



Village of Hobart

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

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Notice is hereby given according to State Statutes that the **SITE REVIEW COMMITTEE** of the Village of Hobart will meet on **Wednesday December 18th 2019 at 5:30 P.M.** at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 13th day of December, 2019 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING MINUTES – SITE REVIEW COMMITTEE

Date/Time: Wednesday December 18th 2019 (5:30 P.M.)

Location: Village Office

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. Meeting called to order by David Dillenburg at 5:30pm. Roll call: D. Dillenburg, D. Schumacher, M. Ambrosius, D. Baranczyk, R. Nuetzel, M. Zimmer present. T. Tengowski excused.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by D. Schumacher, second by D. Baranczyk to approve the agenda. The motion passed unanimously.
3. Approve Minutes of the September 18th 2019 and November 20th 2019 meeting. Motion made by R. Nuetzel, second by D. Baranczyk to approve the September 18, 2019 Minutes. The motion passed unanimously. Motion made by D. Schumacher, second by M. Ambrosius to approve the November 20, 2019 Minutes, motion passed 5 – 0; R. Nuetzel Abstained,
4. Public Comment on Non-Agenda Items. No comments were given.

ACTION ITEMS

5. **DISCUSSION AND ACTION – Request for a new 125,000 sf., warehouse and associated site improvements (3794 Packerland Dr., HB-950 & HB-950-4).** This property is currently undeveloped and the proposed project will consist of a new 125,000 square foot warehouse facility with the main access driveway from Packerland Dr. and a secondary access from Camber Ct. The truck loading docks will be located along the south side of the building with additional tractor and trail parking located to the rear of the development on the west side of the building. (Developer: Integrity Warehousing, LLC).

Section 3, Site Plan Approval:

- A. Zoning:** I-1: Limited Industrial District
- B. Green Space:** 59.2% green space.
- C. Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (60' from Camber Ct. right-of-way, 465' from Packerland Dr. right-of-way, 134' from the south property line, and 223' from the west property line)
- D. Parking:** 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 and parking areas will be collected by on-site storm sewer before being discharged to the regional dry pond located on the adjoining parcel to the south.
- M. **Refuse Collection:** 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.
2. **Exterior Materials:** The south elevation will be the main entrance which will consist of 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 possible building addition not be constructed within 5 years (by December 31, 2024), the east elevation is required to comply with the minimum 35% masonry requirement prior to June 30, 2025. As for the north elevation, since the building is set back further west than the cul-de-sac of Camber Ct., the developer is requesting to spread the 35% masonry requirement along the entire north wall instead of just along the portion of the wall that abuts the actual roadway. This creates uniformity along the entire wall and 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 west elevation and multiple loading dock doors (7 shown on plan) along the south elevation.
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 the building being constructed towards the rear of the property, the large open area to the front of the building towards Packerland Dr. will remain natural and undeveloped with the plan to construct a building addition in this area in the not so distant future. There are 6 trees proposed along Camber Ct. in the area where this building will be constructed and 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, 2024), the remaining trees required to comply with the 50' spacing ordinance be planted by June 30, 2025. Additionally, Village Staff would recommend that a more detailed landscape plan be submitted to Staff for approval for the landscape areas noted on the site plan for the areas along the north and south building elevations.

Section 6, Lighting: The lighting plan is approved by Staff as submitted. There will be 6 parking lot lights installed near the parking area towards the rear of the property and at the turn-around area for the semis by the dock doors. Additionally, there will be 21 wall mounted light fixtures around the perimeter of the building (adjacent to egress doors and other areas for general illumination).

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

Section 8, Driveway-Curb Cut: The site does have two driveways proposed with one of 30'-0" in width (57'-0" at roadway of Camber Ct.) and a 30'-0" in width (80'-0" at roadway of Packerland Dr.). The developer is required to work with Brown County to receive approval and permit for the access to Packerland Dr. since the roadway has county jurisdiction. The Site Review Committee may approve a curb cut larger than 40' in width when consideration traffic flow, safety concerns, and the needs of the business. Staff supports this wider driveway at this location due to the use of larger trucks entering and exiting the site.

Motion made by D. Schumacher, second by R. Nuetzel to approve the request for 125,000 sf warehouse and associated site improvements at 3794 Packerland HB:950 & HB950-4 with conditions as listed. The motion passed unanimously.

Conditions:

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;
2. Coordinate with Village Fire Chief regarding the number and location of lock box(s);
3. East elevation (facing Packerland Dr.) of proposed building shall be required to comply with the minimum 35% masonry requirement prior to June 30, 2025 should the possible building addition not be constructed within 5 years (by December 31, 2024);
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, 2024), the remaining trees required to comply with the 50' spacing ordinance be planted by June 30, 2025;
5. Any proposed signage shall come back to the Committee for approval.
6. Address to be located off of Packerland Drive.

6. DISCUSSION AND ACTION - Request for wall and window signage (560 Centennial Centre Blvd., HB-3207). This same request was before the committee back in September 2019 and after having a lengthy discussion the committee came to agreement on the overall signage package. Although there was a general consensus, there is no record of a formal recommendation and the request was left with no formal action. Therefore, this same request is required to come back to the committee for said formal action. (Developer: FIRE Fitness).

To recap from that September meeting, the informal recommendation from the committee was as follows:

1. Approve the 2nd non-illuminated wall sign on the east elevation with the following conditions:
 - a. “Backer panel” of sign shall be of similar colors to blend with the colors of the materials on the existing building where the sign will be mounted
 - b. Total cumulative square footage of both wall signs (south and east elevations) shall not exceed the maximum allowed per tenant of 60 square feet
2. Denial of the window signage as submitted

The Committee discussed the signage request again. They agree with the non-illuminated wall signs for the east side and the total square footage. The window signage was discussed and by ordinance it exceeds the allowable square footage.

Motion made by R. Nuetzel, second by M. Zimmer to Approve the recommendations from September meeting as listed above. The motion passed unanimously.

Motion made by D. Schumacher, second by D. Baranczyk to Deny the window signage requested. The motion passed unanimously.

7. ADJOURN: Motion made by M. Ambrosius, second by M. Zimmer to adjourn. The motion passed unanimously. Meeting adjourned at 6:15pm.