

**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, May 15, 2019 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:31 pm. Roll call: Dave Dillenburg, aye; Debbie Schumacher, aye; Mike Ambrsius, aye; Dave Baranczyk, aye; Tom Tengowski, aye; Merlin Zimmer, aye; Rick Nuetzel, excused.

2. Verify/Modify/Approve Agenda:

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

3. Approval of Site Review:

Motion by Tom Tengowski, second by Debbie Schumacher, to approve the March 20, 2019 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. 118 W. Meadow Drive – HB-631-2:

Section 1: The applicant (Oneida Apostolic Church) is seeking approval to build a 3,072 square foot building addition to the rear of the existing building for an expanded worship area.

Section 2:

1. Developer: Oneida Apostolic Church
2. Applicant: Mark Nysted, Keller Inc
3. Address/Parcel: 118 W. Meadow Dr, HB-631-2
4. Zoning: A-1 Agricultural District
5. Use: Church

Section 3: Site Plan Approval

- A. Zoning:** A-1: Agricultural District
- C. Green Space:** 92% after the completion of this project.
- D. Setbacks:** Compliant with zoning district and consistent with existing building.
- E. Parking:** No change proposed, total site is 5.50 acres so there is ample room to expand parking if it is warranted.
- H. Fire Dept. & Police Dept.:** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief. A note to the developer and applicant that a fire lane along the south side of the building may be required depending on the total length of the existing building and the “future expansion”.
- I. Storm Water:** Continue to sheet drain to remainder of parcel. There is no increase in impervious surfaces other than the new roof area.
- M. Refuse Collection:** None existing and none proposed.

Section 4: Architectural Plan Approval

- A. Exterior Construction Information:** The addition is proposed to employ the same materials and design as employed on all the elevations of the existing building (vinyl siding.) Staff recommends the incorporation of some masonry (similar to that on the front

(west elevation) of the existing building) along the south elevation of the new addition fronting W. Meadow Dr.

1. **Materials:** Wood Frame Building.
2. **Exterior Materials:** Continuation of vinyl siding to match the existing building in both materials and colors. Proposed roofing asphalt shingles to match existing.
3. **Height:** Roof truss bearing height of 10', and peak height of approximately 23'. This will blend with the existing.

Section 5, Landscaping Plan: Replanting of grass is all that is noted, however, Staff recommends the installation of a landscape bed along the entire south building elevation to match what is along the front portion of the existing building, south wall, along with similar plant species to match existing.

Section 6, Lighting: Installation of two building wall sconces.

Section 7, Signage: No signage shown at this time.

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

Motion made by Debbie Schumacher, second by Mike Ambrosius, to approve the site plan with the following conditions.

1. Installation of masonry wainscoting along south elevation of the new addition and existing building to match that on the west elevation within one (1) year of completion.
2. Continuation of landscape bed along entire south elevation to match existing landscaping.

All in favor. The motion passed unanimously.

6. 1220 Flightway Drive – HB-335-2-2:

Section 1: The applicant (The Driveway) is seeking approval for a new 8,680 square foot building addition that will nearly double the footprint of the existing building (total of 18,760), which is a basketball recreation center.

Section 2:

1. Developer: The Driveway, Ryan Borowicz
2. Applicant: Mark Rukamp, Alliance Construction & Design
3. Address/Parcel: 1220 Flightway Dr, HB-335-2-2
4. Zoning: I-1 Limited Industrial District
5. Use: Basketball Recreation Center

Section 3: Site Plan Approval

- A. **Zoning:** I-1: Limited Industrial District
- B. **Green Space:** 37% after the completion of this project (25% minimum required by ordinance).
- C. **Setbacks:** Compliant with zoning district and consistent with existing building.
- D. **Parking:** The site currently has 24 parking stalls and they are proposing a total of 60 stalls for an increase of 36 stalls on site. There is additional area along the rear of the property for additional parking area should more be needed.
- H. **Fire Dept. & Police Dept.:** The plans presented are being reviewed by both the Police Chief and Fire Chief and any comments from those reviews will be brought forward to Wednesday's meeting.
- I. **Storm Water:** New parking area will be collected via internal catch basins and routed to the public storm sewer that connects to the regional storm water pond between Flightway Dr. and Orlando Dr. Applicant has discussed this project with Robert E. Lee & Associates and it was determined that on-site retention is not required. Staff has requested a copy of such documentation to keep with the file.

M. Refuse Collection: None existing and none proposed.

Section 4: Architectural Plan Approval

A. Exterior Construction Information: The addition is proposed to employ the same materials, colors, and design as employed on the existing building (split face masonry block and metal wall panels).

- 1. Materials:** Metal Frame Building.
- 2. Exterior Materials:** Continuation of split face masonry block and metal wall panels to match the existing building in both materials and colors.
- 3. Height:** Roof truss bearing height of 26', and top pf parapet height of 28'. This will blend with the existing.

Section 5, Landscaping Plan: Foundation plantings will be incorporated along the front and wrap around a portion of the west elevation of the new addition to match existing. The site will need to have additional trees planted along La Guardia Dr. to meet the required 1 tree for every 50 feet of road frontage (minimum 5 additional trees).

Section 6, Lighting: Installation of two parking lot lighting poles that will match the existing pole on site (overall height of 23 '. Additionally there will be 2 new wall mounted lighting on the west elevation to aid in lighting up the parking area. These new lighting fixtures are required to include proper cut-offs to prevent lighting glare and /or trespass to adjoining properties or the public roadway.

Section 7, Signage: No new signage, they will only be relocating the existing wall sign to the center of the building front once the addition is complete.

Section 8, Driveway-Curb Cut: Existing to remain on Flightway Dr. and there is 1 new curb cut and driveway access proposed into the cul-de-sac of La Guardia Dr. This new driveway width will be 24' and the curb cut is yet to be determined. Since the curb cut will be located in the curve of the cul-de-sac, Staff is not opposed to a 40' opening to aid with will maneuverability of the traffic visiting the site.

Section 9, Mechanical Equipment: There is no mechanical equipment noted on the attached plans, however, any mechanical equipment proposed to be either roof or ground mounted shall be screened from view. If located on the roof, screening materials shall be of those that match the materials on the principal building.

Motion made by Debbie Schumacher, second by Dave Baranczyk, to approve the site plan with the following conditions.

1. Planting of additional trees along LaGuardia Drive to meet ordinanace requirements (minimum 5 additional trees).
2. New lighting fixtures required to include proper cut-off to prevent light glare and/or trespass to adjoining properties or the public roadway.
3. Maximum of a 35-foot wide curb cut onto LaGuardia Drive
4. Existing wall panels on south elevation to match new wall panels in color.
5. Relocate tree on left side of LaGuardia Dr. driveway to the right side of the driveway.

All in favor. The motion passed unanimously.

7. 1261 Camber Court – HB-950-1:

Section 1: The applicant (KES Commercial Properties, LLC) is seeking approval for a new 9,600 square foot building to the north of the existing building which was approved and began construction in 2018. This new building will be utilized more as a contractor shop/vehicle storage area with all of the garage door facing away from the street and into the parking/internal drive area.

Section 2:

1. Developer: KES Commercial Properties LLC, Kyle Stankevitz
2. Applicant: Jared Schmidt, Robert E Lee & Associates Inc

3. Address/Parcel: 1262 Camber Court, HB-950-1
4. Zoning: I-1 Limited Industrial District
5. Use: Contractor Shop

Section 3: Site Plan Approval

- A. Zoning:** I-1: Limited Industrial District
- B. Green Space:** 79.6% green space with most of this area being to the rear of the property and remaining natural. The front of the buildings are proposed to be landscaped and seeded.
- C. Setbacks:** Compliant with zoning district requirements. 40' front, greater than 20' rear, and 15' side.
- D. Parking:** 10 new stall proposed, 10 are required as code requires 1 stall for each 1,000 square feet of building area.
- H. Fire Dept. & Police Dept.:** The plans presented are being reviewed by both the Police Chief and Fire Chief and any comments from those reviews will be brought forward to Wednesday's meeting.
- I. Storm Water:** Storm water will be sheet drained and collected by swales and discharge to the regional detention pond to the south of this property.
- M. Refuse Collection:** Previously approved as part of the existing building approval on August 22, 2018 and no changes proposed.

Section 4: Architectural Plan Approval

- A. Exterior Construction Information:**
 - 1. Materials:** Wood frame building.
 - 2. Exterior Materials:** Majority of the building is proposed as metal wall panels with split-face masonry veneer to a height of 4'-8" along the south elevation (facing Camber Ct.). This design is the same as what was approved on the existing building so to keep both buildings resembling one another, the developer is requesting this same design. The 4'-8" high masonry equates to 21.86% of the south wall having a masonry component. The ordinance requires 35% minimum.
 - 3. Height:** Warehouse eve height of 16'-0", peak height of 27'-2-1/2"9'-8".
 - 4. Overhead Doors:** All 9 overhead doors will be facing the rear of the property.
 - 5. Mechanical Equipment:** There is no mechanical equipment noted on the plans, however, any such equipment including any exhaust equipment and/or duct material shall be integrated into the building design or screened from view.

Section 5, Landscaping Plan: Staff would recommend that a landscape area be installed along the south side of building that extends a minimum of 5' from foundation and incorporates plant species similar to those required for the previous building.

Section 6, Lighting: No parking lot lighting is proposed at this time. Wall packs will be utilized which will be the same as on the existing building.

Section 7, Signage: No signage is proposed. Formal signage submittal is required if proposed in the future.

Section 8, Driveway-Curb Cut: No new driveways are proposed as they will be utilizing the current driveway. As for the internal drive area, that is proposed to remain as gravel as it is to the rear of the building.

Motion made by Debbie Schumacher, second by Tom Tengowski, to approve the site plan with the following conditions.

1. Any mechanical equipment including any exhaust equipment and/or duct material shall be integrated into the building design or screened from view.

2. Installation of a landscape area along the south side of the building that extends a minimum of five (5) feet from the foundation and incorporates plant species similar to those required for the previous building.
3. Wrap masonry wainscoting around west elevation up to the first bay door.
4. All gravel area to be paved within one (1) year of completion with the exception of the two (2) northernmost bays.

All in favor. The motion passed unanimously.

8. Meeting Adjournment:

Motion made by Mike Ambrosius, second by Dave Baranczyk to adjourn. All in favor. Motion carried. Meeting adjourned at 6:24 pm.