



VILLAGE OF HOBART
GREATNESS IS GROWING
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 August 21st 2019 at 5:30 P.M.** at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 15th day of June, 2019 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday August 21st 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. David Dillenburg, Debbie Schumacher, Mike Ambrosius, Dave Baranczyk, Rick Nuetzel, Merlin Zimmer were present. Tom Tengowski was absent.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by D. Baranczyk, second by R. Nuetzel, to approve the agenda as presented. The motion passed unanimously.
3. Approve Minutes of the June 19th 2019 meeting. Motion made by D. Baranczyk, second by M. Ambrosius, to approve the minutes with the correction that Debbie Schumacher was excused and David Dillenburg was present. The motion passed unanimously.
4. Public Comment on Non-Agenda Items. No comments were given.

ACTION ITEMS

5. DISCUSSION AND ACTION – Request for a new 1,780 sf., leasing office building with equipment storage space and associated site improvements (4830 Stella Ct., HB-2676).

This property is currently developed as a multi-family development and they are currently utilizing one of the individual units as their leasing office. In order to free that unit up and lease it out for dwelling purposes, they are proposing to construct a separate leasing office with a small area for equipment storage. Additionally, there will be 7 new parking stalls constructed to serve this new leasing office. (Applicant: Wyndham Lake Villas, LLC)

- A. Developer: Wyndham Lake Villas, LLC
- B. Applicant: Brandon Robaidek, Robert E. Lee & Associates, Inc.
- C. Address/Parcel: 4830 Stella Ct., HB-2676
- D. Zoning: PDD #1: Centennial Centre at Hobart District
- E. Use: Leasing office and equipment storage space

Section 3, Site Plan Approval:

1. **Zoning:** PDD #1: Centennial Centre at Hobart District
2. **Green Space:** 64.5% green space.
3. **Setbacks:** Compliant with zoning district requirements of 30' front(s), 10' rear, 10' side. (54' from Stella Ct. right-of-way)
4. **Parking:** 7 new spaces proposed, 5 spaces are required per code.
5. **Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief. Fire Chief is requiring clarification on the utilization of the lock boxes on site so that proper key is available for this new building.

6. **Storm Water:** Storm water from the proposed building and expanded parking area will be collected by on-site storm sewer before being discharged to the existing wet detention pond on-site.
7. **Refuse Collection:** No change proposed as the existing facilities on-site will be utilized.

Section 4, Architectural Plan Approval:

A. Exterior Construction Information:

1. **Materials:** Wood framed building.
2. **Exterior Materials:** All four building elevations will consist of a mixture of stone veneer and vinyl siding to match the existing multi-family building on-site. In the PDD #1 zoning district, there is no minimum masonry requirement noted as the ordinance states “Front building wall and building walls facing an adjacent street. Any exterior building wall (front, side or rear) facing an adjacent street shall be constructed with materials consistent with the surrounding and adjacent buildings to uphold the general design theme within the District”.
3. **Height:** Overall height of 20’ to peak of roof system.
4. **Overhead doors:** There will be one overhead door to the equipment storage area that will be facing into the complex, not towards the street.
5. **Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed 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 side and rear elevations of the building facing the street, staff recommends additional landscaping to be placed accordingly to help “break-up” these larger blank walls.

Section 6, Lighting: Lighting will consist of wall mounted lighting to match the existing multi-family buildings.

Section 7, Signage: One wall mounted sign to be located above the front entrance not to exceed 40 square feet in area.

Section 8, Driveway-Curb Cut: No change, existing to be utilized.

MOTION & CONDITIONS: Motion made by R. Nuetzel, second by M. Zimmer to approve the request for the new 1,780 sq. ft. leasing office building with equipment storage 7 associated site improvements with the following conditions. The motion passed unanimously.

1. Screening of any proposed ground mounted HVAC equipment by landscaping or fencing to compliment the building and overall landscaping;
2. Coordinate with Village Fire Chief regarding the number and location of lock box(s);
3. Add 2-windows & shutters on the left side elevation.
4. Planting of 4- arborvitae and additional landscaping materials to be placed accordingly to help “break-up” the larger blank walls noted as “back elevation” on the submitted plans.

7. DISCUSSION AND ACTION - Request for a new 72,800 sf., industrial building with office space and associated site improvements (3750 Packerland Dr., HB-950-3 & HB-950-6):

This property is currently undeveloped and the proposed project will consist of a new 72,800 square foot industrial facility with the main access driveway from Camber Ct. and a secondary access from Plane Park Dr. (which will be utilized for truck traffic). The north side of the building and the asphalt area to the north of the building will be enclosed by security fencing with sliding security gates located at the northwest corner of the building and at the entrance drive from Plane Park Dr.

- a. Developer: Laserform, LLC
- b. Applicant: Brandon Robaidek, Robert E. Lee & Associates, Inc.
- c. Address/Parcel: 3750 Packerland Dr., HB-950-3 & HB-950-6
- d. Zoning: I-1: Limited Industrial District

- e. Use: Industrial manufacturing with office space

Section 3, Site Plan Approval:

1. **Zoning:** I-1: Limited Industrial District
2. **Green Space:** 57.4% green space.
3. **Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (214' from Camber Ct. right-of-way, 99' from Packerland Dr. right-of-way, 145' from the north property line, and 275' from the west property line)
4. **Parking:** 140 spaces proposed, 73 spaces are required per code.
5. **Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
6. **Storm Water:** Storm water from the proposed building and 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. Storm water from a portion of the western driveway will be collected by a yard drain and discharged to the regional storm water detention pond off of Packerland Dr.
7. **Refuse Collection:** Refuse / recycling containers and trash compactor will be located along the north elevation of the building and partially recessed in the ground similar to that of a loading dock. This type of installation will allow for the waste and recycling to be dumped from smaller containers through overhead doors from within the building. Additionally, this entire area will be enclosed by a security fence to add further screening.

Section 4, Architectural Plan Approval:

B. Exterior Construction Information:

1. **Materials:** Metal framed building with masonry components.
2. **Exterior Materials:** The east elevation (fronting Packerland Dr.) will be the main entrance and the south elevation (fronting Camber Ct.) will consist of 10' of split-faced CMU masonry veneer with the remaining wall surface being concealed fastener metal wall panels. The west and north elevations will consist entirely of pre-finished metal wall panels where doors and windows will not be located. Both the east and south elevations will consist of 28% masonry exceeding the 25% required by ordinance.
3. **Height:** Overall height of 30' to peak of roof system.
4. **Overhead doors:** There are doors proposed on both the south and north building elevations as the function of the business operation and building layout requires for trucks to drive straight through the building for loading and unloading (both of these bays have bridge cranes proposed for loading and unloading). Where the door is located on the east elevation (Packerland Dr.), that portion of the building is set back approximately 56' from the front of the office area. Per the developer, the door is needed on the east elevation for functionality of the business operations. These doors will also be sandstone in color to blend with the metal wall panels.
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 grading along the proposed wet storm water pond on the east side of the property, they are proposing to plant additional arborvitae along Packerland Dr. to the north of the pond which will also help screen the viewing towards the rear of the building. Other than this alteration, the landscape plan meet Village requirements as submitted.

Section 6, Lighting: The spec sheets for the lighting has been submitted, however, staff is working with the applicant to get a copy of the lighting plan and the quantities of such proposed lighting.

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 45'-0" in width (55'-0" at roadway of Camber Ct.) and a 22'-0" wide driveway access off the end of Plane Park Dr. 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 the wider driveways at this location due to the use of larger trucks entering and exiting the site.

MOTION &/CONDITIONS:

Motion made by D. Dillenburg, second by R. Nuetzel to approve the request for the 72,800 sq. ft. building with office space as presented with conditions listed. The motion passed unanimously.

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. Installation of privacy slating in fencing if determined by Village Staff that landscaping does not provide adequate screening of exterior material tank and refuse/recycling area along rear of building;
4. Any proposed signage shall come back to the Committee for approval.

8. ADJOURN: Motion made by D. Schumacher, second by M. Ambrosius to adjourn. The motion passed unanimously. Meeting adjourned at 6:05pm.