



Village of Hobart Site Review Committee Agenda
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, February 22nd, 2017 – 5:30 pm

1. **Call to Order, Roll Call:** Meeting called to order by David Dillenburg. Roll call: D. Dillenburg, M. Ambrosius, R. Nuetzel, T. Tengowski, M. Zimmer, D. Baranczyk, D. Schumacher. Excused were:
2. **Verify/Modify/Approve Agenda:** Motion made by R. Nuetzel second by D. Baranczyk, to approve the agenda as presented. The motion passed unanimously.
3. **Approve January 18, 2017 Meeting Minutes:** Motion made by D. Schumacher, second by M. Ambrosius, to approve the minutes as presented. The motion passed with T. Tengowski abstaining as he was not at the meeting in January.
4. **Public Comment on Non-Agenda Items:** No comments were given.
5. **Bayland Buildings, 3400 Bay Ridge Ct., HB-1394-5, Contractor Storage Yard.**
Discussion & Action re: Development of Contractor Storage Yard.
 - Owners: Roxann M Youngs Revocable Trust, Bayland Investments LLC
 - Agents: David O'Brien, Bayland Buildings
Jared Schmidt, Robert E Lee & Associates, Inc.
 - Use: Contractor Vehicle & Wheeled Equipment Storage Yard
 - Location: 3400 Bay Ridge Ct., HB-1394-5
 - Zoning – I1 – Limited Industrial

PROPOSED USE

Bayland Buildings, 3323 Bay Ridge Ct., proposes an Off-Site Contractor Storage Yard at 3400 Bay Ridge Ct.

ZONING ORDINANCE REVIEW

The proposed Contractor Storage Yard complies with setbacks and fencing. Fence enclosure will consist of 7' tall chain link fence with 90% vision impervious slats employing Bayland Buildings company colors (white or black or a combination of such.) the fencing will be placed on the South side of the property as well.

1. **Landscaping.** Present a plan showing compliance with the required four (4) trees (one tree per 50' of frontage.) Staff does not have a finalized plan at this time.

2. **Vehicle & Equipment List.** Provide a list of vehicles, trailers, mobile/wheeled (no tracked equipment) equipment accompanied with photos to demonstrate the general categories of vehicles and equipment that will be stored in this yard enclosure. The intent is to demonstrate it will not be used for material storage; only vehicles, trailers, readily mobile equipment.
3. **Paving.** The applicant requests an exception to the paving requirement. (Tight maneuvering and projected damage to pavement.)
4. **Storm Water Management.** Provide revised plans showing how waters exiting the detention pond will be conveyed along the east 30' Drainage Easement into the Storm Detention Pond at the bottom of the hill, east of Al Huss Auto Repair (formerly Van's Auto Repair.) The swale has been restored. The plan has been amended and modified for the pond to the south of the property.

Off-Site Storage Yard

The Zoning Ordinance, as a general rule, requires parking and storage to be on the same parcel as the principal use/structure. However, section 295-309. H. provides an option:

Where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory.

The intent is to ensure the parking/storage facilities located on land other than the land with the principal use or building cannot be sold and used by others without Village approval in efforts to prevent the off-site parking/storage lot from becoming a principal or independent use. For this reason, staff, has advised Bayland Buildings staff will recommend requiring a recorded document on both parcels preventing the sale of one parcel without the other without first securing Village Approval.

This is a similar approach the Village employed for other developments in recent history where the development necessitated a parcel split for financing purposes and the same party owned both parcels. Preventing the independent sale of the parcels effectively combined the parcels as a singular development.

RECOMMENDATION

Staff recommends approval conditioned on completing the following prior to Permit Issuance:

1. Providing the required Landscape Plan;
2. Securing approval of Storm Water Management Plans;
3. Posting the address at the site (at driveway or on fence facing the road);

4. Require both parcels to be tied to each other so one cannot be sold without the other property, unless removal of the condition is approved by the Village. Submit the proposed language to the Village for review and acceptance prior to recording. When recorded, a copy of the recorded documents must be provided to the Village.
5. The fence is to be 7' in height with vision slats and is to be installed on the S. side of the Lot Line extending to the back of the HiView building.

Motion made by D. Baranczyk, second by R. Nuetzel, to approve the project with the conditions as listed. The motion passed unanimously.

6. Aria Place, 4850-4894 N. Overland Rd., HB-2937, 108 Unit Lease Residence Development.

Discussion & Action re: 13 Building, 108 Dwelling Unit, Lease Residences.

- Owner/Developer: Lexington Homes Inc
- Agents: Robert E Lee, Engineering Firm LaPlant Architecture LLC, Architect
- Location: 4850-4894 N. Overland Rd.
- Property zoned Centennial Centre at Hobart Planned Development District

BACKGROUND

The Proposed development is a 108-unit leased residence development, consisting of 9-8 unit and 3-12 units, two story buildings with attached garages. The following is a summary report of staff findings and observations of the plans submitted.

PLANS AND SUPPORTING MATERIALS

Included with this staff report are the following materials:

1. Site Plan Review Checklist;
2. Planned Development District Checklist
3. Robert E Lee Civil Plan Set;
4. Sharper Edge Landscape Plan;
5. LaPlant Architecture, 8-unit and 12-unit Townhome Plan Sets with color renderings;
6. Signage Plans (2);
7. Wall Light Pack Manufacturer Specification Sheet;

Representatives from Lexington Homes brought façade material samples for review to the meeting.

ANALYSIS:

The plans as submitted are viewed to be substantially compliant with applicable requirements. Staff has identified and has provided insight on a few elements Site Review Committee consideration, guidance and direction is desired.

Architecture: The buildings will be 100% masonry clad, employ architectural shingles, and architecturally enhanced dwelling entry doors and overhead garage doors. The color renderings demonstrate the shadow lines that will be created by “staggering the wall and

roof lines over the length of the buildings. Lexington Homes Inc. representatives brought sample materials for review to the meeting.

Setbacks: The development complies with all applicable setbacks.

Green Space: The development provides 56.1% green space, exceeding the 25% requirement.

Driveway & Curb Cut Widths: The development proposes a 43' wide boulevard driveway with 53' wide curb cut accessing N. Overland Rd., and a 46' wide boulevard driveway with 56' wide curb cut accessing Pebblestone Circle, whereas the PDD Multi-Family District standards provide for maximums of 25' and 35' respectively. As deviations to these standards have been supported and approved in the past, with positive experiences, staff has no concerns with the proposed driveway and curb cut.

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 240 bedrooms and dens. Thus 240 parking stalls are required, with 120 of those being enclosed (garage stalls.) The development provides a total of 316 parking stalls with 186 of those stalls being enclosed/garage stalls.

Parking Lot 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.

Dumpster Location: The plans identify two optional locations for a dumpster enclosure. Staff recommends Alt. 2 located toward the Southeast corner of the development. The other location is highly visible from N. Overland Rd. and is located immediately across from the entrance to the Woodfield Prairie subdivision. The southeast location is better obscured from view from public roads.

Recommended Condition 1: Employ Alt. 2 Dumpster Enclosure location;

Recommended Condition 2: The Dumpster Enclosure shall be constructed similar to those for the Encore, Ravello, Wyndham Lake developments; Split block - Painted.

Recommended Condition 3: The Dumpster Enclosure shall be provided with additional landscaping to further buffer the view from the residences abutting this development. The landscaping shall be fir or spruce trees similar to those planted on the berm and of a quantity to provide effecting buffering.

Fire Protection: In consultation with Jerry Lancelle, Village Fire Chief, Fire Hydrant locations have been identified for placement throughout the development.

Storm Water Management: The majority of the site drains into the central pond before conveying storm water to the Village's Regional Storm Pond and Infiltration Basin located south of this development and parallel to N. Overland Rd. These features were designed and constructed to accept storm waters from area developments.

Landscaping: Staff has no concerns with the proposed Landscape Plan. It should be noted, the plan does not show any landscaping along the south property line because the berm along that property line has already been planted with fir/spruce trees, which is a standard approach by Lexington in buffering single family subdivisions from multi-family developments. There will be a gathering space with a reflection pond.

Mechanical Equipment: The dwelling units employ the use of Packaged Terminal Air Conditioning (PTAC) units for heating and cooling, similar to past developments. (Reference LaPlant Architectural elevation plan sheets.)

Recommended Condition 4: Similar to the Encore development, limit the exterior projection of these units to no more than 7” from the finish face of the exterior cladding materials.

Recommended Condition 5: The PTAC sleeves are to be professionally color matched to the exterior façade each unit penetrates.

Recommended Condition 6: The PTAC units are to be provided with architectural grilles, color matched to the exterior façade each unit penetrates.

Signage: Two sign proposals have been provided. The first consists of two columns framing a non-illuminated sign panel. This design is consistent with past developments for signage within the driveway boulevard entrance, such has been identified for the N. Overland entrance. Sign will be lit with ground lighting.

The second sign consists of a monument style sign proposed for the northwest corner of the development.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed development subject to Committee determinations on the aforementioned items in addition to any other conditions identified.

Recommended Condition 7: Identify specifics for the Monument Sign (size, materials, illumination, other.)

Recommended Condition 8: Identify specifics for the sign at the northeast corner. Sign should be similar in stature to that approved for Encore.

Motion made by R. Nutzal, second by D. Schumacher, to approve the Aria Development with the conditions as noted. The motion passed unanimously.

- 7. MEETING ADJOURNMENT:** Motion made by T. Tengowski, second by M. Ambrosius, to adjourn the meeting. The motion passed unanimously.