



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 July 24th 2024 at 5:30 P.M. at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 19th day of July, 2024 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday July 24th 2024 (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 June 19th 2024 meetings (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Revised landscape plan for Fire Station (2703 S. Pine Tree Rd., HB-83-1) (Page 4)

The Village Fire Station, located at 2703 S. Pine Tree Rd., was recently constructed and Village Staff has been working with adjoining property owners to provide a landscape buffer between the new Fire Station complex and the adjoining residential properties. This request is for the review of the revised landscape plan for the west complex.

6. 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.

1. Call to Order, Roll Call:

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

2. Verify/Modify/Approve Agenda:

Motion Rick Nuetzel, seconded by Dave Baranczyk, to approve the agenda as presented. Motion carried 5-0.

3. Approval of Site Review Minutes:

Motion by Steve Riley, seconded by Rick Nuetzel, to approve the May 22, 2024 minutes with one spelling correction. Motion carried 5-0.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION – Election of Committee Chairperson and Vice-Chairperson

Motion by Dave Baranczyk to nominate Dave Dillenburg as Site Review Chairperson, seconded by Rick Nuetzel. Motion carried 4-0. Dave Dillenburg abstained.

Motion by Rick Nuetzel to nominate Tom Tengowski as Site Review Vice-Chairperson, seconded by Dave Baranczyk. Motion carried 4-0. Tom Tengowski abstained.

6. DISCUSSION AND ACTION - Evora, 720-730 Centerline Dr.; HB-523-6; 120 unit Leased Multi-Family Residence Development

Director Todd presented the plan.

Appearing before the Committee:

Michelle Stimpson, Lexington Homes

Steve Riley left the meeting at 6:03 pm.

Motion by Rick Nuetzel, seconded by Dave Baranczyk to approve the 120-unit, 2 building leased multi-family residence development with both attached and detached garage stalls, subject to the following:

1. Revise landscape plan to include foundation plantings to screen both side elevations to break up the tall and/or long walls of siding that face a public roadway of easterly multi-family structure and southerly (18 stall) detached garage.
2. All exterior wall mounted HVAC grills/equipment shall be of the same color as primary structure and architectural design.
3. Lock Box location(s) to be approved by Fire Department.
4. Increased height of structure to 45 feet 6 inches.

Motion carried 4-0.

7. Adjourn:

Motion by Tom Tengowski, seconded by Rick Nuetzel to adjourn. Motion carried 4-0. Adjourned at 6:18 pm.



TO: Site Review Committee

RE: 2703 S. Pine Tree Rd., HB-83-1, Village Fire Station - Landscaping

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: July 24, 2024

ISSUE: Discussion and action on revised landscape plan for Fire Station

RECOMMENDATION: Staff recommends conditional approval

GENERAL INFORMATION

1. Applicants/Agent: Village of Hobart
2. Owner: Village of Hobart
3. Parcel: HB-83-1
4. Zoning: PI: Public/Institutional District

BACKGROUND

The Village Fire Station, located at 2703 S. Pine Tree Rd., was recently constructed and Village Staff has been working with adjoining property owners to provide a landscape buffer between the new Fire Station complex and the adjoining residential properties. This request for the review of the revised landscape plan for the west complex.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS

There has been ongoing discussion with the adjoining property owners to the west to provide a buffer/screen between their properties and the Fire Station complex. Village Staff has reviewed various options and determined that a vegetative buffer/screen would provide the greatest amount of screening in this area. The landscape plan that is attached is to plant approximately 29 new arborvitae on top of the landscape berm that runs from approximately the front of the new structure, south towards Florist Dr. As noted on the plan, there would be 26 of the planting planted in two rows at 4 feet apart with arborvitae spaced 8 feet between trees in each row. This planting layout would go until the 40 foot front yard setback and then three separate arborvitae would be planted in a row at a slight angle to best minimize the light trespass from vehicles entering the driveway. The total number of arborvitae may vary depending on the total distance from the rear (north) property line of parcel HB-84-1 (860 Florist Dr.) to the 40 foot front yard setback line while staying with the planting and spacing dimensions as noted earlier.

Village Staff explored constructing a fence, however, Village Code limits the maximum height of the fence to be a total of 8 feet and only 3 feet when located within the front yard setback. Furthermore, code includes the height of the berm into the overall height of the fence as the height measurement is taken from the grade adjacent to the berm and not on the berm. This significantly reduces the height of any fence in this location. The planting of arborvitae on top of the berm are not considered a "fence", so they could be allowed grow taller and provide a greater amount of screening.

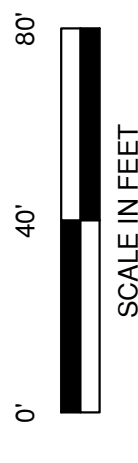
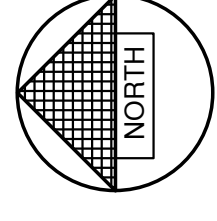
The proposed arborvitae to be planted would be 4 feet in height with a mature height of 8 feet. With the berm height varying between 2 and 4 feet, the 8 foot plants would provide a screening that is anticipated to be between 1 to 12 feet in height when fully grown.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the revised landscape plan as submitted with the total number of arborvitaes being planted along a portion of the west property line varying slightly to comply with the total lineal distance of plant area and the planting spacing as noted on the submitted plan.

LEGEND

- TOP OF CURB ELEVATION
- FLOW LINE ELEVATION
- TOP OF SIDEWALK ELEVATION
- EDGE OF PAVEMENT ELEVATION
- TOP OF RETAINING WALL ELEVATION
- GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW



PRELIMINARY
Not for Construction

PREL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releefinc.com

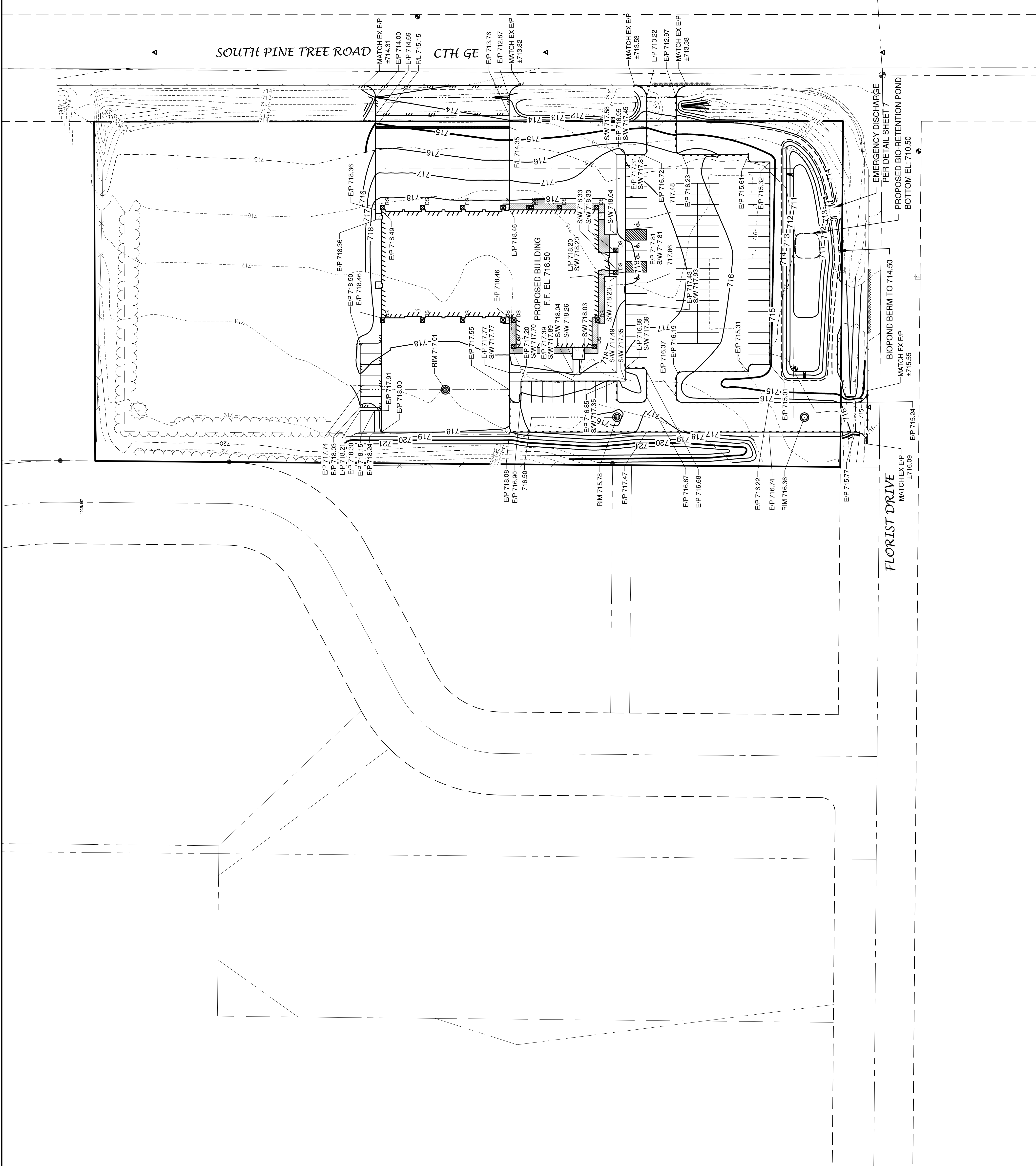
DATE	02/20/23
FILE	2305278D
JOB NO.	333976
SHEET NO.	4

GRADING PLAN

HOBART FIRE STATION
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

DRAWN	BER
CHECKED	
DESIGNED	
BER	

NO.	DATE	APPROV.	REVISION



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