



Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on Thursday February 20th 2020 at 5:30 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 14th day of February, 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Thursday February 20th 2020 (5:30 P.M.)
Location: Village Office

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. David Dillenburg called the meeting to order at 5:35pm. Roll call: David Dillenburg, Debbie Schumacher, Dave Baranczyk, Merlin Zimmer were present. Mike Ambrosius, Rick Nuetzel, Tom Tengowski were excused.
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 18th 2019 meeting. Motion made by Merlin Zimmer, second by Dave Baranczyk, to approve the minutes of December 18, 2019. The motion passed unanimously.
4. Public Comment on Non-Agenda Items. No comments.

ACTION ITEMS

5. DISCUSSION AND ACTION – Request for a new 121,925 square foot building addition and associated site improvements located at 1001 Fernando Drive (HB-337)

Green Bay Converting is proposing to construct phase 2 of their original development plan for an industrial production and warehouse facility. Phase 1 was constructed in 2017-2018 which consisted of 265,622 square feet and phase 2 is now being proposed at 121,925 square feet. Along with the proposed building addition, the site improvements will include the relocation of the drive/fire lane being constructed around the rear of the addition to match what was illustrated during the original site review back in 2017. (Applicant: Karl "Pudge" Schuh, Schuh Construction Inc.) Todd Gerbers, Director of Planning & Code Compliance spoke with the committee about the addition and reviewed the plans.

Section 3, Site Plan Approval

- A. Zoning:** L-1: Limited Industrial District
- B. Green Space:** 58.89% green space
- C. Setbacks:** Compliant with zoning district requirements
- D. Parking:** Existing to remain which consists of 149 stalls and will be adding 17 new stalls for a total of 166 stalls.
- 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 on-site storm water retention/detention areas were designed to accommodate this building addition and modifications to the storm water plans are proposed.
- M. Refuse Collection:** Existing enclosed compact containers to remain with no additional collection and storage facilities proposed.

Section 4, Architectural Plan Approval

Exterior Construction Information:

- A. Wall Construction:** The sides and rear walls of this building addition will employ the same metal panels as the existing building. The fasteners will be semi-concealed by being placed against the “shadow” contours.
- B. Roof Construction:** The roof will employ a concealed fastener, standing seam, metal panel roof system.
- C. Mechanical equipment:** The roof mounted mechanical equipment will be colored to match that of the building materials and remain consistent with what was approved for the existing building.

Section 5, Landscaping Plan: With this portion of the building being so far from the roadway, the developer is not proposing any additional landscape plantings near the building other than the proposed grass area. Staff sees no need for additional plantings as part of this submittal and expansion.

Section 6, Lighting: Plan sheet L3 identifies the outdoor lighting plan. All additional lighting will be wall mount and consist of the same lighting as those on the existing building which is down faced style fixtures to reduce light conveying beyond the property and eliminate glare onto abutting properties. All fixtures proposed are compliant with Village codes.

Section 7, Signage: No additional signage is proposed.

Section 8, Driveway-Curb Cut: No new driveways or curb cuts are proposed, existing to remain.

Section 9, Site Utilities: No new utilities, existing to remain.

Motion made by Debbie Schumacher, second by Dave Baranczyk to approve the addition with the following condition.

1. Work with Village Fire Chief to continue proper marking of service doors around building addition.

The motion passed unanimously.

6. ADJOURN: Motion made by Debbie Schumacher, second by Merlin Zimmer to adjourn. The motion passed unanimously. The meeting adjourned at 5:45pm.