



**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, March 17, 2021 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:34pm. Roll call: Dave Dillenburg, aye; Debbie Schumacher, aye; Steve Riley, aye; Dave Baranczyk, aye; Merlin Zimmer, excused; Rick Nuetzel, aye; Tom Tengowski, aye.

2. Verify/Modify/Approve Agenda:

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

3. Approval of Site Review Minutes:

Motion by Debbie Schumacher, second by Rick Nuetzel, to approve the site review minutes for December 3, 2020.

4. Public Comment on Non-Agenda Items:

None.

Dave Dillenburg introduced Steve Riley as the new committee member and all Committee Members and Village Staff present introduced themselves.

5. Proposed New 55,000 sf Warehouse Addition and Associated Site Improvements:

GENERAL INFORMATION

1. Developer: Integrity Warehousing, LLC
2. Applicant: Michael Leidig, Robert E. Lee & Associates, Inc.
David O'Brien, Bayland Building, Inc.
3. Address/Parcel: 3794 Packerland Dr., HB-950 & HB-950-4
4. Zoning: I-1: Limited Industrial District
5. Use: Warehousing

BACKGROUND

This property was recently developed in 2020 to include a new 125,000 square foot warehouse facility and the site improvements consisting of the main access driveway from Packerland Dr. and a secondary access from Camber Ct. along the associated drive and parking areas. The developer is now requesting a building addition for another 55,000 square feet of warehousing space which will include two additional loading docks to be located along the south elevation of the building.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. **Zoning:** I-1: Limited Industrial District
- B. **Green Space:** 49% green space (59.2% on original plan).

- C. Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (60' from Camber Ct. right-of-way, 219' from Packerland Dr. right-of-way, 134' from the south property line, and 223' from the west property line)
- D. Parking:** No changes from original plan (36 spaces proposed, 10 spaces are required per code of 1 stall for every 2 employees (20 employees proposed)).
- H. Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
- I. Storm Water:** Storm water from the proposed building addition and additional parking areas will be collected by on-site storm sewer before being discharged to a wet detention pond on the east side of the site (near the corner of Packerland Dr. and Camber Ct.). From the new wet pond, the storm water will be discharged in to the ditch line along Packerland Dr.
- M. Refuse Collection:** No changes from original plan (There is no exterior refuse / recycling containers proposed, however, should there be some containers placed on site, they shall be located away from the public roadways and be enclosed and screened from view.)

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Metal framed building with masonry components. (To match existing)
- 2. Exterior Materials:** The south elevation will continue with pre-finished metal wall panels. The west and east elevations will also consist of all pre-finished metal wall panels with Staff recommending a requirement being placed on the east elevation (facing Packerland Dr.) that should the next possible building addition (area noted on the attached site plan) not be constructed within 5 years (by December 31, 2026), the east elevation is required to comply with the minimum 35% masonry requirement prior to June 30, 2027. As for the north elevation, the developer is proposing to continue the mix of masonry and pre-fab metal panels to maintain uniformity with the design of the existing building (wall would be constructed of 4'-6" high split-faced block with pre-finished metal wall panels above).
- 3. Height:** Eave height of 27' with an overall height of 34' to peak of roof system.
- 4. Overhead doors:** There will be one at grade overhead door on the east elevation and of the same color as the metal wall panels. This door will only be utilized to gain access to the new building addition area during construction only and will not be used for business activity following building completion. Additionally, there will be two new dock doors along the south elevation of new addition.
- 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 building addition still being set back a fair distance from Packerland Dr., the large open area to the front of the building towards Packerland Dr. will remain natural and undeveloped with the plan to construct another building addition in this area in the not so distant future. As per the conditional approval of the original plan, 6 new trees are proposed along Camber Ct.

where this new addition will be located. This will be a continuation from the 6 trees proposed along Camber Ct. in the area where the existing building was constructed. Staff would recommend that any additional trees required along Camber Ct. and Packerland Dr. not be planted at this time as they would be in the way for any future building expansion. Staff would recommend that should the possible building addition not be constructed within 5 years (by December 31, 2026), the remaining trees required to comply with the 50' spacing ordinance be planted by June 30, 2027. Additionally, Village Staff would recommend that additional landscaping be implemented around the street sides of the new wet detention pond to make it more of a landscape feature due to its close proximity to the public roadways.

Section 6, Lighting: The lighting plan is approved by Staff as submitted, continuation of wall mounted fixture to match existing.

Section 7, Signage: No signage is included with this submittal. Formal signage submittal is required prior to signage installation.

Section 8, Driveway-Curb Cut: Existing driveway access points from Packerland Dr. and Camber Ct. to remain. The developer is requesting from Brown County for an increase of 16 feet for the access along Packerland Dr. Staff supports the wider driveway at this location due to the use of larger trucks entering and exiting the site.

ACTION

Motion by Rick Nuetzel, second by Debbie Schumacher, to approve the overall site layout and building design as presented with the following conditions:

1. Any proposed refuse / recycling containers placed on site, they shall be located away from the public roadways and be enclosed and screened from view;
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. East elevation (facing Packerland Dr.) of proposed building shall be required to comply with the minimum 35% masonry requirement prior to June 30, 2027 should the possible building addition not be constructed within 5 years (by December 31, 2026).
4. Any additional trees required along Camber Ct. and Packerland Dr. should not be planted at this time as they would be in the way for any future building expansion. Should the possible building addition not be constructed within 5 years (by December 31, 2026), the remaining trees required to comply with the 50' spacing ordinance be planted by June 30, 2027.
5. Any proposed signage shall come back to the Committee for approval.
6. Submit a more detailed landscape plan to Staff for approval of the landscape areas around the street sides of the new wet detention pond to make it more of a landscape feature due to its close proximity to the public roadways. This shall be completed at the time of the planting schedule for the additional trees required as part of the future building addition (see timeline in condition #4. above).

All in favor. Motion carried.

6. Adjourn:

Motion by Tom Tengowski, second by Dave Baranczyk, to adjourn. All in favor. Motion carried. Meeting adjourned at 6:01pm.