

**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, May 26, 2021 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:30pm. Roll call: Dave Dillenburg, aye; Debbie Schumacher, aye; Steve Riley, aye; Dave Baranczyk, aye; Merlin Zimmer, excused; Rick Nuetzel, aye; Tom Tengowski, excused.

2. Verify/Modify/Approve Agenda:

Motion by Dave Baranczyk, second by Rick Nuetzel, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Debbie Schumacher, second by Steve Riley, to approve the April 21, 2021 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Request for a new 1,024 square foot detached accessory building (1200 Centennial Centre Blvd., HB-2490):

This property is currently developed as a multi-tenant office building and the property owner is proposing to construct a 1,024 square foot detached accessory building to be utilized for additional storage. There are no additional alterations planned to the site as the proposed location of this new accessory building will be in the area of existing trees/greenspace and no parking stalls will be affected with this site improvement. Motion by Debbie Schumacher, second by Rick Nuetzel, to approve the 1,024 square foot detached accessory building at 1200 Centennial Centre with the following condition:

1. Any lighting installed in the future shall be limited to wall mounted fixtures that minimize light trespass and glare from property.

All in favor. Motion Carried.

6. Request for new wall signage (560 Centennial Centre Blvd., HB-3207):

A portion of the multi-tenant building located at 560 Centennial Centre Blvd. was developed back in 2019 to include a tenant space for a fitness center. A small portion of the fitness center was recently remodeled for a separate business to operate as a nutrition center. With the nutrition center having access from both within the fitness center and directly from the exterior, the business owner is requesting install a wall sign on the south elevation of the building above the tenant space main entry door. Motion by Rick Nuetzel, second by Dave Baranczyk, to approve the 18 square foot wall sign to be mounted on the south elevation of the building as submitted. All in favor. Motion carried.

7. Conceptual site layout of a new 3,396 square foot commercial building and associated site improvements (550 Centennial Centre Blvd., HB-3208):

The request that is before the committee at this time is for the approval of the site layout and building elevations in concept only. The proposed new 3,396 square foot building will be constructed in the southwest corner of the property. Access to the site will be through an existing

ingress/egress from Centennial Centre Blvd. with the plan to construct an additional ingress/egress point from Larsen Orchard Parkway. The developer is requesting approval from the committee on the conceptual site layout with the full submittal being planned for a future meeting. Motion by Rick Nuetzel, second by Steve Riley, to approve the site plan in concept only, subject to the following conditions:

1. Full submittal being reviewed and approved by the Site Review Committee at a later date;
2. Additional landscape screening should be planned along the west and north sides of the proposed refuse/recycling enclosure due to the high visibility from the roadway (Larsen Orchard Parkway) that runs alongside of this building;
3. Any mechanical equipment if located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping;
4. Conceptual approval is for the Scott's Subs building only.

All in favor. Motion carried.

8. Consider a 136 unit, 8 building leased residential development with associated site improvements (1260-1274 Lear Lane, HB-L159):

PDK Investments, LLC is proposing to construct a second phase to their original development which would consist of four 14-unit two story buildings and four 20-unit two story building totaling 136 new leased residential units. Additionally, there are four 16 unit detached garage buildings to accommodate the 20-unit buildings, as these building only contain 4 attached garages per structure. Access to the new phase will utilize the existing ingress/egress from Lear Ln. that serves the existing development. To maintain continuity along the west property line, the developer is proposing to extend the fencing and tree planting to establish a buffer between this new multi-family residential area and the single-family residential properties to the west. Motion by Dave Dillenburg, second by Rick Nuetzel, to approve the site plan subject to the following conditions:

1. That the developer work with the Fire and Police Departments to ensure that there is adequate safety measures in place for emergency vehicle access;
2. Installation of directional address signage within the proposed and existing developments working with Village Departments to verify most functional locations;
3. Wall mounted lighting proposed and mainly directed towards the interior parking areas. No lighting shall create a glare to adjoining properties or public roadways;
4. Any future proposed signage would be required to be submitted for approval at a later date;
5. Finalization of Developer's Agreement with the Village;
6. The grill of the air conditioning units shall match the color of the siding.

All in favor. Motion carried.

9. Adjourn:

Motion by Steve Riley, second by Dave Baranczyk, to adjourn. All in favor. Motion carried. Meeting adjourned at pm.