



**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, August 31st, 2016 – 6:00 pm**

1. **Call to Order, Roll Call:** David Dillenburg, Debbie Schumacher, Mike Ambrosius, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, were present. Mr. Merlin Zimmer arrived at 6:30pm.
2. **Verify/Modify/Approve Agenda:** Motion made by Rick Nuetzel, second by Dave Baranczyk, to approve the agenda as presented. The motion passed unanimously.
3. **Approve March 23rd, 2016 Meeting Minutes:** Motion made by Debbie Schumacher, second by Rick Nuetzel to approve the minutes with the addition of the word “permit” replacing the word “sign” in item 5. The motion passed unanimously.
4. **Public Comment On Non-Agenda Items:** There were no comments given.
5. **3964 Packerland Dr, HB-335-1, Dave Swanson**
Discussion and Action: Proposed 21,875 sf Vehicle Repair & Maintenance Building, and associated parking & storage yard. Allyn Dannhoff, Director of Neighborhood Services, presented the plan for Mr. Swanson. There were conditions identified and listed in the areas of concern. Some of the conditions brought up by staff have been agreed to and materials submitted to meet those conditions.
 - A. **Setbacks:** The building satisfies the front (40’,) side (15’,) and rear (20’) yard setbacks. The parking and storage lots meet the required 5’ side yard setback (and front and rear yard setbacks.)

Recommended Condition:

- 1) **The 5’ area between the fence/property line and the gravel parking/storage lots shall be maintained as green space.**
- B. **Parking:** The 4,000 sf office building requires 14 parking stalls. The proposed 21,875 sf building requires the greater of 1 parking stall per employee or 1 stall per 1,000 sf. Robert E. Lee consultants advised staff they had been advised there would be 12 employees at this building. Therefore, the parking requirement for the new building is 22 stalls.

Total parking stalls required are 14 for the office building, 22 for the proposed building, for a combined total of 36 stalls. There are 29 stalls provided on the plans. An updated plan was presented by R. E. Lee & Associates engineer Jared Schmidt. The number of parking parcels is now 36 spaces as required.

Recommended Condition Met:

2) Required number of parking stalls and blacktop areas has now been met.

- C. **Parking, Storage Lot Surface:** The proposed building will be surrounded by asphalt and gravel parking and storage areas. In regards to the proposed gravel storage lot area, the existing gravel storage lot behind the office building is approximately 38,946 sf. This development proposes to increase the gravel area to 68,002 sf. Mr. Swanson prefers not to pave the gravel area due to the rigors asphalt would be subjected to in maneuvering semi tractors, trailers and other large vehicles and equipment in these areas. Asphalt in these areas would likely deteriorate faster than usual, necessitating frequent repairs, resulting in higher than ordinary maintenance costs.

Staff has requested a parking/storage plan and narrative be provided identifying how vehicles, equipment would be parked and providing insight on the volume of vehicles and equipment anticipated along with any other considerations Mr. Swanson would offer to support his request to waive the paving requirement. Staff believes this information is of importance to allow the Site Review Committee to properly weigh and consider this request as provided ordinance section 295-362 J. (2).

Mr. Swanson explained that the large trucks will drive into his lot, go to the rear of the yard in the gravel drop their trailers for repair. The employees then go out to the lot with equipment and have to turn sharply to maneuver the trailers. If it were blacktop, they would have to repave every couple of years due to the way that lot is used. It would be torn up most of the time. Mr. Swanson asked to have the back portion of the lot remain gravel. The committee agrees that the entire lot does not need to be paved. The paved areas shown are sufficient to stop any tracking from the back lots where the trucks have to turn around.

Recommended Condition:

3) Paved and graveled areas approved as presented in the plans.

Additionally, the fence enclosure surrounding the parking/storage for the proposed building will be provided with privacy slats.

Recommended Condition Met:

4) Slat Colors identified and verified in Site Review Committee discussion. Black and white slats will be used, maintaining the continuity of the existing fencing.

- D. **Refuse Storage:** Dumpsters (size and quantity as dictated by need) will be stored within the fence enclosure. As discussed previously, the fence enclosure is provided with privacy slats to screen the parking/storage associated with the proposed building.
- E. **Storm Water Management and Erosion Control Plan:** Storm water will be conveyed to the Village's Storm Pond abutting the north side of this development site. The pond will be modified to meet storm water quality requirements (dig a wet pond area.) Mr. Swanson stated that he will be paying for the improvement to the stormwater drainage pond to make it a wet pond as required.

Recommended Condition:

5) Storm Water Management Plan must be approved prior to permit issuance.

- F. **Building Architecture:** The building is a pre-engineered metal building with split face block on the east façade and the office area of the north façade. There are two masonry options detailed on the last sheets of the Bayland Buildings plans. The first option results in approximately 13% masonry coverage of the east façade, where the ordinance requires 25%. The second option results in 25.6%.

Staff suggests placing an emphasis on architectural appeal over strict adherence to the 25% requirement. Staff suggests pursuing a design that ties the masonry and steel panels into a more cohesive architectural design. One option would be to promote a design where the masonry is installed to the mid-height of the windows and provided with a stone sill cap (natural or precast.) This would tie the masonry and steel together with the windows and doors.

Recommended Condition Met:

- 6) **Identify and include the masonry configuration desired as a condition of approval. After discussion, the committee agrees that the 13% masonry configuration would best match the existing building. The building is completely behind the privacy fence and not visible from the roadway.**

The metal on the east face employs concealed fasteners. The rest of the walls employ semi-concealed fasteners: placed against raised contours of the metal panels so as to be hidden when viewed from the east for the north and south walls, and as viewed from the south for the west wall.

The roof will be a galvanized aluminum product with a 360° rolled seam with concealed fasteners. Mr. Swanson brought samples of the siding material as well as the roofing material for the committee to see. The color of the siding will match the existing building as best it can. The trim and doors will be dark brown.

Recommended Condition Met:

- 7) **Wall panel profile and roof fastener style approved as presented.**

- G. **Mechanical Equipment:** The electric meter pedestal and gas meter will likely be installed on the east face. Staff has no concern given the office building obstructs view of these. However, consideration might be given to requiring these to be screened with masonry the same as employed on the building façade if the proposed building were to become readily visible from Packerland Dr. in the future.

Recommended Condition:

- 8) **No further screening required other than that provided by the fence/slat enclosure.** Mr. Swanson stated that he intends to have the slatted fencing remain in place. He has also stated that he has gone out for quotes for epoxy paint for the mechanical items on the roof of the building. They will color match the siding. He will also epoxy paint any vents or other equipment that may need to be installed through the side of the building.

Additionally, there will be three Roof Top HVAC units. While the ordinance requires screening of these units, staff supports allowing these units to be professionally painted to match the building façade or roof colors in lieu of architectural screening.

Recommended Condition Met:

9) Roof top units must be painted to match color of metal walls.

Epoxy paint will be used to color match the building.

As a vehicle repair shop, or other uses for a building of this size, it can be envisioned other mechanical equipment, grilles, louvers, etc being installed outside of the building or through the walls of the building. These should also be color matched to the façade.

Recommended Condition Met:

10) Any mechanical penetrations through the building sides or roof must be color matched to the surface penetrated. The RTU's will be color matched to the siding.

Mr. Swanson has stated the RTU's will be painted to color match the siding of the building and all other penetrations will be color matched to the surface penetrated.

H. **Landscape Plan:** This site complies with the landscape standards, which were implemented with the office building.

I. **Lighting:** Exterior lighting consists of pole and wall mounted lighting. All meet the cut off style. Staff has no concerns with the lighting proposed.

Motion made by Rick Nuetzel, second by Mike Ambrosius to approve the proposed project as presented with the identified conditions described above. The motion passed unanimously.

6. MEETING ADJOURNMENT: Motion made by Tom Tengowski, second by Dave Baranczyk, to adjourn. The motion passed unanimously. The meeting adjourned at 6:55pm.