



VILLAGE OF  
**HOBART**  
 GREATNESS IS GROWING  
 Village of Hobart  
 Village Office 2990 S. Pine Tree Rd, Hobart,  
 WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://www.buildinhobart.com)

Notice is hereby given according to State Statutes that the **SITE REVIEW COMMITTEE** of the Village of Hobart will meet on **Wednesday June 19<sup>th</sup> at 5:30 P.M.** at the **Hobart Village Office**. **NOTICE OF POSTING:** Posted this 14<sup>th</sup> day of June, 2019 at the **Hobart Village Office, 2990 S. Pine Tree Rd** and on the village's website.

**MEETING MINUTES – SITE REVIEW COMMITTEE**

**Date/Time:** Wednesday June 19<sup>th</sup> 2019 (5:30 P.M.)  
**Location:** Village Office

**ROUTINE ITEMS TO BE ACTED UPON:**

1. Call to order/Roll Call. Dave Dillenburg (Chairperson), Mike Ambrosius, Dave Baranczyk, Merlin Zimmer were present. David Dillenburg, Tom Tengowski and Rick Nuetzel were excused.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by M. Zimmer second by M. Ambrosius, to approve the agenda as presented. The motion passed unanimously.
3. Approve Minutes of the May 15<sup>th</sup> 2019 meeting. Motion made by D. Baranczyk second by M. Ambrosius, to approve minutes from the May 15<sup>th</sup> meeting. The motion passed unanimously.
4. Public Comment on Non-Agenda Items. None.

**ACTION ITEMS**

5. **DISCUSSION AND ACTION – Discussion and action on request for a 14,000 sq. ft. building addition to the contract shop and expansion of the outdoor storage yard (Bodart Electric Services, LLC; 1113 Orlando Dr.)** Mr. Bodart is seeking approval for a new 14,000 square foot building addition to the rear of the existing building and an expansion of 103,900 square feet to the outdoor storage yard.

**GENERAL INFORMATION**

1. Developer: Bodart Electrical Services, LLC
2. Applicant: Jared Schmidt, Robert E. Lee & Associates, Inc.
3. Address/Parcel: 1113 Orlando Dr., HB-348 and HB-350-1
4. Zoning: I-1: Limited Industrial District
5. Use: Contractor Shop and Outdoor Storage Yard

**SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST**

**Section 3, Site Plan Approval**

- A. **Zoning:** I-1: Limited Industrial District
- B. **Green Space:** 18.8% after the completion of this project (25% minimum required by ordinance). The 18.8% greenspace is not acceptable. The project *must* have 25% greenspace.
- C. **Setbacks:** Compliant with zoning district and consistent with existing building.
- D. **Parking:** The site as proposed will have 45 total parking stalls with 18 stalls to be located within the fenced area and 27 stalls in front of the fencing. Paving is required for parking areas.
- E. **Fire Dept. (and Police Dept.):** Both the Fire Chief and Police Chief have reviewed the plans and have approved as presented. Mr. Bodart stated he was going to replace the culvert and driveway so it is wider than the existing drive.

- F. Storm Water:** New storage yard area will have interior catch basins and discharge to an underground chamber towards the front of the property. The underground chamber will treat the site for total suspended solids and peak discharge then along to finally discharge to the southern ditch along Orlando Dr. (CTH EE). R.E. LEE & Associates must approve of any stormwater system.
- G. Refuse Collection:** No new collection area is proposed, existing to be utilized.
- H. Fencing:** New expanded outdoor storage yard (although not shown on the site plan) is proposed to be enclosed by fencing to match the existing fenced in area. Full slats will be used in the fencing.

#### **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 (on west elevation) and metal wall panels.)

**Materials:** Metal Frame Building.

- 1. Exterior Materials:** Continuation of split face masonry block and metal wall panels to match the existing building in both materials and colors along the west elevation and the use of metal wall panels on the east and south (rear) elevations.
- 2. Height:** Roof will be a mono-slope with the height along the east elevation being 20' and 22'-1" along the west elevation. This will blend with the existing.

#### **Section 5, Landscaping Plan**

Four new Sugar Maple trees are proposed along Orlando Dr. to continue the layout that was implemented with the current building. Green space will be maintained along the north (front), west, and south (rear) sides of the fenced in outdoor storage yard. 25 % green space is required. The 18.8% shown is not enough. Mr. Bodart will have to amend the plans to accomplish the 25%.

#### **Section 6, Lighting**

There are 3 new pole lights proposed along the west boundary of the expanded outdoor storage yard that are listed as "floodlights" to match existing. ***Per the Village ordinances, floodlights are prohibited due to the potential for light trespass and glare from the site.*** With this being a new expansion, all of the light fixtures installed for the project shall comply with the current Village ordinance. The proposed height of 30' for these light fixtures would comply with the code. There may be 1 new wall mounted light fixture mounted to the south (rear) elevation of the building addition which would be required by code for egress from the building, however, this light fixture shall be of a down light style and with the same as the pole mounted light fixtures, they 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 proposed as part of this project.

#### **Section 8, Driveway-Curb Cut**

Existing rural driveway that served the prior residential structure that was removed would remain onto Orlando Dr. Mr. Bodart stated he will be installing a 40' culvert and install end walls to widen the existing driveway.

### **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.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval, subject to the following condition(s) and any conditions the Site Review may identify.

1. The use of light fixtures for both yard pole lighting and wall mounted shall be a style that is compliant with Village Code such as a down light. Floodlight style is prohibited. These new lighting fixtures shall be proper design and/or are required to include proper cut-offs to prevent lighting glare and /or trespass to adjoining properties or the public roadway.
2. 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.
3. Drainage for the site to be directed to the existing catch basin for any additional runoff.
4. 25% Greenspace is required.
5. 45 parking stalls are to be paved by the fall of 2020 by the close of the paving season.
6. Larger culvert – widen to a 40' driveway for the west entrance by November 15, 2020.
7. Lighting shall not be directed to the south. No FLOODLIGHTING. Must comply with ordinance.
8. Gate for the west entrance shall have a lockbox for emergency fire department access.

Motion by M. Zimmer, second by D. Baranczyk to approve the addition with all 8 conditions as listed. The motion passed unanimously.

**6. ADJOURN:** Motion made by David Dillenburg second by M. Ambrosius, to adjourn. The motion passed unanimously. Meeting adjourned at 6:15pm