



**Village of Hobart Site Review Committee Minutes**  
**Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI**  
**Wednesday, June 28, 2023 – 5:30 pm**

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**1. Call to Order, Roll Call:**

The meeting was called to order by Dave Dillenburg at 5:32 pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, aye; Steve Riley, aye; Dave Baranczyk, aye; Tom Tengowski, aye, Peter Zobro and Rick Nuetzel were excused.

**2. Verify/Modify/Approve Agenda:**

Motion by Dave Dillenburg, seconded by Tammy Zittlow, to approve the agenda as presented. All in favor. Motion carried.

**3. Approval of Site Review Minutes:**

No action taken due to question on the March 15, 2023 minutes.

**4. Public Comment on Non-Agenda Items:**

None.

**5. Request for a 224-unit, 16 building leased multi-family residence development with detached office building along S. Pine Tree Road (Portion of HB-350):**

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

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

1. Meeting with Village Staff and SRC Chairperson to review exterior building materials and “metal wrapped enclosure” for trash/recycling enclosure.
2. Location of lock box shall be verified and approved by Village Fire Chief.
3. All drive lanes shall comply with Village requirements relating to widths and turning radius for fire apparatus.
4. Village Staff to work with Developer regarding landscape plan at southwest corner of development to ensure proper screening prior to implementing.

All in favor. Motion carried.

**6. Request for an approximately 135-unit, 6 building leased mini-storage warehousing development to the rear of the property located at 3849 W. Mason Street:**

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

Motion by Dave Dillenburg, seconded by Dave Baranczyk, to approve the proposed project as presented subject to the following conditions:

1. Developer shall coordinate with the Village Fire Chief regarding access for emergency vehicles past the proposed gate in driveway (provide access code or access card).

2. All drive lanes shall comply with Village requirements relating to widths and turning radius for fire apparatus.
3. Any proposed signage shall be submitted to the SPR Committee for approval prior to installation.

All in favor. Motion carried.

**7. Request to modify previously approved site plan for self-storage units located at 3346 S. Pine Tree Road, decreasing the total number of units and overall buildings within the development:**

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

The committee discussed.

Motion by Steve Riley, seconded by Tom Tengowski, to approve the proposed project as presented.

All in favor. Motion carried.

**8. Adjourn:**

Motion by Tom Tengowski, seconded by Dave Baranczyk to adjourn. All in favor. Motion carried.

Adjourned at 6:39 pm.