

Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Tuesday, July 7, 2020 – 5:00 pm

1. Call to Order, Roll Call:

The meeting was called to order by Debbie Schumacher at 5:07pm. Roll call: Dave Dillenburg, excused; Debbie Schumacher, aye; Mike Ambrosius, aye; Dave Baranczyk, excused; Merlin Zimmer, excused; Rick Nuetzel, aye; Tom Tengowski, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rick Nuetzel, second by Mike Ambrosius, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Site Review Minutes:

Motion by Rick Nuetzel, second by Debbie Schumacher, to approve the site review minutes for June 23, 2020

4. Public Comment on Non-Agenda Items:

None.

5. Request for a new 16,170 square foot Sports Facility located at 740 Centerline Drive:

GENERAL INFORMATION

1. Developer: Harry Boyce
2. Applicant: Bayland Buildings, Inc.
3. Address/Parcel: 740 Centerline Drive, Portion of HB-2681-1
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Indoor Sports Training Facility

ANALYSIS

The development is for a proposed new 16,170 square foot building to be constructed along Centerline Dr. on a newly created parcel adjacent to the Village Water Tower. This request is for committee approval on the overall general site layout and the building architecture only at this time with a full submittal and review at a future meeting.

BACKGROUND

As noted above, this request that is before the committee at this time is for the approval of the general site layout and building architecture only. The contractor is requesting that the committee please review this limited portion as they are planning to construct the building this year and at present day there is approximately a 8 – 12 week delay from the time it is ordered on getting the metal delivered to the site. The proposed new 16,170 square foot building will be constructed towards the middle of the property with high visibility to STH 29/32 with the plan to expand the building to the east in the future. Along with a possible future expansion, there is enough area on site to expand the parking area as well.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. Zoning: PDD #1: Centennial Centre at Hobart District

- B. Green Space: Not known at this time
- C. Setbacks: Minimum required setbacks – Front 30’, Side 15’, Rear 25’ (will be included on full submittal for later meeting)
- D. Parking: There are 40 stalls shown with the ability to construct additional stalls if necessary
- E. Fire Dept. and Police Dept.: These plans do not include the detail necessary for a full review by either the Police Chief or Fire Chief, however, neither has any issue with the very basic site plan as presented. A more in depth and formal review will be completed when the required documentation is submitted for the full review at a later meeting.
- F. Storm Water: No details at this time, still in the planning stages (will be included on full submittal for later meeting)
- G. Refuse Collection: To be located at north end of parking area. Enclosure materials will need to be submitted for approval. Additionally, with the proximity to HWY 29 corridor. Staff would recommend that landscaping be included on the landscape plan to help screen the enclosure from view from HWY 29.

Section 4, Architectural Plan Approval

- A. Exterior Construction Information:
 - 1) Materials: Metal skeletal building
 - 2) Exterior Materials: CMU block and semi-concealed metal wall panels (note that the east elevation is proposed without the CMU block as it is designed to be expandable for a future addition)
 - 3) Height: Overall height of approximately 30’.
 - 4) Overhead doors: Two glass doors on the front to allow for occasional access of larger items into the facility.
 - 5) Mechanical Equipment: If located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping.

Section 5, Landscaping Plan:

Plan is still in the planning stages and will be brought for approval at a later meeting along with the final submittal.

Section 6, Lighting:

Plan is still in the planning stages and will be brought for approval at a later meeting along with the final submittal.

Section 7, Signage:

No signage proposed at this time and any future proposed signage would be required to be submitted for approval at a later date.

Section 8, Driveway-Curb Cut:

New curb cut noted at 35’ from Centerline Drive

ACTION

Motion by Tom Tengowski, second by Rick Nuetzel, to approve the 15,170 square foot Sports Training Facility with the following conditions:

- 1. Lock Box location shall be noted on final plan at time of revised submittal
- 2. Provide adequate width of drive lanes in parking areas for fire apparatus
- 3. Recycling/trash enclosure shall be constructed of materials compatible with the main building and include landscaping around the perimeter to help screen from view from adjacent roadways (HWY 29)

4. This approval is for general site layout only with the following items/plans being submitted at a later meeting for review: Final site plan with dimensions, Utility/ Engineering plan, Stormwater plan and details, Landscape plan, Lighting plan, Signage plan/documentation with details.
5. No development/construction of the site (other than site grading) may commence based on this review.
6. EFIS coating material will be required for all sides except the east elevation.
7. Owner must return within 5 years to present proposed expansion plans or present plans to put EFIS on the east elevation to match the other elevations.

All in favor. Motion carried.

6. Adjourn:

Motion by Rick Nuetzel, second by Mike Ambrosius, to adjourn. All in favor. Motion carried. Meeting adjourned at 5:33pm.