

**Village of Hobart Site Review Committee Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Tuesday, June 23, 2020 – 5:00 pm**

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

The meeting was called to order by Dave Dillenburg at 5:00 pm. Roll call: Dave Dillenburg, aye; Debbie Schumacher, aye; Mike Ambrosius, excused; Dave Baranczyk, aye; Merlin Zimmer, excused; Rick Nuetzel, aye; Tom Tengowski, excused.

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

Motion by Dave Dillenburg, second by Rick Nuetzel, to approve the agenda as presented. All in favor. Motion carried.

**3. Approval of Site Review Minutes:**

Approval of the minutes is postponed to the next meeting as there was not a quorum of members that attended the April 15<sup>th</sup> meeting.

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

None.

**5. Request for a new 2,400 square foot accessory building located at 3750 Packerland Drive:**

GENERAL INFORMATION

1. Developer: Laserform, LLC
2. Applicant: Brandon Robaidek, Robert E. Lee & Associates, Inc.
3. Address/Parcel: 3750 Packerland Dr., HB-950-3 & HB-950-6
4. Zoning: L-1: Limited Industrial District
5. Use: Industrial Manufacturing Storage

BACKGROUND

Laserforms, LLC is currently in the process of having a 72,800 square foot manufacturing facility building constructed at 3750 Packerland Dr. and there are planning to construct an additional 2,400 square foot accessory building to the northwest corner of their development. The intended use of this proposed building is for storage associated with the principal manufacturing facility.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. Zoning: L-1: Limited Industrial District
- B. Green Space: 56.92% green space (original approval 57.4%)
- C. Setbacks: Compliant with zoning district requirements
- D. Parking: Existing to remain which consists of 140 stalls
- E. Fire Dept. (and Police Dept.): The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
- F. Storm Water: No change to the original approval which consists of storm water from the proposed building and parking areas will be collected by on-site storm sewer before being discharged to a wet detention pond on the east side of the site. Storm water from a portion of the western driveway will be collected by a yard drain and discharged to the regional storm water detention pond off Packerland Dr

- G. Refuse Collection: No change from the original approval which consists of refuse / recycling containers and trash compactor being located along the north elevation of the building and partially recessed in the ground similar to that of a loading dock. This type of installation will allow for the waste and recycling to be dumped from smaller containers through overhead doors from within the building. Additionally, this entire area will be enclosed by a security fence to add further screening.

#### Section 4, Architectural Plan Approval

##### A. Exterior Construction Information:

- 1) Materials: Wood framed building with metal wall panels.
- 2) Exterior Materials: All proposed wall elevations will consist entirely of pre-finished metal wall panels where doors will not be located.
- 3) Height: Overall height of 21'-2" to peak of roof system.
- 4) Overhead doors: There will be two overhead doors on the east elevation facing into the facilities drive area.
- 5) Mechanical Equipment: There is no such equipment planned to be located on or around the exterior of the building.

#### Section 5, Landscaping Plan:

No new landscaping is proposed as this proposed building as the building would be located towards the rear of the property with the security fencing adjoining to this building.

#### Section 6, Lighting:

No new lighting is proposed to the exterior of this proposed lighting.

#### Section 7, Signage:

No signage is included with this submittal. Formal signage submittal is required prior to signage installation.

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

N/A as this proposed building will be accessed from the interior drive areas.

#### ACTION

Motion by Dave Dillenburg, second by Rick Nuetzel, to approved the 2,400 square foot accessory building located at 4570 Packerland Drive as presented. All in favor. Motion carried.

#### **6. Adjourn:**

Motion by Rick Nuetzel, second by Dave Baranczyk, to adjourn. All in favor. Motion carried. Meeting adjourned at 5:13pm.