



Village of Hobart

Village Office 2990 S. Pine Tree Rd, Hobart,
WI

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Notice is hereby given according to State Statutes that the **SITE REVIEW COMMITTEE** of the Village of Hobart will meet on **Wednesday September 18th 2019 at 5:30 P.M.** at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 13th day of September, 2019 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING MINUTES – SITE REVIEW COMMITTEE

Date/Time: Wednesday November 20th 2019 (5:30 P.M.)

Location: Village Office

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. Meeting called to order by David Dillenburg at 5:30pm. Roll call: D. Dillenburg, M. Ambrosius, M. Zimmer, D. Baranczyk, D. Schumacher, Present. Excused R. Nuetzel and T. Tengowski.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by to approve the agenda by D. Schumacher, second by D. Baranczyk, the motion passed unanimously.
3. Approve Minutes of the September 18th 2019 meeting. Clarification on action of the minutes is requested. These will be reconsidered at the December meeting.
4. Public Comment on Non-Agenda Items. None

ACTION ITEMS

5. **DISCUSSION AND ACTION – 1280 - 1298 Lear Ln., HB-L159, 147-unit multi-family development with office/fitness center.** Applicant seeks approval for modifications to the previously approved site plans that include the removal of an 8-stall detached garage along the west side of the development and replace with 10 surface parking stalls. To help with screening the parking and overall development from the neighboring single-family properties to the west, the applicant is proposing to install a vinyl privacy fence along a portion of the west property line extending from the new surface parking area north past the other surface parking area towards the rear of the development. With the fencing being proposed at 6 feet in height (4 feet was previously approved), the developer is proposing to eliminate the plantings where the fencing will be constructed as a number of said planting would be located within the drainage swale that is required to maintain storm water drainage within this development. The additional planting of one White Pine would be placed in the northwest corner of the site and three additional Arborvitae behind the refuse/recycle enclosure to help screen from the single-family development. This request is a revision from the committee approved in December 2018 where a 4-foot-high fence with a reduction in plantings was conditionally approved where the detached garage was redesigned to surface parking. (Applicant: Katie Meacham / Meacham Development).

Site Plan Approval

- A. **Zoning:** PDD #2: Orlando/Packerland Planned Development District
- B. **Green Space:** Original site had 75%, the December 2018 approval brought it down to 70%, and there would be no further reduction as the surface parking is replacing a structure of the same dimensions
- C. **Setbacks:** Compliant with the PDD #2: Orlando/Packerland Planned Development District requirements (minimum 10' for driveways (parking)).
- D. **Parking:** 10 new surface stalls with the removal of 8 interior from the detached garage, net increase of 2 stalls

E. Fire Dept. (and Police Dept.): The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.

F. Storm Water: New paved areas will drain to interior storm inlets and drain to existing storm water ponds within the development

Refuse Collection: No change

Architectural Plan Approval:

A. Exterior Construction Information:

- 1. Materials:** Existing / no change
- 2. Exterior Materials:** Existing / no change
- 3. Height:** 28' Existing / no change

Landscaping Plan:

A new 6' high white vinyl privacy fence will be constructed in the front of the two new surface parking areas along the west side of the development and the additional planting of one White Pine would be placed in the northwest corner of the site and three additional Arborvitae Techney behind the refuse/recycle enclosure to help screen from the single family development.

Lighting :

Existing / no change

Signage:

Previously approved / no change.

Section 8, Driveway-Curb Cut

New asphalt area for new surface parking areas to match existing.

Motion made by D. Dillenberg, second by D. Baranczyk to approve the removal of the garage, increased surface parking addition of the 3-arborvitae along with the 6' high fence as shown on plans along with the 1 White Pine on the N. W. Corner. With the conditions listed.

CONDITION

1. Installation of 6' high vinyl fencing does not obstruct storm water drainage from single family residential development to the drainage catch basin within this development (maintains drainage as per previously approved drainage plans)

The motion passed unanimously.

6. DISCUSSION AND ACTION - Request for a new 10,950 sf Restaurant/Banquet facility and associated site Improvements (530 Larsen Orchard Pkwy, HB-3258)

This property is currently undeveloped and the proposed project will consist of a new 10,950 square foot restaurant / banquet facility with ingress/egress points from both Larsen Orchard Pkwy and N. Overland Rd. (Developer: HCD Investments, LLC).

Site Plan Approval

A. Zoning: PDD #1: Centennial Centre at Hobart District

B. Green Space: 48.1% green space.

C. Setbacks: Compliant with zoning district requirements

D. Parking: 157 spaces proposed, 148 spaces are required per code based on formula of 1 stall for every 2 persons (276 persons based on full interior capacity) plus 10 stalls for

employees. There is additional green area to the north that could be constructed for additional parking stalls should that be necessary.

- E. Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
- F. Storm Water:** Storm water from the proposed building and parking areas will be collected by on-site storm sewer before being discharged to a dry detention basin on the south side of the site that will treat the storm water for peak discharge before entering the Village storm sewer which discharges to the regional detention pond in that area.
- G. Refuse Collection:** Refuse / recycling containers will be located within an enclosure in the northeast corner of the parking area. Per zoning code, the enclosure shall be four sided with the colors, materials, and other aesthetic features of the structure shall match the style and aesthetics of the principal building on site.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Exterior Materials:** The south elevation (fronting round-a-bout) will be the main entrance and consist of mainly stone veneer with limited amounts of LP Smart Siding located above the entrance and a little to the side. The west elevation (fronting N. Overland Rd.) will consist of the same stone veneer with glazing around the outdoor patio with the same materials on the principal building behind. Both the north and east elevations will utilize the same stone veneer with LP Smart Siding. The blends of these materials stays consistent with those utilized on the existing structures within the commercial and mixed use developments in this zoning district.
- 2. Height:** Overall height of 28' to top of parapet wall.
- 3. Mechanical equipment:** There will be mechanical equipment on the roof that is intended to be screened by the construction of the parapet walls and where not possible, they will be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screen from view by landscaping or fencing to compliment the building and overall landscaping.

Section 5, Landscaping Plan: There will be significant number of plantings along the perimeter of the structure with trees proposed in the parking lot islands and placed near the storm water basin. Staff would recommend that additional landscaping and plantings be implemented along the west property line between the edge of the parking lot and the street right-of-way to help buffer light trespass from vehicles towards the property on the west side of N. Overland Rd.

Section 6, Lighting: There are 9 parking lot light poles proposed with pole height of 25' with LED down light fixtures in addition to 13 pier mount fixtures to be located on the walls enclosing the outdoor patio areas. All fixtures proposed are compliant with Village codes.

Section 7, Signage: There are 3 wall signs proposed (south, north, and west elevations) although no details of such signage has been submitted at this time. Therefore, the total number of signs may be approved as part of this review, however, the signage package as a whole will need to come back to the Committee for review prior to installation.

Section 8, Driveway-Curb Cut: The site does have two driveways proposed with one of 30' in width (40' at roadway of Larsen Orchard Pkwy) and a 27' wide driveway access off N. Overland Rd. (curb cut will be included as part of the N. Overland Rd. reconstruction as part of the interchange project).

Motion made by D. Dillenberg, second by D. Baranczyk to approve the building as presented, with the conditions listed and the signage will have to come back for approval.

CONDITIONS

1. Trash / Recycling enclosure shall be four sided with the colors, materials, and other aesthetic features of the structure shall match the style and aesthetics of the principal building on site;
2. All proposed roof mounted HVAC equipment shall be screened by the construction of the parapet walls and where not possible, they will be screened from view by materials compatible with those used for the principal structure, or landscaping if such equipment is located on the ground;
3. Coordinate with Village Fire Chief regarding the number and location of lock box(s);
4. Additional landscaping and plantings be implemented along the west property line between the edge of the parking lot and the street right-of-way to help buffer light trespass from vehicles towards the west;
5. The three proposed wall signs will need to come back to the Committee for review prior to installation;

The motion passed unanimously.

7. ADJOURN: Motion made by D. Schumacher, second by M. Ambrosius to adjourn. The motion passed unanimously. Meeting adjourned at 6:05pm.

Members: Dave Dillenburg (Chairperson), Debbie Schumacher, Mike Ambrosius, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Merlin Zimmer