



**Village of Hobart Site Review Committee Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, September 16, 2020 – 5:30 pm**

---

**1. Call to Order, Roll Call:**

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

**2. Verify/Modify/Approve Agenda:**

Motion by Debbie Schumacher, second by Dave Dillenburg, 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 July 7, 2020

**4. Public Comment on Non-Agenda Items:**

None.

**5. Proposed 32 Square Foot Freestanding Monument Sign (Rivers of Life Ministries, 522 Orlando Drive, HB-314):**

GENERAL INFORMATION

1. Applicant: Rivers of Life Ministries
2. Owner: Rivers of Life Ministries
3. Address/Parcel: 522 Orlando Drive
4. Parcel: HB-314
5. Zoning: R-2: Residential District

ZONING REQUIREMENTS

Rivers of Life Ministries is proposing to remove their existing non-illuminated freestanding sign along Orlando Dr. and replace it with an internally illuminated monument sign to be constructed in the same location as the existing sign. The proposed sign will be an internally illuminated cabinet mounted within a new brick structure to provide a much greater appearance than the existing post and panel style sign. The proposed sign with structure will have an overall height of 8' with an overall width of 10' and a sign area of 32 square feet per side. These measurements comply with the Village code for religious establishments which permits a maximum of 50 square feet per side of sign and a maximum of 10' in overall height.

ACTION

Motion by Rick Nuetzel, second by Mike Ambrosius, to approve the 32 square foot freestanding monument sign with the following conditions:

1. Sign shall maintain a minimum of 10 feet from the property lines.
2. Address of property shall be identified on the sign.

All in favor. Motion carried.

**6. Proposed Wall and Freestanding Monument Sign (Laserform LLC, 3750 Packerland Drive, HB-950-6):**

GENERAL INFORMATION

1. Applicant: Jessica Niles (Creative Sign Company)
2. Owner: Ken Destiche (Laserform)
3. Address/Parcel: 3750 Packerland Drive
4. Parcel: HB-950-6
5. Zoning: I-1: Limited Industrial District

ZONING REQUIREMENTS

Laserform, LLC is currently in the process of having a new 72,800 square foot manufacturing facility constructed at 3750 Packerland Dr. (northwest corner of Packerland Dr. and Camber Ct.). During the site plan approval for the overall site back on August 21, 2019, signage was not included in that review at that time and was required to come back to the committee at a later date. The owner and sign company have now finalized the plans for both a freestanding monument sign to be located along Packerland Dr. along with a wall sign to be mounted on the front (east) elevation of the building.

The freestanding sign will be a metal fabricated sign (bringing it over from their current facility) mounted to a brick/block masonry base that matches the material on the principal building. The sign is 24 square feet (100 allowed by ordinance) with an overall height of 7' and width of 16' (10' high and 20' allowed by ordinance). This sign must still maintain a minimum 10' setback from property lines.

As for the proposed wall sign, it will be backlit channel letters (white LED around the perimeter) mounted to a raceway. The sign will be 263.25 square feet which complies with village ordinance of a maximum of 300 square feet allowed.

Please note that there are also some "palm trees" proposed adjacent to the freestanding sign, however, this is considered "art" and is not to be included as part of the signage package for the site.

ACTION

Motion by Rick Nuetzel, second by Dave Baranczyk, to approve the foot freestanding monument sign and wall sign with the following conditions:

1. Sign shall maintain a minimum of 10 feet from the property lines.
2. Address of property shall be identified on the sign.

All in favor. Motion carried.

**7. Proposed Wall and Freestanding Directional Signs (Exclusive Use Express, 3794 Packerland Drive, HB-950):**

GENERAL INFORMATION

1. Applicant: Jessica Niles (Creative Sign Company)
2. Owner: Brent Van Laanen (Exclusive Use Express)
3. Address/Parcel: 3794 Packerland Drive
4. Parcel: HB-950
5. Zoning: I-1: Limited Industrial District

ZONING REQUIREMENTS

Exclusive Use Express is currently in the process of having a new 125,000 square foot warehouse facility constructed at 3794 Packerland Dr. (southwest corner of Packerland Dr. and Camber Ct.).

During the site plan approval for the overall site back on December 18, 2019, signage was not included in that review at that time and was required to come back to the committee at a later date. The owner and sign company have now finalized the plans for both three freestanding directional signs to be located along Packerland Dr. and Camber Ct. (1 adjacent to each driveway and 1 near the intersection) along with a wall sign to be mounted on the front (east) elevation of the building.

The freestanding directional signs will be aluminum panel signs mounted with aluminum tubing at an overall height of 5' and an area of 6 square feet. The signage is more critical for truck traffic than it is for visitors, so that is why they are choosing to go with the smaller directional signs rather than the larger monument signs. These signs must still maintain a minimum 10' setback from property lines / right-of-way lines.

As for the proposed wall sign, it will be a non-illuminated dibond panel (solid plastic sandwiched between two aluminum panels). The sign will be 180 square feet which complies with village ordinance of a maximum of 300 square feet allowed (without receiving special SRC approval).

#### ACTION

Motion by Dave Baranczyk, second by Rick Nuetzel, to approve the freestanding monument sign and wall sign with the following conditions:

1. Sign shall maintain a minimum of 10 feet from the property lines.
2. Address numbers of property shall be identified on both freestanding signs fronting along Packerland Drive.

All in favor. Motion carried.

### **8. Proposed New 14,965 square foot Sports Training Facility and Associated Site Improvements (Team 1848 Development):**

#### GENERAL INFORMATION

1. Applicant: Robert E Lee & Bayland Buildings
2. Owner: Harry Boyce (Team 1848)
3. Address/Parcel: 740 Centerline Drive
4. Parcel: Portion of HB-2681-1
5. Zoning: PDD #1: Centennial Centre at Hobart District
6. Use: Indoor Sports Training Facility

#### ANALYSIS

This proposed development is for a new 14,965 square foot building to function as an indoor sports training facility to be constructed along Centerline Dr. on a newly created parcel adjacent to the Village Water Tower.

#### BACKGROUND

This project came before the committee back in July 2020 for review of the site layout as a conceptual only along with the building architecture so the building could be ordered as there was a several week delay on receiving the building once it was ordered. During that several week timeframe, the developer and their agents were able to complete the final details for the full development and submit for final review. This request is now for the final review of the entire proposed development. During the review back in July, the committee conditionally approved the building architectural components with the condition that: 1) EFIS materials be installed on the south, west, and north elevations to replace the then proposed corrugated metal wall panels to match the existing building on the east side of the water tower, and 2) The east elevation is permitted to be constructed with corrugated metal wall panels to allow for the future expansion of the structure with the condition that if the addition is not constructed within 5 years, the owner shall present

plans to the committee to install EFIS material to match the other three elevations of the building. Please note that Village Staff went to the inspect the neighboring building to confirm the material utilized and confirmed that the material that appeared to be EFIS on the street view photos from Google Maps was actually a textured, flat metal wall panel (not corrugated design). This metal panel gives the same appearance as EFIS from a distance, but only once you get close are you able to visually see the thin vertical lines between the panels. Being a metal based product that has its texture and color baked on the metal in a factory instead of applied on site, this product tends to have a better durability than the foam based EFIS product. The proposed new 14,965 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: 73.7%
- C. Setbacks: Minimum required setbacks – Front 166’, Side(s) 97’ & 116’, Rear 123’ (minimums: Front 30’, Side 15’, Rear 25’)
- D. Parking: There are 39 stalls shown with the ability to construct additional stalls if necessary.
- E. Fire Dept. (and Police Dept.): Review by both the Fire Chief and Police Chief are in progress and their respective comments will be brought to the meeting.
- F. Storm Water: Storm water runoff from the proposed building and parking/drive areas will discharge to a dry detention pond located near the front of the property prior to entering the Village’s storm sewer.
- G. Refuse/Recycling Collection: To be located at north end of parking area. Enclosure materials will be constructed of CMU block to match the proposed building with a privacy type fence double swinging gate. 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 texture clad flat metal concealed fastener metal wall panels on the south, west, and north elevations (note that the east elevation is proposed without the CMU block and will be a corrugated metal wall panel as it is designed to be expandable for a future addition). (See condition # 3 noted under the “Recommendation/Conditions” below)
  - 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 screen from view by materials compatible with the building or landscaping

**Section 5, Landscaping Plan:** Landscaping is noted on the “Site Plan” and the tree spacing of 30’ as noted complies with requirements in the PDD #1 zoning district when near single-family of multi-family developments (multi-family development across the street and vacant lot to the west)

**Section 6, Lighting:** Wall pack lighting mounted on the front and both sides of building. Such lighting is down lighting to avoid light trespass and be compliant with village codes.

**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 36' from Centerline Dr. and a driveway width of 26' at property line.

**ACTION**

Motion by Debbie Schumacher, second by Rick Nuetzel, to approve the overall site layout and building design as presented with the following conditions:

1. Lock Box location shall be noted on the final plan.
2. Recycling/trash enclosure shall include landscaping around the perimeter to help screen from view from adjacent roadways (Hwy 29) and property to the west. Landscaping shall include a minimum of 4 evergreen trees with two planted along the west side and two along the north side of the enclosure with the planting being a minimum of 6 feet in height or as high as the enclosure, whichever is greater.
3. Owner shall return before the Site Review Committee within 5 years from the date of occupancy of the building to present building plans for the future expansion to the east elevation of the building or present plans to place texture clad flat metal concealed fastener metal wall panels on the east elevation of the building to match the other three building elevations.
4. All mechanical equipment whether located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping base on their respective installation locations.

All in favor. Motion carried.

**9. Adjourn:**

Motion by Dave Baranczyk, second by Rick Nuetzel, to adjourn. All in favor. Motion carried. Meeting adjourned at 6:12pm.