



**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 October 16<sup>th</sup> 2024 at 5:30 P.M. at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 9<sup>th</sup> day of October, 2024 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

## MEETING NOTICE – SITE REVIEW COMMITTEE

**Date/Time:** Wednesday October 16<sup>th</sup> 2024 (5:30 P.M.)

**Location:** Village Office, 2990 South Pine Tree Road

### ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda.
3. Approve Minutes of the September 25<sup>th</sup> 2024 meetings (Page 2)
4. Public Comment on Non-Agenda Items

### ACTION ITEMS

**5. DISCUSSION AND ACTION - Request for new freestanding signage located at 3849-3851 W. Mason St. (HB-1395-1) (Page 3)**  
Nearby Storage, located at 3849-3851 W. Mason St., is currently under construction and is submitting for review and action of a proposed freestanding sign. During the original site review back in June 2023, signage was not finalized and therefore not submitted at that time. The developer has since finalized the signage and is requesting review of the proposed freestanding sign.

### 6. ADJOURN

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Aaron Kramer – Village Administrator

Members: Dave Dillenburg, Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Peter Zobro, Steve Riley

**NOTE:** Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: [www.hobart-wi.org](http://www.hobart-wi.org). Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.



Village of Hobart Site Review Committee Minutes  
 Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
 Wednesday, September 25, 2024 – 5:30 pm

1. **Call to Order, Roll Call:** The meeting was called to order by Dave Dillenburg at 5:30 pm. Roll call: Dave Baranczyk, Rick Nuetzel, Steve Riley, Tom Tengowski, and Dave Dillenburg were present. Excused: Peter Zobro and Tammy Zittlow.
2. **Verify/Modify/Approve Agenda:** Motion by Dave Baranczyk, seconded by Rick Nuetzel to approve the agenda as presented. Motion carried 5-0.
3. **Approval of Site Review Minutes:** Motion by Tom Tengowski, seconded by Dave Baranczyk to approve the July 24, 2024 minutes. Motion carried 5-0.
4. **Public Comment on Non-Agenda Items:** None.
5. **DISCUSSION AND ACTION - 582 Larsen Orchard Pkwy, HB-3260; New 4-story 25,380 Square Foot Mixed Use Commercial/Retail/Residential Building**

This property located along both Larsen Orchard Parkway and Founders Terrace is currently undeveloped, and the proposed project will consist of a new 4-story, 25,380 Square Foot Mixed Use Commercial/Retail/Residential Building with underground parking and associated site improvements. Director Gerbers reviewed the project for the Committee.

Representatives from Robert E. Lee were available for comments and questions.

Motion by Rick Nuetzel to approve the site plan as presented, subject to the following conditions:

1. Any vent termination shall be colored to match the building façade where they are located.
2. Obtaining easement from adjoining property owner for installation of driveway from Founders Ter.
3. Any additional mechanical equipment, if located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping.
4. Location of FD connection and lock box(s) shall be approved by the Fire Chief prior to installation.
5. Developer shall discuss door access and locking with the Police Chief during construction to ensure that access to portions of building are not available to all patrons.
6. Landscape plan shall be submitted for approval prior to installation.
7. Signage details shall be submitted for approval prior to installation.
8. Any new sewer/water taps into the public system that are required for this development shall be reviewed and approved by the Village Public Works Department prior to excavating and installation.

Seconded by Dave Baranczyk. Motion carried 5-0.

6. **Adjourn:** Motion by Dave Dillenburg to adjourn at 6:09pm, seconded by Steve Riley. Motion carried 5-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk



**TO:** Site Review Committee

**RE:** Nearby Storage, 3849-3851 W. Mason St.; HB-1395-1; Signage

**FROM:** Todd Gerbers, Director of Planning and Code Compliance

**DATE:** October 16, 2024

**ISSUE:** Discussion and action on a request for new freestanding signage located at 3849-3851 W. Mason St.

**RECOMMENDATION:** Staff recommends conditional approval based on staff recommendation and any conditions the Committee may identify.

### **GENERAL INFORMATION**

1. Owner/Developer: Jesse Hall / Nearby Storage
2. Applicant/Agent: Trent Nolan / Nolan Sign Co.
3. Address/Parcel: 3849-3851 W. Mason St., HB-1395-1
4. Zoning: I-1: Limited Industrial District
5. Use: Approximately 135-unit, 6 building leased mini-storage warehousing development

### **BACKGROUND**

Nearby Storage, located at 3849-3851 W. Mason St., is currently under construction and is submitting for review and action of a proposed freestanding sign. During the original site review back in June 2023, signage was not finalized and therefore not submitted at that time. The developer has since finalized the signage and is requesting review of the proposed freestanding sign.

The request before the Committee at this time would be for a new non-lit ground mount sign of a total of 96 square feet in front yard adjacent to W. Mason St. This proposed sign is code compliant and will be non-illuminated. Per ordinance, freestanding signs along this roadway are permitted up to 100 square feet of sign area, along with a maximum height and width of 20 feet. The proposed sign would require to maintain a minimum of a 10-foot setback from the front property line (street right-of-way line). Other than the setback from the front property line, the proposed ground mount sign would be in compliance with the Village Sign Code.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval of the proposed 96 square foot ground mount sign to be located in front yard at 3849-3851 W. Mason St. as submitted subject to the following condition(s):

1. Sign shall maintain a minimum 10-foot setback from front property line (street right-of-way) and any driveway

D/F NON-ILLUMINATED MONUMENT SIGN


OPTION 1



EXISTING VIEW  
SCALE: NTS



PROPOSED VIEW  
SCALE: NTS

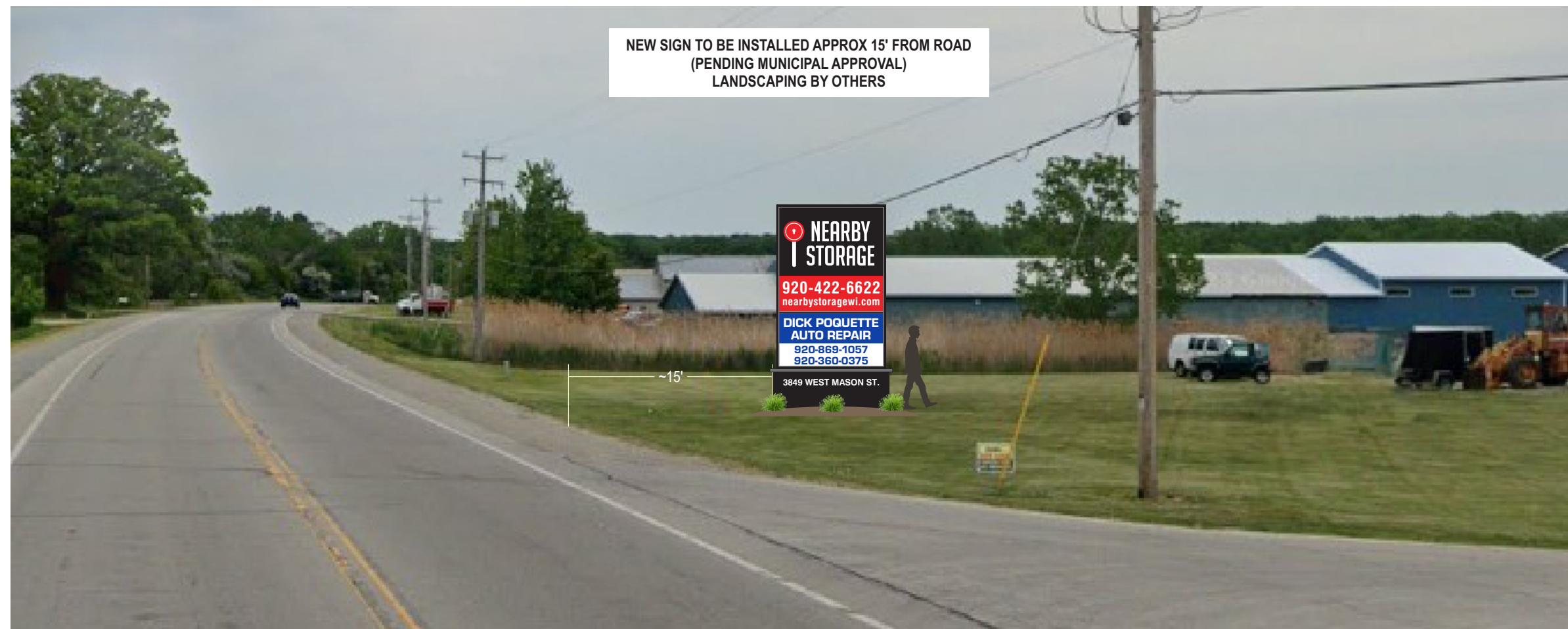
 <p>(715)853-5562 • nolansignco.com</p>	<p><b>PROJECT: NEARBY STORAGE - POST AND PANEL SIGN</b></p> <p>CLIENT: NEARBY STORAGE                  LOCATION: Green Bay, WI                  DATE: 03.21.24                  SALES: TRENT N                  DESIGNER: AS</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01 (AS)</td> <td>04.16.24</td> <td>LARGER SIZE OPTIONS</td> </tr> <tr> <td>02 (AS)</td> <td>09.25.24</td> <td>CHANGE TO MONUMENT STYLE SIGN PER CODE</td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION	01 (AS)	04.16.24	LARGER SIZE OPTIONS	02 (AS)	09.25.24	CHANGE TO MONUMENT STYLE SIGN PER CODE	<p><b>APPROVALS</b></p> <p>SALES: _____                  CUSTOMER: _____                  LANDLORD: _____</p>	<p><b>CONCEPTUAL DRAWINGS ONLY:</b>                  All dimensions are approximate and subject to technical survey to verify exact field conditions and construction factors.</p> <p>© 2023 NOLAN SIGN CO. : ALL RIGHTS RESERVED                  The designs, plans, layouts, and drawings contained here-in have been prepared in connection with a project being planned for you by Nolan Sign Co.. The information contained may not be reproduced, published, copied, changed, or shared with anyone outside your organization without prior written consent.</p>	<p><b>SHEET</b></p> <p style="font-size: 2em; text-align: center;">1</p>
	REVISION	DATE	DESCRIPTION											
01 (AS)	04.16.24	LARGER SIZE OPTIONS												
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D/F NON-ILLUMINATED MONUMENT SIGN

OPTION 2



EXISTING VIEW  
SCALE: NTS



PROPOSED VIEW  
SCALE: NTS



PROJECT: NEARBY STORAGE - POST AND PANEL SIGN	
CLIENT: NEARBY STORAGE	
LOCATION: Green Bay, WI	
DATE: 03.21.24	
SALES: TRENT N	
DESIGNER: AS	

REVISION	DATE	DESCRIPTION
01 (AS)	04.16.24	LARGER SIZE OPTIONS
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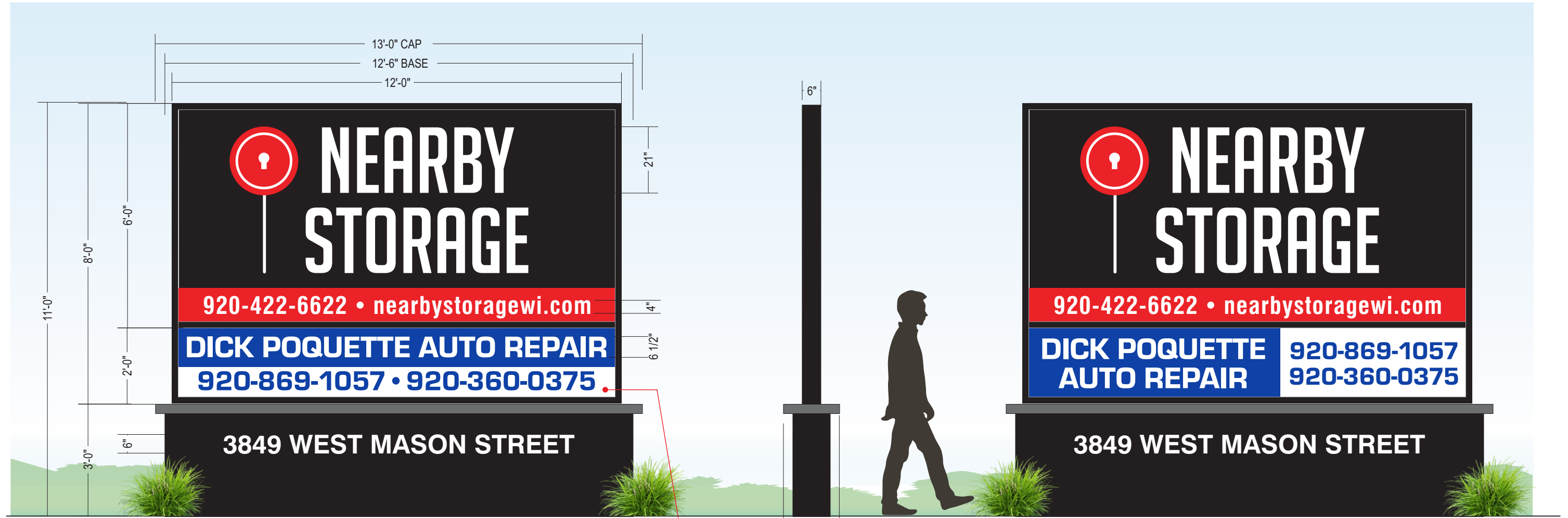
APPROVALS
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D/F NON-ILLUMINATED MONUMENT SIGN - QTY 1

OPTION 1

AREA: 96 SQ. FT. (NTE 100 SQ. FT. PER CODE)



**OPTION 1A**  
FRONT / BACK VIEW  
SCALE: 3/8" = 1'-0"

**DICK POQUETTE TO BE TO BE MADE AS A SEPARATE SIGN FROM NEARBY STORAGE BECAUSE IT WILL BE REMOVED AND REPLACED IN THE FUTURE**

**SIDE VIEW**  
SCALE: 3/8" = 1'-0"

**OPTION 1B**  
FRONT / BACK VIEW  
SCALE: 3/8" = 1'-0"

**MATERIALS**

- 6X6 ALUMINUM POSTS WITH CROSS SUPPORTS AS NEEDED PAINTED C2
- PREFINISHED WHITE ACM PANELS W/ D1 DIRECT PRINT (OR VINYL GRAPHICS) APPLIED TO FACES
- ACM PANELS FLUSH MOUNTED TO SIGN POSTS W/ FASTENERS THROUGH THE FACE, PANELS WILL BE UPDATED IN THE FUTURE
- 2X2 ALUMINUM ANGLE RETAINERS & 2" CROSS BAR PAINTED C2
- FABRICATED ALUMINUM BASE PAINTED C2 W/ C3 ALUMINUM CAP
- VINYL ADDRESS NUMBERS APPLIED TO BASE
- DIRECT BURY FOUNDATION

**NOTES**

- REMOVE AND DISPOSED OF EXISTING SIGN STRUCTURE
- SEAMS WILL BE REQUIRED DUE TO MAX SHEET SIZE OF MATERIAL
- LANDSCAPING (BY OTHERS) IS REQUIRED PER CODE

**COLORS**

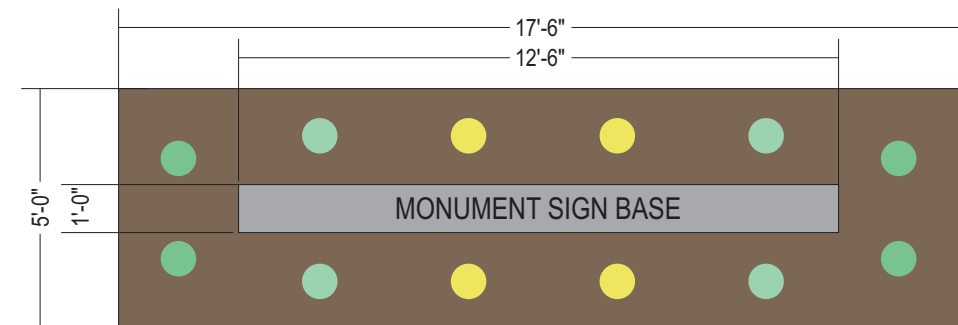


- D1 FULL COLOR DIGITAL PRINT - ALL COLORS EXCEPT RED CAN PRINT AS-IS
- C1 NEARBY STORAGE COLOR IS PMS 185 RED

- C2 BLACK
- C3 MEDIUM GRAY

**FONTS**

- SWIS BOLD
- SWIS BOLD CONDENSED
- EUROSTYLE BECKER HEAVY



**REQUIRED LANDSCAPED AREA (PLAN VIEW) - BY OTHERS**  
SCALE: 1/4" = 1'-0"



<b>PROJECT: NEARBY STORAGE - POST AND PANEL SIGN</b>	
CLIENT: NEARBY STORAGE	DESIGNER: AS
LOCATION: Green Bay, WI	
DATE: 03.21.24	
SALES: TRENT N	

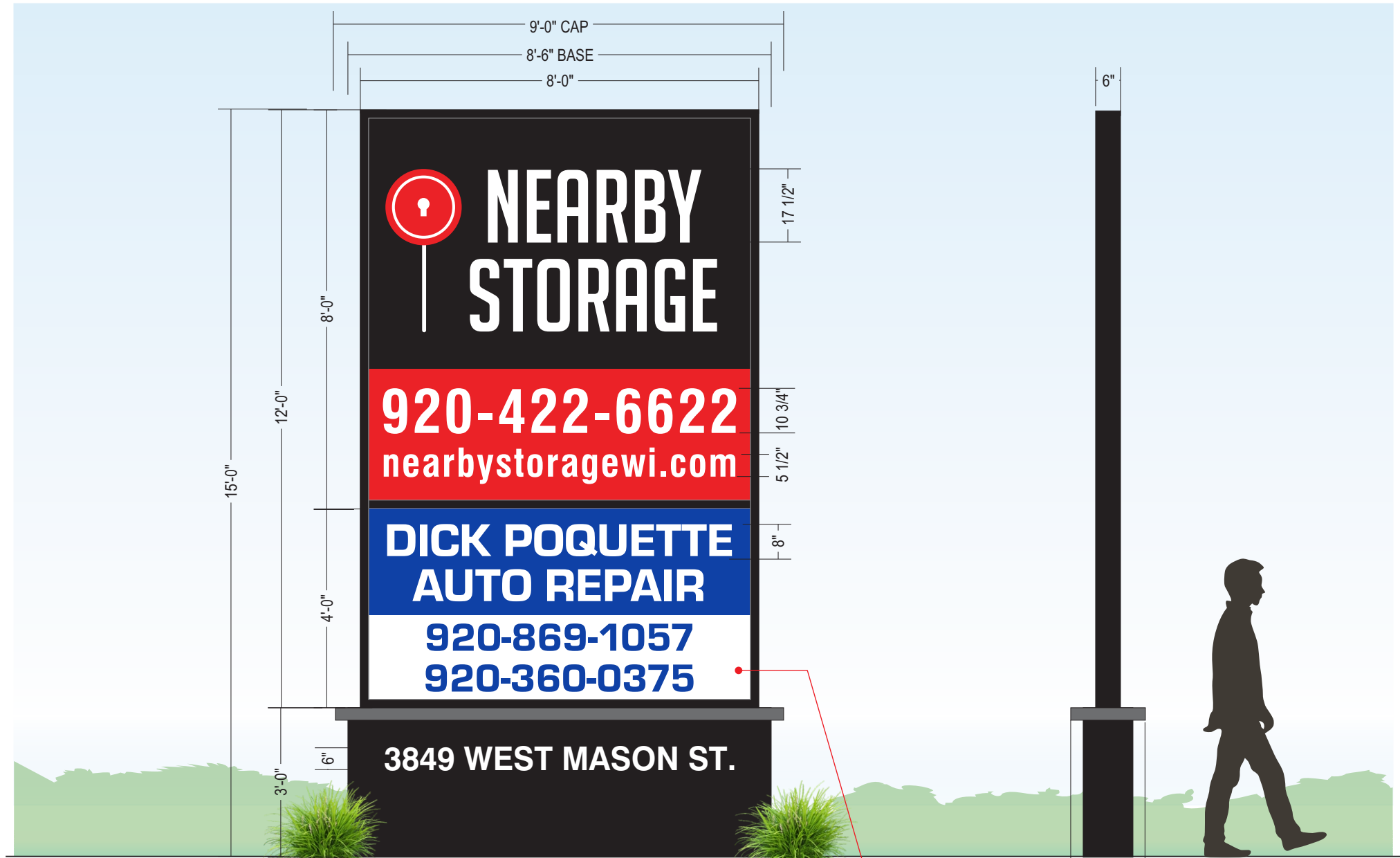
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02 (AS)	09.25.24	CHANGE TO MONUMENT STYLE SIGN PER CODE

<b>APPROVALS</b>	
SALES:	
CUSTOMER:	
LANDLORD:	

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**D/F NON-ILLUMINATED MONUMENT SIGN - QTY 1**  
 AREA: 96 SQ. FT. (NTE 100 SQ. FT. PER CODE)

**OPTION 2**



FRONT / BACK VIEW  
 SCALE: 3/8" = 1'-0"

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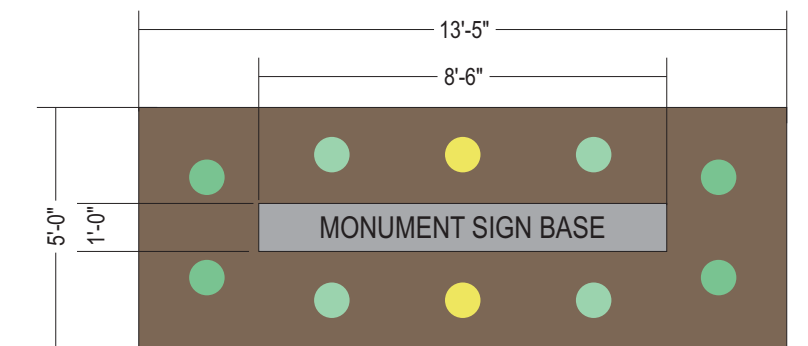
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