

## Development Review Sheet

Name of Development: Village View Apartments

Name of Owner: Hillcrest Homes

Name of Developer (if different than above): \_\_\_\_\_

Type of Development: SPR Date Submitted: 05/23/2014

Staff Comments:

Building Inspector: [Signature]

Public Works Director: [Signature]

Parks, Recreation & Forestry Director: [Signature]

Fire Marshal: approved via email - Captain Joe Gabe

Planning: Tm Elk

Plan Commission Comments:

The Site Plan Review proposal was recommended for approval with conditions by the plan commission at the April meeting. The conditions are as followed:

- Fire Department requirements shall be met throughout the construction process.
- Stormwater design shall be finalized and approved prior to issuance of any building permits.
- Necessary permits from Brown County for filling in areas of the floodplain shall be obtained.
- A heavier gauge vinyl siding (.044) on the rear sections of the garages shall be used.
- Alternative options for the driveway connecting to Hilltop Way shall be explored and approved by the appropriate village staff and fire department.
- Letter of approval from ATC for the landscaping, dumpster, building and easement area, and garages shall be obtained.
- A minimum of 1 foot candle lighting along the first 50 feet of any ingress/egress sidewalks from the building shall be met. A minimum of .5 foot candle lighting in all other paved areas for traffic shall be met.
- All other village staff requirements, as well as pertaining building and zoning codes shall also be met. Staff requirements are as followed:
  - Snow removal might be cumbersome with current location of dumpster – recommends to move so as to border the garages on the west side if possible (would need ATC letter of clearance of overhead power lines).
  - The developer must also have an ATC letter of clearance for landscaping and building located under the high lines before Village Board approval.
  - Sidewalk parallel to parking lot must either have a curb or be widened to be handicap accessible, compensating for vehicle overhang on sidewalk.
  - The west entrance must either be blocked or have a tracking pad if constructed during construction project.
  - Inlet protection must be in place during construction on the stormwater inlets in the south and west corners of the property.
  - Floodzone must be depicted on the landscape, erosion control, and grading plan sets for village staff review.
  - The current sign design is up to code. The village would allow Hillcrest to upgrade the sign design to a brick material that matches the building's exterior if desired.
  - Requires that all plan sets are up to date and consistent.

Village Board Comments: \_\_\_\_\_

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