



**Village of Hobart**

Village Office 2990 S. Pine Tree Rd, Hobart, WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://www.buildinhobart.com)

Notice is hereby given according to State Statutes that the **SITE REVIEW COMMITTEE** of the Village of Hobart will meet on Wednesday April 15<sup>th</sup> 2020 at 5:30 P.M. at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 10<sup>th</sup> day of April, 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

**MEETING NOTICE – SITE REVIEW COMMITTEE**

**Date/Time:** Wednesday April 15<sup>th</sup> 2020 (5:30 P.M.)  
**Location:** Village Office, 2990 South Pine Tree Road

***NOTE:** Based on Federal and State guidance during the COVID-19 crises, anyone attending the meeting is asked to practice social distancing, which means maintaining a distance of at least 6 feet (2 meters) from others. Thank you for your cooperation.*

**ROUTINE ITEMS TO BE ACTED UPON:**

1. Call to order/Roll Call. Meeting called to order by David Dillenburg at 5:30pm. Roll call: Dave Dillenburg (Chairperson), Debbie Schumacher, Mike Ambrosius, were present: Dave Baranczyk attended by telephone as allowed by ordinance. Excused: Merlin Zimmer, Rick Nuetzel, Tom Tengowski.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by Debbie Schumacher second by Mike Ambrosius, to approve the agenda as presented. The motion passed unanimously.
3. Approve Minutes of the February 20<sup>th</sup> 2020 meeting. Motion made by Debbie Schumacher second by Dave Baranczyk, to approve the minutes of February 20<sup>th</sup>. The motion passed unanimously.
4. Public Comment on Non-Agenda Items. None.

**ACTION ITEMS**

**5. DISCUSSION AND ACTION – Proposed new approx. 44,200, 4 story, 32-unit condominium building with underground parking and storage, and associated site improvements (Centerline Dr., HB-2681-1)** This proposed new approximate 44,200 square foot, 4 story (plus underground parking), 32-unit residential condominium building will be constructed as the first phase of a multiple phase development. This request is for committee approval in concept only at this time for the site lay-out, building location, and building design with a full submittal and review at a future meeting. (Applicant: Robert E. Lee & Associates, Inc.)

1. Owner/Developer:
2. Applicant/Agent: Robert E. Lee & Associates, Inc.
3. Address/Parcel: Centerline Dr., HB-2681-1
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: 32-Unit Condominium

**BACKGROUND**

This request that is before the committee at this time is for the approval of the site layout in concept only. The proposed new approximate 44,200 square foot, 4 story (plus underground parking), 32-unit residential condominium building will be constructed towards the rear of the property closer to STH 29/32 with the plan to construct additional buildings closer to Centerline Dr. in the future. In addition to this being for concept only, a CSM still needs to be created and approved along with a Developers Agreement to be finalized.

**Site Review Checklist:**

**Section 3, Site Plan Approval**

- A. Zoning:** PDD #1: Centennial Centre at Hobart District
- B. Green Space:** Proposed at 89.1% green space
- C. Setbacks:** Compliant with zoning district required setbacks (code/(proposed) – Front 30/(250), Side 15/(47/100 plus), Rear 25/(59.3))

- D. Parking:** The requirements for multi-family developments are 1 stall per bedroom and 50% of the required parking must be enclosed. Staff review identified a total of 49 bedrooms. Thus 49 parking stalls are required, with 25 of those being enclosed (garage stalls.) The development provides a total of 61 parking stalls with 25 of those stalls being enclosed/garage stalls.
- E. Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief with three modifications from the Fire Chief.
  - 1. Fire hydrant will be required near the building/parking area
  - 2. Lock Box location shall be noted on final plan at time of revised submittal
  - 3. Provide an approved turn-around for fire apparatus at end of proposed parking area. Geo Mat type material and stone to support any fire apparatus that may be called to the site.
- F. Storm Water:** An on-site stormwater BMP will be utilized to treat the development for peak discharge before discharging to the Village's storm sewer. The regional stormwater system at Centennial Centre will be utilized to ultimately treat the development for peak discharge and pollutant removal.
- G. Refuse/Recycling Collection:** None shown, refuse/recycling collection area must be screened per ordinance. This is to be clarified by owner before approval.

#### **Section 4, Architectural Plan Approval**

##### **A. Exterior Construction Information:**

- 1. **Materials:** Wood framed building.
- 2. **Exterior Materials:** CMU block, nominal brick, and siding (exact materials will need to be verified by developer/agent as well as the percentage of coverage to be used)
- 3. **Height:** Overall height of 49'-50' - Verification of permitted height for this building in this area is required.
- 4. **Overhead doors:** One small garage door to access underground parking area
- 5. **Mechanical equipment:** If located on the roof or ground, shall be screen from view by materials compatible with the building or landscaping. If there are exterior units (ptac) they must be grilled to match the material on which they are installed and they must not protrude more than the 3-4 inches as allowed.

**Section 5, Landscaping Plan:** Plan is still in the planning stages and will be brought for approval at a later meeting along with the final submittal.

**Section 6, Lighting:** Plan is still in the planning stages and will be brought for approval at a later meeting along with the final submittal.

**Section 7, Signage:** No signage proposed at this time and any future proposed signage would be required to be submitted for approval at a later date.

**Section 8, Driveway-Curb Cut:** New curb cut of 34' from Centerline Dr. with a driveway width of 28'

**RECOMMENDATION/CONDITIONS:** Staff recommended conditional approval of the overall site layout, building location, and building design in concept only, subject to the following in addition to any conditions the Site Review may identify:

- 1. Fire hydrant shall be required near the building/parking area (verify with Fire Chief)
- 2. Lock Box location shall be noted on final plan at time of revised submittal
- 3. Provide an approved turn-around for fire apparatus at end of proposed parking area
- 4. Exterior building materials shall be verified along with Percentage of coverage
- 5. Any future proposed signage would be required to be submitted for approval at a later date
- 6. Any approval is for concept only and no development may commence based on this review

**MOTION:** Motion made by Debbie Schumacher, second by Mike Ambrosius to approve in concept of overall site and building design in concept only, with the 6-conditions listed. The motion passed unanimously.

**6. DISCUSSION AND ACTION - Proposed new 2 story plus underground parking and storage, 17,014 sf., office building and associated site improvements (1256 Centennial Centre Blvd., HB-2412):** This proposed new 17,014 square foot building will be constructed in the northwest corner of an already partially developed parcel.

The site currently has a 6,160 square foot office building with associated parking areas and storm water facilities. The development of this new office building and additional parking areas will complete the buildout of the property. (Applicant: Lexington Homes, Inc.)

1. Owner/Developer: Lexington Homes, Inc.
2. Applicant/Agent: Robert E. Lee & Associates, Inc.
3. Address/Parcel: 1256 Centennial Centre Blvd., HB-2412
4. Zoning: B-1: Community Business District
5. Use: Office

## **BACKGROUND**

This same development was before the Committee back on September 18, 2019 and received conditional approval on the conceptual site plan. That conditional approval back in September 2019 included the overall site layout (building, parking area, etc.), building location, exterior building materials, and building height. They have now completed the other items and are now requesting a full review based on the submitted documentation.

## **SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST**

### **Section 3, Site Plan Approval:**

- A. Zoning:** B-1: Community Business District
- B. Green Space:** 46.8% green space, exceeding the 25% requirement.
- C. Setbacks:** Compliant with zoning district required setbacks (code/(proposed) – Front 40/ (210), Side 10/ (10/16.7), Rear 15/ (55)).
- D. Parking:** One parking space shall be provided for each 300 square feet of floor area for the first 8,000 square feet of gross floor area. One additional parking space shall be furnished for each 700 square feet or fraction thereof for the next 12,000 square feet of total floor area, and one additional parking space shall be provided for each 1,000 square feet, or fraction thereof, for total area in excess of 20,000 square feet. One parking space shall also be provided for each staff member or employee on the maximum shift. With this additional 17,014 square feet, the site is required to have a minimum of 67 stalls (47 based on square footage and 1 per 20 employees on site) and the site is proposed to have 100 stalls (88 surface and 12 under the new building).
- E. Fire Dept. (and Police Dept.):** Both the Fire Chief and Police Chief had no additional comments.
- F. Storm Water:** Stormwater from the proposed building and parking areas will be collected by the existing stormwater basin in the middle of the parking lot before being discharged to the creek running along the south side of the site. The on-site infiltration basin will treat the stormwater for TSS removal and peak discharge.
- G. Refuse/Recycling Collection:** None shown. This will have to be approved prior to permitting.

### **Section 4, Architectural Plan Approval:**

- A. Exterior Construction Information:**
  1. **Materials:** Wood framed building.
  2. **Exterior Materials:** This was approved at the September 2019 meeting and consists of stone veneer and vinyl siding (similar to that utilized on the multi-family structures)
  3. **Height:** Overall height of 24'
  4. **Overhead doors:** One small garage door to access underground parking area
  5. **Mechanical equipment:** If located on the roof or ground, shall be screen from view by materials compatible with the building or landscaping

**Section 5, Landscaping Plan:** Majority of the site has mature trees and planting. There are mostly foundation plantings proposed along with 5 new trees to help screen for the off-ramp from HWY 29

**Section 6, Lighting:** There will be three additional smaller light poles (very similar to the light poles along Centennial Centre Blvd.) installed in the east and north side of the parking area in addition to the wall mounted light fixtures on the proposed building. 15' pole with LED lights and full cut off lighting for the parking lot.

**Section 7, Signage:** No signage proposed at this time and any future proposed signage would be required to be submitted for approval at a later date.

**Section 8, Driveway-Curb Cut:** No change, existing to be utilized.

**RECOMMENDATION/CONDITIONS:** Staff recommends approval of this site plan, subject to the following conditions:

1. Any future proposed signage would be required to be submitted for approval at a later date
2. Refuse/Recycling containers whether existing or proposed shall be screened from public view.

**MOTION:** Motion made by David Dillenburg second by Debbie Schumacher, to approve this site plan subject to conditions listed. The motion passed unanimously.

**7. DISCUSSION AND ACTION - Request for a 76-unit, 6 building leased multi-family residence development along Copilot Way (Portofino Place, 1314-1334 Copilot Way; Portion of HB-359 & HB-359-1):** This development is a 76-unit leased multi-family development consisting of four 14-unit two story buildings and two 10-unit two story buildings, all with attached garages. (Applicant: Lexington Homes, Inc.)

1. Owner/Developer: Lexington Homes, Inc.
2. Applicant/Agent: Robert E. Lee & Associates, Inc.
3. Address/Parcel: 1314-1334 Copilot Way, Portion of HB-359 & HB-359-1
4. Zoning: PDD #2: Orlando/Packerland Planned Development District
5. Use: 76-unit, 6 building leased multi-family residence development

**BACKGROUND:** This development is a 76-unit leased multi-family development consisting of four 14-unit two story buildings and two 10-unit two story buildings, all with attached garages.

**SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST:**

**Section 3, Site Plan Approval:**

- A. Zoning:** PDD #2: Orlando/Packerland Planned Development District
- B. Green Space:** 37.9% green space, exceeding the 25% requirement
- C. Setbacks:** Compliant with zoning district required setbacks (code/(proposed) – Front 30/(48.9), Side 15/(35.8), Rear 25/(45))
- D. Parking:** The requirements for multi-family developments are 1 stall per bedroom and 50% of the required parking must be enclosed. Staff review identified a total of 142 bedrooms. Thus 142 parking stalls are required, with 118 of those being enclosed (garage stalls.) The development provides a total of 174 parking stalls with 118 of those stalls being enclosed/garage stalls.
- E. Fire Dept. and Police Dept.:** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief with two modifications from the Fire Chief.
  1. Fire hydrant proposed in green area across from Building 3 shall be moved to the green area across from Building 4.
  2. Lock box shall be located on main identification sign at entrance into development off of Copilot Way.
- F. Storm Water:** Storm water from the proposed building and parking areas will be collected by the proposed storm sewer and will discharge to a regional wet detention pond on the west side of the development. This regional pond will treat the stormwater for TSS removal and peak discharge before discharging into the creek on the south side of the development. The Village will own the regional pond that will take care of tailwind and Southwind developments.
- G. Refuse/Recycling Collection:** The refuse/recycling enclosure will be located to the rear of the development (southern end) and consist of a 6' high chain-link fence with privacy slats including on the gate.

**Section 4, Architectural Plan Approval:**

- A. Exterior Construction Information:**
  1. **Exterior Materials:** As a result of the parcel configuration the buildings will have limited visibility any roadways with the only exception being from the new proposed roadway of Copilot Way. The structures will be located behind the future single-family dwellings to the west and northwest (subdivision being constructed by same developer) with there being an open farm field to the east and southwest. The buildings will be clad with a mixture of stone, siding, and shake, employ architectural shingles, and architecturally enhanced dwelling entry doors and overhead garage doors. The buildings are fairly consistent with the developments previously constructed by Lexington Homes at Madeira Places, Mulliner Crossing, and Aria Place.
  2. **Height:** The structures will be about 31' in height

3. **Overhead doors:** N/A
4. **Mechanical equipment:** All will have interior HVAC equipment very similar to a single-family dwelling

**Section 5, Landscaping Plan:** Landscape plan is largely in conformance with Village Code; however, Staff recommends that a berm- or-barrier of plantings be placed along the proposed single-family lot to the northeast of the ingress/egress into the development similar to that on the southwest side of the development. If a earthen berm is not feasible, a barrier of plantings minimum of 4' in height and 90% impervious with a minimum 6' width shall be planted / constructed to best screen the multi-family from the single-family without affecting visibility for vehicular traffic in the area. Additionally, there is no landscaping proposed along the east side of the development abutting a current farm field in the Town of Lawrence.

**Section 6, Lighting:** There are not any pole mounted lights in this development. Wall mounted lights will be mounted on the walls facing the parking areas and will consist of "dark sky" style fixtures.

**Section 7, Signage:** One sign location is identified on the proposed site plan at the entrance on Copilot Way.

**Section 8, Driveway-Curb Cut:** One ingress/egress located along Copilot Way with a curb cut of 44.4'.

**RECOMMENDATION/CONDITIONS:** Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review may identify:

1. Relocate fire hydrant proposed in green area across from Building 3 shall be moved to the green area across from Building 4 (Verify location with Village Fire Chief)
2. Lock Box shall be located on main identification sign at entrance into development (Verify location with Village Fire Chief)
3. Implementation of a landscape berm with plantings be placed along the proposed single-family lot to the northeast of the ingress/egress into the development similar to that on the southwest side of the development
4. Approval of Developers Agreement

**MOTION:** Motion made by Debbie Schumacher, second by David Dillenburg, to approve with the listed conditions. The motion passed unanimously.

**6. ADJOURN:** Motion made by Debbie Schumacher second by David Dillenburg, to adjourn. The motion passed unanimously. Meeting adjourned at 6:30pm.