



Village Office 2990 S. Pine Tree Rd, Hobart, WI
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Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on Wednesday, August 30th, 2017 at 5:30 P.M. in the Village Office. NOTICE OF POSTING: Posted this 16th day of June, 2017 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the Village's website.

MEETING MINUTES – SITE REVIEW COMMITTEE

Date/Time: Wednesday, August 30th, 2017 – 5:30 P.M.

Location: Village Office

ROUTINE ITEMS TO BE ACTED UPON:

1. **Call to order/Roll Call.** Meeting called to order by David Dillenburg, at 5:30pm. Roll Call David Dillenburg, Mike Ambrosius, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Merlin Zimmer, Rick Baye present: Excused: Debbie Schumacher.
2. **Verify/Modify/Approve Agenda:** Motion made by R. Nuetzel, second by M. Ambrosius to approve the agenda as presented. The motion passed unanimously.
3. **Approve June 21st, 2017 Meeting Minutes:** Motion made by David Dillenburg, second by R. Nuetzel, to approve the June 21, 2017 minutes. The motion passed unanimously.
4. **Public Comment on Non-Agenda Items:** No comments were given.

ACTION ITEMS

5. **Synergy Sports Performance, 1200 Flightway DR, HB-335-2-3, Sports Training Facility:**
Discussion and Action: 18,570 sf sports training facility proposed at 1200 Flightway Dr.

- Owner: Synergy Sports Performance, Scott Smith
- Contractor: Bayland Buildings, Brian Peters
- Civil Engineer: Robert E. Lee & Associates, Inc., Aaron Breitenfeldt
- Location: 1200 Flightway Dr., HB-335-2-3
- Property is zoned I1-Limited Industrial District

BACKGROUND

Scott Smith proposes an 18,570 sf (with an approx. 3000 sf mezzanine) sports training facility.

Building & Site

The proposed building and parking facilities complies with the zoning district setback standards. The site layout, including future parking spaces, complies with the 25% green space requirement by providing 30.9% green space (if the 17 additional stalls fronting Flightway Dr. are constructed.)

Parking

The site plan as presented provides 53 parking stalls with the ability to add 17 stalls if needed. Based on experience in conducting this business activity for the past several years elsewhere, the parking proposed is expected to exceed the parking needs.

The driveway aprons satisfy the maximum 40' width requirement as measured at the right-of-way line.

Recommended Condition 1: Additional stalls as shown on the plans submitted shall be provided when it is found vehicles, including business vehicles, are being parked in undesignated areas or on public roads.

Storm Water Management and Erosion Control Plan

Storm water will be conveyed to the Village community storm pond located northeast of the LaGuardia Dr. cul-de-sac (north of the Transport Refrigeration property.) The pond is being improved in 2018 to meet all storm water quality requirements. This pond is sized to handle many other development acres. The recent Transport Refrigeration project and this project will employ this pond in meeting their storm water management requirements. LaGuardia will be constructed in the Fall of 2017.

Fire Protection

Fire Hydrants are or will be provided at the NE and SE corners of the development, as well as a hydrant being available near a mid-point of the west property line on the abutting development. Flightway and LaGuardia have hydrants.

Refuse Storage

The applicant indicates the refuse storage needs will be satisfied with garbage containers stored indoors. A trash enclosure location has been provided, the owner requests a waiver to the enclosure given there is not a demonstrated need at this time. This approach is consistent with many businesses that do not generate large quantities of refuse. Staff makes the following recommendation which is the same as approved for The Driveway sports training facility.

Recommended Condition 2: Staff recommends approval conditioned on installation of a compliant dumpster enclosure should storage be moved out of the building. Further conditioned on an outdoor dumpster enclosure employing the split face block for 3 walls and the gate will have screening.

Landscape Plan – Sharper Edge Plan following REL plans

Village ordinance requires 1 tree per 50' of street frontage. This site has two street frontages, rounded to 228 ft. and 315 ft., requiring 11 trees. The proposed plan includes 8 trees.

Recommended Condition 3: Provide a revised plan adding 3 trees to the plan presented.

Lighting

Exterior lighting consists solely of wall packs, as depicted by the black ½ circles shown the south and west walls of the building. The proposed light fixtures are designed to project the lighting downward to avoid projecting glare and excessive light onto adjoining property or the right of way. Staff review identifies it is likely additional wall packs will be needed over the entrance and exit doors to provide adequate illumination of exits as required by applicable building codes. Lighting will have 2 or more on the west side exit doors and the south face may have 3.

Building Architecture

The Flightway Dr. façade (south elevation) consists of split face block masonry (30% coverage) and concealed fastener steel siding. The LaGuardia Dr. façade (east elevation) consists of split face block masonry (30% coverage) and semi-concealed fastener steel siding. The west and north elevations consist of semi-concealed fastener steel siding. The roof will employ a standing seam (concealed fastener) metal roof system.

The ordinance provision for masonry calls for 35% masonry for elevations facing a street. In this case the building has two walls facing streets, resulting in a significant cost increase. The proposed masonry is 8' tall. To satisfy the 35% requirement would require the masonry to be increased in height by 2 or 3 more courses of block, which would increase the height of the masonry to that of the entry way (or one course taller.) Allowing the masonry on the body of the building to be shorter than that employed on the entryway, aids the entryway becoming a focal point of the façade, vs. blending in with the masonry on the rest of the façade. The Committee discussed the masonry reduction and decided that the ordinance should be upheld.

Mechanical Equipment

Exterior Electric and Gas equipment (meters, transformer) will be located on the west side of the building so as not to be prominently viewed from either street. The metal panels will be color matched to the blue color.

Roof Top HVAC units will be centrally located on the roof so as to use the height of the building and positioning to screen from street view as viewed from vantage points along this parcel's street frontage. Additionally, the units will be color matched to the masonry.

Recommended Condition 4: Color match the HVAC unit panels to color of the metal siding.

Motion made by R. Nuetzel second by M. Zimmer to approve the Synergy project with the following conditions.

1. Additional stalls as shown on the plans submitted shall be provided when it is found vehicles, including business vehicles, are being parked in undesignated areas or on public roads.
 2. Staff recommends approval conditioned on installation of a compliant dumpster enclosure should storage be moved out of the building. Further conditioned on an outdoor dumpster enclosure employing the split face block for 3 walls and gates meeting the screening requirement.
 3. Provide a revised plan adding 3 trees to the plan presented.
 4. Color match the HVAC unit panels to the color of the metal siding.
6. **ADJOURN:** Motion made by T. Tengowski second by M. Ambrosius to adjourn. The motion passed unanimously. The meeting adjourned at 6:20pm.