



**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, November 18th, 2015 – 6:00 pm**

1. **Call to Order, Roll Call:** Meeting was called to order by David Dillenburg at 6:00 pm. Roll call: David Dillenburg, Rick Nuetzel, Dave Baranczyk, Mike Ambrosius, and Debbie Schumacher. Excused Rick Baye, Tom Tengowski and Merlin Zimmer.
2. **Verify/Modify/Approve Agenda:** Motion made by Debbie Schumacher, second by Rick Nuetzel, to approve the agenda as presented. The motion passed.
3. **Approve September 16th, 2015 Meeting Minutes:** Motion made by Rick Nuetzel, second by Mike Ambrosius, to approve the minutes. The motion passed. Dave Baranczyk abstained as he was not at the last meeting.
4. **Public Comment On Non-Agenda Items:** No comments were given.
5. **3168 S. Pine Tree Rd., HB-859-2, BSK Holding LLP, Summit Pump**
Discussion and Action: Proposed 16,600 sf shop/warehouse addition. Allyn Dannhoff, Director of Neighborhood Services, directed the discussion regarding the addition for Summit Pump. The business has been there for over 22 years at this time. Additions to the property have been constructed over the years. The yard remains unpaved at this time other than the driveway from S. Pine Tree to the business.
Owner: BSK Holdings LLP
Occupant: Summit Pump
Agent: Vernon Heyrman, Heyrman Construction Co., Inc
Location: 3168 S. Pine Tree Rd.
Property is zoned I1-Limited Industrial District

ADDITION

The proposed addition is for shop and warehousing purposes. The addition complies with the 15' side yard setback.

The walls will be sheeted with the same metal siding (profile and color) as the existing building. The existing wall panels can be classified as semi-concealed fasteners as the fasteners are placed next to a rib within the steel panel. No masonry is proposed. **Since the building is not visible from the public right of way (S. Pine Tree Rd.) and the building is matching the existing steel siding, staff recommends waiving the masonry requirement.** Color will match the existing structures as close as possible.

The roof will be a concealed fastener system, or commonly known as “standing seam.” **The proposed roof system complies with the architectural requirements.**

Parking

The site plan provides 34 parking stalls and has been stated to represent existing parking. However, the 2014 aerial provided with the application and plan set would demonstrate parking might be using other configurations.

The zoning code parking provisions establish the following standard:

For manufacturing, servicing, processing, fabrication, repair and warehousing facilities, provide the greater of:

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

Summit Pump operates a single shift with a maximum of 30 employees, per a statement provided by Summit Pump. The existing parking is sufficient for the stated number of employees, leaving additional stalls available for customers and visitors. Nationally, the trend is to cater parking requirements to the occupant needs (performance requirement) vs. utilizing set or established parking counts which may create excess parking and water impervious surfaces. This is a topic staff has identified for review and revision in the 2016 Zoning Ordinance rewrite effort. Staff recommends consideration to approving the parking as proposed conditioned on the following:

1. Parking shall be striped in conformance with the proposed plan;
2. All stalls meet the minimum 10' x 18' size requirement;
3. All parking and maneuvering areas shall be paved with asphalt or concrete to a depth which will withstand the traffic imposed;
4. Additional designated, marked parking stalls shall be provided when it is found vehicles, including business vehicles, are being parked in undesignated areas, and
5. Plans to expand designated parking stalls shall first be approved by the Village for compliance with applicable regulations prior to implementing any action to add or designate additional parking stalls.

The committee discussed the paving of the lot at length. It was determined that no paving would be required unless there were complaints regarding dust / tracking debris onto the main road. The Owners represented that dust treatments would be applied should the need arise.

Landscape Plan

Not Applicable

Lighting

Lighting is proposed over the exit doors of the addition. The included manufacturer literature for the LED wall mounted fixtures proposed demonstrates compliance with the ordinance provision prohibiting casting glare onto adjacent properties.

Storm Drainage

Sheet C1.0 provides insight on parking lot drainage. The proposed addition does not invoke any requirement to provide storm water detention basins. The existing parking lot employs a series of catch basins that convey storm water to a natural drainage area north of the property. This system is proposed for expansion with an additional catch basin in the vicinity of the SE corner of the addition, which appears to also collect roof storm water. This expansion will then connect to the existing system.

DUMPSTER ENCLOSURE

A dumpster enclosure or storage area is not shown on the plans. **The owner will enclose the dumpster so it is not visible from the road**

Motion made by Rick Nuetzel, second by Dave Baranczyk to approve the 16,600 sf shop/warehouse addition with conditions listed.

1. Parking will take place in an orderly fashion'
2. Refuse enclosure will be constructed so the dumpster is not visible from the road. **The motion passed unanimously.**

6. **1220 Flightway Dr., HB-335-2-2, Driveway Hoops, LLC**

Discussion and Action: Proposed 10,080 sf, with approximately 2,000 sf mezzanine, sports training facility. Allyn led the review of the proposed facility for the committee.

Owner: Driveway Hoops LLC,
Representative: Ryan Borowicz
Contractor: Alliance Construction and Design
Representative: Mark Rukamp
Location: 1220 Flightway Dr.
Property is zoned I1-Limited Industrial District

BACKGROUND

Ryan Borowicz proposes a 10,080 sf (with a mezzanine of approximately 2,000 sf) sports training facility.

Building & Site

The proposed building complies with the zoning district setback standards. However, the future building addition will necessitate a variance. The cul-de-sac had to be offset vs. being centered with LaGuardia to meet owner needs for the land north of this development. Staff will speak further to this at the Site Review Committee meeting. **There are other factors necessitating the offset cul-de-sac, thus the need for a variance in the future is not a self-created hardship, rather one imposed on this business owner by local site dynamics.**

The site layout, including future parking and building must maintain a minimum 25% of green space. The applicant and contractor have been advised to provide information to support compliance with the 25% green space requirement. The greenspace for the facility even with the future addition will maintain 43% and by doing so meet the ordinance regulation.

Building Architecture

The south façade facing Flightway will employ 12’ tall split face concrete block with 14’ tall concealed fastener metal panels above. To complement the business name (The Driveway,) this façade will also employ two glass overhead garage doors. The masonry will employ “columns” to provide visual breaks and shadow lines. Two 3’x15’ windows will be provided in the metal panels above the masonry, providing natural light to the mezzanine and gymnasium floor. Finally, the masonry will wrap around the SE corner for several feet. Two courses of block will be smooth at the top of the structure, allowing for painting/ using logo color identification.

The west façade facing LaGuardia will employ 12’ tall split face concrete block with 14’ tall semi-concealed fastener metal panels with the fasteners positioned so as to not be visible from Flightway Dr (the through road.) As this elevation will be over 100’ from LaGuardia, staff and administration is supportive of the semi-concealed fasteners on this elevation (as well as the east and north facades.)

The east façade faces Orde Sign. The section of the building projecting closer to Flightway than Orde will employ the 12’ masonry. The ground mounted HVAC units will be placed in the east yard, hidden from street view except when viewing from a point directly south of the east yard. Juniper shrubbery is proposed to screen the ground mounted units. The vertical duct chases will employ metal of the same color as the walls to blend with the walls.

The north face also employs semi-concealed fastener metal panels with the fasteners positioned to be obscured from view from LaGuardia.

Lastly, the roof structure employs an architectural sculpted gutter at the eave to enhance the façade by simulating an overhang, providing shadow lines (vs. that of the standard flush wall/roof intersection.) the sculpted gutter will provide an approx 10” extension from the building.

Storm Water Management and Erosion Control Plan

A partial conceptual plan was presented this evening. R. E. Lee has been contracted to complete the plan for the facility. Storm water management will employ a retention pond with waters being directed to this feature. Due to the short time this project has evolved and the need to order the metal building by the end of November and start the foundation by the end of November, **staff requests consideration of either a foundation approval or an Approval Conditioned on the project not proceeding beyond the foundation stage until the storm water management and erosion control plan has been approved.**

Refuse Storage

The applicant indicates the refuse storage needs will be satisfied with 2 or 3 residential style garbage carts. Staff has confirmed with an area commercial sanitation company businesses can and are services using these carts. **Staff recommends approval conditioned on installation of a compliant dumpster enclosure should storage be moved out of the building. Further conditioned on an outdoor dumpster enclosure employing the split face block for 3 walls and gates meeting the screening requirement.**

Parking

The site plan provides 24 parking stalls for this first building. The zoning code provides no comparable businesses to establish a parking benchmark. However discussions with the applicant indicate that based on experience in conducting this business activity for the past several years elsewhere, the parking proposed is expected to exceed the parking needs.

While one might draw a parking parallel to that of some form of assembly, which has a general requirement of 1 staff per 100 sf, as discussed with the prior case, nationally, the trend is to cater parking requirements to the occupant needs (performance requirement) vs. utilizing set or established parking counts which may create excess parking and water impervious surfaces. This is a topic staff has identified for review and revision in the 2016 Zoning Ordinance rewrite effort. **Staff recommends consideration to approving the parking as proposed conditioned on the following:**

Any change in business plan, the following contingencies are to be met for parking.

- a. All stalls meet the minimum 10’ x 18’ size requirement;**
- b. Additional designated, marked parking stalls shall be provided when it is found vehicles, including business vehicles, are being parked in undesignated areas or on public roads, and**
- c. Plans to expand designated parking stalls shall first be approved by the Village for compliance with applicable regulations prior to implementing any action to add or designate additional parking stalls.**

Landscape Plan

Revised landscape plans must be provided. It appears there is approximately 530’ of road frontage, resulting in a requirement for 11 trees. Eight trees are shown, deficient by 3. **Staff recommends Approval Conditioned on securing landscape plan approval prior to proceeding above the foundation. Landscaping along the**

LaGuardia side is to be completed after the road has been constructed with planting completion during the following growing season.

Lighting

A Site Lighting plan is provided showing a single double fixture parking lot light pole employing compliant light fixtures. The lighting plan demonstrates minimal foot candles (illumination levels) at the street property lines and east property line.

Motion made by Debbie Schumacher, second by R. Nuetzel to approve the 10,080sf & aprox 2,000 sf observation mezzanine sports training facility with conditions listed.

- 1. Foundation and parking elevations from R. E. Lee must be received prior to foundation construction.**
- 2. The address on the building must be readily visible from the main road.**
- 3. Landscaping along LaGuardia is to be completed after the road has been constructed during the following growing season.**

The motion passed unanimously.

- 7. MEETING ADJOURNMENT:** Motion made by Rick Nuetzel second by D. Baranczyk to adjourn. The motion passed unanimously. The meeting adjourned at 7:05pm.