



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 February 13th 2019 at 5:30 P.M. at the Hobart Village Office.**
NOTICE OF POSTING: Posted this 6th day of February, 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 February 13th 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: Dave Dillenburg (Chairperson), Debbie Schumacher, Mike Ambrosius, Dave Baranczyk, Tom Tengowski, Merlin Zimmer were present. Rick Nuetzel was absent.
- 2. Certification of the open meeting law agenda requirements and approval of the agenda.** Motion made by Debbie Schumacher second by Dave Baranczyk, to approve the agenda as presented. The motion passed unanimously.
- 3. Approve Minutes of the December 19th 2018 meeting.** Motion made by David Dillenburg second by Debbie Schumacher, to approve the Minutes of December 19, 2018. The motion passed unanimously.
- 4. Public Comment on Non-Agenda Items.** None

ACTION ITEMS

5. DISCUSSION AND ACTION – 560 Centennial Centre Blvd. (HB-3207):

Applicant seeks approval for a new 4,390 square foot building addition to the existing commercial multi-tenant building.

1. Applicant: CR Structures Group, Inc. - (Base Companies, LLC, P. Belschner
Original approval for existing building was 9-21-2016)
2. Address/Parcel: 560 Centennial Centre Blvd., HB-3207
3. Zoning: PDD #1: Centennial Centre at Hobart District
4. Use: Small commercial and retail (SCR) / multi-tenant building.

Section 3, Site Plan Approval

- A. Zoning:** PDD #1: Centennial Centre at Hobart District 1.79 acres project – 1.69 acres lot REL Sheet 3.
- B. Green Space:** 27.87% green space after removing the 60 sq. Ft. for the new sidewalk and 4,390 sq. Ft. for the building addition which is currently seeded. Original approval from 2016 listed 31.3%.
- C. Setbacks:** Compliant with zoning district and consistent with existing building.
- D. Parking:** No Change, existing to remain per 2016 approved plan. Village Staff will monitor building occupancy to confirm enough parking is maintained for the proposed business operations. 57 stalls and 3 ADA stalls. If the tenant is a restaurant, parking must meet the requirements for seating capacity in code. When occupant is determined plans must come back for review to see that they meet requirements for the business.
- E, F, G.** Utilities and all easements noted on application. Total Site Build-out on application complies with ordinance. Site Plan Data is complete and included in application.

H. Fire Dept. (and Police Dept.): The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.

I. Storm Water: Existing to remain. This site discharges to the regional wet detention pond along N. Overland Rd. along with an existing dry pond on site along the east side of the development with sufficient capacity to cover both the existing building along with the proposed addition. Reference REL Project Correspondence.

J, K, L. Sidewalks, walkways, and driveways noted. Off street Loading areas and docks noted, fences and retaining walls or berms noted.

M. Refuse Collection: 18' X 20' Existing to remain in northeast corner of site.

N. Location and dimensions of proposed outdoor display areas: Located on sheet 3 of plans.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Wood Frame Building.
- 2. Exterior Materials:** Combination of stone masonry, brick masonry, and lap board siding to match the existing building in both materials and colors. Proposed roofing asphalt shingles to match existing.
- 3. Height:** 19-6" peak height to match existing.

Section 5, Landscaping Plan: Existing to remain with the continuation of foundation plantings around the perimeter of the new building addition to match the existing planting layout. Developer shall submit revised landscape plan to staff showing additional planting areas.

Section 6, Lighting: Continuation of building wall pack lighting to match existing.

Section 7, Signage: No signage shown at this time. Wall signage to come back to committee for review and approval.

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

Motion made by Tom Tengowski, second by Dave Baranczyk to approve the addition with the following conditions.

1. Submittal of revised landscape plan to Village Staff detailing quantity and species of plantings along the building foundation of the building addition to match the existing landscaping materials and plant types.
2. Parking must come back to committee to review and approval. It must meet requirements for any business going into the addition.
3. Wall signage is to come back to committee for review and approval.

The motion passed unanimously.

6. ADJOURN: Motion made by David Dillenburg second by Mike Ambrosius, to adjourn. The motion passed unanimously. Meeting adjourned at 5:47pm.