



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, October 18, 2023 – 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; Tammy Zittlow, aye; Steve Riley, aye; Dave Baranczyk, aye; Tom Tengowski, excused; Peter Zobro, excused; Rick Nuetzel, aye.

2. Verify/Modify/Approve Agenda:

Motion by Tammy Zittlow, seconded by Steve Riley, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Site Review Minutes:

Motion by Dave Baranczyk, seconded by Rick Nuetzel, to approve the September 20, 2023 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - New 2,760 square foot commercial building and associated site improvements (Cyrus Dr., Portion of HB-194):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposed new building and associated site improvements request.

The committee discussed.

Motion by Rick Nuetzel, seconded by Dave Baranczyk, to approve the proposed project as presented subject to the following conditions:

1. Wall mounted lighting shall be submitted to Village Staff for approval prior to installation.
2. Signage details shall be submitted for approval prior to installation.
3. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground.
4. The installation of four (4) windows on the front (north) building elevation.

All in favor. Motion carried.

6. DISCUSSION AND ACTION - New 2,950 square foot Clubhouse Building and a 784 Square Foot Mail Room/Garage and associated site improvements (Lear Ln., Portion of HB-L159-2):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposed new building and associated site improvements request.

The committee discussed.

Motion by Dave Baranczyk, seconded by Tammy Zittlow, to approve the proposed project as presented subject to the following conditions:

1. Storm water drainage plan shall be reviewed and approved by Village Staff and Village Engineer prior to implementation. Wall mounted lighting shall be submitted to Village Staff for approval prior to installation.
2. Landscape plan shall be better detailed and submitted for review and approval prior to implementation. Additional landscaping shall be required to buffer the view of proposed buildings to the residential property to the south.
3. Both the lighting plan and specs on building mounted lighting shall be submitted for review and approval prior to installation. utilized for the principal building, or landscaping if such equipment is located on the ground.
4. Signage details shall be submitted for approval prior to installation.
5. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground.

All in favor. Motion carried.

7. DISCUSSION AND ACTION - Review of light and landscape plans for Fire Station (2703 S. Pine Tree Rd., HB-83-1):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposed lighting and landscape plans request.

Motion by Dave Steve Riley seconded by Dave Baranczyk, to approve the proposed project as presented subject to the following conditions:

1. A minimum 5' landscape area shall be planted around the perimeter of the ground mount sign along S. Pine Tree Rd.
2. Work with adjoining property owner to the west relating to light trespass from pole lighting.

All in favor. Motion carried.

8. Adjourn:

Motion by Steve Riley, seconded by Tammy Zittlow, to adjourn. All in favor. Motion carried.
Adjourned at 6:59 pm.