



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, April 15th, 2015 – 6:00 pm

1. **Call To Order, Roll Call:** Meeting called to order by David Dillenburg at 6:00 pm. Roll call was taken with D. Dillenburg, R. Nuetzel, M. Zimmer, M. Ambrosius, D. Schumacher. Excused were D. Baranczyk, R. Baye, T. Tengowski
2. **Verify/Modify/Approve Agenda:** Motion made by Debbie Schumacher second by Mike Ambrosius, to approve the agenda. The motion passed unanimously.
3. **Approve February 15, 2015 Meeting Minutes:** Motion made by Rick Nuetzel, second by Debbie Schumacher, to approve the minutes from February 15, 2015. The motion passed unanimously.
4. **Public Comment on Non-Agenda Items:** None.
5. **1211 Flightway Dr. HB-328-1, RALA LLC**

Discussion and Action: Consider approval for 3,600 sf, Contractor Shop/Warehouse Addition.
Owner: RALA LLC: Agents: Richard Nachreiner, Richard's Heating & Cooling Inc: Location: 1211 Flightway Dr., HB-328-1: Property is zoned I1-Limited Industrial District.

Mr. Nachreiner and his son were present at the meeting to answer any questions from the committee.

The scope of this project is a 60' x 60' shop/warehouse addition. The siding and roofing will match the existing metal siding and roofing. As proposed the site will maintain 43% green space.

The site sheds storm water to a previously designed and constructed regional community detention basin located behind this property.

The existing building was built with a 10' side yard setback, whereas the present zoning district requirement is 15'. The owner has submitted a Variance Application which is scheduled to be reviewed by the Board of Appeals on April 27. Given the existing building was approved and permitted with a 10' side yard setback and requiring the addition to meet a 15' side yard setback would encroach into vehicle maneuvering and contractor yard space, as well as interfere with consistent wall and roof lines, staff will encourage approval of the variance.

Similar to other businesses with long standing gravel lots, the parking and fence enclosed areas have migrated into the required side yard setback. In this case the original site plan called for 10' side yards. The owner has been advised this side yard will need to be re-established into green space. (Staff will be contacting other area businesses in this regard.)

LANDSCAPE PLAN

The owner/agent has been advised the requisite 3 trees will be required. While shown on the site plan, the species is not. Staff will ensure documentation of tree species and size has been addressed prior to permit issuance.

PARKING:

- Eleven (11) stalls exist. Staff will ensure the stalls are striped as part of the inspection process.
- Committee requires that the business add one handicapped parking stall.

LIGHTING

The addition will have two wall packs (1 each on south and west elevations.) The two wall packs on the west elevation of the existing building will be replaced to match those on the addition. The new wall packs will be LED with the fixture employing dark sky cut off design.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the addition subject to the following conditions.

1. Secure Board of Appeals approval for the 10' east side yard setback;
2. Amend the site plan to identify the species of the required trees;
3. Re-establish the original 10' side yards between paved and gravel surfaces as green space.
4. Committee requires that the business add one handicapped parking stall.

Motion made by R. Nuetzel, second by M. Zimmer to approve the addition with the listed conditions. The motion passed unanimously.

6. 601-641 Centennial Centre Blvd., HB-2935, Fieldstone Investments LLC

Discussion and Action: Consider approval for a 6 building, 96 Dwelling Unit, Leased Residence Development.

GENERAL INFORMATION:

Owner: Fieldstone Investments LLC: Agents: Lexington Homes Inc, Robert E Lee, Engineering Firm LaPlant Architecture LLC, Architect: Location: 601-641 Centennial Centre Blvd.: Property zoned Centennial Centre at Hobart Planned Development District.

Michelle Stimpson was present to represent Fieldstone Investments LLC for this meeting.

David Dillenburg read a statement regarding the appearance and quality of the project. He spoke about stepping up the quality of the units being constructed. It was also noted that a builder directly across the street was required to have 50% masonry on the front 30% on the back and no vinyl siding was allowed on the building. Mr. Dillenburg said he expects that the committee will require additional masonry on the proposed Fieldstone buildings. A Review of previously constructed apartment buildings in Hobart and surrounding communities, the quality of the buildings appears to be of a better quality construction than the proposed Fieldstone project and they were built without using TIF dollars..

BACKGROUND:

The Proposed development is a 96 unit leased residence development, consisting of 6-16 units, two story buildings with attached garages. Staff has performed preliminary review with the applicant. The following is a summary report of staff findings and observations of the plans submitted in response to the preliminary review.

The amended plans require Site Review Committee consideration for a few aspects that are not compliant with the Planned Development standards and where staff believes the Committee should provide further review and direction related to site layout and façade aesthetics.

Front Yard Setback: The development proposes a 25' front yard setback along Centennial Centre Blvd., where the PDD Multi-Family District standard requires a 40' front yard setback. Staff believes the 25' setback can be supported in light of the similar setback employed for Hobart Crossing located across the road from this development. The reduced setback also provides the ability to maintain a greater rear yard than required, providing further separation to the single family homes south of the development.

Driveway & Curb Cut Widths: The development proposes 28' wide driveways with 38' wide curb cuts, whereas the PDD Multi-Family District standards provide for maximums of 25' and 35' respectively. Because there have been deviations to these standards that have been supported and approved in the past, staff identified no concerns with the proposed driveway and curb cut.

Dumpster Location: The plans show the dumpster location at the east end of the development with a number of 6' tall Black Hills Spruce planted to buffer, screen it from Pebblestone Circle. An alternate location is shown at the west end of the development. The east location is preferred as it provides a greater setback to the abutting right of way. Additionally the alternate location would be readily visible from the intersection of Centennial Centre Blvd. and Founders Terrace: the focal entry to the Commercial Core. The committee agreed with the east end placement for the dumpster location.

Mechanical Equipment: The dwelling units employ the use of Packaged Terminal Air Conditioning (PTAC) units for heating and cooling. These are the same type of units commonly used in motel units. These units project externally from the dwelling units, disrupting the visual continuity of the building facades. Staff's concern is in regards to inconsistency with approved facades employed on other developments in close proximity to this development. Recognizing the proximity of this development to these developments as well as to Founders Terrace, the focal entry point to the Commercial, staff recommends requiring units to be used that would minimize the projection to 1 inch (or as otherwise approved) and be of a color that is consistent with the abutting façade cladding materials.

Ms. Stimpson stated that they would be using the architectural grills on the units and that those grills can be painted to match the siding used on the units. This would make the units less noticeable. She also stated that it is her understanding that the units vary in the amount that "sticks" out from the side of the building depending upon the type of materials used on the building. Her estimate of the units protrusion was from 4" to 7". Allyn Dannhoff asked for manufacturers' information on the amount of adjustment that can be made to the units and how far they can be adjusted.

Landscaping: The planned landscaping meets the requirements of the ordinance. Sharper Edge has submitted the plans for this project.

Motion made by Merlin Zimmer, second by Rick Nuetzel to allow comments from the audience. The motion passed unanimously.

Mr. Steve Atkins spoke to the committee. He is the builder of the project across from the Fieldstone proposed project. He talked about the amount of stone/masonry and not being able to use vinyl on his project. He was also concerned about having so many rental units being constructed in such a close proximity at the same time.

Motion made by Debbie Schumacher, second by Rick Nuetzel, to return to regular session. The motion passed unanimously.

The committee did not act on the submittal. They requested additional information and will consider once all questions have been answered.

RECOMMENDATION/CONDITIONS:

- a) Masonry – Provide 45% minimum of the surface area. Please ensure the surface areas are provided. Windows/doors are included in the façade square footage when considering the total façade square footage. Please ensure the revised façade plan is dimensioned to allow computation of surface areas.
 - b) Provide manufacturer literature and photo of the PTAC architectural grills. Grills are to be color matched to the abutting façade color.
 - c) Provide manufacturer literature identifying the minimum exterior projection that can be achieved. While the Site Review Committee gave a 7” projection as the maximum, it was based on statements you made indicating the units could not be adjusted further into the dwelling units. Supporting information for this statement is necessary.
 - d) The Committee desired a color rendering of the architectural plan of the front façade.
 - e) The sign is to include the address: 601-641 Centennial Centre Blvd.
 - f) Bring samples and manufacturer literature for the exterior siding, cladding and roofing. The literature is needed for the Village’s file to confirm the manufacturer, product ID information and color. Please ensure the supplied information specifies the products planned to be employed on the buildings.
7. **MEETING ADJOURNMENT:** Motion made by Rick Nuetzel, second by Merlin Zimmer, to adjourn. The motion passed unanimously. The meeting adjourned at 7:55pm.