



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 March 20, 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 5:32pm. 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 with the amendment to move item 7 to item 5, 5 to 6, and 6 to 7. The motion passed unanimously.
- 3. Approve Minutes of the February 13, 2019 meeting.** Motion made by Marlin Zimmer second by Tom Tengowski, to approve the Minutes of February 13, 2019. The motion passed unanimously.
- 4. Public Comment on Non-Agenda Items.** None

ACTION ITEMS

5. DISCUSSION AND ACTION – Meeting Times of Future Committee Meetings:

Staff recommends changing the established meeting time from 6:00 pm to 5:30 pm to better accommodate staff's personal evening schedules. Motion by Debbie Schumacher, second by Mike Ambrosius, to approve the changing of the meeting time of future committee meetings to 5:30 pm.

6. DISCUSSION AND ACTION – 3654 Packerland Drive (HB-1961):

Applicant seeks approval for a new 13,699 square foot warehouse with retail/office space and associated site improvements.

1. Developer: Van Rite Properties
2. Applicant: Russ Van Rite; Van Rite Properties
Brad Treml, Rober E. Lee & Associates, Inc.
3. Address/Parcel: 3654 Packerland Drive (HB-1961)
4. Zoning: I-1 Limited Industrial
5. Use: Warehouse with retail/office space.

Section 3, Site Plan Approval

A. Zoning: I-1 Limited Industrial District

C. Green Space: 49.8% green space

D. Setbacks: Compliant with zoning district requirement. 40' Front(s), 20' rear, 15' side..

E. Parking: 29 spaces proposed, 29 are required. There is additional paved surface available for parking if so needed.

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:** Storm water will be a combination of interior curb inlet drains and sheet draining. Roof drains will also be collected and discharge to an on-site wet pond.
- 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:** Previously approved at the September 2018 meeting in the N/NW corner of the pavement area. Construction is proposed as 8" split face block with stone cap and chain link fence with privacy slats for the gate.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Wood Frame Office Building and metal frame building for warehouse.
- 2. Exterior Materials:** Office/Retail area will have a combination of cultured stone veneer along the base of the wall and the remainder of the wall surfaces are proposed Aluminum Composite Material (ACM) panels along with the window and door glazing. Metal wall panels in sandstone colors on all four elevations of the warehouse with concealed fasteners along the east (Packerland Dr.) and south (Plane Site Blvd.) elevations. As for the percentage of masonry along the front elevations, the revised plans call for 26% along the east (Packerland Dr.) elevation and 21% along the south (Plane site Blvd.) elevation. Per Village Ordinance, 35% and 30% are required respectfully. The developer is requesting the use of the ACM panels in lieu of the masonry requirement as the ACM panels are an architectural grade panel and have concealed fasteners.
- 3. Height:** Warehouse eve height of 16'-0", peak height of 19'-8". Office has truss height of 13'-8" with a parapet wall height of 15'-0".
- 4. Overhead Doors:** There are doors proposed on both the west and east building elevations. 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:** There are two roof mounted mechanical units proposed above the office/retail area that shall be screened from view by materials compatible with those used for the principal structure (per note on plans).

Section 5, Landscaping Plan: There are a significant number of planting proposed along the building foundation (front elevations) and the total green space for the site is 42%, which exceeds Village ordinance. The landscape plan has four (4) deciduous trees proposed along Packerland Dr., but a total of 13 trees (8 along Packerland Dr. and 5 along Plane Site Blvd.) are required to comply with the Village requirement of one (1) tree per 50 feet of road frontage.

Section 6, Lighting: No parking lot lighting is proposed at this time. Wall packs and soffit lighting is proposed and all proposed or any future parking lot lighting shall be full cut off, down lighting.

Section 7, Signage: No signage is proposed. Formal signage submittal is required if proposed in the future.

Section 8, Driveway-Curb Cut: The site does have two driveways proposed with one of 30'-0" in width (55'-4" at roadway of Plane Site Blvd.) and a 35'-0" wide (70'-3" measured between the arrows of 4.4' and 4.2' on site plan at Packerland Dr.). Also, it should be known that the Plan & Zone Commission and

Village Board approved an ordinance revision that allows the Site Review Committee some lateral movement to approve a larger than 40' in width when consideration of traffic flow, safety concerns, and the needs of the business. Staff supports these wider driveways at this location due to traffic speeds on Packerland Dr. and the use of larger trucks entering and exiting the site.

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

1. Screening of roof mounted HVAC equipment with ACM panels to match primary building.
2. Concealed fastener wall panels on east and south elevations.
3. Implementation of a total of 13 deciduous trees along both public roadways.
4. Any proposed signage shall come back to the committee for approval.
5. Refuse enclosure to be 6' high and board on board wood fence on 3 sides and chain link with slats on gate.

The motion passed unanimously.

7. DISCUSSION AND ACTION – 650 Centennial Centre Blvd (HB-3207):

Applicant seeks approval for a new 14,785 square foot building addition consisting of 28 new units to the existing assisted living complex.

1. Developer: Senior Care Realty, LLC
2. Applicant: Dave Obrien, Bayland Buildings
Brad Treml, Rober E. Lee & Associates, Inc.
3. Address/Parcel: 650 Centennial Centre Blvd (HB-3207)
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Assisted Living - Residential

Section 3, Site Plan Approval

B. Zoning: PDD #1: Centennial Centre at Hobart District

F. Green Space: 57% green space after the completion of this project

G. Setbacks: Compliant with zoning district and consistent with existing building.

H. Parking: No change, existing to remain per 2016 approved plan.

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.

J. Fire Dept. (and Police Dept.): The plans presented have been reviewed and accepted by the Police Chief and Fire Chief. Staff will confirm fire lane is extended to west end of building addition from 2016 as shown on plans.

K. 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. There will be a small depression constructed towards the rear of the property and this will be a dry storage location. 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: Existing to remain, no change.

Section 4, Architectural Plan Approval

B. Exterior Construction Information:

The additions will employ the same materials and façade design as approved and employed in the existing building (masonry, horizontal lap siding, and shake siding). See Bayland sheets A2.0.

1. **Materials:** Wood Frame Building.
2. **Exterior Materials:** Combination of masonry, lap board siding, and shake siding to match the existing building in both materials and colors. Proposed roofing asphalt shingles to match existing.
3. **Height:** Roof truss bridge height of 19'-9", and peak height of approximately 32'-6". This will match existing

Section 5, Landscaping Plan: Existing to remain with no changes.

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

Section 7, Signage: No signage shown at this time.

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

Motion made by Dave Baranczyk, second by Debbie Schumacher, to approve the site plan as presented. The motion passed unanimously.

8. ADJOURN: Motion made by Debbie Schumacher, second by Merlin Zimmer, to adjourn. The motion passed unanimously. Meeting adjourned at 6:19 pm.