



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, September 16th, 2015 – 6:00 pm

1. **Call to Order, Roll Call:** Meeting called to order by David Dillenburg at 6:00pm.
Roll call: David Dillenburg, Debbie Schumacher, Mike Ambrosius, Rick Baye, Rick Nuetzel, Merlin Zimmer.
Excused: Dave Baranczyk and Tom Tengowski.
2. **Verify/Modify/Approve Agenda:** Motion made by Debbie Schumacher, second by Mike Ambrosius, approve the agenda. The motion passed unanimously.
3. **Approve April 29, 2015 Meeting Minutes:** Motion made by Debbie Schumacher, second by Rick Nuetzel, to approve the Minutes of April 29, 2015. The motion passed unanimously.
4. **Public Comment On Non-Agenda Items:** No comments were given.
5. **1396 Plane Site Blvd, HB-949-3, Ideal Heating & Cooling**
Discussion and Action: Proposed 7,222 sf shop/warehouse addition, contractor yard expansion, and dumpster enclosure modifications. Allyn Dannhoff, Director of Neighborhood Services, introduced the topic to the committee.

The proposed addition is a parking/storage garage to house the field technician vehicles. Per Keller plan set sheet A1.0, the vehicles will enter from the contractor yard (east side) and exit from the overhead door facing Plane Site Blvd. (south face of the addition.) One modification to the plans is to place two windows in the building for natural lighting. The windows will be 10 feet long X 2 feet high and will be placed 10feet above the sill plate.

The walls will be sheeted with the same metal siding (profile and color) as the existing building. This siding employs a hidden fastener profile, with the fasteners being within a deep channel of the siding. The roof will be a concealed fastener system, or commonly known as “standing seam.”

While a strict reading of the Site Review standards would require masonry on the 29’ wall section facing Plane Site Blvd., staff supports waiving the masonry requirement given the 80’ distance from the road, and that this face is not viewed as being “prominently visible” from the road. The committee agreed to allow the building without the masonry due to the location and distance from the road.

Parking

The greater of the following is required for parking:

- 1 space per 1,000 sf of building square footage or
- 1 space per 2 employees on the maximum shift.

Reviewing the Parking Provided 24 stalls are required, 26 stalls are provided. All parking areas either are presently paved, or will be paved as needed for the new stalls along the north face of the addition.

Landscape Plan

The parcel frontage requires 5 trees which are in existence. No further landscaping is being considered.

Lighting

A site visit revealed the existing wall packs on the east and west sides of the existing building are “cut-off” style lights. The lights on the north face of the existing building are angled to project into the contractor yard, presumably for security. The new wall packs, designated with the number 5, will be

“cut-off” style.

Storm Drainage

A storm retention pond is proposed at the northeast corner of the property. The primary discharge will connect to a manhole located in the east side yard, south east of the pond. Storm piping will convey the water to the road side ditch along Plane Site Blvd. The overflow will allow water to spill east, northeast and follow natural grade contours, as allowed.

Mach IV is working with the Village Engineer in securing design approval for the storm retention system. Should the DNR determine that the joint Hobart/Ashwaubenon pond is not sufficient for water quality; the additional DNR requirements shall be complied with.

CONTRACTOR YARD EXPANSION

The Contractor Yard will be expanded to the north and enclosed with 6’ tall chain link fence employing privacy slats to meet the 90% vision impervious requirement.

DUMPSTER ENCLOSURE MODIFICATIONS

The proposed dumpster site modification consist of converting the masonry enclosure into an enclosed building by adding a wall to the open west side, extending the height of the masonry walls with framed walls, and completing the enclosure with a roof structure. This structure will be used to house yard materials and keep them out of the weather.

The plan does not provide specifics on the wall panels or roofing. Materials used for this structure are required to match the wall panels and roofing employed on the addition.

Motion made by Rick Nuetzel, second by Mike Ambrosius to approve the additions including the 6 conditions as listed.

CONDITIONS

1. The project may proceed conditioned upon compliance with the DNR approved Storm Drainage Plan by May of 2016; and subject to securing any required Building Plan Approvals for the addition and dumpster enclosure.
2. The west driveway access to the addition shall not be used for truck loading and unloading (truck dock use) to avoid use of the public road for truck maneuvering;
3. Mechanical (HVAC) penetrations of the proposed building addition shall be limited to the east and north walls. Louvers, vents and hoods penetrating these walls shall be color matched to the walls with a durable paint to prevent peeling, chipping and fading.
4. The Dumpster Enclosure shall employ the same metal wall panels and standing seam roof system as the primary building addition.
5. Additional paved, striped parking stalls shall be provided when it is identified the provided parking stalls are inadequate to continuously meet the business parking needs during hours of operation.
6. The new dumpster site enclosure will be at the northwest end of the contractor yard. It will be screened by the 90% impervious fencing.

6. **MEETING ADJOURNMENT:** Motion made by David Dillenburg, second by Debbie Schumacher to adjourn. The motion passed unanimously. The meeting adjourned at 6:35pm.