



**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, April 21, 2021 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:32pm. Roll call: Dave Dillenburg, aye; Debbie Schumacher, aye; Steve Riley, aye; Dave Baranczyk, aye; Merlin Zimmer, excused; Rick Nuetzel, excused; Tom Tengowski, aye.

2. Verify/Modify/Approve Agenda:

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

3. Approval of Site Review Minutes:

Motion by Tom Tengowski, second by Debbie Schumacher, to approve the site review minutes for March 17, 2021.

4. Public Comment on Non-Agenda Items:

None.

5. Proposed new 6,000 sf., cold storage building and associated site improvements (774 W. Adam Drive, HB-139-3):

GENERAL INFORMATION

1. Owner / Developer: DeNoble Sewer & Water
2. Applicant / Agent: Brandon Robaidek, Robert E. Lee & Associates, Inc.
3. Address / Parcel: 774 W Adam Dr., HB-139-3
4. Zoning – I-1: Limited Industrial
5. Use: Cold Storage Building

BACKGROUND

The property owner is proposing to construct a new 6,000 square foot building towards the rear of their complex that would be utilized as a cold storage building. This new building is planned to be very similar to the storage building that was constructed back in 2017 relative to the exterior building materials and will be located directly to the west of the existing building. This new building will be accessed through the existing construction yard and new concrete pavement will be placed adjacent to the building to provide clear access to this new building.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

- A. **Zoning:** I-1: Limited Industrial District
- B. **Green Space:** 36% green space (building being located in area that is currently gravel)

- C. Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (Approx. 550' from W. Adam Dr. right-of-way, 293' from rear (north property line), 50' from the west property line, and 100' from the east property line)
- D. Parking:** No changes (cold storage building)
- E. Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
- H. Storm Water:** Storm water will consist of an existing dry storage basin to the northern end of the parcel and an underground storage area located on the south side of the parcel to treat the pollutants and peak discharge.
- M. Refuse Collection:** No changes from current operation.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Wood framed building (to match existing)
- 2. Exterior Materials:** All four building elevations will consist of metal wall panels with a different color panel around the base of the building and extending up approximately 3' from grade.
- 3. Height:** Eave height of 16' with an overall height of 26' to peak of roof system.
- 4. Overhead doors:** There will be two at grade overhead door on the south elevation that face into the contractor yard (note: the architectural plans submitted are from the building submitted back in 2017 and the overhead doors and service doors do not depict the correct locations, the floor plan has the correct door layout).
- 5. Mechanical equipment:** No mechanical equipment proposed as this is a cold storage building.

Section 3, Landscaping Plan: Majority of the site has mature trees and planting. There are mostly foundation plantings proposed along with 5 new trees to help screen for the off-ramp from HWY 29

Section 4, Lighting: There will be three additional smaller light poles (very similar to the light poles along Centennial Centre Blvd.) installed in the east and north side of the parking area in addition to the wall mounted light fixtures on the proposed building.

Section 5, Signage: No signage proposed at this time and any future proposed signage would be required to be submitted for approval at a later date.

Section 6, Driveway-Curb Cut: No change, existing to be utilized.

ACTION

Motion by Debbie Schumacher, second by Steve Riley, to approve the new 6,000 square foot building and limited site improvement as submitted.

All in favor. Motion carried.

- 6. Proposed new 2 story, 23,595 sf., office building and associated site improvements (1256 Centennial Centre Blvd., HB-2412):**

GENERAL INFORMATION

1. Owner/Developer: Lexington Homes, Inc.
2. Applicant/Agent: Robert E. Lee & Associates, Inc.
3. Address/Parcel: 1256 Centennial Centre Blvd., HB-2412
4. Zoning: B-1: Community Business District
5. Use: Office

BACKGROUND

This same development was before the Committee most recently back on April 15, 2020 and received conditional approval on a 17,014 square foot building with underground parking. The underground parking has since been removed and replaced with an additional 6,581 square feet of building area at grade level which does include an approximately 1,254 square foot garage area and additional office space. Other than this modification, there are no other changes to building or site improvements from the 2020 submittal. Additionally, since the Site Plan Approval expires at 12 months following any approval, the project needed to be resubmitted as the 12 month timeframe expires on April 15, 2021.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

- C. Zoning:** B-1: Community Business District
 - D. Green Space:** 46.8% green space, exceeding the 25% requirement (REL sheet 2)
 - F. Setbacks:** Compliant with zoning district required setbacks (code/(proposed) – Front 40/(172), Side 10/(10/19.5), Rear 15/(55)) (REL sheet 2)
 - G. Parking:** One parking space shall be provided for each 300 square feet of floor area for the first 8,000 square feet of gross floor area. One additional parking space shall be furnished for each 700 square feet or fraction thereof for the next 12,000 square feet of total floor area, and one additional parking space shall be provided for each 1,000 square feet, or fraction thereof, for total area in excess of 20,000 square feet. One parking space shall also be provided for each staff member or employee on the maximum shift. With this additional 23,595 square feet, the site is required to have a minimum of 67 stalls (47 based on square footage and 1 per 20 employees on site) and the site is proposed to have 88 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:** Stormwater from the proposed building and parking areas will be collected by the existing stormwater basin in the middle of the parking lot before being discharged to the creek running along the south side of the site. The on-site infiltration basin will treat the stormwater for TSS removal and peak discharge.
- B. Refuse Collection:** None shown, no changes from current operation.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Wood framed building.
2. **Exterior Materials:** This was approved at the September 2019 meeting and consists of stone veneer and vinyl siding (similar to that utilized on the multi-family structures)
3. **Height:** Overall height of 24'
4. **Overhead doors:** One small garage door to access garage area
5. **Mechanical equipment:** If located on the roof or ground, shall be screen from view by materials compatible with the building or landscaping

Section 3, Landscaping Plan: No changes proposed from existing as this building will be constructed over an existing gravel area and screened from the side view by another existing building and mature evergreen trees planted along the property line.

Section 4, Lighting: None noted, as there is existing pole lighting located in the yard.

Section 5, Signage: No signage submitted as the site currently has a monument sign near the front entrance.

Section 6, Driveway-Curb Cut: Existing with no changes proposed.

ACTION

Motion by Dave Dillenburg, second by Debbie Schumacher, to approve the new 2 story, 23,595 sf., office building and associated site improvements as submitted subject to the following conditions:

1. Any future proposed signage would be required to be submitted for approval at a later date
2. Refuse/Recycling containers whether existing or proposed shall be screened from public view
3. Overhead garage door shall be of a color to blend with the main colors of the building
4. Mechanical equipment if located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping

All in favor. Motion carried.

7. Adjourn:

Motion by Debbie Schumacher, second by Tom Tengowski, to adjourn. All in favor. Motion carried. Meeting adjourned at 5:50pm.