



**Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd., Hobart, WI
Wednesday, January 18th, 2017 – 5:30 pm**

1. **Call to Order, Roll Call:** David Dillenburg called the meeting to order at 5:30. Roll call: D. Dillenburg, M. Ambrosius, M. Zimmer, R. Nuetzel, D. Baranczyk, D. Schumacher were present. Excused: T. Tengowski.
2. **Verify/Modify/Approve Agenda:** Motion made by D. Baranczyk, second by R. Nuetzel to approve the agenda as presented. The motion passed unanimously.
3. **Approve October 19th, 2016 Meeting Minutes:** Motion made by D. Schumacher, second by M. Zimmer, to approve the minutes of October 19, 2016. The motion passed 5-0 with D. Baranczyk abstaining because he was not at the meeting that evening.
4. **Public Comment On Non-Agenda Items:** No comments were given.
5. **774 W. Adam Dr., Joe DeNoble, 1250 SF Fuel Pump Island Canopy, 9180 SF Cold Storage Building:**
Discussion & Action re: Consider renewal of previously approved 9180 sf Cold Storage Building and construction of a 1250 sf Fuel Pump Island Canopy.
 - Owner: DeNoble Sewer & Water
 - Agent: Jared Schmidt, Robert E Lee
 - Use: Contractor Office, Shop, Yard
 - Location: 774 W Adam Dr.
 - Zoning – I1 – Limited Industrial
 - Renew approval for proposed 9,180 sf Cold Storage Building located behind the existing 9,100 sf office/shop fronting the road.
 - Consider 1250 sf Fuel Pump Island Canopy

Cold Storage Building

The Site Review Committee approved this project on May 15, 2012 and renewed the approval August 21, 2013. Mr. DeNoble was unable to commence this project within the 12 months provided in the Site Review section of the Zoning Ordinance. Mr. DeNoble requests re-approval so he may commence this project this year. No changes to the project have been made. Mr. DeNoble stated that he will start this project in February 2017.

Cold Storage Building Recommendation

Staff recommends renewing the previous approval for an additional 12 months. The committee is in agreement.

Pump Island Canopy

The proposed 1250 sf Pump Island Canopy is centrally located within existing developed areas. The proposed location complies with all Zoning District standards such as setbacks and building height. Because it is located within an existing developed area, there is no impact on remaining green space (54.3 %) storm water management, and there are no parking requirements associated with this structure. The areas for Site Review Committee consideration include:

Architecture: The 1250 sf Fuel Pump Island Canopy consists of two columns and a flat canopy.

Mr. DeNoble advised the committee that the columns will be wrapped with masonry to match the front building.

The flat roof canopy consists of white metal soffit panning and vertical metal fascia panels. Mr. DeNoble requests approval to employ the colors of his business logo and his vehicle fleet in the fascia panels. Color would be yellow and gray as shown on the color photos of the canopy in the site review packet. The canopy will be located approximately 225 feet off of W. Adam Dr.

Lighting: Lighting will consist of LED fixtures that are flush mounted with the underside of the canopy soffit panels to focus lighting directly to the ground and prevent any glare beyond this property.

Signage: One, non-illuminated wall sign is proposed to be installed on the canopy, facing W. Adam Dr. The proposed sign conflicts with the following ordinance provisions, however Mr. Dannhoff spoke with the committee regarding the zoning code revisions that are being developed at this time. The new regulations will be written so the committee has more latitude in approving a sign that may not meet the letter of the ordinance but yet be acceptable to the village and committee.

1. The proposed 73.85 sf wall sign exceeds the ordinance maximum size provision of the lesser of 60 sf or 10% of the wall surface. The 4' tall canopy fascia (wall surface) will limit allowable square footage to significantly less than 60 sf.
2. Portions of the proposed wall sign will exceed the maximum 20' above grade height limit.
3. The wall sign projects above the roof, parapet line of the building. Committee asked Mr. DeNoble to install a wall behind the sign so the sign does not project above the roofline of the canopy. He has agreed to do so.

Pump Island Canopy Recommendation

Staff recommends approval of the proposed Pump Island Canopy pending direction and conditions of approval identified by the Site Review Committee regarding:

Motion made by D. Baranczyk, second by D. Schumacher to approve the cold storage building, the installation of the fuel island canopy and a wall to be installed behind the sign so the sign does not project above the roof line. The motion passed unanimously.

- 6. MEETING ADJOURNMENT:** Motion made by D. Schumacher, second by M. Zimmer to adjourn. The motion passed unanimously.