



Village of Hobart
Village Office 2990 S. Pine Tree Rd, Hobart,
WI

www.hobart-wi.org - www.buildinhobart.com

Notice is hereby given according to State Statutes that the **SITE REVIEW COMMITTEE** of the Village of Hobart will meet on **Wednesday September 18th 2019 at 5:30 P.M.** at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 13th day of September, 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 September 18th 2019 (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 5:30pm. Roll call: Dave Dillenburg (Chairperson), Debbie Schumacher, Mike Ambrosius, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Merlin Zimmer
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by Debbie Schumacher second by Dave Baranczyk, to amend the agenda by starting with item #6 and move item #5 to item #7. The motion passed unanimously. Motion to approve the amended agenda by Debbie Schumacher, second by Dave Baranczyk. The motion passed unanimously.
3. Approve Minutes of the August 21st 2019 meeting. Motion made by Debbie Schumacher second by Rick Nuetzel to approve the minutes of August 21, 2019. The motion passed. Tom Tengowski abstained.
4. Public Comment on Non-Agenda Items.

ACTION ITEMS

5. DISCUSSION AND ACTION – Request for wall and window signage (560 Centennial Centre Blvd., HB-3207): A portion of the original building was recently built out for a new fitness center and with the layout of the building having road frontage in a different location than the tenant space entrance, the occupant is requesting a second wall sign to be located above their second entrance door. Their primary wall sign will be the 41 square foot channel letter sign facing Centennial Centre Blvd. and the second wall sign would be a non-illuminated sign of 32 square feet mounted above the entrance on the east side of the building. Typically, one wall sign is permitted per tenant, however, verbiage within the PDD #1 zoning does allow for the Site Review Committee to approve signs that may not comply with the village sign ordinance provided such sign(s) promotes or adheres to the general design aesthetics, themes and guidelines of the Centennial Centre Master Plan. This request for the second wall sign would adhere to the guidelines of the Centennial Centre Master Plan as submitted. (Applicant: FIRE Fitness). Signs would be over the 60sf allowed size and need to be compliant with size requirements. The backerboard should blend with the siding, not be white as represented. No formal action.

6. DISCUSSION AND ACTION - Request for reconsideration on previous approval of a new 1,780 sf., leasing office building with equipment storage space and associated site improvements (4830 Stella Ct., HB-2676): This request was before the committee back in August and received conditional approval with one of the conditions being that the building elevation noted as “Left Side Elevation” on the site plans have two windows install with one being located in the office area and the other in the garage area. Upon hearing of this condition, the property owner inquired about planting additional landscaping in lieu of the windows as they prefer not to have a window in the garage area for security purposes and only having the singular window in the office area would look off balanced. Therefore, the request is back for reconsideration to eliminate both of the requested windows and the developer would enhance the landscaping along both the “left Side”

and “Rear” elevations as noted on the revised landscape plan. (Applicant: Wyndham Lake Villas, LLC). The committee discussed the additional landscaping and agreed to the increased plantings. Motion made by Dave Baranczyk second by Rick Nuetzel, to approve the request to increase the plantings in place of adding windows to the “Left Side Elevation” for security purposes. The additional landscaping is to be tiered to better breakup the look of the side of the building. The motion passed unanimously.

7. DISCUSSION AND ACTION - Conceptual site layout of a new 2 story, 20,000 sf., office building and associated site improvements (1256 Centennial Centre Blvd., HB-2412): The request that is before the committee at this time is for the approval of the site layout in concept only. The proposed new 20,000 square foot building will be constructed in the northwest corner of the partially developed parcel. The site currently has a 6,160 square foot office building with associated parking areas and storm water facilities. The development of this new office building and additional parking areas will complete the buildout of the property. The developer is requesting approval from the committee on the conceptual site layout with the full submittal being planned for a future meeting. (Applicant: Lexington Homes).

Section 3, Site Plan Preliminary Approval. Many elements of this proposal must be brought back to the Site Review Committee for final approvals.

- A. Zoning:** B-1: Community Business District
- B. Green Space:**
- C. Setbacks:**
- D. Parking:** 37 new spaces proposed (25 at surface and 12 under building).
- E. Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted in concept by the Police Chief and Fire Chief. Fire Chief with the understanding that additional comment/conditions may be submitted once the full submittal is received and reviewed at a later date.
- F. Storm Water:** Storm water from the proposed building and expanded parking area will be collected by on-site storm sewer before being discharged to the existing wet detention pond on-site.
- G. Refuse Collection:** None proposed.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Wood framed building.
- 2. Exterior Materials:** This is being worked on and will be submitted for approval at a later date.
- 3. Height:**
- 4. Overhead doors:**
- 5. Mechanical equipment:**

Section 5, Landscaping Plan: This is being worked on and will be submitted for approval at a later date.

Section 6, Lighting: This is being worked on and will be submitted for approval at a later date.

Section 7, Signage: This is being worked on and will be submitted for approval at a later date.

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

Motion made by Rick Nuetzel second by Dave Baranczyk to approve the site concept layout for the Corp. Office 2-Story, 20,000sf office building. The 12-underground parking stalls and existing outside parking already constructed. To allow the owner to start footings this fall 2019. To approve the type of siding approval material, color and height of the building. Conditioned:

- that they come back in October 2019 with full site plans for formal approval.
- Verify with Fire Chief on height of Garage Door to underground parking area
- Coordinate with Fire Chief regarding the number and location of lock box (s).

The motion passed unanimously.

8. ADJOURN: Motion made by Merlin Zimmer second by Mike Ambrosius to adjourn. The motion passed unanimously. The meeting adjourned at 6:30pm.