



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 20<sup>th</sup>, 2017 at 5:30 P.M. in the Village Office. NOTICE OF POSTING: Posted this 15<sup>th</sup> day of September, 2017 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the Village's website.

## MEETING MINUTES – SITE REVIEW COMMITTEE

**Date/Time: Wednesday, September 20, 2017 – 5:30 P.M.**

**Location: Village Office**

### ROUTINE ITEMS TO BE ACTED UPON:

- 1. Call to order/Roll Call.** The meeting was called to order by David Dillenburg at 5:30pm. Roll call: David Dillenburg, Debbie Schumacher, M. Ambrosius, D. Barancyk, R. Nuetzel, T. Tengowski, M. Zimmer were present.
- 2. Verify/Modify/Approve Agenda.** Motion made by M. Ambrosius, second by M. Zimmer, to approve the agenda as presented. The motion passed unanimously.
- 3. Approve August 30<sup>th</sup>, 2017 Meeting Minutes.** Motion made by R. Nuetzel, second by D. Barancyk to approve the minutes as modified. The modification was to remove Condition #4 and maintain the required percentage of masonry for the project. The motion passed 6-0 with Debbie Schumacher abstaining because she was not at the August 30<sup>th</sup> meeting.
- 4. Public Comment on Non-Agenda Items.** No comments were given.

### ACTION ITEMS

- 5. Riva Place, 4801-4831 Stella Ct. HB-2677, 4 building, 34 unit, Leased Residence Development:**  
**Discussion and Action:** Proposed Leased Residence Development. Jared Schmidt, R. E. Lee & Associates and J. Marlow, Lexington Homes Inc. were present to answer questions on the project.

### GENERAL INFORMATION

- Owner/Developer: Lexington Homes Inc
- Agents: Robert E Lee, Engineering Firm  
LaPlant Architecture LLC, Architect
- Location: 4801 – 4831 Stella Ct.
- Zoning District: Centennial Centre at Hobart Planned Development District – Multi-Family

### BACKGROUND

The Proposed development is a 34-unit leased residence development, consisting of 3-8 unit and 1-10 unit, two story buildings with attached garages.

**ANALYSIS:**

The plans as submitted are viewed to be substantially compliant with applicable requirements.

**Setbacks:**

The development complies with all applicable setbacks (30’ street yard, 15’ side yard, 25’ rear yard.) This site contains street frontage on two (2) full sides and one (1) partial side (Stella Ct.) This presented a challenge as it relates to determining which yard should be determined to be the rear yard for purposes of satisfying the 25’ rear yard setback. Since three sides of the development are meeting the 30’ front/street yard setback, staff determined the portion of the site north of the Stella Ct. cul-de-sac could satisfy the 25’ rear yard setback, since 30’ was already being provided. In absence of this third street yard, this would have been the logical choice for the rear yard setback. This then permits the developer to use the 15’ side yard setback along the north property line, which happens to also be the side yard for EMT International; maintaining consistency in required side yard setback application to this shared property line. The committee discussed at length the determination of the rear yard. The ordinance is silent as to the process for this determination. The side yard for EMT will be the side yard for this Riva project and the rear yard for EMT will also be the rear yard side for the Riva project. Thus, matching the existing yard assignments.

**Green Space:** The overall development provides 48.8% green space.

**Driveway & Curb Cut Width:** The development proposes a 27’ wide driveway at the ROW with 35’ wide curb cut accessing Stella Ct., compliant with Village Ordinance.

**Parking:** The requirements for multi-family developments are 1 stall per bedroom and 50% of the required parking must be enclosed.

Type & Quantity of Building	3- 8 Unit Buildings	1- 10 Unit Building
Number of Bedrooms	48	17
Number of Dens or Bonus Rooms	12	2
Total Parking Required	60 Stalls	19 Stalls
Total Garage Stalls Required	30 Stalls	10 Stalls
Garage Stalls Provided	48 Stalls	14 Stalls
Exterior Stalls Provided	48 Stalls (through Single Family style stacking in front of individual garages. Stacking does not pose a conflict for other dwellings.)	18 Stalls
Total Parking Spaces Provided	96 Stalls	32 Stalls

**Parking Lot Lighting:** There are no 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.

**Storm Water Management:** Storm water will be conveyed to Dry Ponds located at the southeast and west ends of the development. These ponds will discharge storm water to Village owned treatment ponds located elsewhere in the Centennial Centre at Hobart Development. The rate of discharge is required to meet the predevelopment conditions, thus the requirement for the dry ponds to provide for short term storage during larger storm events. Water will be directed to the pond behind Cobblestone.

**Dumpster Location:** The dumpster enclosure will be placed at the NW end of the primary ingress/egress vehicle passage traversing the development. Given the three street frontages, it was not possible to place it in a location that was not readily visible from a street AND functional. From the developer's perspective, it is not desirable to place this near a primary entrance (Stella Ct.) to the complex. It is also not desirable to have it along the Centennial Centre Blvd frontage, the primary thoroughfare for the Village development. Placing along the north property line, mid-way between Stella Ct. and Centerline Dr. posed problematic for refuse collection due to tight turning conditions.

The presented location offers the ability for optimal refuse vehicle access, and is more distant to the abutting road than the other two roads. The perimeter of the enclosure will be buffered with landscaping, a combination of deciduous and evergreen trees will to be used along Centennial Centre Blvd. and Centerline Dr. to aid in further buffering. The enclosure will consist of split face concrete block with chain link fence gates employing slats to block vision.

**Fire Protection:** There are four street fire hydrants around the site. In consultation with Jerry Lancelle, Village Fire Chief, an additional fire hydrant has been provided west of the 10-unit building.

**Architecture:** The building facades for the 8-unit and the 10-unit buildings will consist of a combination of cultured stone, vinyl shake siding and vinyl lap siding. The Centennial Centre at Hobart Planned Development District does not mandate specific materials or quantities. The proposed facades are consistent with past developments in the immediate area. Both building styles will employ Architectural shingles to obtain a 3D shake style look for the roof planes. Additional windows are being added to the garages.

**Mechanical Equipment:** The 8-unit buildings will employ standard residential style AC condensers on the north and south sides of the building. These units will be buffered from view from the Centennial Blvd side with landscaping and vinyl ornamental fencing. On the north side, landscaping will be employed. The 10-unit building will employ through the wall PTAC units, as have been employed on other buildings. Consistent with past approvals, the PTAC sleeves will be professionally color matched to the exterior façade, provided with architectural grilles also color matched to the façade, and will adhere to a maximum 7" penetration as measured from the face of the exterior cladding materials.

**Landscaping:** The proposed plan is consistent with past developments. Staff has no concerns with the proposed Landscape Plan.

**Signage:** One monument style sign is proposed north of the development entrance. The location is compliant with applicable setbacks. An elevation drawing is provided. The only deficient aspect is the site address is missing.

**Condition 1:** Provide the site address on the monument sign.

Motion made by R. Nuetzel, second by Debbie Schumacher, to approve the Riva Development with the one condition identified. The motion passed unanimously.

6. **ADJOURN:** Motion made by T. Tengowski, second by R. Nuetzel, to adjourn. The motion passed unanimously. The meeting adjourned at 6:30pm.