



Village of Hobart

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

www.hobart-wi.org - 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 September 20th 2023 at 5:30 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 14th day of September, 2023 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday September 20th 2023 (5:30 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda.
3. Approve Minutes of the August 16th 2023 meetings (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Request for a 14,000 sf., building addition to the contractor shop building and associated site improvements (1113 Orlando Dr., HB-348) (Page 4)

This property, located at 1113 Orlando Dr., is currently developed and utilized as a contractor shop and storage yard. The property owner is proposing a 14,000 square foot addition to the existing building along with minimal site improvements to serve the building expansion. (Developer: TC Bodart Investments, LLC; Applicant: Alliance Construction and Design, Inc.)

6. DISCUSSION AND ACTION - Request for a 14,437 sf., building addition for shop/storage and associated site improvements (3168 S. Pine Tree Rd., HB-859-2) (Page 22)

This property, located at 3168 S. Pine Tree Rd., is currently developed and utilized as a commercial/manufacturing facility. The property owner is proposing a 14,437 square foot addition to one of the existing buildings along with the site improvements to serve the building expansion. (Developer: B S K Holdings, LLP; Applicant: Vierbicher)

7. ADJOURN

Aaron Kramer – Village Administrator

Members: Dave Dillenburg, Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Peter Zobro, Steve Riley

NOTE: Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.



**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, August 16, 2023 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:30 pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, aye; Steve Riley, aye; Dave Baranczyk, aye; Tom Tengowski, excused; Peter Zobro, excused; Rick Nuetzel, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rick Nuetzel, seconded by Dave Baranczyk, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Site Review Minutes:

Motion by Dave Baranczyk, seconded by Tammy Zittlow, to approve the (March 15, 2023) minutes as presented. All in favor. Motion carried.

Motion by Dave Dillenburg, seconded by Steve Riley, to approve the (June 28, 2023) minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - Request for a 58,047 sf., school addition and associated site improvements (4193 Hillcrest Dr., HB-712):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the addition/remodeling request.

The committee discussed.

Motion by Rick Nuetzel, seconded by Steve Riley, to approve the proposed project as presented subject to the following conditions:

1. Storm water plan shall be approved by the Village Engineer;
2. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, 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. Any new signage (other than the shown 24" aluminum lettering on the front elevation and any site directional signage) that may be proposed, shall come back to the Committee for approval;
5. Property owner is responsible and shall receive approval and permits on any alterations or relocations to any of the driveway access points along Hillcrest Dr. from Brown County;
6. Property owner is responsible and shall receive approval from American Transmission Company (ATC) for any structure or land disturbing activity within the easement for the overhead transmission lines.

7. Approval of final landscape plan by Village Staff including the number and location of trees planted along Hillcrest Dr. prior to implementation.
 8. Approval of vehicular barriers by Village Police Chief for safety reasons between drive/parking areas and both the school and play/gathering areas.
 9. Approval of fire lane access/location by Village Fire Chief.
- All in favor. Motion carried.

6. DISCUSSION AND ACTION - Request for new ground mount monument sign (2703 S. Pine Tree Rd., HB-83-1; Village of Hobart Fire Department):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the signage request.

The committee discussed.

Motion by Tammy Zittlow, seconded by Dave Dillenburg, to approve the proposed project as presented.

All in favor. Motion carried.

7. Adjourn:

Motion by Tammy Zittlow, seconded by Steve Riley, to adjourn. All in favor. Motion carried.

Adjourned at 6:01 pm.



TO: Site Review Committee

RE: 1113 Orlando Dr., HB-348; New 14,000 sf Addition to Contractor Shop Building and Associated Site Improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: September 20, 2023

ISSUE: Discussion and action on request for a 14,000 sf., building addition to the contractor shop building and associated site improvements

RECOMMENDATION: Staff recommends approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: TC Bodart Investments, LLC
2. Applicant: Alliance Construction and Design, Inc.
3. Address/Parcel: 1113 Orlando Dr., HB-348
4. Zoning: Currently: I-1: Limited Industrial District
5. Use: Commercial / Contractor Shop and Storage Yard

BACKGROUND

This property, located at 1113 Orlando Dr., is currently developed and utilized as a contractor shop and storage yard. The property owner is proposing a 14,000 square foot addition to the existing building along with minimal site improvements to serve the building expansion.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. Zoning I-1:** Limited Manufacturing District
- B. Green Space:** 25 % green space after proposed expansion.
- C. Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (376' from Orlando Dr. right-of-way (for addition), 15' from east (side) property line, 285' from the west (side) property line, and 20' from the east (rear) property line)
- D. Parking:** There is no increase in the number of employees proposed so there are no changes to the existing parking numbers.
- H. Fire Dept. (and Police Dept.):** Both the Fire Chief and Police Chief have approved the plans as submitted.
- I. Storm Water:** No changes proposed as the addition is going where there currently is a gravel storage/parking area which currently has a catch basin for this area.
- M. Refuse Collection:** No changes are being proposed with this proposed addition.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Metal frame structure (To match existing)
- 2. Exterior Materials:** Building elevations will consist of 8' high of concrete masonry units along the west elevation to match the existing building and pre-engineered metal wall panel above the masonry units and along both the south and east elevations, again to match the existing building with both style and color.
- 3. Height:** 22'-1" to the eave along west elevation.
- 4. Overhead doors:** There are seven overhead garage doors proposed on the west elevation of the proposed addition. These doors will face towards the interior of the storage yard and be located within the existing fenced area.
- 5. Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screened from view by landscaping or fencing to complement the building and overall landscaping.

Section 5, Landscaping Plan: With this addition being towards the rear of the property and in tan existing contractor storage yard, there is no additional landscaping proposed aside from the grass area along the east side of the building up to the property line.

Section 6, Lighting: Exterior lighting to consist of a few wall mounted fixtures on the west elevation facing the existing storage yard. Additionally, there is one pole mounted light in the southeast corner of the property that will be removed to make room for tis proposed addition.

Section 7, Signage: No signage modifications or additions are proposed at this time.

Section 8, Driveway-Curb Cut: No change to access as the existing ingress/egress will remain as it currently exists.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review Committee may identify:

1. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.
- *One (1) Digital Copy of Plans*

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

Bodart Electric Shop Addition, 1113 Orlando Drive, West off Packeland, Section 25, T23N, R19E

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 217,800 SF / 5 Acres

Size of facility(square footage): Ex. 30,800 & 2,500 SF Mezz. - 14,000 SF Addition

Type of facility: Office / Shop

Developer: TC Bodart Investments, LLC

Address: 393 Talus Court, De Pere, WI. 54115 Phone: 920.336.0488

Engineer: Lloyd Carpenter Architect, LLC

Address: 2663 Maple Hills Dr., Green Bay, WI 54313 Phone: 920.655.3829

Contractor: Mark Rukamp

Construction Firm: Alliance Construction & Design Inc.

Address: 1050 Broadway Street, Wrightstown, WI 54180 Phone: 920.336.3400

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial Business Park _____ Commercial _____
Multi-Family _____

Current Zoning: Limited Industrial

Other – Identify: _____

Erosion Control Plan on file: YES _____ NO

% of Green Space: 25%

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: See Plan Complies with Ordinance: Yes

D. # of parking stalls (Include Handicapped parking): 31 Existing Stalls

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground overhead

2) Natural Gas

3) Telephone

4) Water / Fire Hydrants

5) Fiber Optic Lines

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: _____ YES NO

Existing gravel area, new to match ex. finish floor

- H. Adjacent streets and street rights-of-ways and fire lanes:
 - 1) Fire Chief has reviewed and approved: ____YES ____NO
 - 2) Not applicable_____

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

- 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
- 2) Name and address and phone# of engineer of project plan:

N/A

J. Sidewalks, walkways, and driveways: All Existing

K. Off street loading areas and docks: All Existing

L. Fences and retaining walls or berms: All Existing

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

Existing inside existing fenced area.

N. Location and dimensions of proposed outdoor display areas: N/A

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: Match Existing from previous approvals

2) Exterior Materials: Match Existing

3) Height of Facility: Match Existing - 22' high eave height

4) Compatibility with existing adjacent structure: Match existing (Attach Photos)

5) Other unique characteristics: _____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc:

Existing - no new landscaping

Identify Shrubs & Location Specifics - Quantity: Existing - no new landscaping

Identify Buffering -Type – Quantity:

Existing PDS Slat fence to remain

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Existing - no new lighting to be added

Identify Parking Lighting – Quantity – Wattage – Location :

Existing - no new lighting to be added

Identify other Lighting – Quantity – Wattage – Location:

Existing - no new lighting to be added

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: Match existing - No new signage

Complies with Ordinance: X YES NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: Existing

Radius / Flare: Existing

Apron Dimensions: Existing

Culvert Size (End-walls Required) Existing



Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: Alliance Construction & Design Owner Name: TC Bodart Investments LLC
Mark Rukamp Tim Bodart

Address: 1050 Broadway Street Address: 1113 Orlando Drive

City: Wrightstown State: WI Zip: 54180 City: De Pere State: WI Zip: 54115

Phone: (920) 336.3400 Phone: (920) 336.0488

Email: mark.rukamp@alliancebuilds.com Email: tim@bodartelectric.com

B. Parcel – Site Information

Site Address: 1113 Orlando Drive Parcel ID: HB-348

Project Description: New shop addition to existing building

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

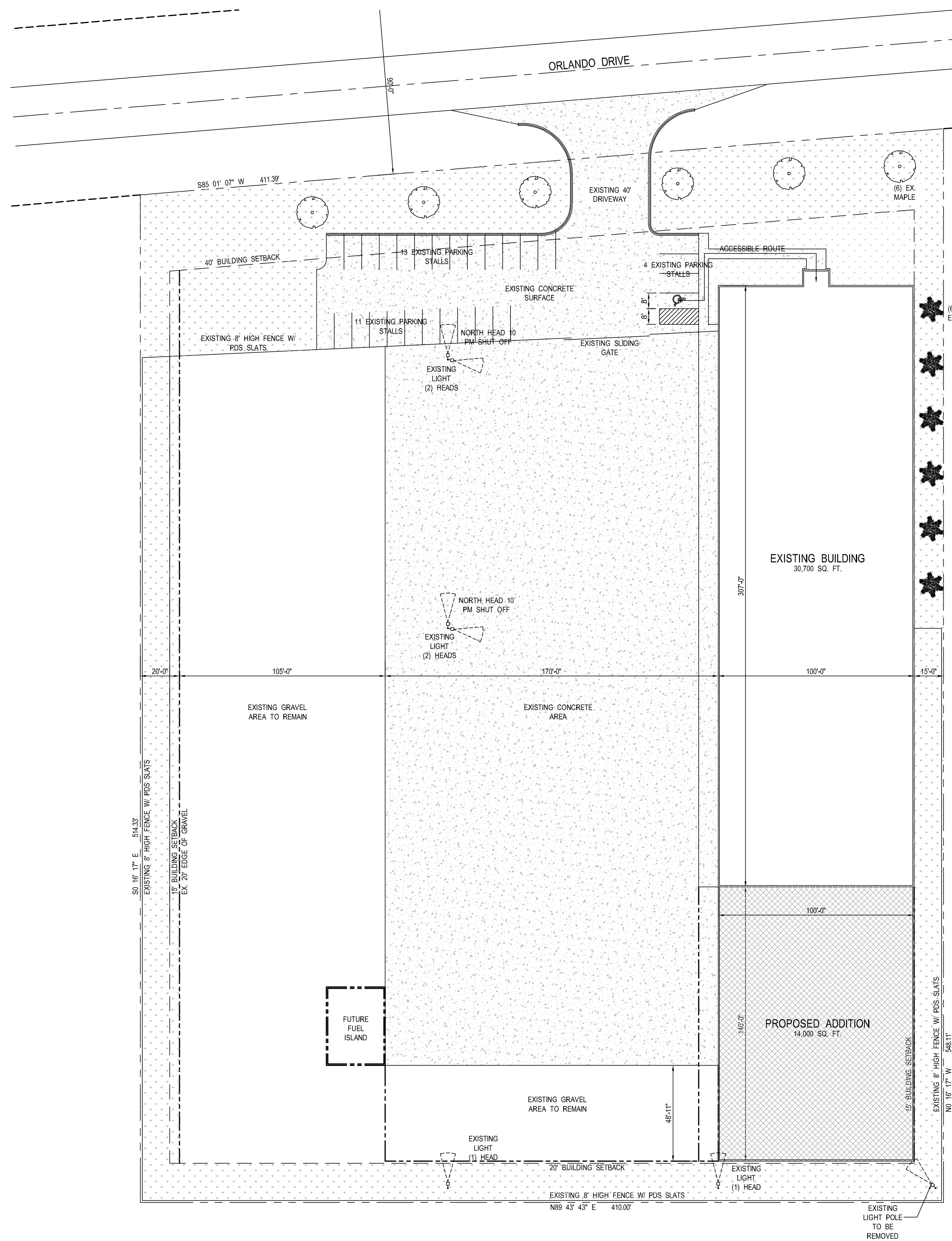
Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	30,800	sq. ft.	14,000	sq. ft.	44,800	sq. ft.
Paved/Gravel Areas	118,671	sq. ft.	0	sq. ft.	118,671	sq. ft.
Totals	149,471	sq. ft.	14,000	sq. ft.	163,471	sq. ft.

ERU Calculation: 163,471 / 4000 sf / ERU = 40.87 ERU's
 New Total Area sq. ft.

Preparer's Signature: _____ Date: .09.13.2023

Preparer's Printed Name: Bill Bos



SITE INFORMATION:

- ALL EXISTING CONCRETE SURFACING TO REMAIN AS IS.
- NO NEW GRAVEL AREA TO BE ADDED.
- EXISTING PARKING TO REMAIN: 31 EXISTING STALLS.
31 EXISTING EMPLOYEES WITH 1 STALL PER 2 EMPLOYEES OR 1 STALL PER 1,000 SQUARE FEET. EXISTING PARKING ADEQUATE AT THIS TIME.
- EXISTING LANDSCAPING:
SITE PROVIDES SIX (6) EXISTING MAPLE TREES ALONG THE STREET SIDE PROPERTY LINE. THERE ARE AN ADDITIONAL SIX (6) EVERGREEN TREES ALONG THE EAST PROPERTY LINE. ORDINANCE CALLS FOR ONE (1) TREE FOR EVERY 50' OF FRONTAGE. NINE (9) TOTAL REQUIRED. EXISTING LOT TREES MEET THE EXISTING REQUIREMENTS.
- ALL UTILITIES ARE EXISTING AND SHALL REMAIN AS IS.
- EXISTING SITE DATA:
TOTAL AREA 217,800
GREEN SPACE 54,428 SQ. FT. (25.0%)
SIDEWALK / PARKING LOT 118,671 SQ. FT. (54.5%)
BUILDING AREA 44,700 SQ. FT. (20.5%)
ORIGINAL SITE STORM WATER MANAGEMENT WAS APPROVED FOR 4 ACRES OF IMPERVIOUS AREA (20% GREEN SPACE). SEE ATTACHED ROBERT E LEE DRAWING DATED 12/20/07. DRAWING HAS BEEN ADJUSTED TO ACCOMMODATE 25% GREEN SPACE.
- HOBART ZONING: LIMITED INDUSTRIAL
- THERE WILL BE NO NEW LIGHTING ADDED AT THIS TIME. ONE EXISTING LIGHT TO POLE TO BE REMOVED.
- EXISTING 15' SIDE YARD AND 20' REAR YARD SETBACKS WILL BE RESTORED TO GREEN SPACE.
- SEE PLAN FOR PAVING SCHEDULE: PHASE [1] WILL BE PAVED IN CALENDAR YEAR 2014.
PHASE [2] WILL BE DONE IN 2015.
PHASE [3] WILL BE PAVED IN 2015 / 16.
PAVING AROUND FUTURE BUILDING WILL BE DONE AT THE TIME THAT BUILDING WILL BE CONSTRUCTED.
- STORM WATER MANAGEMENT PLAN APPROVAL WAS COMPLETED PER DRAWINGS DATED 12/20/07. AS INDICATED ON THE APPROVED PLANS OBTAIN FROM THE VILLAGE. STORM WATER MANAGEMENT WAS APPROVED FOR 20% GREEN SPACE. PLEASE SEE ATTACHED COPY OF PLANS.
- ASPECTS OF CURRENT PROPERTY AND SURROUNDING PROPERTIES:
A. WELL MANICURED (1) WELL KEPT CLEAN LOT.
VISIBLE ASPECTS (1) BEHIND FENCE YEAR ROUND.
B. ONE OF, IF NOT THE BEST LOOKING COMMERCIAL DEVELOPMENTS ON GRANT STREET AS IT STANDS TODAY.
C. SECURITY LIGHTING IS MANDATORY FOR STORAGE LOT.
D. BEAUTIFUL FACADE AND DECORATIVE LIGHTING AT FRONT OF BUILDING.

PROJECT INFO:

PROFESSIONAL SEAL(S)

PROJECT INFO:
PROPOSED BUILDING ADDITION
JOB NO: 18-102
BODART ELECTRIC
 1113 ORLANDO DRIVE
 DE PERE, WI. 54115

REVISIONS

1	08.28.2023	HOBART SUBMITTAL
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-
12	-	-
13	-	-
14	-	-

DATE: JULY 13TH, 2018
 DRAWING NO.: 18-102

TITLE
SITE PLAN

SHEET
C10

SITE PLAN ● SCALE: 1" = 30'-0"



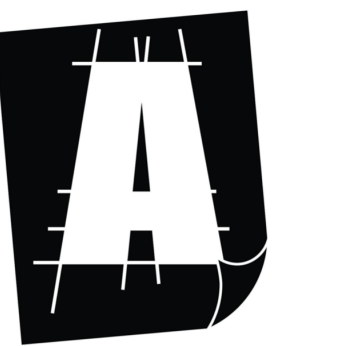
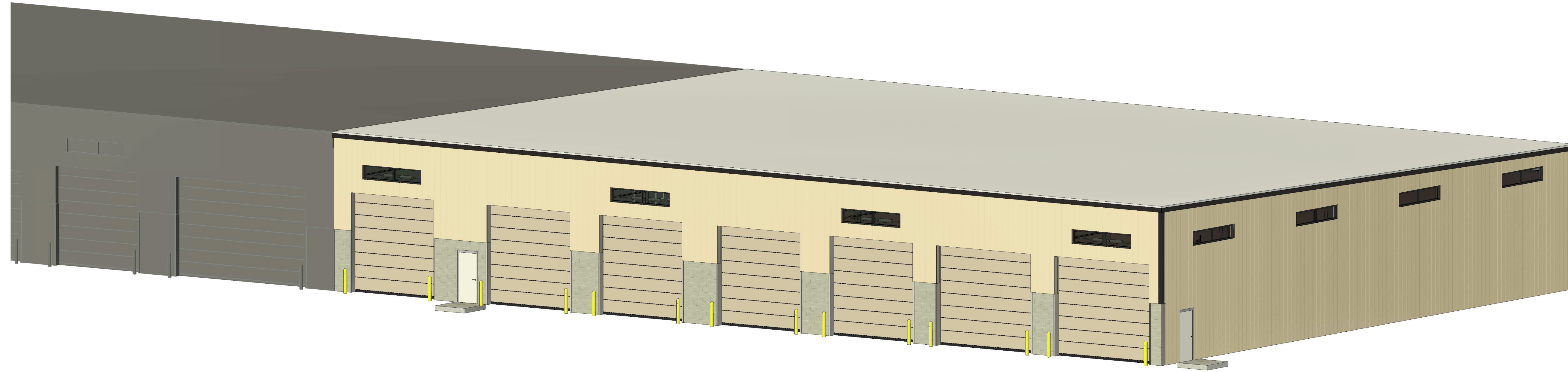
Alliance
CONSTRUCTION & DESIGN
 1030 Orlando Drive / De Pere, WI 54115
 Telephone: 920-336-3400 / Fax: 920-336-3401
 WWW.ALLIANCEBUILDS.COM

2014 copy of plans has been forwarded for registration with the register of copyright at the Library of Congress, Washington, DC

BODART ELECTRIC

PROJECT NUMBER: 18-102

STATUS: **CONSTRUCTION**



Alliance
CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM
PHONE: (920)-336-3400 | FAX: (920)-336-3401
1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

PROFESSIONAL SEAL:

DESIGN PROFESSIONAL

BODART ELECTRIC

PROJECT NUMBER: 18-102
1113 ORLANDO DRIVE
DE PERE, WI. 54115

THESE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT MEANT TO BE AN EXACT DEPICTION OF THE RENDITION SHOWN. ANY RELIANCE ON THESE RENDERINGS SHALL BE AT THE USER'S SOLE RISK. ALLIANCE CONSTRUCTION & DESIGN, INC. IS NOT RESPONSIBLE FOR ANY RELIANCE OR MISUSE OF THESE RENDERINGS AND/OR DAMAGES, CLAIMS, LOSSES OR LIABILITY THAT MAY RESULT.

GENERAL SHEET INDEX	
SHEET #	SHEET NAME
G000	TITLE SHEET
G010	PROJECT NOTES & SYMBOLS
G020	ACCESSIBILITY REQUIREMENTS
G100	LIFE SAFETY PLANS

SITE SHEET INDEX	
SHEET #	SHEET NAME
A050	ARCHITECTURAL SITE PLAN
A051	SITE DETAILS

ARCHITECTURAL SHEET INDEX	
SHEET #	SHEET NAME
A110	FLOOR PLAN
A200	ELEVATIONS
A300	BUILDING SECTIONS
A620	WINDOW, DOOR, AND FINISH SCHEDULES
AD100	DEMO PLAN

STRUCTURAL SHEET INDEX	
SHEET #	SHEET NAME
S100	FOUNDATION PLAN
S500	STRUCTURAL DETAILS

#	REVISIONS

PROJECT LOCATION

1113 ORLANDO DRIVE
DE PERE, WI. 54115

TRUE

P:18-102 Bodart Electric/Revised-102 Bodart Electric.cvt

CONTACT INFORMATION		
OWNER / DEVELOPER CONTACT	GENERAL CONTRACTOR	ARCHITECT OF RECORD
TC BODART INVESTMENTS LLC TIM BODART 1113 ORLANDO DRIVE, DE PERE, WI 54115 PHONE: 920.336.0488 CELL: - FAX: 920.336.1125 EMAIL: tm@bodartelectric.com	ALLIANCE CONSTRUCTION & DESIGN MARK RUKAMP 1050 BROADWAY ST., WRIGHTSTOWN, WI 54180 PHONE: 920.336.3400 CELL: 920.370.5272 FAX: 920.336.3401 EMAIL: mark.rukamp@alliancebuilds.com	LLOYD CARPENTER ARCHITECT LLC LLOYD CARPENTER 2663 MAPLE HILLS DRIVE, GREEN BAY WI. 54313 PHONE: - CELL: 920.655.3829 FAX: - EMAIL: carp.arch@gmail.com
	ELECTRICAL CONTRACTOR	
	BODART ELECTRIC TIM BODART 1113 ORLANDO DRIVE, DE PERE, WI 54115 PHONE: 920.336.0488 CELL: - FAX: 920.336.1125 EMAIL: tm@bodartelectric.com	

STATUS:
CONSTRUCTION

SHEET ISSUE DATE: 03/01/2023

CURRENT AS OF: 8/29/2023 12:31:18 PM

DRAWN BY: BB

SCALE:

TITLE SHEET

G000

OCCUPANCY SCHEDULE

ROOM	NAME	AREA	AREA PER OCCUPANT	CLASSIFICATION	OCCUPANT LOAD
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM					
101	NEW SHOP AREA	13637 SF	300 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	46
103	EX. WASH BAY	2874 SF	300 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	10
104	EX. SHOP AREA	24735 SF	300 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	83
105	EX. TOOLS	403 SF	300 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	2
BUSINESS AREAS					
102	NEW R.R.	46 SF	100 SF	BUSINESS AREAS	1
106	EX. UNISEX R.R.	112 SF	100 SF	BUSINESS AREAS	2
107	EX. CONFERENCE ROOM	367 SF	100 SF	BUSINESS AREAS	4
108	EX. RECEPTION	550 SF	100 SF	BUSINESS AREAS	6
110	EX. OFFICE	121 SF	100 SF	BUSINESS AREAS	2
112	EX. MEN'S R.R.	45 SF	100 SF	BUSINESS AREAS	1
113	EX. W/O'S R.R.	48 SF	100 SF	BUSINESS AREAS	1
114	EX. OFFICE	142 SF	100 SF	BUSINESS AREAS	2
111	EX. OFFICE	136 SF	100 SF	BUSINESS AREAS	2
115	EX. OFFICE	228 SF	100 SF	BUSINESS AREAS	3
109	EX. VEST.	88 SF	100 SF	BUSINESS AREAS	1
WAREHOUSES					
201	EX. MEZZ.	2342 SF	500 SF	WAREHOUSES	5
TOTAL		45872 SF			171

GENERAL NOTES

- PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
- PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- PER IBC SECTION 710.7, FIREWALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING SPACED AND SIZED TO MEET CODE REQUIREMENTS.
- REFER TO LIFE SAFETY PLAN FOR TRAVEL DISTANCES, COMMON PATH OF TRAVEL, EGRESS WIDTHS, ACCESSIBLE ROUTE, ACCESSIBLE ENTRANCES AND EXITS.
- REFER TO ARCHITECTURAL SITE PLAN FOR DISTANCES TO PROPERTY LINES, STREETS, AND BUILDINGS ON SAME SITE.
- EXIT DOORS W/ PANIC HARDWARE SHALL BE PROVIDED AT EACH ACCESSIBLE PATH EGRESS EXIT
- REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EXIT SIGNAGE LOCATION AND TYPES
- REFER TO ELECTRICAL CONSULTANT DRAWINGS FOR EMERGENCY LIGHTING LOCATIONS AND TYPES
- REFER TO MEP CONSULTANT DRAWINGS FOR FIRE DEPARTMENT CONNECTIONS AND CONTROL PANEL LOCATIONS

PROJECT INFORMATION/CODE SUMMARY

DESCRIPTION OF WORK

THE PROJECT REPRESENTS AN ADDITION TO THE EXISTING OFFICE / SHOP BUILDING. THE STRUCTURE, EXTERIOR WALLS, ROOF, AND INTERIOR PARTITIONS TO BE NEW, METAL FRAME CONSTRUCTION WITH COMMERCIAL GRADE ARCHITECTURAL FINISHES.

PROJECT LOCATION & AREA

VILLAGE of HOBART, WI, BROWN COUNTY, WI

- CLIMATE ZONE: 6A
- PARCEL NUMBER: HB-348 & HB-350-1
- PROPERTY ZONED: COMMERCIAL
- PROPOSED BUILDING AREA: 14,000 S.F.
- EXISTING BUILDING AREA: 30,800 S.F.
- TOTAL LOT AREA: 326,700 S.F. (7.5 ACRES)

- LEGAL DESCRIPTION: LOT 1 OF 53 CSM 243 BNG PRT OF LOTS 2 & 3 SEC 25 T23N R19E & 108,900 SQ FT LOT 1 OF 54 CSM 12 BNG PART OF LOT 4 SEC 25 T23N R19E---

APPLICABLE CODES

- STATE OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE VOLUME I&II
- WISCONSIN ADMINISTRATIVE CODE, SPS 381-386 (COMMERCIAL BUILDING CODE)
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) (COMMERCIAL PROVISIONS)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL PLUMBING CODE (IPC)
- 2017 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

DEFERRED SUBMITTALS

- HVAC
- PLUMBING
- FIRE SPRINKLER
- FIRE ALARM
- PRE-ENGINEERED METAL BUILDING

GENERAL BUILDING HEIGHTS AND AREAS

- CONSTRUCTION TYPE** 2B
- BUILDING AREA** (TABLE 506.2)
 • ALLOWABLE: 101,385 SQ. FT.
 • ACTUAL: 44,800 SQ. FT. - 2,500 SQ. FT. MEZZ.
- BUILDING HEIGHT** (TABLE 504.3)
 • ALLOWABLE: 55 FT.
 • ACTUAL: 22 FT.
- BUILDING STORIES** (TABLE 504.4)
 • ALLOWABLE: 2 STORY / STORIES
 • ACTUAL: 1 STORY / STORIES
- FRONTAGE INCREASE** (TABLE 506.3)
 • MINIMUM FRONTAGE INCREASE = 20 FT.
 $W = [(L_1 \times w_1) + (L_2 \times w_2) + (L_3 \times w_3)] / F$
 • AMOUNT OF INCREASE = 44.8
 $I_f = (F / P - 0.25) W / 30$
- ALLOWABLE AREA**
 • TOTAL ALLOWABLE AREA = 101,385 SQ. FT.
 • FIRST FLOOR ALLOWABLE AREA = 101,385 SQ. FT.
 $A_2 = [A_1 + (NS \times I_f)]$

OCCUPANCY

- OCCUPANCY CLASSIFICATION(S)** (CHAPTER 3)
 GROUP S-1
 GROUP B
- OCCUPANCY SEPARATION** (TABLE 508.4)
 NON SEPERATED
- OCCUPANT LOAD** (TABLE 1004.1.2)
 GROUP S-1 148.81 OCC. (43945 SF.)
 GROUP B + 25.47 OCC. (1927 SF.)
 TOTAL = 174.31 OCC. (45872 SF.)
- MEANS OF EGRESS** (SECTION 1005.3)
 • STARWAYS
 MIN. REQ. = 7.5" (0.3 IN. PER OCCUPANT OR 44" MIN. PER SECTION 1011.2)
 ACTUAL = 32"
 • OTHER
 MIN. REQ. = 35" (0.2 IN. PER OCCUPANT)
 ACTUAL = 192"

FIRE PROTECTION

- SPRINKLER SYSTEM** (CHAPTER 903.2)
 SPRINKLERED PER NFPA-13
- FIRE ALARM** (CHAPTER 907.2)
 • COVERAGE: COMPLETE
 • TYPE: MANUAL ALARM
 • MONITORING TYPE: CENTRAL STATION

BUILDING ELEMENT	CONSTRUCTION TYPE II B	
	REQUIRED (HOURS)	PROVIDED (HOURS)
PRIMARY STRUCTURAL FRAMING	0	0
BEARING WALLS	0	0
NONBEARING WALLS AND PARTITIONS (EXTERIOR)	SEE TABLE 602	
NONBEARING WALLS AND PARTITIONS (INTERIOR)	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

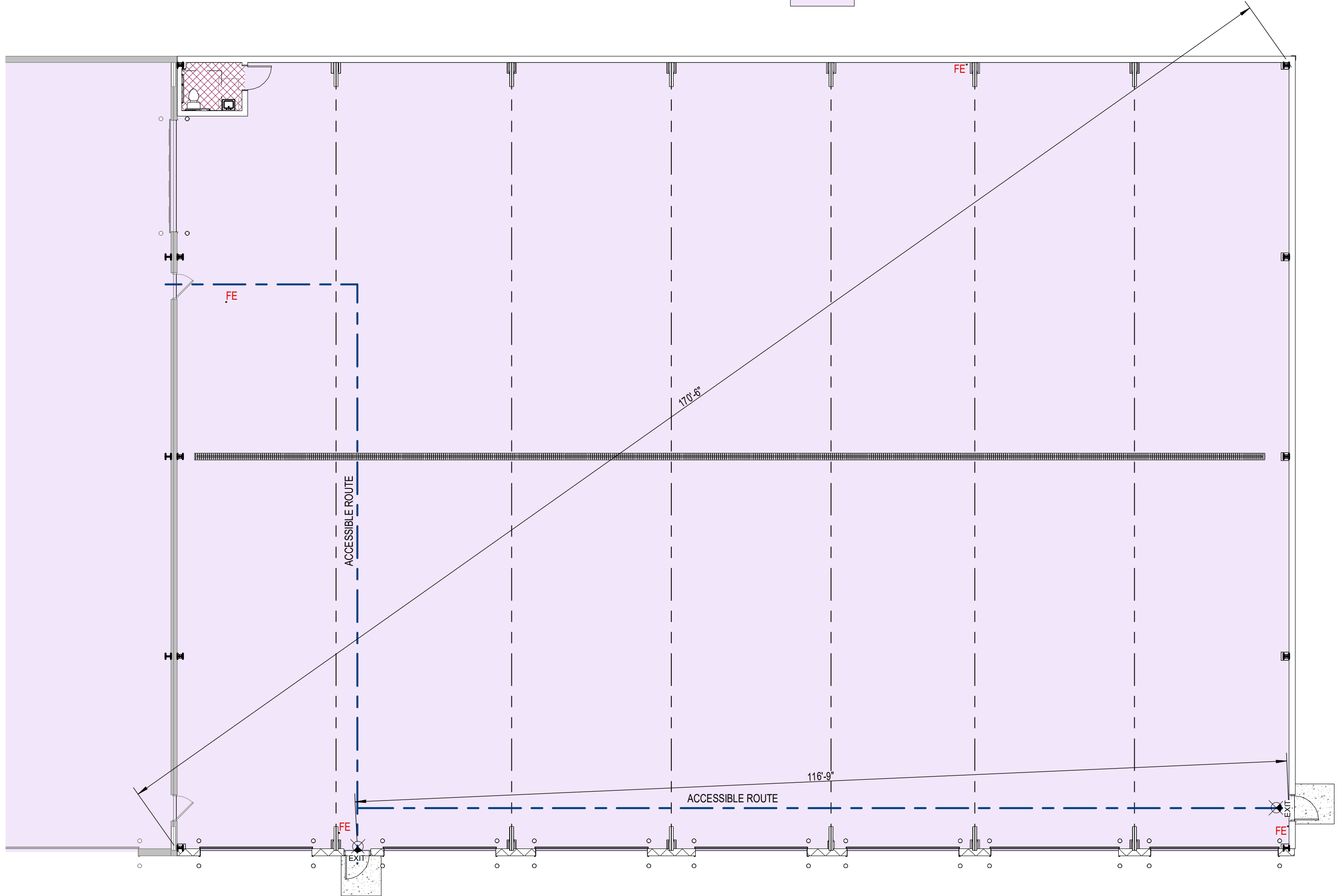
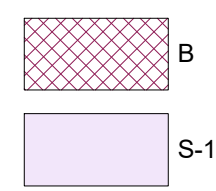
EXIT DISTANCE

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
 250 FT.

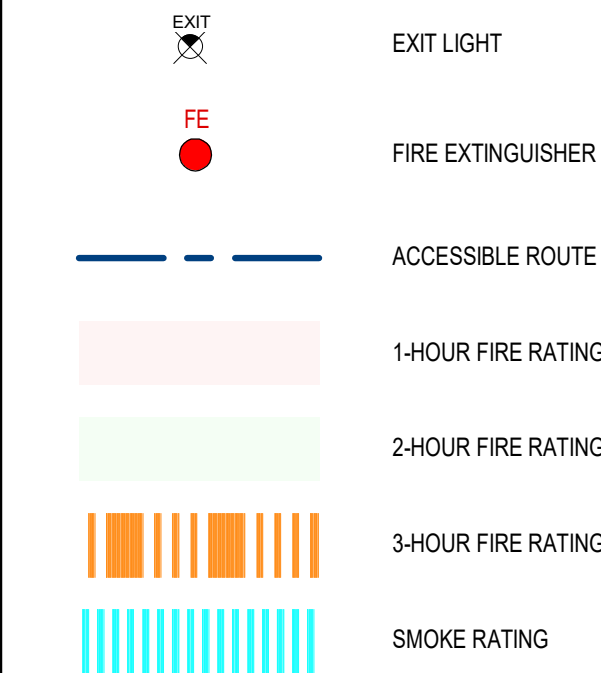
PLUMBING FIXTURES

	MEN		WOMEN	LAV	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS	OTHER
	URINALS	W/C	W/C				
REQUIRED	-	2	2	3	0	0	1 S.S.
EXISTING	0	2	1	3	1	0	1 S.S.
PROPOSED	0	0	1	1	0	0	0 S.S.

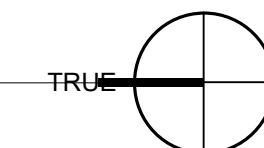
OCCUPANCY KEY



LIFE SAFETY SYMBOLS



1 LIFE SAFETY PLAN



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PROFESSIONAL SEAL:

DESIGN PROFESSIONAL

BODART ELECTRIC

PROJECT NUMBER: 18-102
 1113 ORLANDO DRIVE
 DE PERE, WI, 54115

REVISIONS

NO.	DATE	DESCRIPTION

STATUS: CONSTRUCTION

SHEET ISSUE DATE: 03/01/2023

CURRENT AS OF: 8/29/2023 12:31:22 PM

DRAWN BY: DESIGNER

SCALE: As indicated

LIFE SAFETY PLANS

G100



GENERAL NOTES

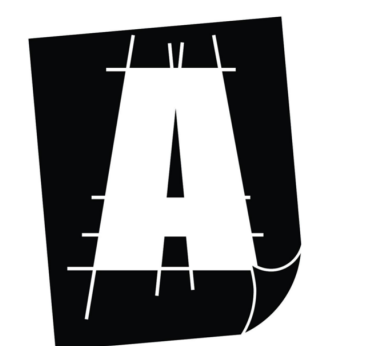
1. PARKING COUNT: EXISTING TO REMAIN
2. VAN ACCESSIBLE PARKING STALL PROVIDED: ONE (1) EXISTING
3. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. COORDINATE DOWNSPOUT LOCATIONS AND/OR DOWNSPOUT TIE-IN TO STORM SEWER.
5. ALL UTILITY LOCATIONS AND SCOPE OF WORK SHALL BE COORDINATED PRIOR TO START OF CONSTRUCTION.
6. LANDSCAPING SHALL MEET LOCAL MUNICIPALITY REQUIREMENTS.

PLAN KEYNOTES

NO.	DESCRIPTION
-----	-------------

PLAN NOTES- SITE

NOTE NUMBER	NOTE DESCRIPTION
1	enter note
2	enter note



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PROJECT NUMBER: 18-102
1113 ORLANDO DRIVE
DE PERE, WI 54115

REVISIONS

NO.	REVISION

STATUS:

CONSTRUCTION

SHEET ISSUE DATE: 08.22.2023

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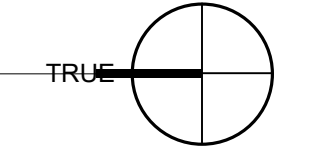
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SCALE: As indicated

ARCHITECTURAL SITE PLAN

A050

2 SITE PLAN - PLAN NORTH
1" = 30'-0"



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GENERAL NOTES

1. PER IBC TABLE 906.3 (1), MAXIMUM DISTANCE OF TRAVEL TO FIRE EXTINGUISHER TO BE 75'-0".
2. PER IBC SECTION 1013, EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100'-0" OR THE LISTED VIEWING DISTANCE FROM THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
3. WALL DIMENSIONS ARE FROM FACE OF STUD / CORE MATERIAL.
4. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.

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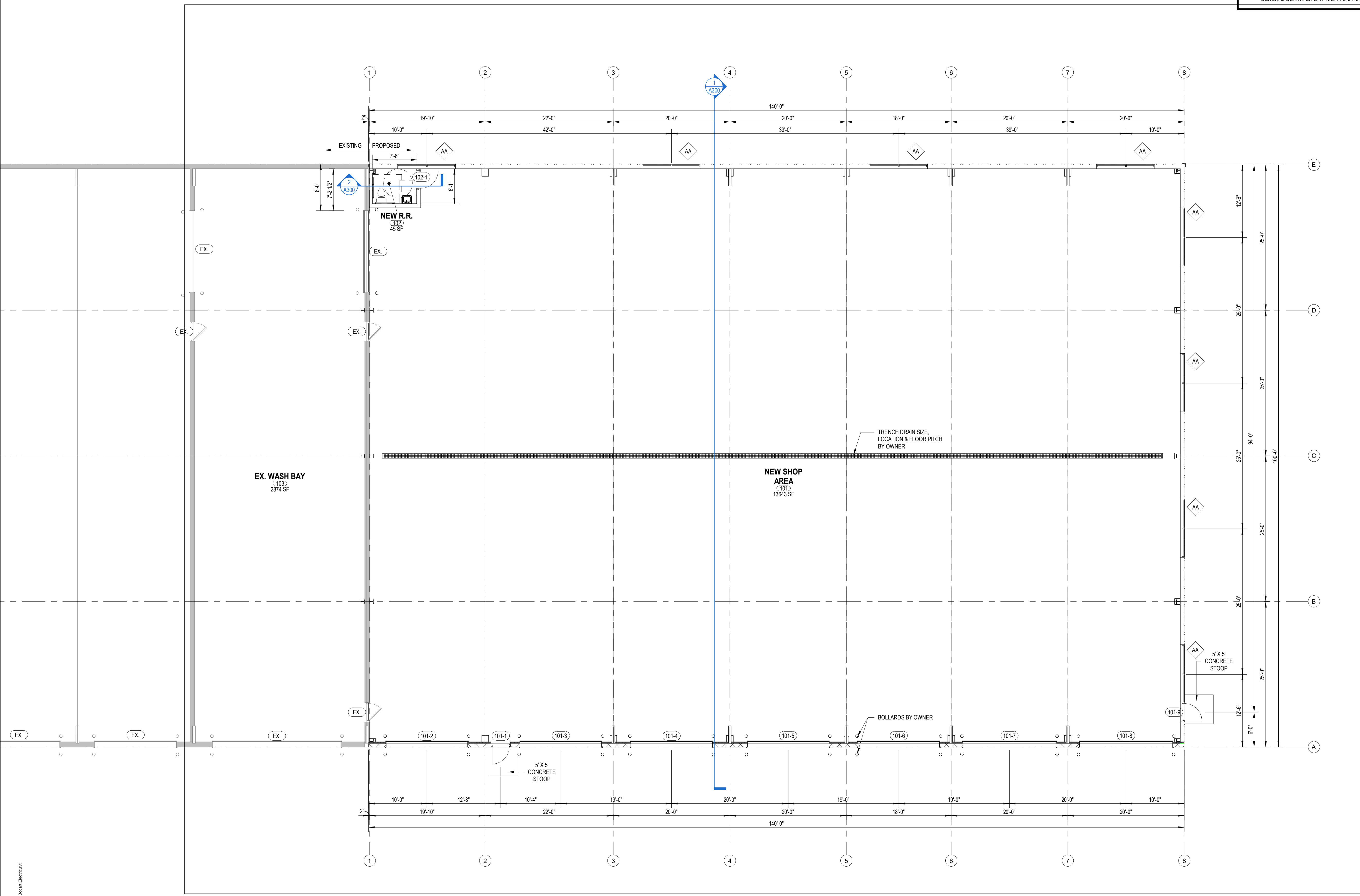
#	REVISIONS

STATUS:
CONSTRUCTION

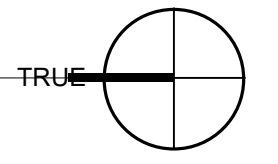
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CURRENT AS OF: 8/29/2023 12:31:24 PM
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SCALE: As indicated

FLOOR PLAN

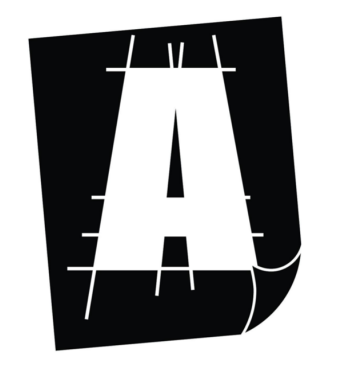
A110



1 FIRST FLOOR PLAN
1/8" = 1'-0"



KEYNOTES	
NO.	DESCRIPTION



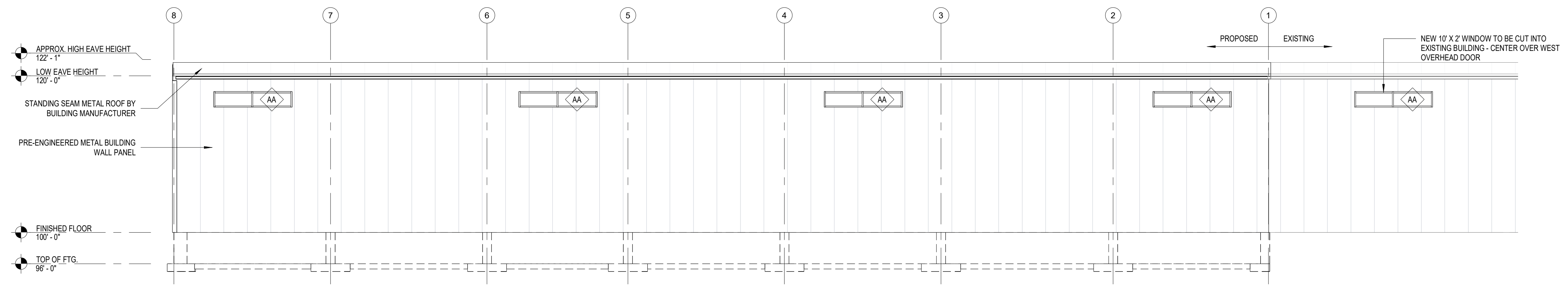
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CONSTRUCTION & DESIGN

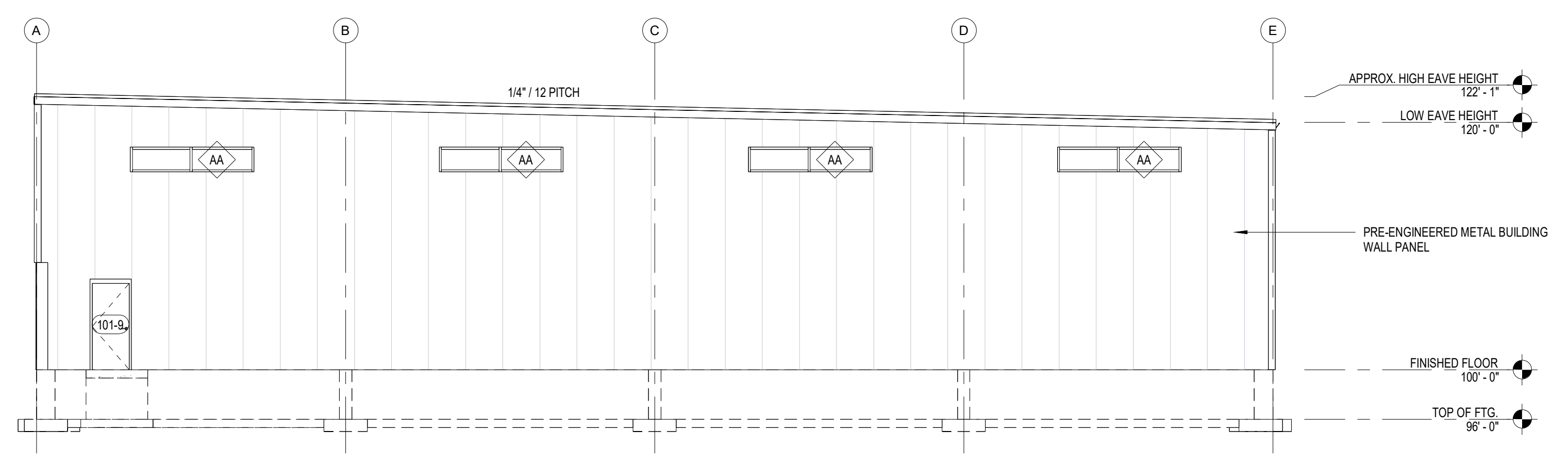
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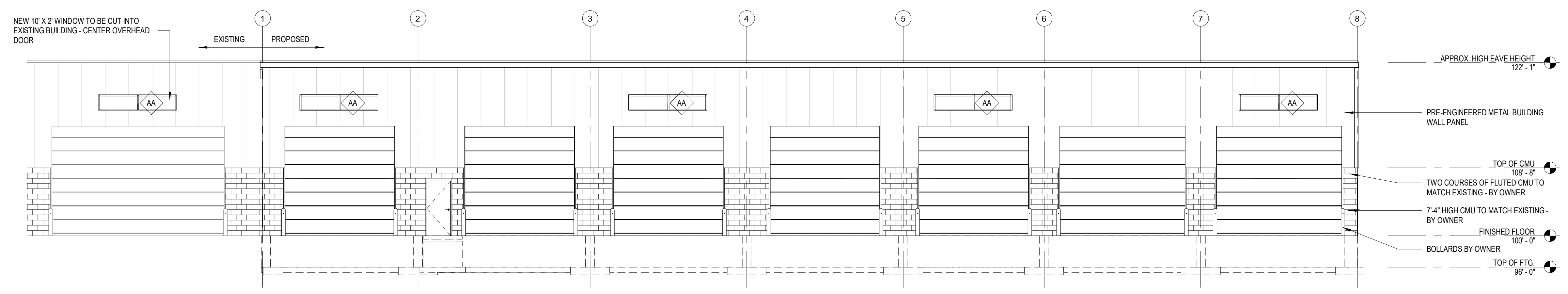
DESIGN PROFESSIONAL



3 EAST ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION
 1/8" = 1'-0"



1 WEST ELEVATION
 1/8" = 1'-0"

BODART ELECTRIC

PROJECT NUMBER: 18-102
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 DE PERE, WI 54115

REVISIONS

#	DESCRIPTION

STATUS:

CONSTRUCTION

SHEET ISSUE DATE: 03/01/2023

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SCALE: 1/8" = 1'-0"

ELEVATIONS

A200

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KEYNOTES	
NO.	DESCRIPTION



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REVISIONS

#	REVISIONS

STATUS:

CONSTRUCTION

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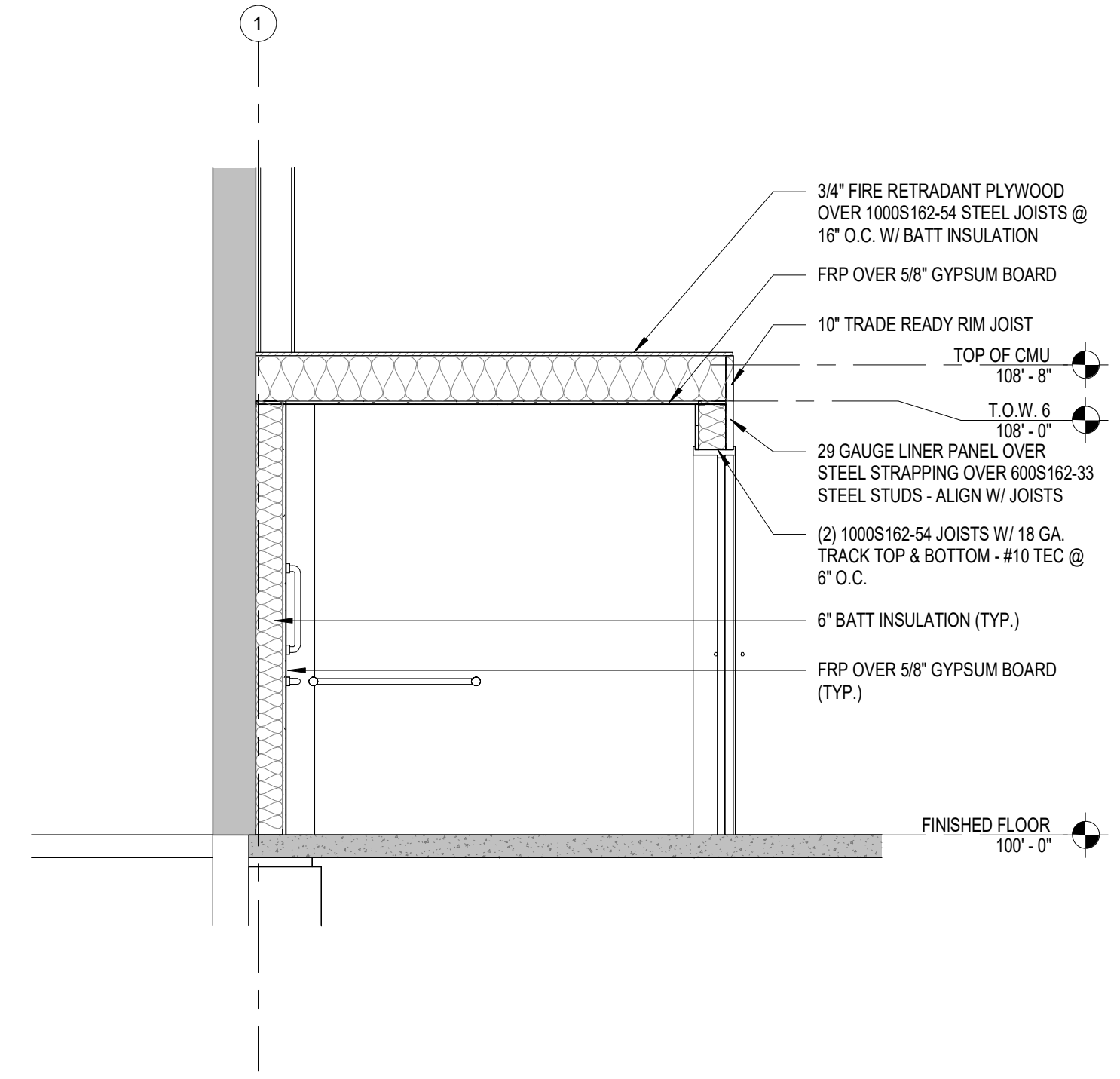
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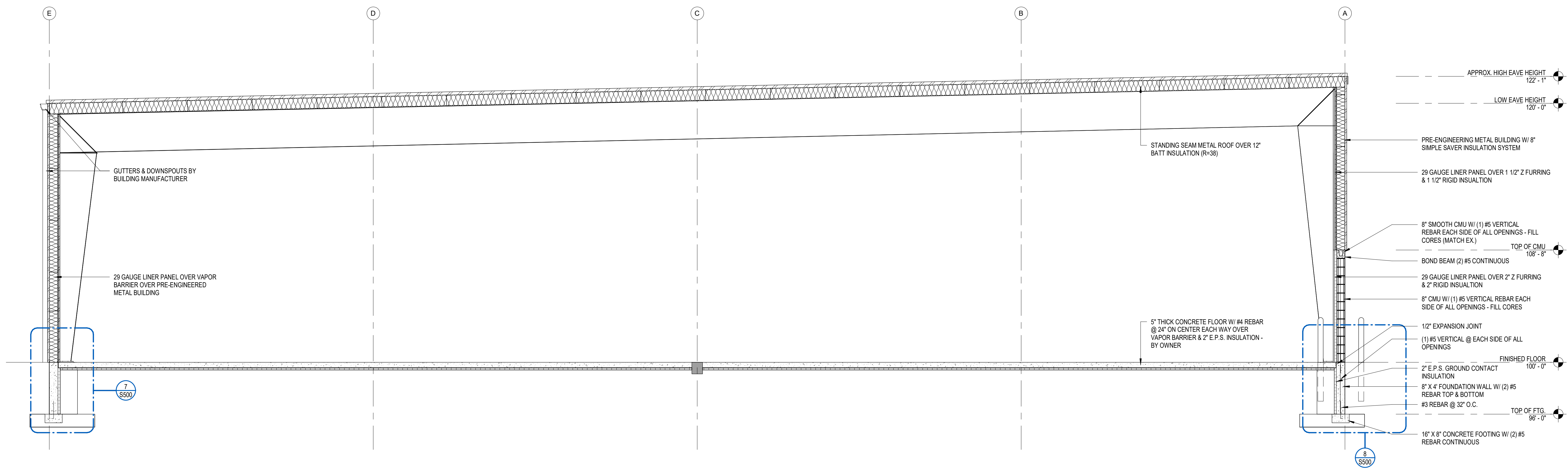
SCALE: As indicated

BUILDING SECTIONS

A300



2 RESTROOM SECTION
3/8" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION.
3. AT EXISTING WALLS TO REMAIN, PATCH AND REPAIR REMAINING WALL TO MATCH EXISTING WALL TEXTURE. PREPARE WALL TO RECEIVE NEW FINISHES.
4. COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DISCIPLINES AND ANY ADDITIONAL SUPPORTING DOCUMENTS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION.



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REVISIONS

#	DESCRIPTION

STATUS: **CONSTRUCTION**

SHEET ISSUE DATE: 03/01/2023

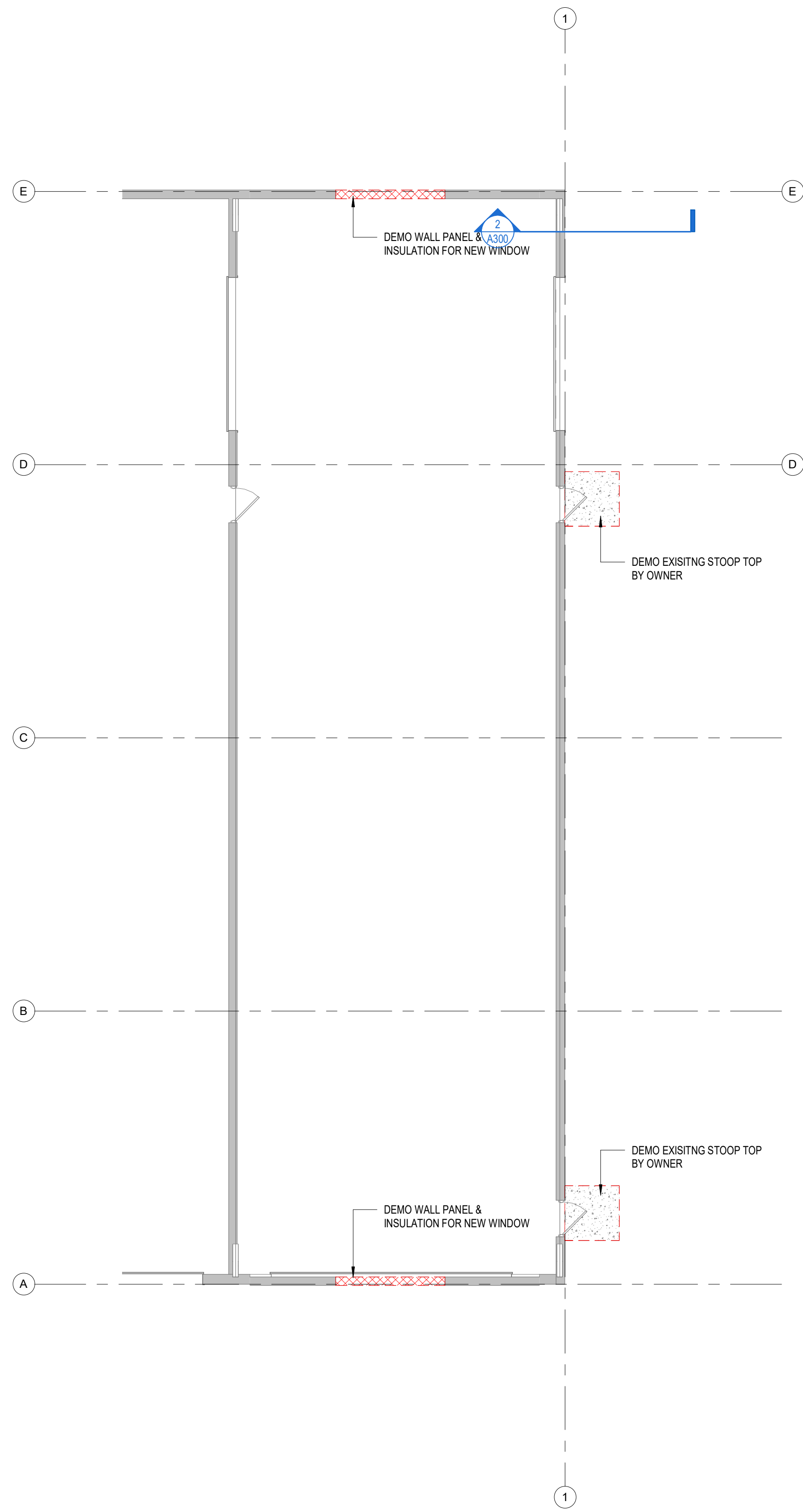
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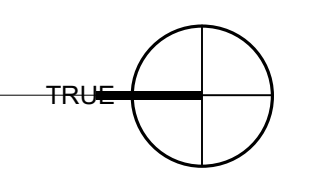
SCALE: As indicated

DEMO PLAN

AD100



1 FIRST FLOOR DEMO PLAN
1/8" = 1'-0"



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GENERAL NOTES

- ALL CONC. SHALL BE PLACED IN ACCORDANCE w/ CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION.
- BEND ALL REINFORCING RODS AROUND ALL CORNERS AND INTO ALL INTERSECTING WALLS.
- COORDINATE w/ ALL OTHER TRADES FOR THE INSTALLATION OF ALL ANCHORS, SLEEVES, HANGERS, INSERTS OPENINGS & ETC.
- REINFORCING STEEL SHALL BE ATSM-615 GRADE 60.
- FABRICATION SHALL BE WITHIN CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
- COORDINATE w/ ALL OTHER TRADES LOCATIONS & SIZE OF ALL OPENINGS IN FLOORS, WALLS, CEILINGS, & ROOF, FOR MECH. EQUIP. & ETC.
- STRUCTURAL STEEL SHALL BE ATSM DES. A36 IN ACCORDANCE w/ SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL.
- ALL BOLTS SHALL BE HIGH-STRENGTH ATSM DES. A325F.
- ALL WELDS SHALL BE FULL.
- ALL STEEL SHALL BE CLEAN, NEW, AND SHOP PRIMED.
- ALL STEEL SHALL BE ERECTED TRUE AND PLUMB.
- VERIFY ALL EXISTING CONDITIONS ON JOB SITE BEFORE CONSTRUCTION.
- ALL BUILDING MATERIALS SHALL BE INSTALLED IN ACCORDANCE w/ MANUFACTURER RECOMMENDATIONS & SPECIFICATIONS.
- CAULK ALL LOCATIONS WHERE DISSIMILAR MATERIALS MEET.
- CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION & NOTIFY ARCHITECT & OWNER OF ANY INTERFERENCES.
- CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES, & SAFETY EQUIP. & PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

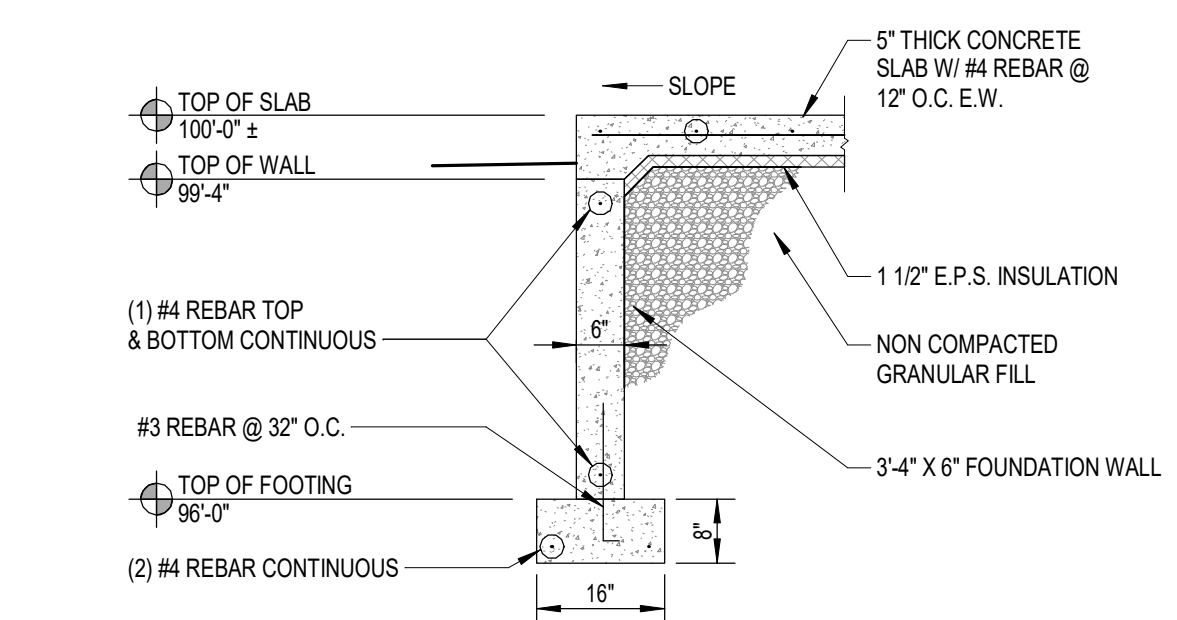
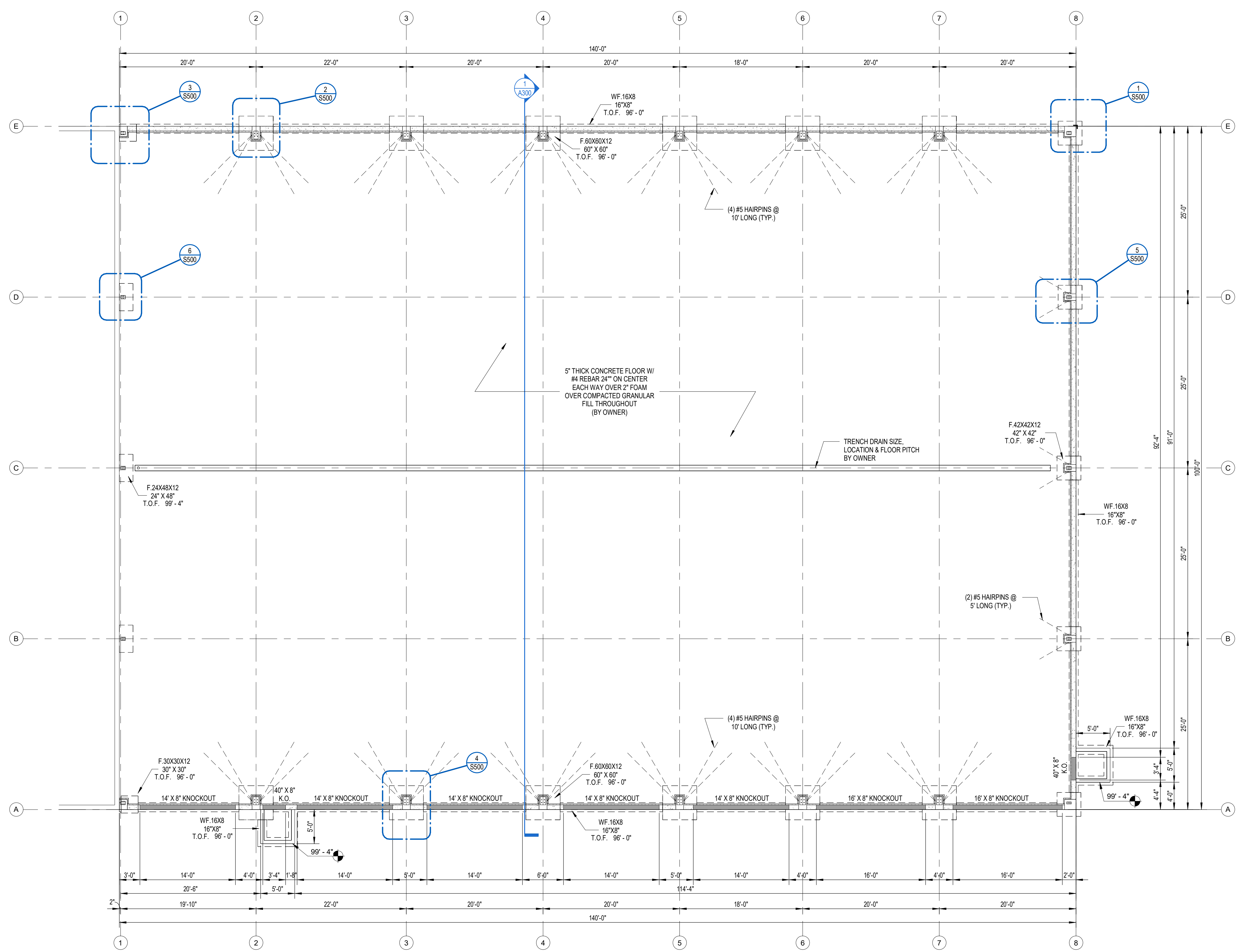


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2 6" STOOP WALL (TYP.)
1/2" = 1'-0"

1 FOUNDATION PLAN
1/8" = 1'-0"

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STATUS:

CONSTRUCTION

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SCALE: As indicated

FOUNDATION PLAN

S100

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TO: Site Review Committee

RE: 3168 S. Pine Tree Rd., HB-859-2; New 14,437 sf Addition to Shop/Storage Building and Associated Site Improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: September 20, 2023

ISSUE: Discussion and action on request for a 14,437 sf., building addition for shop/storage and associated site improvements

RECOMMENDATION: Staff recommends approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: B S K Holdings, LLP
2. Applicant: Vierbicher
3. Address/Parcel: 3168 S. Pine Tree Rd., HB-859-2
4. Zoning: Currently: I-1: Limited Industrial District
5. Use: Commercial / Manufacturing

BACKGROUND

This property, located at 3168 S. Pine Tree Rd., is currently developed and utilized as a commercial/manufacturing facility. The property owner is proposing a 14,437 square foot addition to one of the existing buildings along with the site improvements to serve the building expansion.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. **Zoning I-1:** Limited Manufacturing District
- B. **Green Space:** 30.58 % green space after proposed expansion.
- C. **Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (925' from S. Pine Tree Rd. right-of-way, 30' from south (side) property line, 247' from the north (side) property line, and 40' from the east (rear) property line)
- D. **Parking:** There are no increase in the number of employees proposed so there are no changes to the existing parking numbers.
- H. **Fire Dept. (and Police Dept.):** Both the Fire Chief and Police Chief have approved the plans as submitted.
- I. **Storm Water:** Storm water from the proposed building addition and areas adjacent to the addition will be routed to the proposed on-site bio-filter. The outfall for the bio-filter (should it ever be needed) will discharge to the a low area along the north property line.
- M. **Refuse Collection:** No changes being proposed from the existing collection which is located within the existing complex adjacent to the existing building that will have the proposed addition.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** (To match existing)
2. **Exterior Materials:** All new building elevations will be of metal wall panels to match the existing building with both style and color.
3. **Height:** 32' to the ridge.
4. **Overhead doors:** There are two overhead garage doors proposed on the north elevation of the proposed addition. These doors will face towards a different existing building along the north side of the property.
5. **Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed on the roof it shall 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: With this addition being towards the rear of the property and lower than the adjoining properties to both the south and east, there is no additional landscaping proposed aside from the retaining wall to aid with the grade differential between properties.

Section 6, Lighting: Exterior lighting to consist of a few wall mounted fixtures on the north elevation facing an existing building in the complex.

Section 7, Signage: No signage modifications or additions are proposed at this time.

Section 8, Driveway-Curb Cut: No change to access as the existing ingress/egress will remain as it currently exists.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review Committee may identify:

1. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.
- One (1) Digital Copy of Plans

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

SUMMIT PUMP. 3168 S. PINE TREE RD.

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 6.787 AC.

Size of facility(square footage): 19,437 S.F. (NEW ADDITION)

Type of facility: MANUFACTURING

Developer: BSK HOLDINGS, LLP

Address: 3168 S. PINE TREE RD. Phone: 920-362-7776

Engineer: VIERBICHER

Address: 400 SECURITY BLYD. Phone: 920-434-9670

Contractor: DONALD BEECHY

Construction Firm: BEECHY CONSTRUCTION, LLC

Address: F 5259 E. CIRCLE J RD. Phone: 715-440-0846
MARION, WI 54950

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial Business Park _____ Commercial _____

Multi-Family _____

Current Zoning: _____

Other – Identify: _____

Erosion Control Plan on file: YES _____ NO

% of Green Space: _____

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: Y23 Complies with Ordinance: YES

D. # of parking stalls (Include Handicapped parking): N/A

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground overhead

2) Natural Gas

3) Telephone

4) Water / Fire Hydrants

5) Fiber Optic Lines

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: YES _____ NO

- H. Adjacent streets and street rights-of-ways and fire lanes:
 - 1) Fire Chief has reviewed and approved: ___ YES ___ X NO
 - 2) Not applicable _____

- I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.
 - 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
 - 2) Name and address and phone# of engineer of project plan:

VIERBICHER, (DAVID J. MEISTER) 400 SECURITY BLVD, GB 54313
920-434-9670

- J. Sidewalks, walkways, and driveways:
- K. Off street loading areas and docks:
- L. Fences and retaining walls or berms:
- M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

N/A

- N. Location and dimensions of proposed outdoor display areas: _____

N/A

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

- 1) Type of Construction Materials: _____
- 2) Exterior Materials: _____
- 3) Height of Facility: _____
- 4) Compatibility with existing adjacent structure: _____ (Attach Photos)
- 5) Other unique characteristics: _____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc:

N/A

Identify Shrubs & Location Specifics - Quantity: N/A

Identify Buffering -Type – Quantity:

N/A

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Identify Parking Lighting – Quantity – Wattage – Location :

Identify other Lighting – Quantity – Wattage – Location:

7. SIGNAGE

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: N/A

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. DRIVEWAY – CURB CUT

Width of Curb Cut: N/A

Radius / Flare: _____

Apron Dimensions: _____

Culvert Size (End-walls Required) _____

** NOTE: MUCH OF THE N/A ITEM ARE
DUE TO THIS BEING AN ADDITION
ON TO AN EXISTING BUILDING & BUSINESS*



Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3800

A. Applicant

Applicant Name: SUMMIT PUMP Owner Name: BSK HOLDINGS, LLP
 Address: 3168 S. PINE TREE RD. Address: P.O. BOX 12145
 City: HOBART State: WI Zip: 54155 City: GREEN BAY State: WI Zip: 54307-2145
 Phone: (920) 869-4800 Phone: (920) 869-4800
 Email: brian@summitpump.com Email: brian@summitpump.com

B. Parcel – Site Information

Site Address: 3168 S. PINE TREE RD. Parcel ID: HB-859-2
 Project Description: BUILDING ADDITION

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints			14,437			
Paved/Gravel Areas			15,400			
Totals			29,837			

ERU Calculation: _____ / 4000 sf / ERU = _____ ERU's
 New Total Area sq. ft.

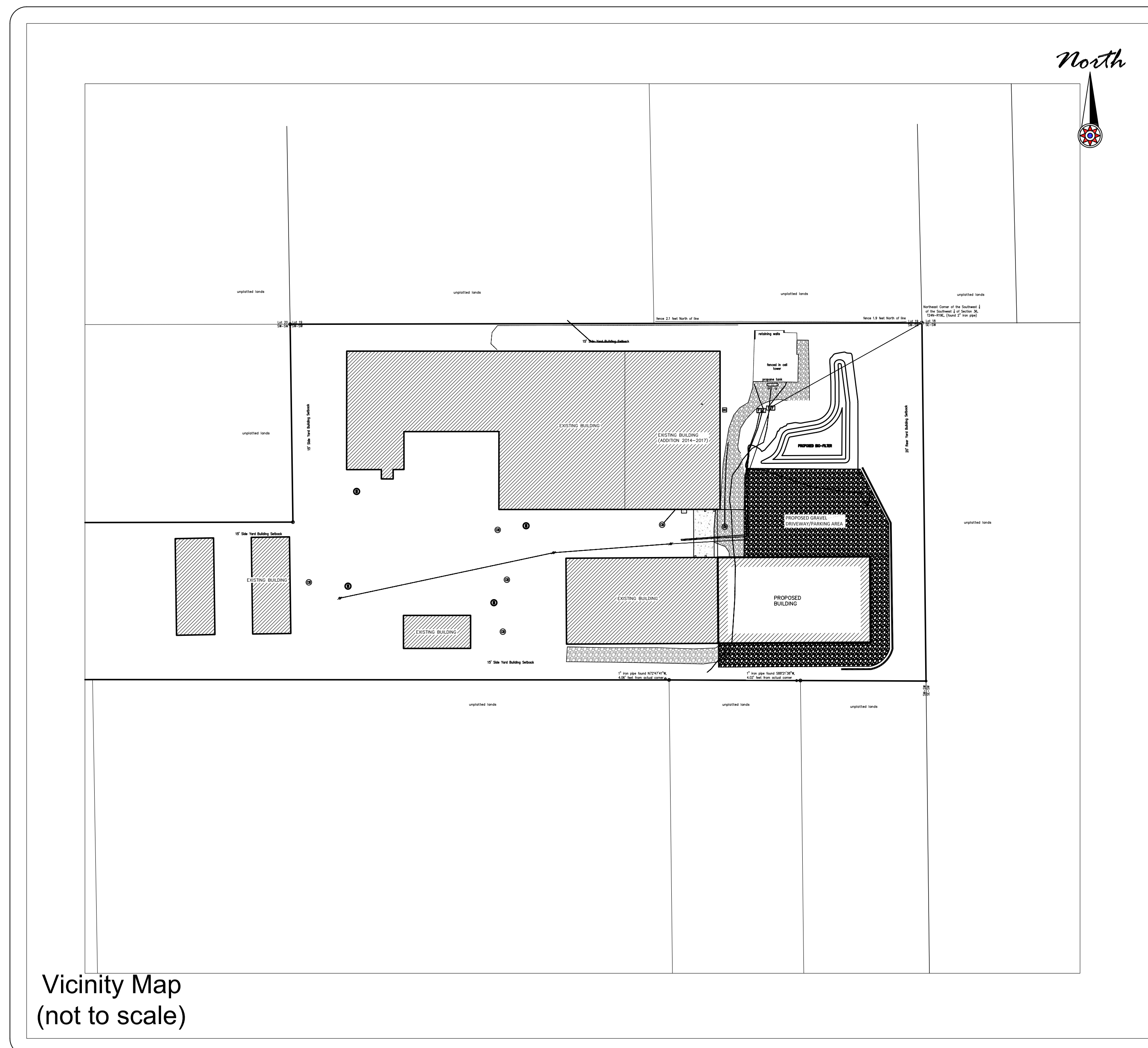
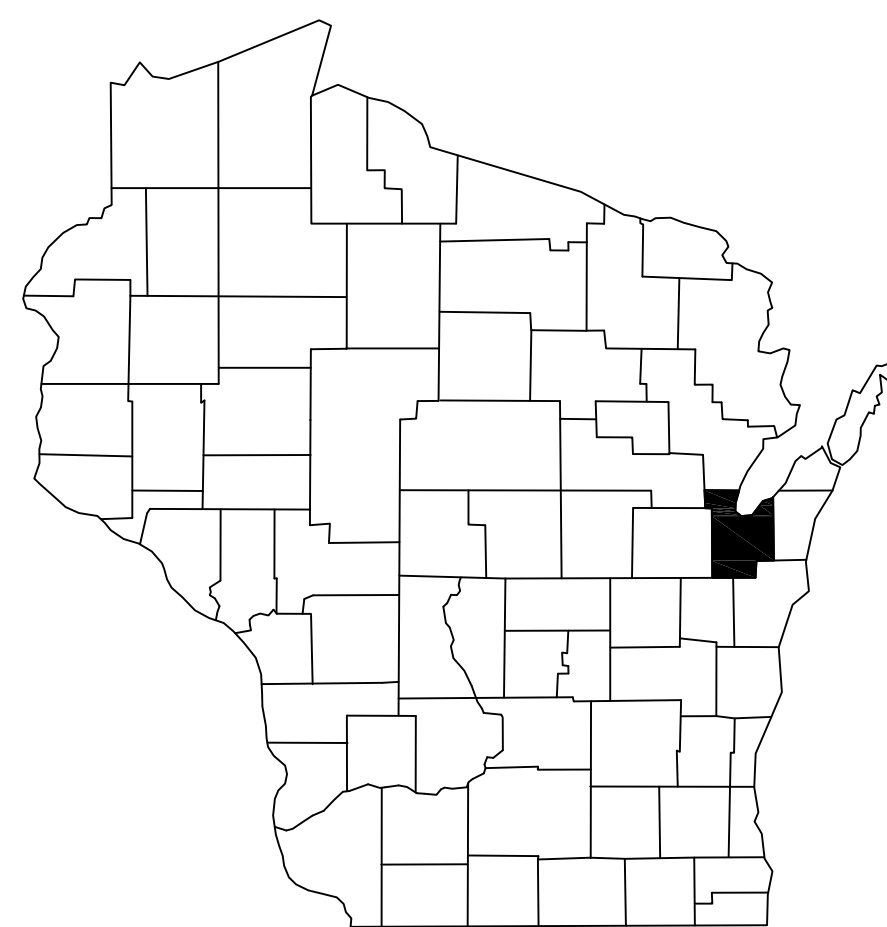
Preparer's Signature: _____ Date: _____

Preparer's Printed Name: _____

SUMMIT PUMP

BUILDING ADDITION

VILLAGE OF HOBART



Vicinity Map
(not to scale)

PROJECT INFORMATION

OWNER(S): SUMMIT PUMP
PROJECT NAME: BUILDING ADDITION.
PROJECT DESCRIPTION: BUILDING AND PARKING AREA ADDITION. STORMWATER MANAGEMENT FACILITY
PROJECT LOCATION: 3168 S. PINE TREE ROAD
PARCEL NUMBER(S): HB-859-2

CONTACT INFORMATION

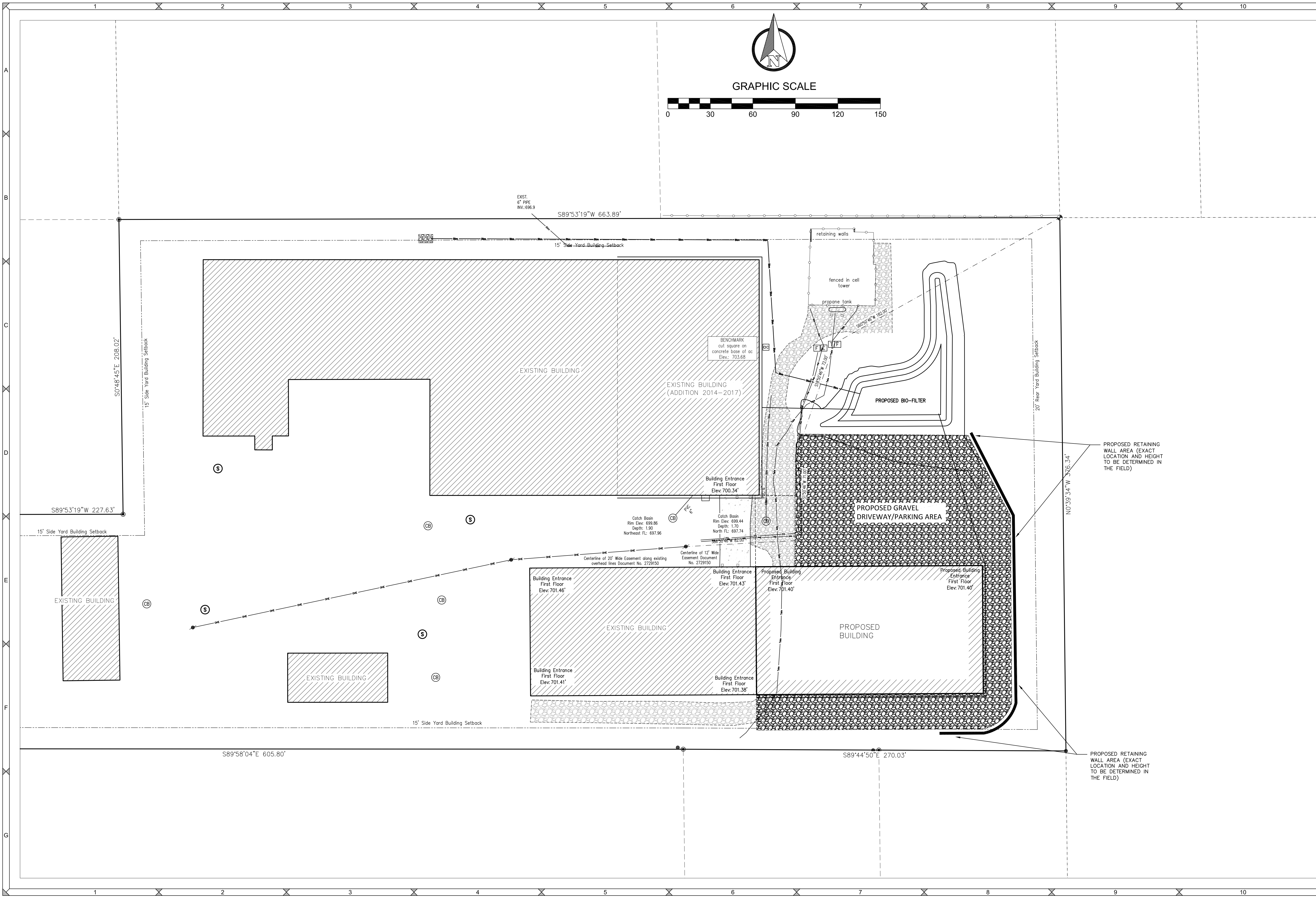
OWNER(S): B S K HOLDINGS, LLP P.O. BOX 12145 GREEN BAY, WI 54307-2145
ENGINEER: VIERBICHER CONTACT: DAVID J. MEISTER, P.E. PH.: 920-434-9670 400 SECURITY BLVD. GREEN BAY, WI 54313

SHEET INDEX:

C1.0	TITLE SHEET
C2.0	SITE LAYOUT PLAN
C5.0	EROSION CONTROL PLAN
C4.0	GRADING PLAN
C5.0	BIO-FILTER DETAILS
C6.0	NOTES & DETAILS
C7.0	EXISTING WATERSHED
C8.0	PROPOSED WATERSHED
1 of 1	SITE SURVEY

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

DATE: 08-17-23
PROJECT NO. B-9886
SHEET NO. C1.0
DRAWING NO. S-3775

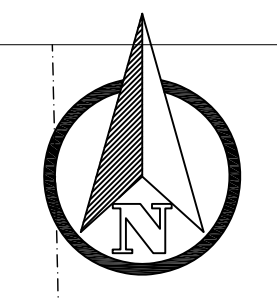
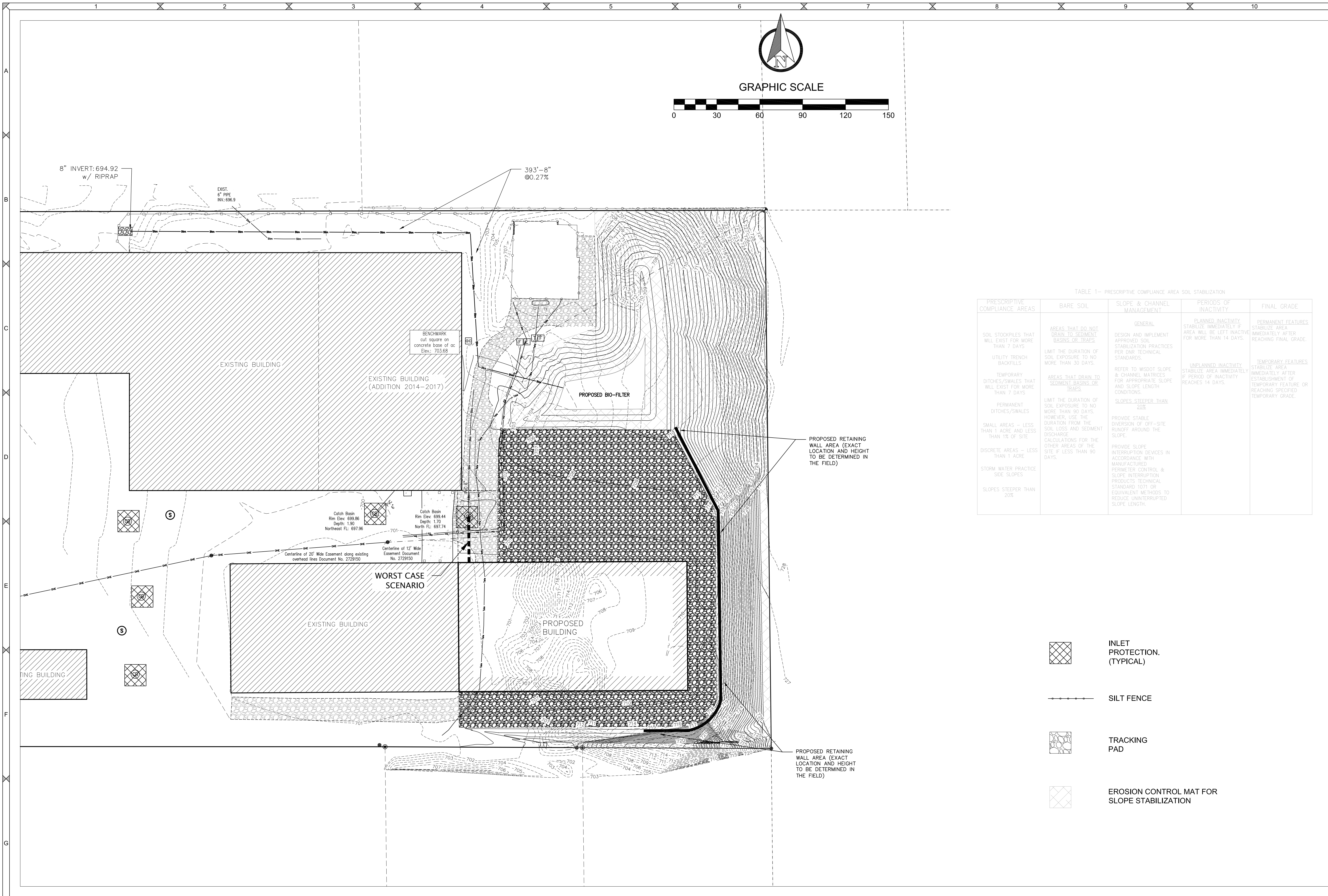


DESIGNED BY	DJM
DATA FILE	.txt
DATE	08-17-23
Number	
Date	
Comments	

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

SITE LAYOUT
SUMMIT PUMPS, INC.
 File: B-9886Eng 081723.dwg

PROJECT NO.
B-9886
 SHEET NO.
C2.0
 DRAWING NO.
S-3775

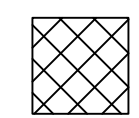
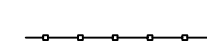
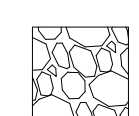



GRAPHIC SCALE



TABLE 1- PRESCRIPTIVE COMPLIANCE AREA SOIL STABILIZATION

PRESCRIPTIVE COMPLIANCE AREAS	BARE SOIL	SLOPE & CHANNEL MANAGEMENT	PERIODS OF INACTIVITY	FINAL GRADE
SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS	AREAS THAT DO NOT DRAIN TO SEDIMENT BASINS OR TRAPS	GENERAL DESIGN AND IMPLEMENT APPROVED SOIL STABILIZATION PRACTICES PER OMR TECHNICAL STANDARDS	PLANNED INACTIVITY STABILIZE IMMEDIATELY IF AREA WILL BE LEFT INACTIVE FOR MORE THAN 14 DAYS.	PERMANENT FEATURES STABILIZE AREA IMMEDIATELY AFTER REACHING FINAL GRADE.
UTILITY TRENCH BACKFILLS	LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 30 DAYS.	REFER TO WISDOT SLOPE & CHANNEL MATRICES FOR APPROPRIATE SLOPE AND SLOPE LENGTH CONDITIONS.	UNPLANNED INACTIVITY STABILIZE AREA IMMEDIATELY IF PERIOD OF INACTIVITY REACHES 14 DAYS.	TEMPORARY FEATURES STABILIZE AREA IMMEDIATELY AFTER ESTABLISHMENT OF TEMPORARY FEATURE OR REACHING SPECIFIED TEMPORARY GRADE.
TEMPORARY DITCHES/SWALES THAT WILL EXIST FOR MORE THAN 7 DAYS	AREAS THAT DRAIN TO SEDIMENT BASINS OR TRAPS	LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 90 DAYS. HOWEVER, USE THE DURATION FROM THE SOIL LOSS AND SEDIMENT CALCULATIONS FOR THE OTHER AREAS OF THE SITE IF LESS THAN 90 DAYS.		
PERMANENT DITCHES/SWALES		SLOPES STEEPER THAN 20%		
SMALL AREAS - LESS THAN 1 ACRE AND LESS THAN 1% OF SITE		PROVIDE STABLE DIVERSION OF OFF-SITE RUNOFF AROUND THE SLOPE.		
DISCRETE AREAS - LESS THAN 1 ACRE		PROVIDE SLOPE INTERRUPTION DEVICES IN ACCORDANCE WITH MANUFACTURED PERIMETER CONTROL & SLOPE INTERRUPTION PRODUCTS TECHNICAL STANDARD 1071 OR EQUIVALENT METHODS TO REDUCE UNINTERRUPTED SLOPE LENGTH.		
STORM WATER PRACTICE SIDE SLOPES				
SLOPES STEEPER THAN 20%				

-  INLET PROTECTION (TYPICAL)
-  SILT FENCE
-  TRACKING PAD
-  EROSION CONTROL MAT FOR SLOPE STABILIZATION

DESIGNED BY	DJM
DATA FILE	.txt
DATE	08-17-23
Number	
Date	
Comments	

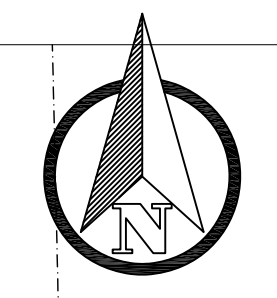
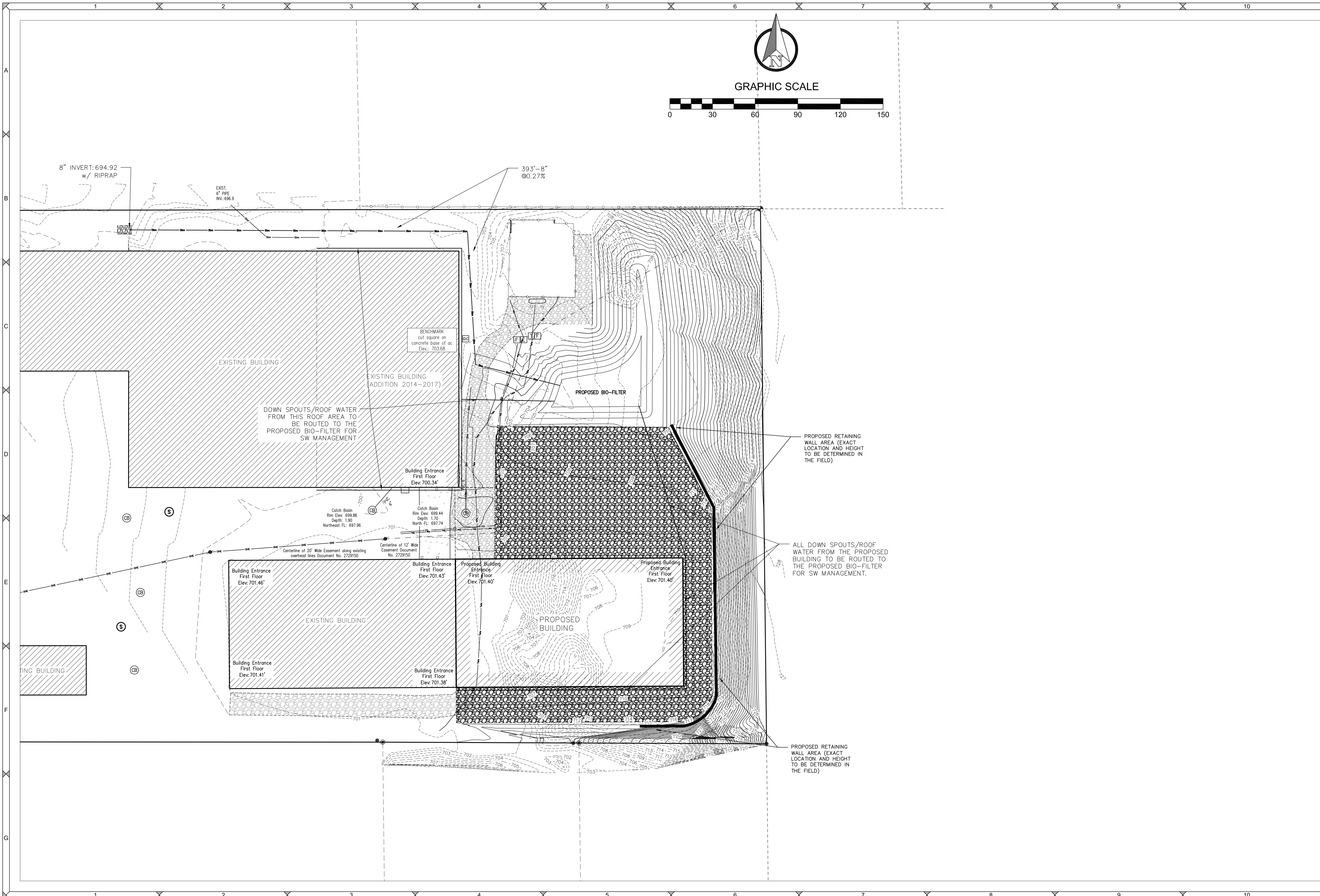
Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

EROSION CONTROL PLAN
SUMMIT PUMPS, INC.
File: B-9886Erg 081723.dwg

PROJECT NO.
B-9886

SHEET NO.
C3.0

DRAWING NO.
S-3775



GRAPHIC SCALE



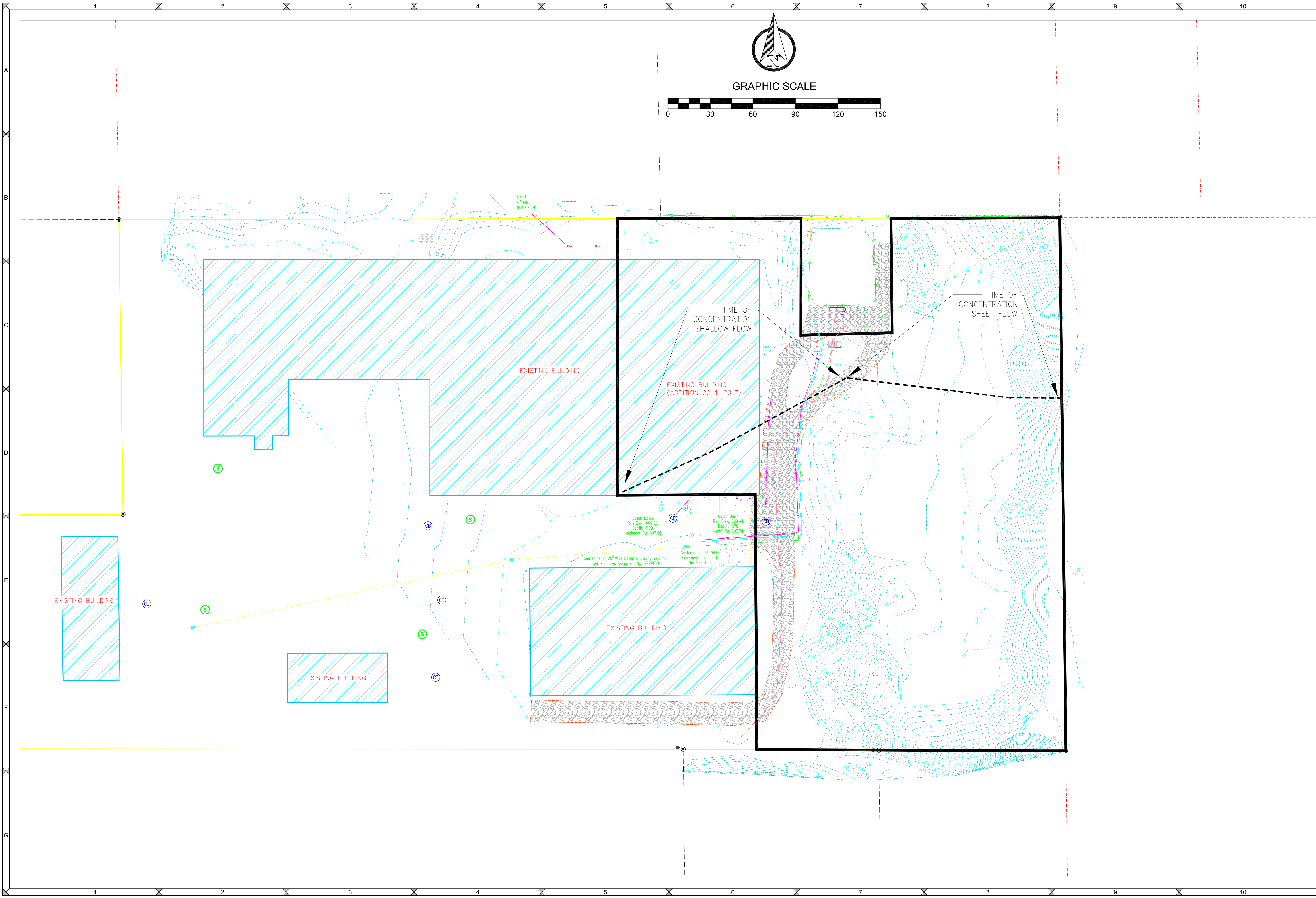
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DATA FILE	.txt
DATE	08-17-23

Number	Date	Comments

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

GRADING PLAN
SUMMIT PUMPS, INC.
File: B-9886Eng 081723.dwg

PROJECT NO.	B-9886
SHEET NO.	C4.0
DRAWING NO.	S-3775



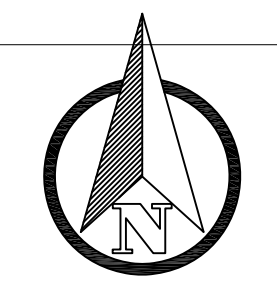
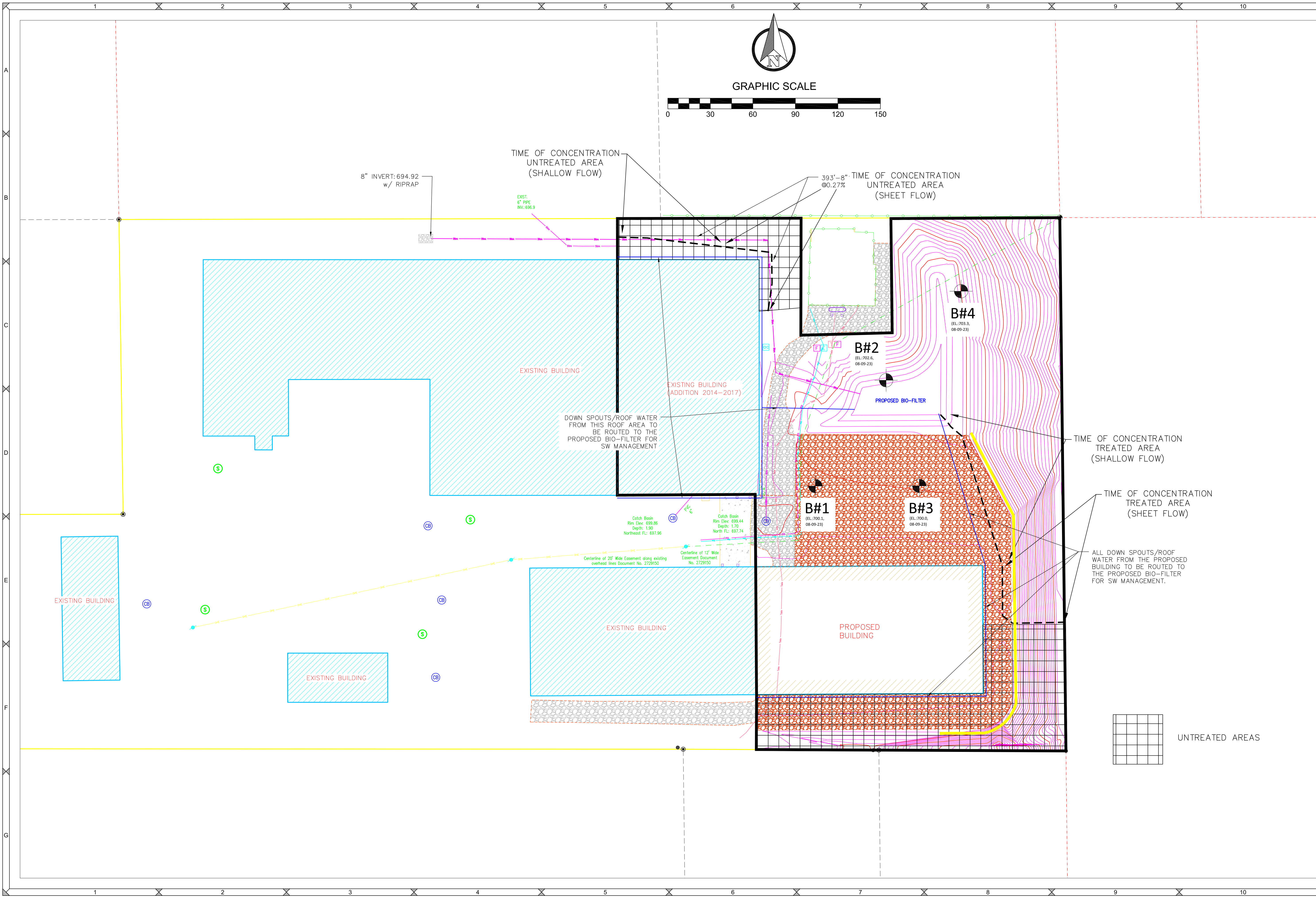
DESIGNED BY	DJM
DATA FILE	.txt
DATE	08-17-23

Number	Date	Comments

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

EXISTING WATERSHED
SUMMIT PUMPS, INC.
File: B-9886Eng_081723.dwg

PROJECT NO.
B-9886
 SHEET NO.
C7.0
 DRAWING NO.
S-3775



GRAPHIC SCALE



DESIGNED BY	DJM
DATA FILE	.txt
DATE	08-17-23

Number	Date	Comments

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

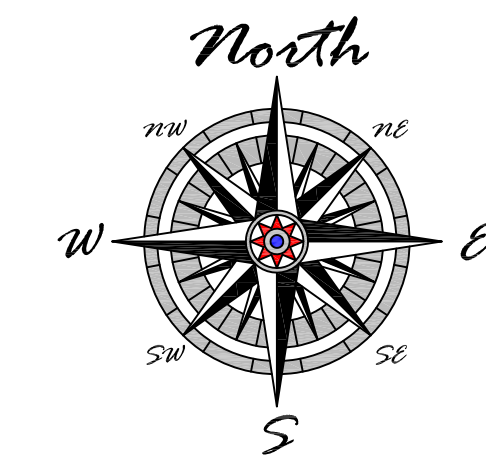
PROPOSED WATERSHED
SUMMIT PUMPS, INC.
 File: B-9886Eng 081723.dwg

PROJECT NO.	B-9886
SHEET NO.	C8.0
DRAWING NO.	S-3775

Site Survey

Part of the Southwest 1/4 of the Southwest 1/4 of Section 36, T24N-R19E, Village of Hobart, Brown County, Wisconsin.
~ 3168 South Pine Tree Road ~

Graphic Scale: 1" = 30'



SCALE
1" = 30'

DRAWN BY
NDK

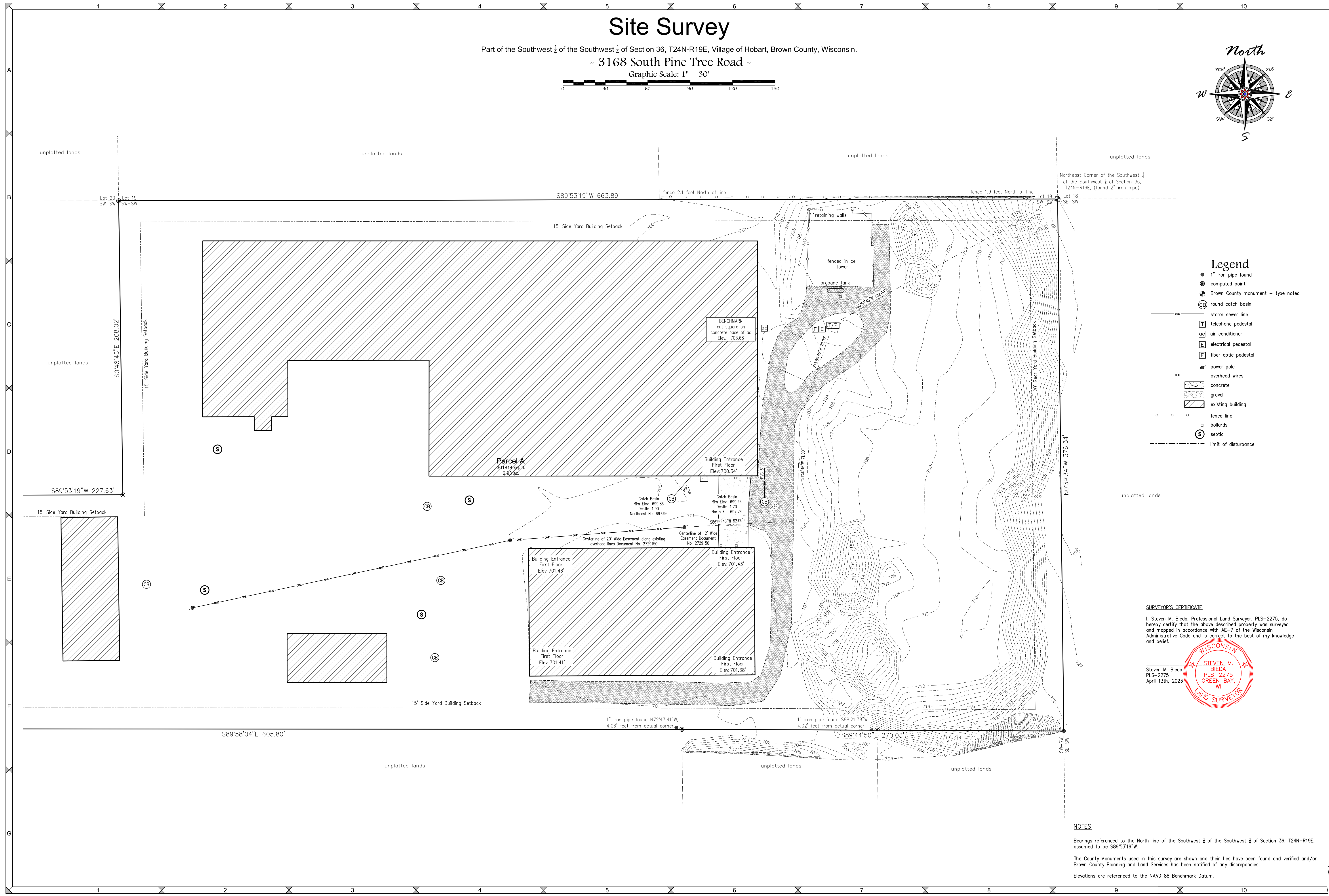
TAX PARCEL NO. HB-889-2

Site Survey

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

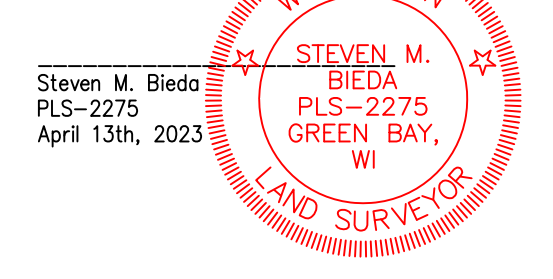
B S K Holdings, LLP

PROJECT NO.
B-9886
SHEET NO.
1 of 1
DRAWING NO.
S-3728



- Legend**
- 1" iron pipe found
 - ⊙ computed point
 - ⊕ Brown County monument - type noted
 - ⊕ round catch basin
 - storm sewer line
 - ⊕ telephone pedestal
 - ⊕ air conditioner
 - ⊕ electrical pedestal
 - ⊕ fiber optic pedestal
 - power pole
 - overhead wires
 - ▨ concrete
 - ▨ gravel
 - ▨ existing building
 - fence line
 - ⊕ bollards
 - ⊕ septic
 - - - limit of disturbance

SURVEYOR'S CERTIFICATE
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with 45-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.



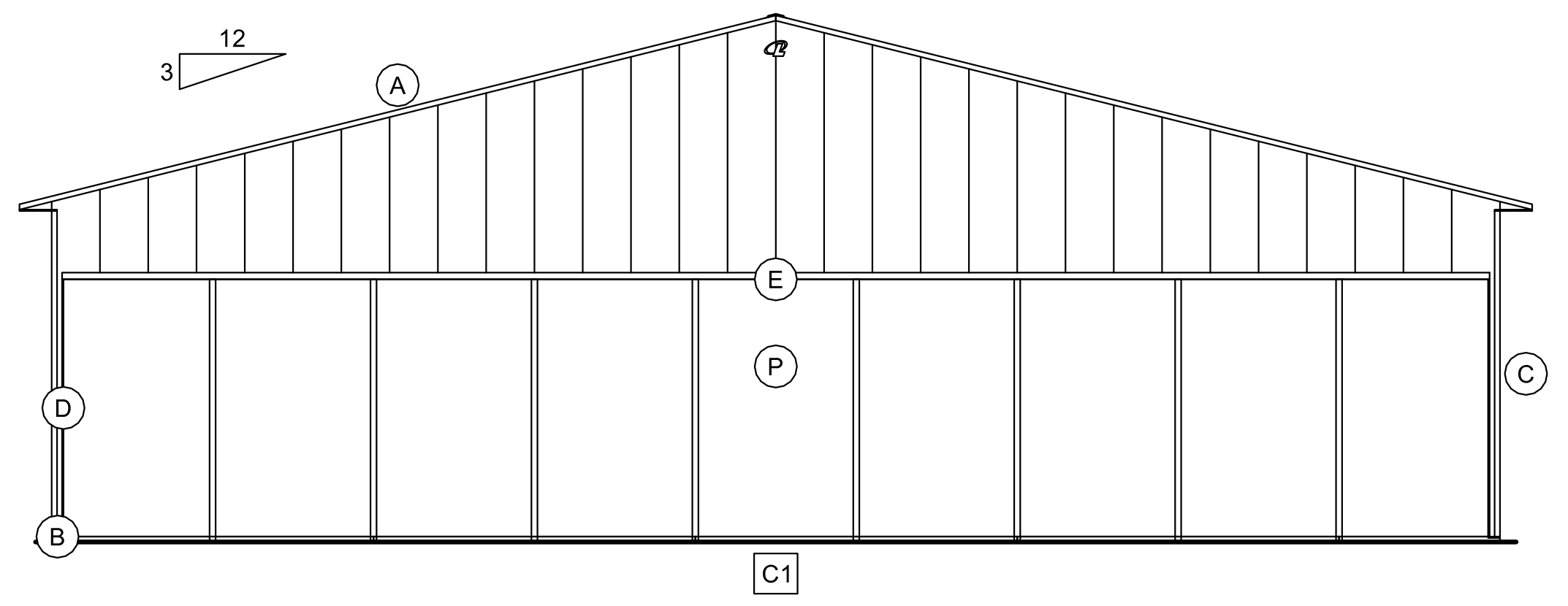
Steven M. Bieda
PLS-2275
April 13th, 2023

NOTES

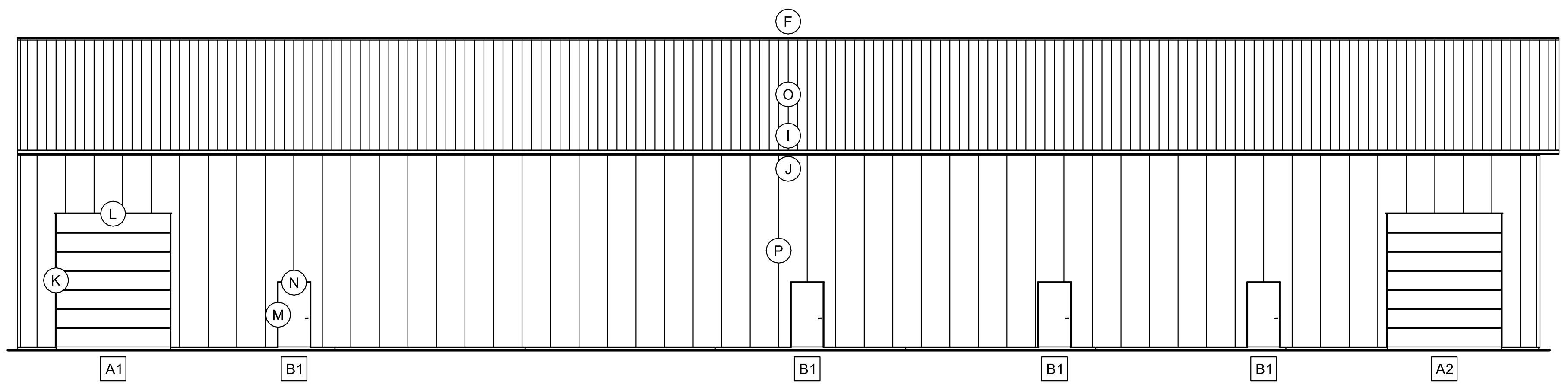
Bearings referenced to the North line of the Southwest 1/4 of the Southwest 1/4 of Section 36, T24N-R19E, assumed to be S89°53'19"W.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

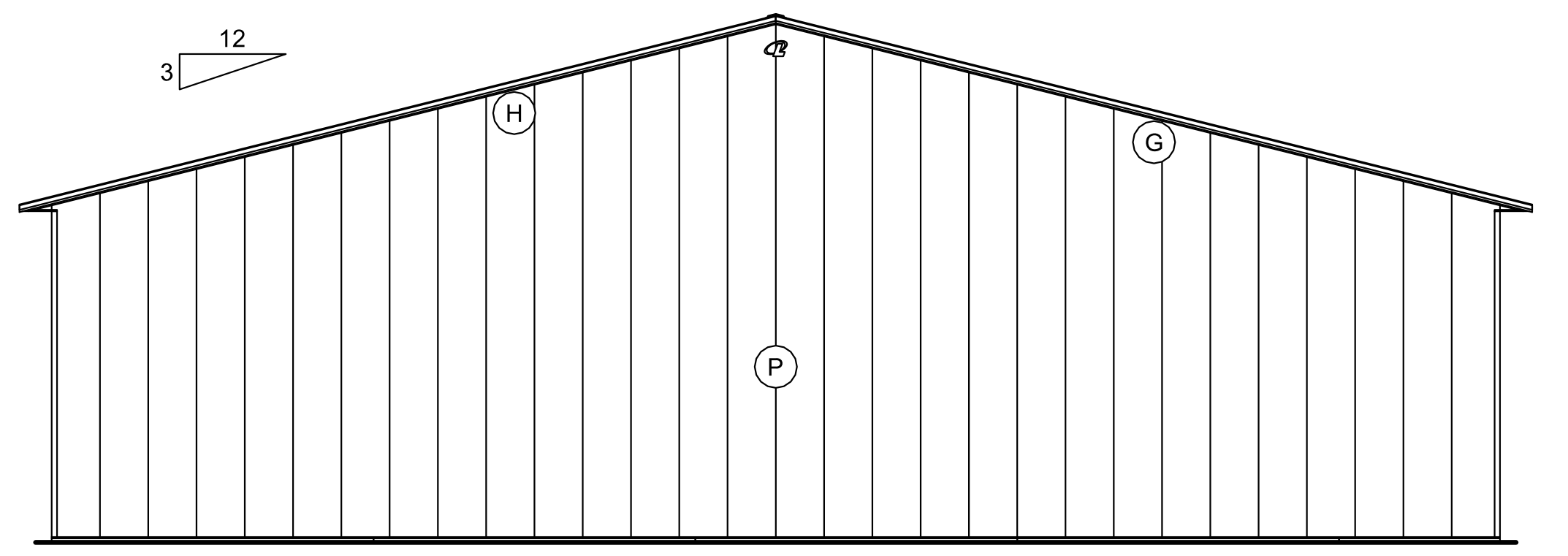
Elevations are referenced to the NAVD 88 Benchmark Datum.



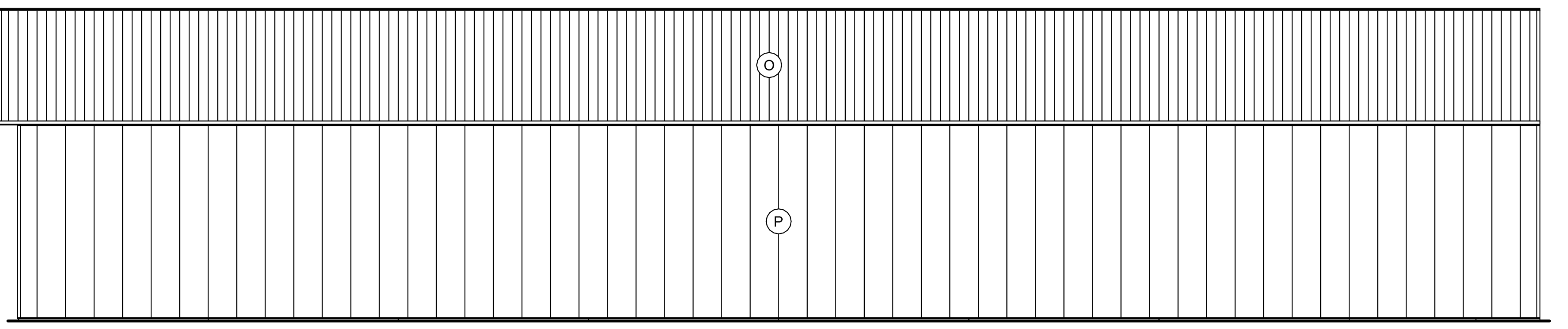
A2 ENDWALL 1 ELEVATION



B2 SIDEWALL 1 ELEVATION



C2 ENDWALL 2 ELEVATION



D2 SIDEWALL 2 ELEVATION

BUILDING COLORS

ROOF METAL	BONE WHITE	SLDG DR PANEL	--
SIDEWALL	BONE WHITE	SLDG DR VERTS	--
ENDWALL	BONE WHITE	SLDG DR JAMB TR	--
GABLES	--	SLDG DR TRACK	--
BASE	BONE WHITE	OVHD DR PANEL	--
CORNER	BONE WHITE	OVHD DR TRIM	ANTIQUE BROWN
EAVE/FASCIA	BONE WHITE	WALK DR	AJ WHITE
GABLE/RAKE	BONE WHITE	WALK DR TRIM	ANTIQUE BROWN
SOFFIT	WHITE SAND	WINDOW	--
WAINSCOT	--	WINDOW TRIM	--
ACCENT PANEL	--	SHUTTERS	--
GABLE LOUVER	--	SIG DR FIELD	--
INSUL WL BATTEN	--	SIG DR TRIM	--
RIDGE CAP	WHITE SAND	SIG DR JAMB TR	--
RIDGE VENT	--	SIG DR WINDOW	--
CUPOLA ROOF	--	SIG DR TRACK	--
CUPOLA BODY	--	LARGE DOOR	--
CUPOLA BASE	--	LARGE DOOR TRIM	--
GUTTER	--	DUTCH DR FRAME	--
DOWNSPOUT	--	DUTCH DR INSERT	--
PORCH ROOF	--	SHINGLES	--
PORCH COL CVR	--	MANSARD ROOF	--
PORCH CRWN/VBLK	--	MANSARD EAVE	--
PORCH SOFT/CLG	--	MANSARD SOFFIT	--
CLEAR OPNG TR	--	MODERRA	--
CURTAIN OPNG TR	ANTIQUE BROWN	BOX STALL GRILLS	--

FINISH SCHEDULE

ID	LOCATION	DESCRIPTION	DETAILS
	FINISH	ELEVATIONS ARE NOT FOR PANEL LAYOUT	
	FINISH	SEE PANELGEN REPORTING FOR ACTUAL LAYOUT	
A	RAKE TRIM	#820 RAKE AND CORNER	JF330
B	BASE TRIM	#190 BOTTOM CLOSURE	MF113
C	CORNER TRIM	#820 RAKE AND CORNER	MF511
D	CURTAIN OPNG TRIM	#890 C TRIM	LL708
E	CURTAIN OPNG TRIM	#695 TRIM	LL701
F	RIDGE TRIM	#152 VENTED RIDGECAP	OA050
G	RAKE TRIM	#672 FASCIA WITH STIFFENER	JF153
H	SOFFIT	#142 FJS 3/8THR SOFFIT	MF724
I	EAVE TRIM	#170 STANDARD EAVE	JF154
J	EAVE TRIM	#672 FASCIA WITH STIFFENER	JF153
K	OVHD DR TRIM	#890 SIDE JAMB C TRIM	LK424
L	OVHD DR TRIM	#260 J TRIM	LK424
M	WALK DR TRIM	#890 SIDE JAMB C TRIM	KC471
N	WALK DR TRIM	#260 J TRIM	KC471
O	R1, R2	FINISH: UNI-RIB 28GA - AZ50 SMP	JF044
P	E1, E2, S1, S2	FINISH: UNI-RIB 28GA - AZ50 SMP	MF044

OPENING SCHEDULE

ID	MODEL	NOMINAL
A1	14' HIGH OVERHEAD DOOR OPENING	144x168
A2	14' HIGH OVERHEAD DOOR OPENING	144x168
B1	WLK DOOR 7100 SOLID	36x80
C1	CUSTOM SIZE CURTAIN OPENING	1080x192



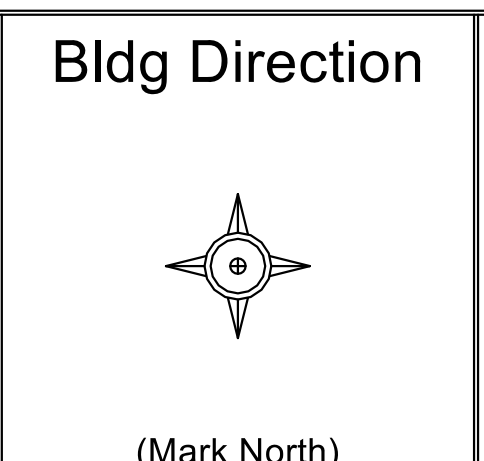
DEALER INFO.
 Pseudo LP Dealer
 1111 Second Avenue South
 Lester Prairie, MN 55354

CUSTOMER INFO.
 Beechy Construction
 xx
 De Pere, WI 54115

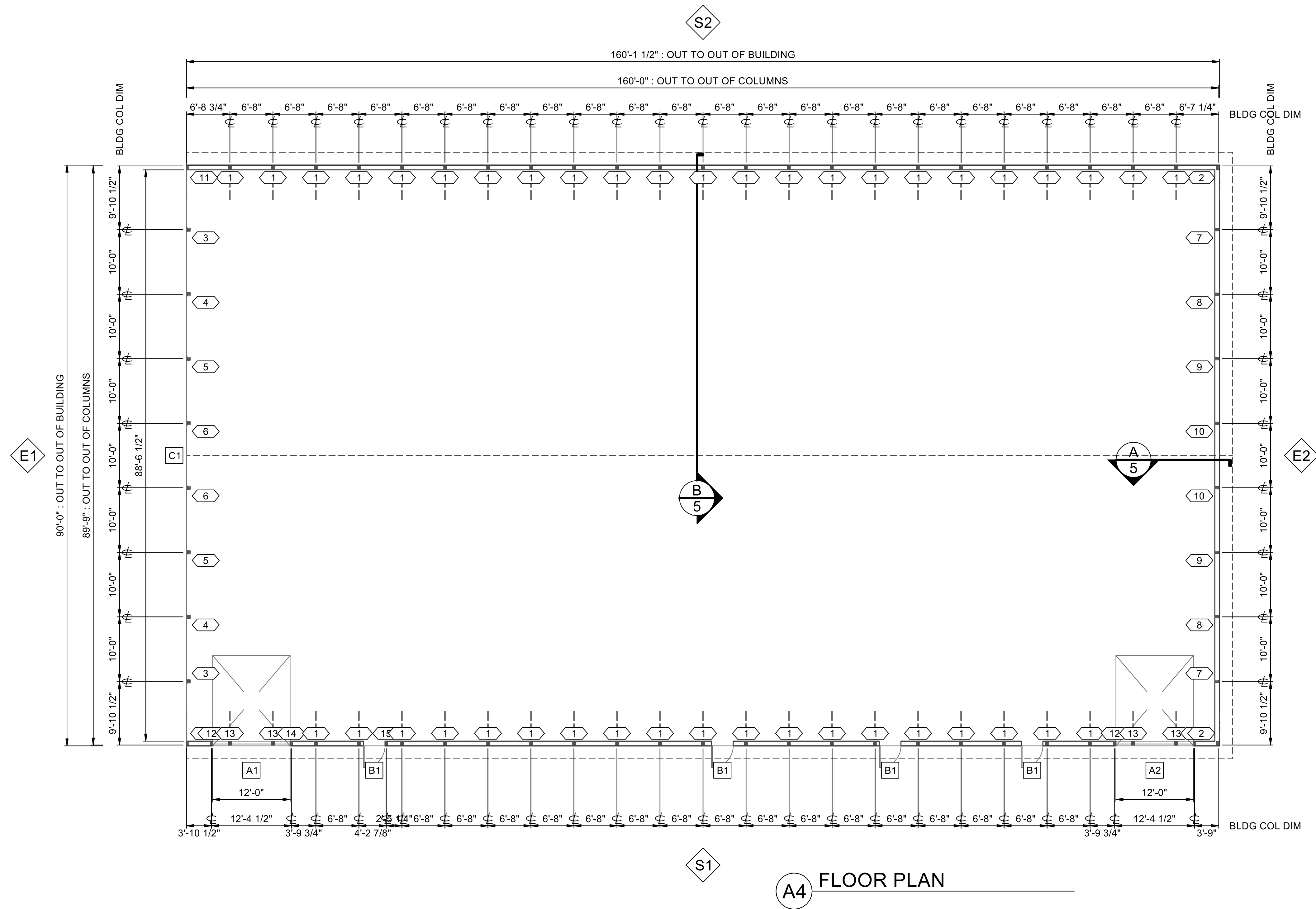
BUILDING DESCRIPTION
 90'-0" x 160'-1" x 20'-0"
 Uni-Frame Embedded
 QP062223

Customer Approval

 (Initials)
 DATE: _____



PROJ: CALQ-15064-00-02
PROPOSAL DRAWINGS ONLY
 Not Intended for Construction Purposes
 The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review.
 * NOT TO SCALE *



A4 FLOOR PLAN

COLUMN SCHEDULE

COLUMN			FOOTING				ANCHOR				
ID	PART	SHAPE	LENGTH	BASE	SIZE	TYPE	YDS/BGS	DET	TYPE	BRS/BLTS	DET
1	C004	FS8888	21-02-05	-	-	-	-	FF244	(2) HLD DWN	-	?
2	C005	FE888	22-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
3	C006	f8FE6666	24-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
4	C007	f8FE6666	28-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
5	C008	f8FE6666	30-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
6	C009	f8FG6666	32-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
7	C010	FE888	24-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
8	C011	FE888	28-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
9	C012	FE888	30-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
10	C013	FE888	32-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
11	C014	FE888	22-00-00	-	-	-	-	FF244	(2) HLD DWN	-	?
12	C015	FS88J8	21-02-11	-	-	-	-	FF244	(1) HLD DWN	-	?
13	C016	FS8888	6-02-07	181.375	-	HEADER	-	-	(2) HLD DWN	-	FO354
14	C017	J8FS88	21-02-11	-	-	-	-	FF244	(1) HLD DWN	-	?
15	C018	FS88P8	21-02-11	-	-	-	-	FF244	(2) HLD DWN	-	?

OPENING SCHEDULE

ID	MODEL	COLOR	NOMINAL	ROUGH	FRAME DET	FINISH DET
A1	14' HIGH OVERHEAD DOOR OPENING		144x168		?	101675
A2	14' HIGH OVERHEAD DOOR OPENING		144x168		?	101675
B1	WLK DOOR 7100 SOLID	B WHT	36x80	40.3125x81.125	KC444	102035
C1	CUSTOM SIZE CURTAIN OPENING		1080x192	1062.5x192	?	LL708



DEALER INFO.
 Pseudo LP Dealer
 1111 Second Avenue South
 Lester Prairie, MN 55354

CUSTOMER INFO.
 Beechy Construction
 xx
 Marion, WI 54950

BUILDING DESCRIPTION
 90'-0" x 160'-1" x 20'-0"
 Uni-Frame Not Embedded
 QP072723

Customer Approval

 (Initials)
 DATE:











Bldg Direction

 (Mark North)

PROJ: CALQ-15064-00-08
PROPOSAL DRAWINGS ONLY
 Not Intended for Construction Purposes
 The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review.
 * NOT TO SCALE *

Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

A complete map legend (map key) is available at: tinyurl.com/BrownDogLegend

Map printed 9/14/2023



1:2,400

1 inch = 200 feet*

1 inch = 0.0379 miles*

*original page size is 8.5" x 11"

Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the

Brown County Wisconsin Planning & Land Services Department



(920) 448-6480

www.browncountywi.gov



0 0.045 0.09 mi