion made by Rick Nuetzel, second by Mike Ambrosius, to adjourn. The motion passed unanimously. Meeting adjourned at 6:35 pm.