



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, April 29th, 2015 – 6:00 pm

1. **Call To Order, Roll Call:** Meeting called to order by David Dillenburg at 6:02 pm
Roll call was taken.
2. **Verify/Modify/Approve Agenda:** Motion made by Dave Baranczyk second by Mike Ambrosius to approve the agenda. The motion passed unanimously.
3. **Approve April 15, 2015 Meeting Minutes:** Motion made by Merlin Zimmer second by Debbie Schumacher to approve the minutes of the April 15, 2015 meeting. Dave Baranczyk and Tom Tengowski abstained. The motion passed.
4. **Public Comment On Non-Agenda Items**
5. **500-510 Pebblestone Circle., HB-2935, Fieldstone Investments LLC**
Discussion and Action: Proposed 6 building, 96 Dwelling Unit, Leased Residence Development; Consider approval of items identified in previous meeting for further review.

BACKGROUND

The development was reviewed in the April 15, 2015 Site Review Committee meeting. The following items were identified for further review with the stated guidance:

1. **Masonry – Provide 45% minimum of the surface area.**
Revised Elevations have been provided. Enclosed with the staff report are copies of the original and revised elevations. A chart below the revised elevation has been hi-lighted to show the primary elevation has now been provided with 26% Stone, 24% Brick, 33% Decorative Sidings, 17% Lap Siding. The developer did get to 50% total masonry with the revisions.
2. **Provide manufacturer literature and photo of the PTAC architectural grills. Grills are to be color matched to the abutting façade color. In addition to the color of the grills, it is staff's understanding the Committee also desired any projection of the PTAC wall sleeve exterior of the building to be color matched to the surrounding façade color.**
Information regarding the PTAC Units have been provided. Reviewing the literature more specifics regarding the type of Architectural Grills may be desirable. See page marked Grills in the upper right hand corner.
3. **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 indicating the units could not be adjusted further into the dwelling units. Supporting information for this statement is necessary.**
The developer discussed this further. The first page of PTAC information titled Amana P-TAC Units, prepared by the developer, identifies the projection that would be experienced if installed in a standard manner. Staff has included information titled PTAC Wall Sleeve Installation Instructions for review. The units can be adjusted for

lesser exterior projections, however interior support legs would be necessary. The developer said the unit would protrude into the room and take too much away from the usable space in the room.

4. The Committee desired a color rendering of the architectural plan of the front façade.

The developer provided coloring samples at the meeting. It was understood at the meeting the developer was asked to do the best they could in this regard without expending substantial monies.

5. The sign is to include the address.

No additional information was necessary on this issue except to demonstrate how this will be accomplished when securing the sign permit. It was identified at the previous meeting the wrong street was being used for addressing. The developer desires to use Pebblestone Circle for addressing vs. Centennial Centre Blvd. Thus the address number range has changed to 500-510 Pebblestone Circle.

6. Bring samples and manufacturer literature for the exterior siding, cladding and roofing.

The developer brought the samples for the Committee. Some information regarding roofing and siding materials have been included with the staff report.

Motion made by Tom Tengowski second by Debbie Schumacher to accept the changes as submitted this evening:

- **50% Masonry**
- **PTAC architectural grills not to protrude more than 7 inches outside**
- **Sign sample**
- **Shutter sample**
- **Adding architectural grills to Knots Landing by October 2015**
- **Siding, masonry stone samples and colors**

The motion passed unanimously.

- 6. MEETING ADJOURNMENT: Motion made by Merlin Zimmer second by Dave Baranczyk to adjourn. Meeting adjourned at 7:20 pm.**