



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, May 22, 2024 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:32 pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, aye; Steve Riley, absent; Dave Baranczyk, excused; Tom Tengowski, aye; Peter Zobro, absent; Rick Nuetzel, aye.

2. Verify/Modify/Approve Agenda:

Motion Rick Nuetzel, seconded by Tammy Zittlow, to approve the agenda as presented. Motion carried 4-0.

3. Approval of Site Review Minutes:

Motion by Dave Dillenburg, seconded by Rick Nuetzel, to approve the October 18, 2023, minutes as presented. Motion carried 3-0. Tom Tengowski abstained.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - New 11,873 square foot commercial building and associated site improvements – 4999 Founders Terrace, HB-524-2:

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposed project.

The committee discussed.

Peter Zobro joined the meeting at 5:42 pm.

Steve Riley joined the meeting at 5:43 pm.

David O'Brien, Bayland, was available to answer questions regarding the project.

Motion by Rick Nuetzel, second by Peter Zobro to conditionally approval of the site plan as submitted, subject to the following:

1. Increase width of paved driveway from 12' to 14' in southwest exit lane from center vacuum area
2. Add hydrant to west side of building in green area south of west vacuum area
3. Village hydrant relocation can be performed by onsite utility contractor under Village supervision and standards
4. Founders Terrace roadway concrete replacement will be full panel replacement approved by the Village and replaced per original roadway specifications
5. Light Pole relocation will be by Village contractor reimbursed by developer
6. Wall signs to be located as noted on the submitted building elevation drawing with the possibility to locate a second wall sign on the side walls (North and South elevations) of the

two end tenant units. Signage details for all proposed signs on site shall be submitted for approval prior to installation

7. Alterations to the landscape plan following confirmation from WPS on the 20' gas line easement located along Centerline Dr. shall be approved by Village Staff. This may include the reduction in the number of trees located along Centerline Dr.
8. Should any equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screened from view by landscaping or fencing to compliment the building and overall landscaping

Motion carried 6-0.

8. Adjourn:

Motion by Tammy Zittlow, seconded by Tom Tengowski, to adjourn. Motion carried 6-0. Adjourned at 6:17 pm.