



Village of Hobart – [www.hobartwi.gov](http://www.hobartwi.gov)  
Village Office - 2990 South Pine Tree Road, Hobart, WI

Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on **Wednesday April 1<sup>st</sup> 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted March 25<sup>th</sup> 2026 (Original), at the Hobart Village Office and on the village website, and March 30<sup>th</sup> 2026 (Amended), at the Hobart Village Office and on the village website

## **MEETING NOTICE – SITE REVIEW COMMITTEE (Amended)**

**Date/Time: Wednesday April 1<sup>st</sup> 2026 (5:30 PM)**

**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 February 18<sup>th</sup> 2026 (Page 3)
4. Public Comment on Non-Agenda Items

### **ACTION ITEMS**

#### **5. DISCUSSION AND ACTION – Request for new wall signs located at 611 Centerline Drive (HB-524-1-1) (Page 5)**

Auto Aces, located at 611 Centerline Dr., is currently under construction and is submitting for review and action of the wall signage. During the original site review back in September 2025, signage was not finalized and therefore not submitted at that time. The developer has since finalized the freestanding signage and is requesting review of said signage. The request before the Committee at this time would be for two internally illuminated wall signs of a total of 70.76 square feet (actual sign area is roughly 96 square feet of sign faces) for each sign. There will be one sign located on each of the office store fronts facing Centerline Dr. and Founders Terrace. Since this is a corner parcel, the development is allowed to have one wall sign facing each roadway. Both wall signs are compliant with the Village Sign Code.

#### **6. DISCUSSION AND ACTION - Consider the landscaping and lighting plans for the new recently approved development at 5060 Founders Terrace (HB-523-7) (Page 12)**

Bayland Buildings recently received conditional approval on a proposed new 20,000 square foot commercial building to be located at 5060 Founders Terrace (Parcel HB-523-7) along with the required associated site improvement including access and parking. The landscaping plan and exterior lighting plan were required to be re-submitted for review and approval.

#### **\* 7. DISCUSSION AND ACTION - Request for new wall signage and face replacement of existing ground sign located at 3860 W. Mason Street (Dobbs Tire & Auto Centers, HB-1394-3) (Page 30)**

Dobbs Tire & Auto Centers, located at 3860 W. Mason St., recently acquired the property (formerly Al Huss Auto & Truck LLC) and is submitting for review and action of proposed new wall signs and face replacement of the existing ground sign.

### **8. ADJOURN**

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Aaron Kramer – Village Administrator

Members: Dave Dillenburg (Chairperson), Tom Tengowski (Vice-Chairperson), Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Peter Zobro, Steve Riley

\* - Added to agenda (March 30, 2026)

**NOTE:** A quorum of the Village Board may be present at this meeting, but no official Board action or discussion will take place. 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, February 18, 2026 – 5:30 pm

## MEETING MINUTES – SITE REVIEW COMMITTEE

### ROUTINE ITEMS TO BE ACTED UPON:

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, Tammy Zittlow, Peter Zobro, and Dave Dillenburg were present.
2. **Certification of the open meeting law agenda requirements and approval of the agenda.** ACTION: To certify the open meeting law agenda requirements and approval of the agenda. MOTION: Nuetzel SECOND: Baranczyk MOTION APPROVED BY VOICE VOTE: 7-0.
3. **Approve Minutes of December 10<sup>th</sup> 2025.** ACTION: To approve the minutes of the December 10, 2025 Site Review Meeting. MOTION: Nuetzel SECOND: Riley MOTION APPROVED BY VOICE VOTE: 7-0
4. **Public Comment on Non-Agenda Items.** – None.

### ACTION ITEMS

#### **5. DISCUSSION AND ACTION – Consider a new 20,000-square foot commercial building with associated site Improvements (5060 Founders Terrace, HB-523-7) (Page 3)**

Bayland Buildings is proposing to construct a new 20,000 square foot commercial building to be located at 5060 Founders Terrace (Parcel HB-523-7) along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as an office with shop.

ACTION: Approval of this site plan, subject to the following conditions:

1. Lock box location(s) shall be approved by the Village Fire Chief
2. Fire Department (FD) connection shall be approved by the Village Fire Chief with recommendation on the Southeast corner
3. Any and all mechanical equipment shall be screened from view with materials to match those of the principal structure or with landscaping, and all exterior exhaust/intake vents shall be colored to blend with the principal structure.
4. Developer to discuss the tree species, planting locations, and foundation planting with Village Staff and submit an updated landscape plan that includes these items to Village Staff for review and approval prior to plantings. No tall / unmaintained vegetation is permitted on property including in or adjacent to dry storm water pond.
5. A detailed lighting plan with photometrics and lighting details shall be submitted for review and approval at a later SRC meeting prior to installation.
6. Any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.

MOTION: Tengowski SECOND: Nuetzel MOTION APPROVED BY VOICE VOTE: 7-0

#### **6. DISCUSSION AND ACTION - Consider a new 18,265-square foot contractor shop with office and 12,000-square foot contractor shop with associated site improvements (720 W. Adam Drive., HB-139) (Page 27)**

DeNoble Construction, Inc. is proposing to construct two new commercial buildings with one being the main office and shop of 18,265 square feet and the second being a shop of 12,000 square feet located at 720 W. Adam Dr. (Parcel HB-139) along with the required associated site improvement including access and parking. Both proposed buildings will be single story in height.

ACTION: Approval of this site plan, subject to the following conditions:

1. Lock box location(s) shall be approved by the Village Fire Chief
2. Any and all mechanical equipment shall be screened from view with materials to match those of the principal structure or with landscaping, and all exterior exhaust/intake vents shall be colored to blend with the principal structure. Additional landscaping is not required for the proposed location of the air conditioner and generator.

3. Developer shall submit a detailed landscape plan for review and approval at a later SRC meeting prior to installation.
4. Developer shall submit a detailed lighting plan with photometrics and lighting details for review and approval at a later SRC meeting prior to installation.
5. Any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.
6. Location and width of ingress / egress from W. Adam Dr. shall be approved by Village Director of Public Works if being altered from existing.
7. SRC approval is conditional upon Certified Survey Map being approved
8. SRC approval conditional upon developer receiving all Brown County Airport approval(s)

MOTION: Zobro SECOND: Zittlow MOTION APPROVED BY VOICE VOTE: 7-0

**7. ADJOURN** MOTION to adjourn the meeting by Zittlow SECOND: Nuetzle MOTION APPROVED BY VOICE VOTE: 7-0. Meeting adjourned at 6:23 pm.

Respectfully submitted by Amanda Wangerin, Village Deputy Clerk



**TO:** Site Review Committee

**RE:** 611 Centerline Dr., HB-524-1-1; Wall Signage

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

**DATE:** April 1, 2026

**ISSUE:** Discussion and action on a request for new wall signs located at 611 Centerline Dr.

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

### **GENERAL INFORMATION**

1. Developer: Bayland Buildings
2. Applicant: Bayland Building / Robert E. Lee & Associates
3. Address/Parcel: 611 Centerline Dr. / HB-524-1-1
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Auto Service Building

### **BACKGROUND**

Auto Aces, located at 611 Centerline Dr., is currently under construction and is submitting for review and action of the wall signage. During the original site review back in September 2025, signage was not finalized and therefore not submitted at that time. The developer has since finalized the freestanding signage and is requesting review of said signage.

The request before the Committee at this time would be for two internally illuminated wall signs of a total of 70.76 square feet (actual sign area is roughly 96 square feet of sign faces) for each sign. There will be one sign located on each of the office store fronts facing Centerline Dr. and Founders Terrace. Since this is a corner parcel, the development is allowed to have one wall sign facing each roadway. Both wall signs are compliant with the Village Sign Code.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval of the proposed two wall signs of 70.76 square feet each to be located on the north and west elevations of the new building located at 611 Centerline Dr. as submitted.



**Building Permit Application**  
**Permit Number** \_\_\_\_\_  
 (Assigned by Village Personnel)

Village of Hobart  
 Dept of Planning & Code Compliance  
 2990 S Pine Tree Rd  
 Hobart WI 54155  
 Phone: (920) 869-3809  
 Fax (920) 869-2048

**Project Address** \_\_\_\_\_ **Parcel Number** \_\_\_\_\_

**Applicant is the:**       Owner      OR       Contractor

**Use Category:**    Single Family    Duplex    Multi-Family    Commercial    Industrial    Agricultural

Owner's Name:  e-mail:		Mailing Address:	Tel: Fax: Mobile:
Building Contractor Name:  e-mail:	Lic#  Qualifier#	Mailing Address:	Tel: Fax: Mobile:
Electrical Contractor Name:  e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
HVAC Contractor Name:  e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
Plumbing Contractor Name:  e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:

**Work being done:**

- |                     |                     |                          |                  |
|---------------------|---------------------|--------------------------|------------------|
| New Structure       | Addition            | Deck/Porch/Patio         | Driveway/Parking |
| External Remodeling | Internal Remodeling | Garage/Utility Structure | Handicap Ramp    |
| Hot Tub/Spa         | Fence/Kennel        | Sign/Canopy/Awning       | Stove/Fireplace  |
| Swimming Pool       | Wrecking Permit     | Other                    |                  |

**Additional information, such as plan submittal and approval, may be required before issuance.**

**Scope of work:**

**Any work not included in this application is not permitted.**

**Total Value of Project \$** \_\_\_\_\_ (Value of materials & labor is required to ensure consistency in assessing permit fees.)

Breakdown of values: Bldg \_\_\_\_\_ Elec \_\_\_\_\_ Plumb \_\_\_\_\_ HVAC \_\_\_\_\_

*I certify the above information is complete and accurate. I agree to perform the work in conformance to all approval conditions & applicable codes/ordinances.*

Applicant Name: \_\_\_\_\_

(Please print)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Issued By: _____  Date: _____
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**Cautionary Statement to Owners Obtaining Building Permits**

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
  
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

**Cautionary Statement to Contractors for Projects Involving Building Built Before 1978**

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance.

**Wetlands Notice to Permit Applicants**

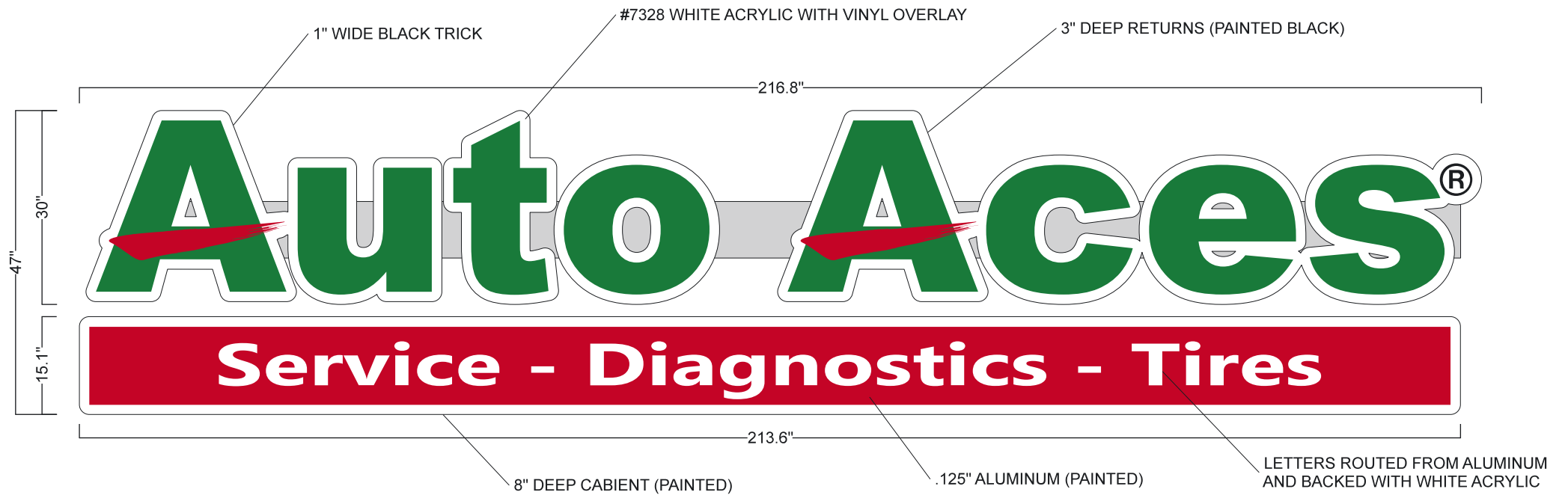
You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

**Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil**

I understand if this project involves disturbing one or more acres of soil, this project is subject to ch. NR 151 regarding additional erosion control and stormwater management standards, and will comply with those standards.

I have read the aforementioned Cautionary Statements and Notices.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



DESIGN FILE: 031726 NORTH ELEVATION



2070 HOLMGREN WAY GREEN BAY, WI 54304  
 (920) 494-7161 FAX(920) 494-8720

### LAYOUT

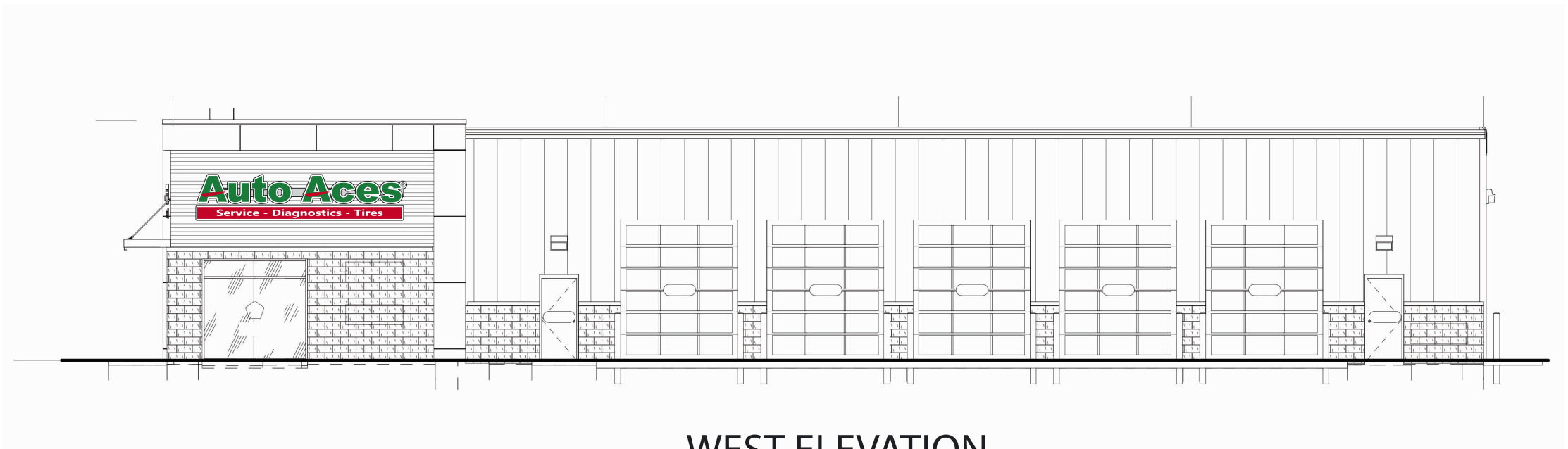
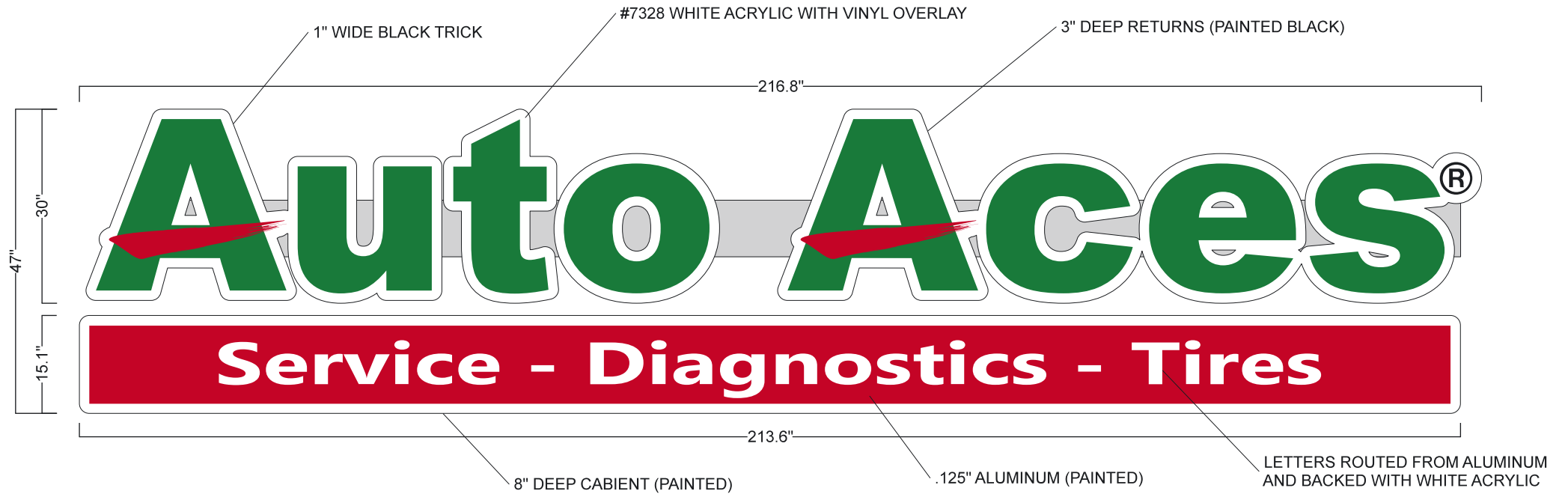
APPROVED  CHANGES

ALL COPY RIGHTS RESERVED  
 NO DUPLICATION ALLOWED  
 WITHOUT PERMISSION

### SALESPERSON

SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TERI MOEN



DESIGN FILE: 031726 WEST ELEVATION



2070 HOLMGREN WAY GREEN BAY, WI 54304  
 (920) 494-7161 FAX(920) 494-8720

**LAYOUT**

APPROVED  CHANGES

ALL COPY RIGHTS RESERVED  
 NO DUPLICATION ALLOWED  
 WITHOUT PERMISSION

**SALESPERSON**

SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

TERI MOEN



Centennial Centre  
at Tibour

AVAILABLE  
0.968.4700

**BAYLAND BUILDINGS, INC.**  
Think Smart. Build Smart. | Employee Owned  
DESIGN / BUILD | GENERAL CONTRACTOR  
www.baylandbuildings.com  
920.498.9300

Founders Ave  
Centerline Dr





**TO:** Site Review Committee

**RE:** 5060 Founders Terrace., HB-523-7; Landscaping & Lighting Plans

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

**DATE:** April 1, 2026

**GENERAL INFORMATION**

**ISSUE:** Discussion and action to consider the landscaping and lighting plans for the new recently approved development

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

1. Developer: Bayland Buildings
2. Applicant: Bayland Building / Robert E. Lee & Associates
3. Address/Parcel: 5060 Founders Terrace / HB-523-7
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Office with shop

**BACKGROUND**

Bayland Buildings recently received conditional approval on a proposed new 20,000 square foot commercial building to be located at 5060 Founders Terrace (Parcel HB-523-7) along with the required associated site improvement including access and parking. The landscaping plan and exterior lighting plan were required to be re-submitted for review and approval.

**SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST**

**Section 1, Site Plan Approval**

- A. Zoning:** PDD #1: Centennial Centre at Hobart District
- B. Green Space:** 38.8% after development
- C. Setbacks:** This development complies with all applicable setbacks (proposed 89' (front/Founders Terrace), 155' (rear), 44' (side/north), 95' (side/east), and 31' (side/south along Centerline Dr.).
- D. Parking:** The Village's parking ordinance does not specifically address this type of business, so the "Business (not listed above)" requirements would be "Business (not listed above). One parking space for each two staff members or employees, plus such additional parking space as may be required by the Planning and Zoning Commission for customers or users". While not quite certain on the exact number of employees anticipated for the operations, there are 23 parking stalls. So as long as there are not more than 46 employees, the proposed parking layout will be compliant.
- E. Fire Dept. and Police Dept.:** The plans are being reviewed by both Police Chief and Fire Chief with their comments and conditions being brought to the meeting.

- F. Storm Water:** Storm water from this development will be collected by internal catch basins throughout the site and discharge to two new dry ponds located along the west and south sides of this development. There is a discharge structure in each pond leading to the municipal storm sewer system which leads to a regional storm water pond that is owned by the Village.
- G. Refuse Collection:** Refuse / recycling enclosure to be located towards the rear of the property (northeast corner). Enclosure is planned to be split faced concrete block to match the primary building. Gate will be chain-link with privacy slats.

## Section 2, Architectural Plan Approval

### A. Exterior Construction Information:

1. **Materials:** Metal frame building.
2. **Exterior Materials:** Mixture of aluminum composite panels, split face CMU, and concealed fastener metal wall panels on both the west and south building elevations that face a public roadway, and semi-concealed fastener metal wall panels on the other side and rear building elevations.
3. **Height:** Anticipated at 25 feet
4. **Overhead doors:** 1 overhead door at grade on the side/north elevation with 3 overhead doors at grade and 4 loading dock doors on the rear/east elevation.
5. **Mechanical equipment:** None noted on the plans, but all such equipment shall be screened from view with materials to match those of the principal structure or with landscaping. All exterior exhaust/intake vents shall be colored to blend with the principal structure.

**Section 3, Landscaping Plan:** The developer and property owner have revised the proposed landscape plan to change the planting along the right-of-way of Centerline Dr. from an arborvitae species to a deciduous species consisting of Honey Locust and Ivory Silk Japanese Lilac. Additionally, the one tree closest to the ingress/egress on Centerline Dr. was removed and the two tree planned at the truck ingress/egress from Founders Terrace were moved back to allow for enhanced visual points for vehicle and pedestrian traffic to and from the site. Lastly, there are now foundation planting shown along the south and a portion of the west building elevations.

**Section 4, Lighting:** Lighting plan and fixture details have been submitted and are found to be compliant with Village Code.

**Section 5, Signage:** There are 2 wall mounted signs shown on the building elevations (west and south), however, no sign details are submitted at this time. Therefore, any proposed signage shall be required to be submitted for approval at a later SRC meeting prior to installation.

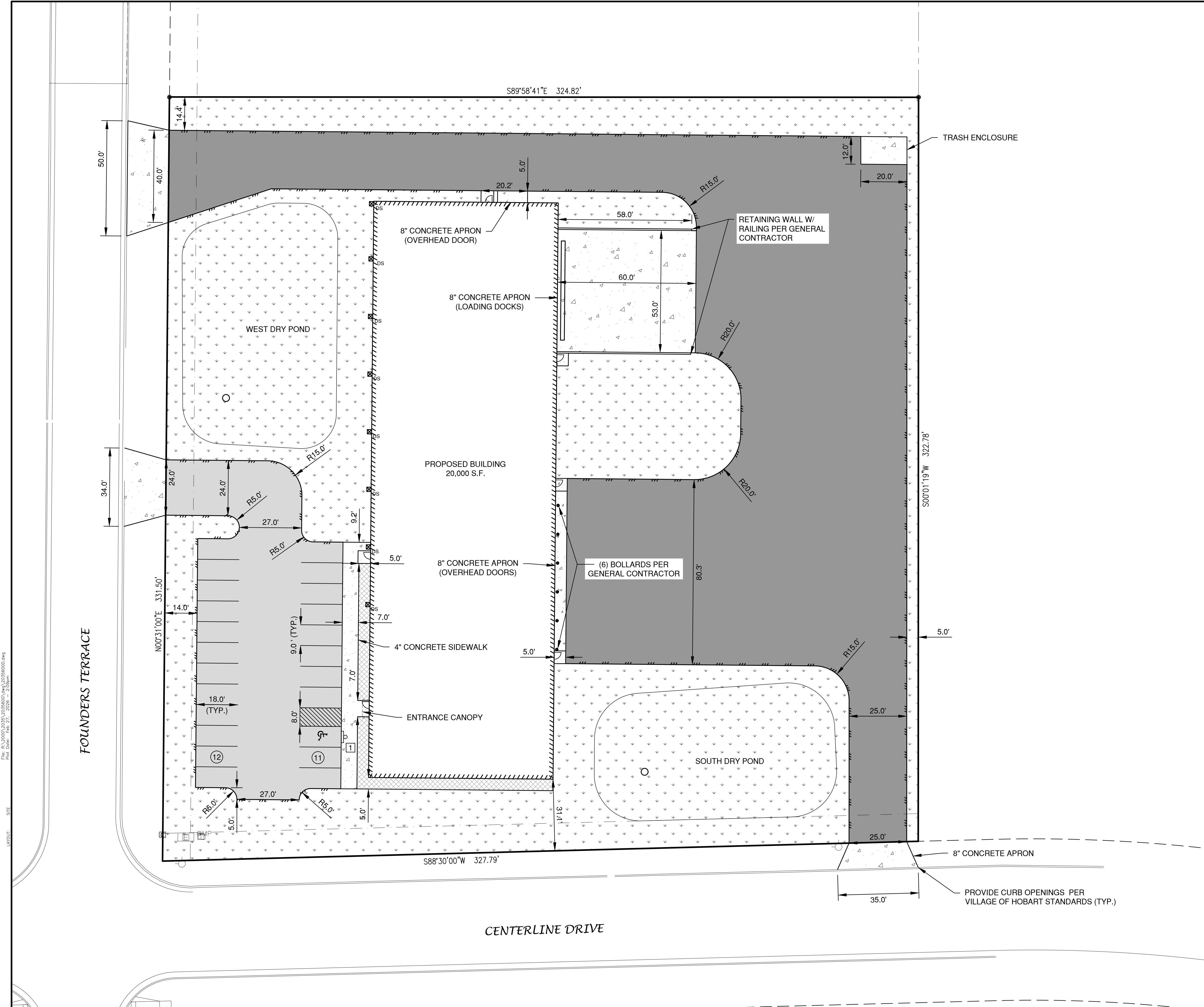
**Section 6, Driveway-Curb Cut:** Access to this site will be through three new ingress/egress locations with two from Founders Terrace (25' driveway width and 35' curb cut for truck access and 24' driveway width and 34' curb cut for employees and visitors) and one from Centerline Dr. (25' driveway width and 35' curb cut).

## RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of both the landscape plan and lighting plan as submitted. This approval does not relieve the other conditions of approval from the February 18, 2026 conditional approval.

1. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall lighting fixtures and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.





- LEGEND**
- CONCRETE PAVEMENT (6,442 S.F.)
  - ASPHALT PAVEMENT (LIGHT) (8,586 S.F.)
  - ASPHALT PAVEMENT (HEAVY) (32,444 S.F.)
  - LANDSCAPE AREA
  - GREEN SPACE
  - TRAFFIC FLOW ARROW
  - HANDICAPPED PARKING
  - SIGN
  - INDICATES NUMBER OF PARKING STALLS



**NOTE:**  
ALL DIMENSIONS ARE TO THE FACE OF CURB,  
UNLESS NOTED OTHERWISE

**NOTE**  
ALL DISTURBED AREAS SHALL BE TOPSOILED  
TO A DEPTH OF 6 INCHES, SEEDED AND  
MULCHED. AREA TO BE RAKED FREE OF  
STONES AND CLUMPS.

**PARKING DATA**  
TOTAL PARKING STALLS PROVIDED = 23  
HANDICAP ACCESSIBLE PARKING STALLS = 1

**SITE DATA**  
TOTAL AREA = 2.45 ACRES, 106,721 S.F.  
BUILDING AREA = 0.46 ACRES, 20,000 S.F. (18.7%)  
SIDEWALK/PARKING LOT AREA = 1.05 ACRES, 45,810 S.F. (43.0%)  
GREEN SPACE = 0.95 ACRES, 41,911 S.F. (38.3%)

**ZONING**  
PDD #1 CENTENNIAL CENTRE AT HOBART DISTRICT

**PARCEL NO.**  
HB-523-7

FILE: P:\2025\2025050000\443\2025050000.dwg  
PLOT DATE: Feb 27, 2026 10:23:00am  
LAWYER: SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	02/26/2026	AJB	CONSTRUCTION PLAN SET					GSG
								CHECKED
								AJB
								DESIGNED
								GSG

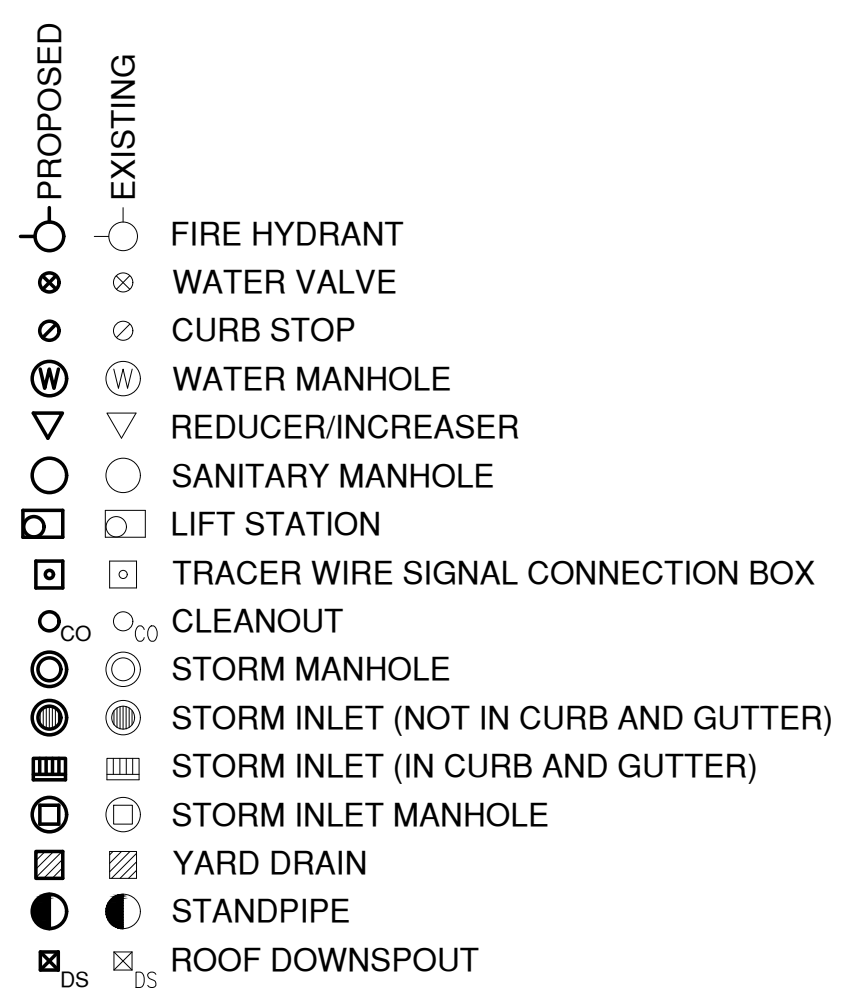
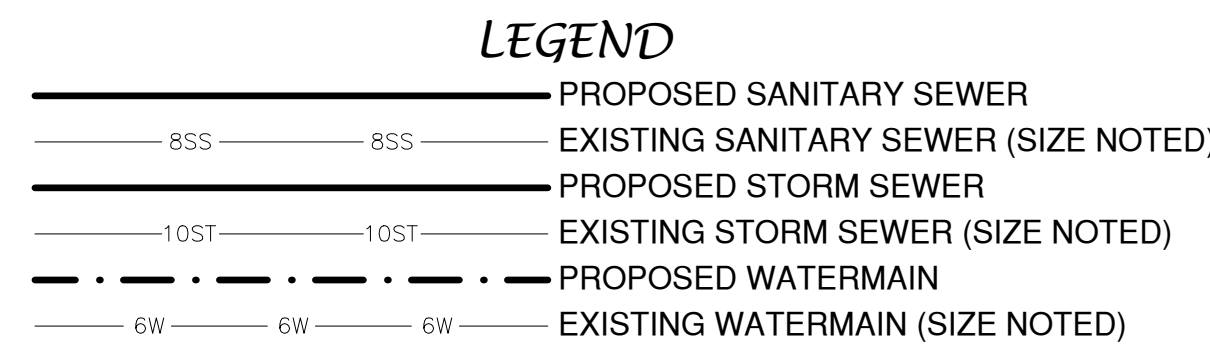
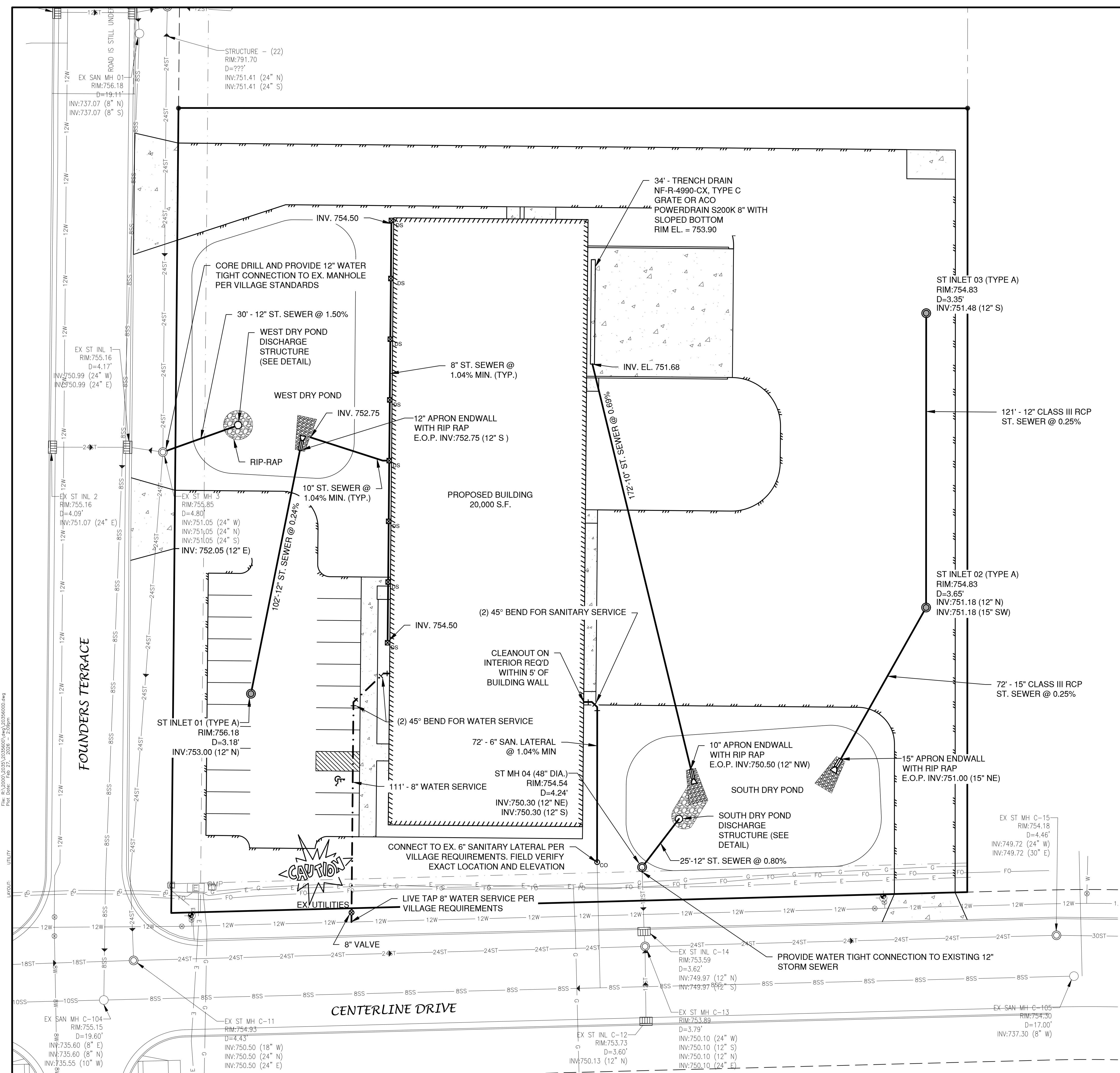
SITE DEVELOPMENT OF MIDWEST LIVESTOCK  
FOR BAYLAND BUILDINGS, INC  
VILLAGE OF HOBART  
BROWN COUNTY, WI

SITE PLAN

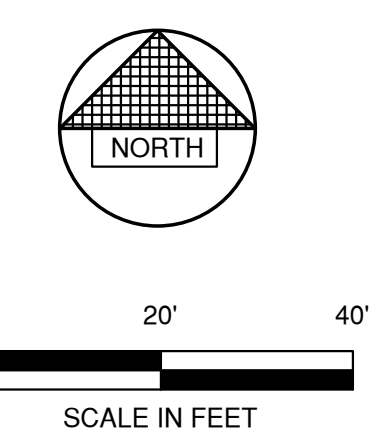
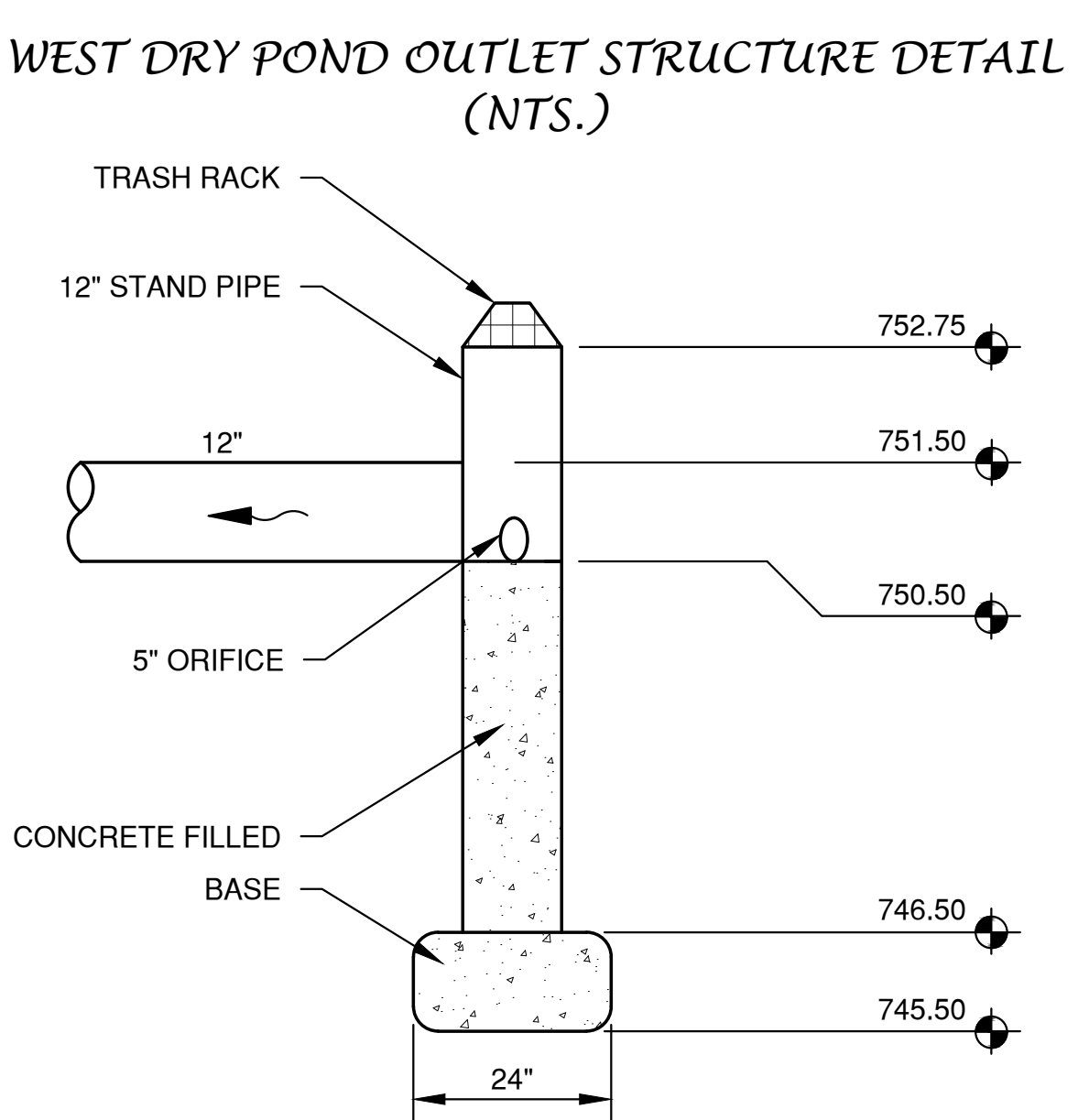
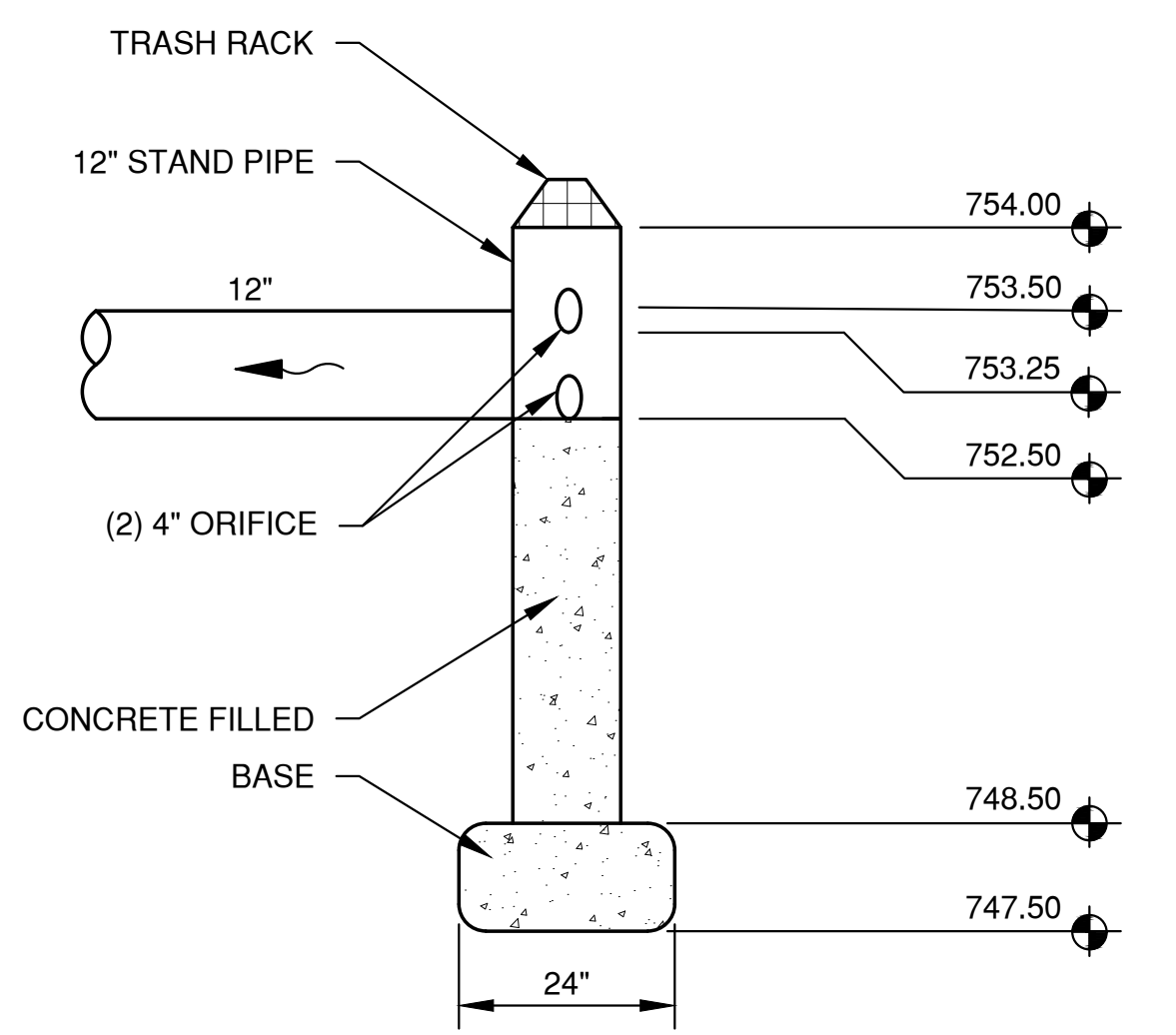
DATE  
02/20/26  
FILE  
2035500D  
JOB NO.  
2035500

**REL Robert E. Lee & Associates, Inc.**  
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.  
**3**



- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
  - SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
  - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
  - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES/ MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
  - EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	02/26/2026	AJB	CONSTRUCTION PLAN SET				

SITE DEVELOPMENT OF MIDWEST LIVESTOCK FOR BAYLAND BUILDINGS, INC VILLAGE OF HOBART BROWN COUNTY, WI





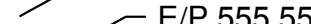




UTILITY PLAN

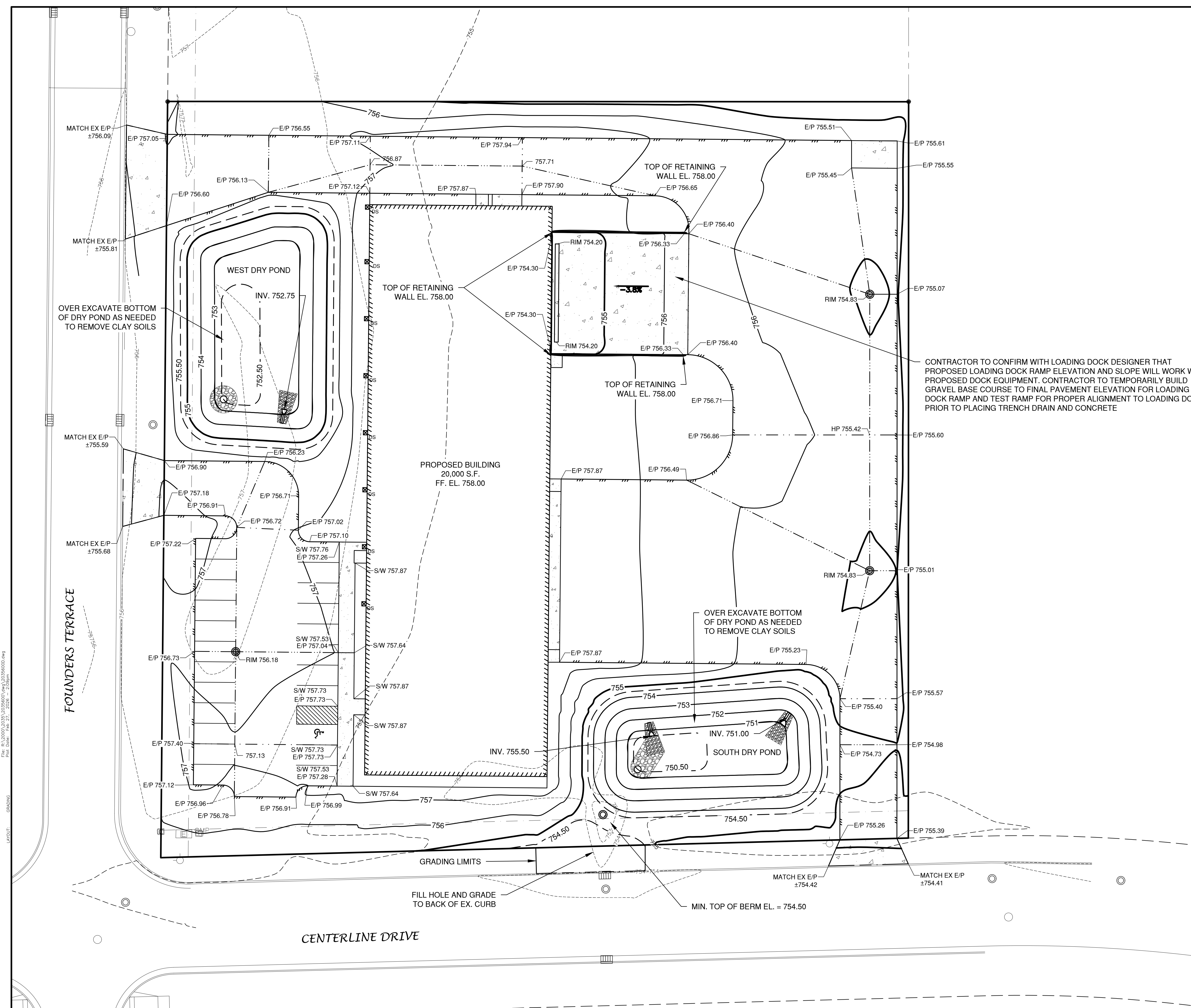
DATE 02/20/26  
FILE 20356000  
JOB NO. 2035600

**REL Robert E. Lee & Associates, Inc.**  
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO. 4

**LEGEND**

-  T/C 999.99 TOP OF CURB ELEVATION
-  F/L 888.88 FLOW LINE ELEVATION
-  S/W 666.66 TOP OF SIDEWALK ELEVATION
-  E/P 555.55 EDGE OF PAVEMENT ELEVATION
-  R/W 444.44 TOP OF RETAINING WALL ELEVATION
-  333.33 GROUND ELEVATION
-  DRAINAGE SWALE
-  DRAINAGE DIVIDE
-  FLOW ARROW



CONTRACTOR TO CONFIRM WITH LOADING DOCK DESIGNER THAT PROPOSED LOADING DOCK RAMP ELEVATION AND SLOPE WILL WORK WITH PROPOSED DOCK EQUIPMENT. CONTRACTOR TO TEMPORARILY BUILD GRAVEL BASE COURSE TO FINAL PAVEMENT ELEVATION FOR LOADING DOCK RAMP AND TEST RAMP FOR PROPER ALIGNMENT TO LOADING DOCK PRIOR TO PLACING TRENCH DRAIN AND CONCRETE

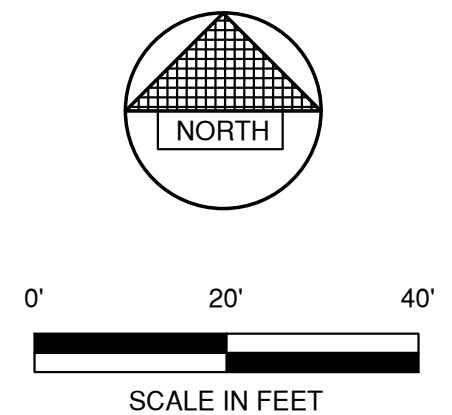
OVER EXCAVATE BOTTOM OF DRY POND AS NEEDED TO REMOVE CLAY SOILS

OVER EXCAVATE BOTTOM OF DRY POND AS NEEDED TO REMOVE CLAY SOILS

GRADING LIMITS

FILL HOLE AND GRADE TO BACK OF EX. CURB

MIN. TOP OF BERM EL. = 754.50



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	02/26/2026	AJB	CONSTRUCTION PLAN SET				

SITE DEVELOPMENT OF MIDWEST LIVESTOCK FOR BAYLAND BUILDINGS, INC  
VILLAGE OF HOBART  
BROWN COUNTY, WI

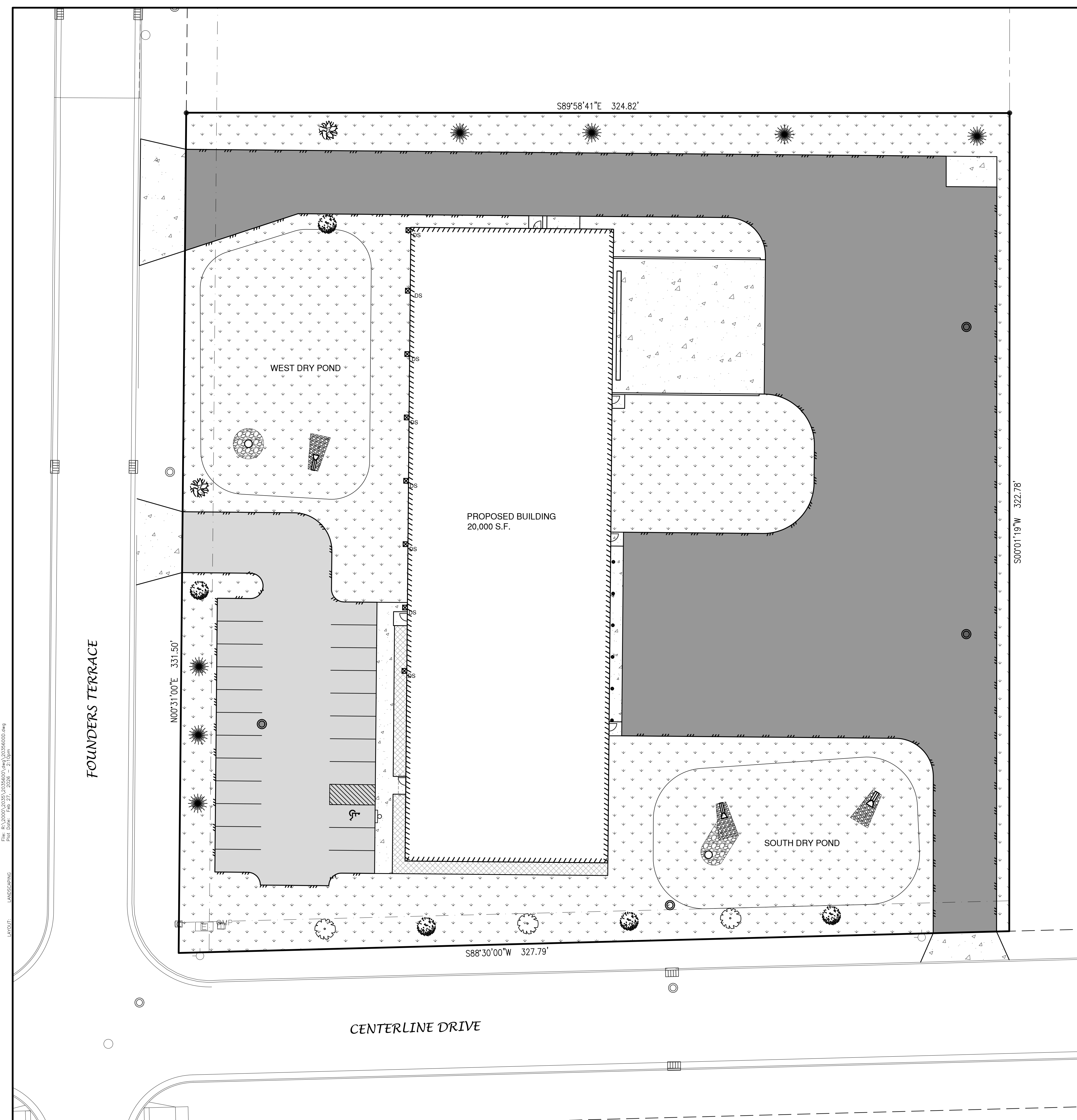
GRADING PLAN

DATE	02/20/26
FILE	2035600D
JOB NO.	2035600

**REL Robert E. Lee & Associates, Inc.**  
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

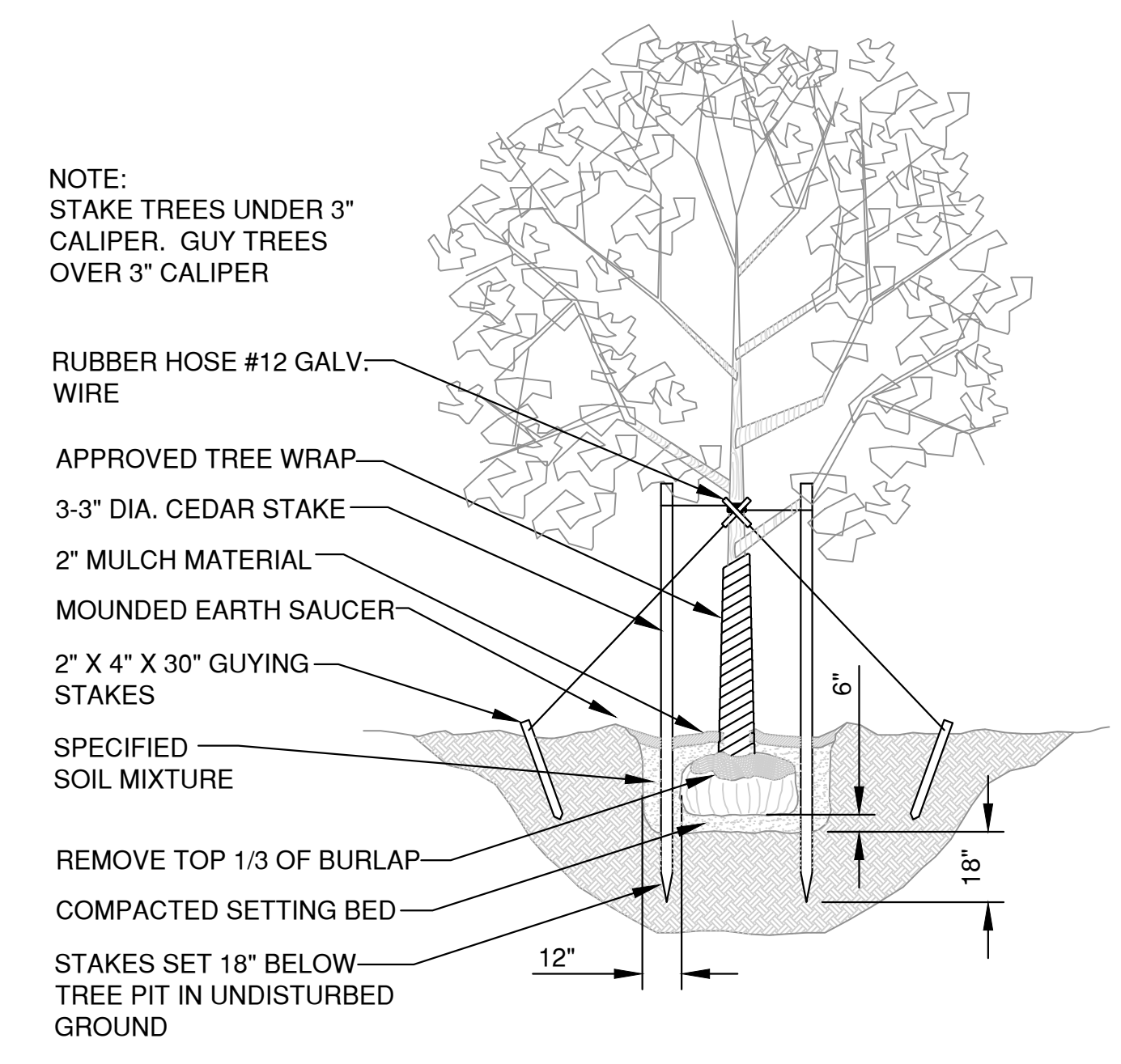
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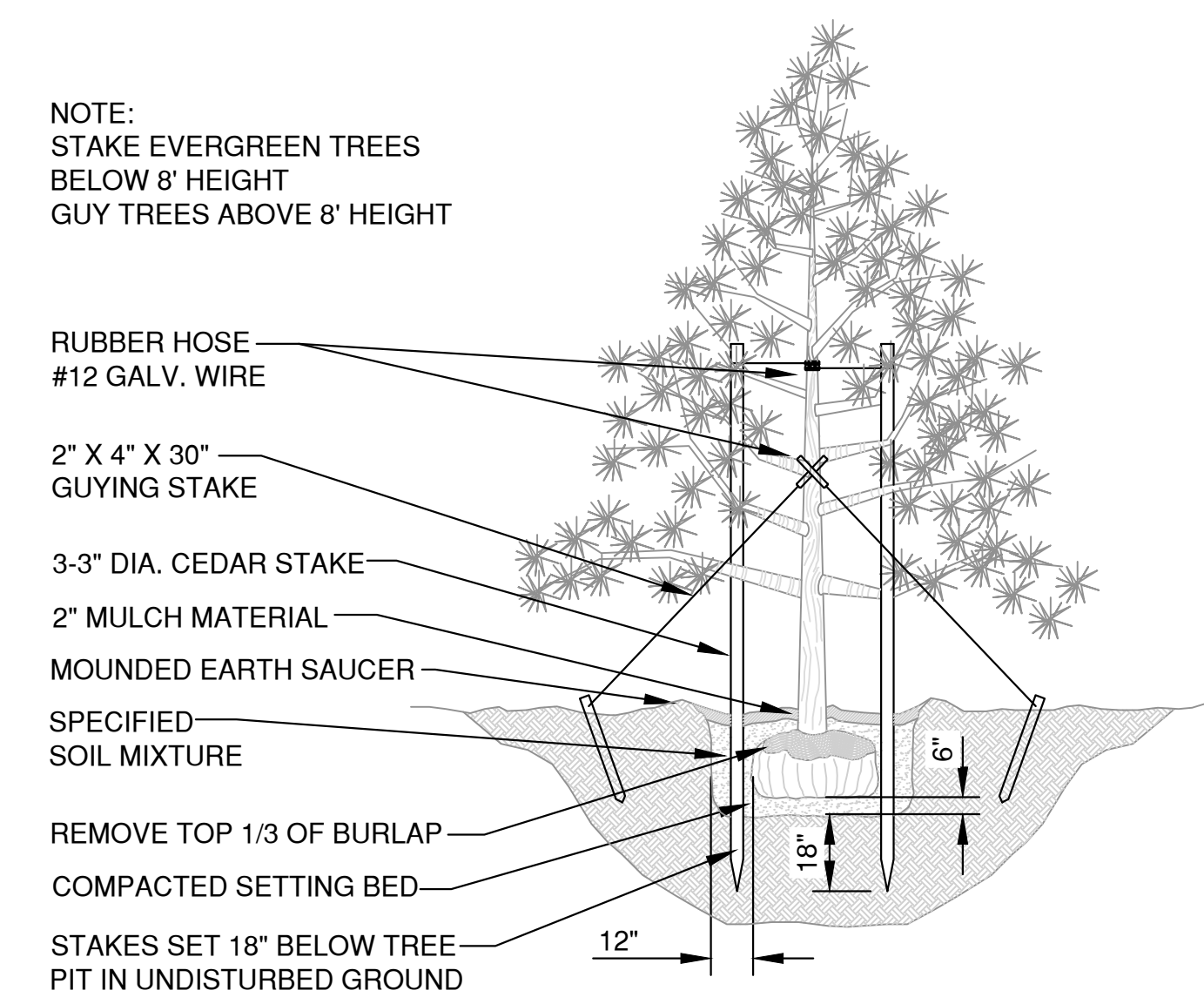


**TREE LEGEND**

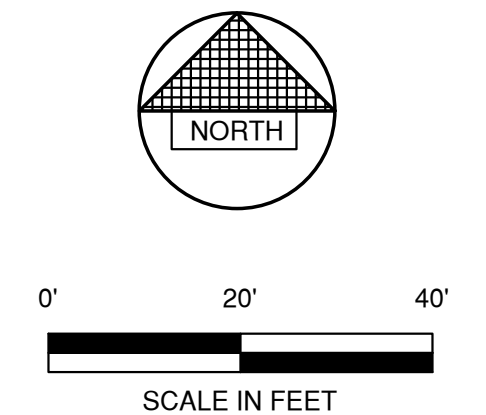
SYMBOL	COMMON NAME	LATIN NAME	PLANT SIZE	QUANTITY
	AUTUMN BLAZE MAPLE	ACER X FREEMANII	2-1/2" CALIPER	2
	HONEY LOCUST	GLEDITSIA TRIACANTHOS	2-1/2" CALIPER	5
	JUNIPER "WICHITA BLUE"	JUNIPERUS SCOPULORMA 'WICHITA'	6'	7
	IVORY SILK JAPANESE LILAC	SYRINGA RETICULATA	2-1/2" CALIPER	3
			TOTAL	17



**TYPICAL PLANTING, GUYING AND SPIKING DECIDUOUS TREE DETAIL**



**TYPICAL PLANTING, GUYING AND SPIKING EVERGREEN TREE DETAIL**



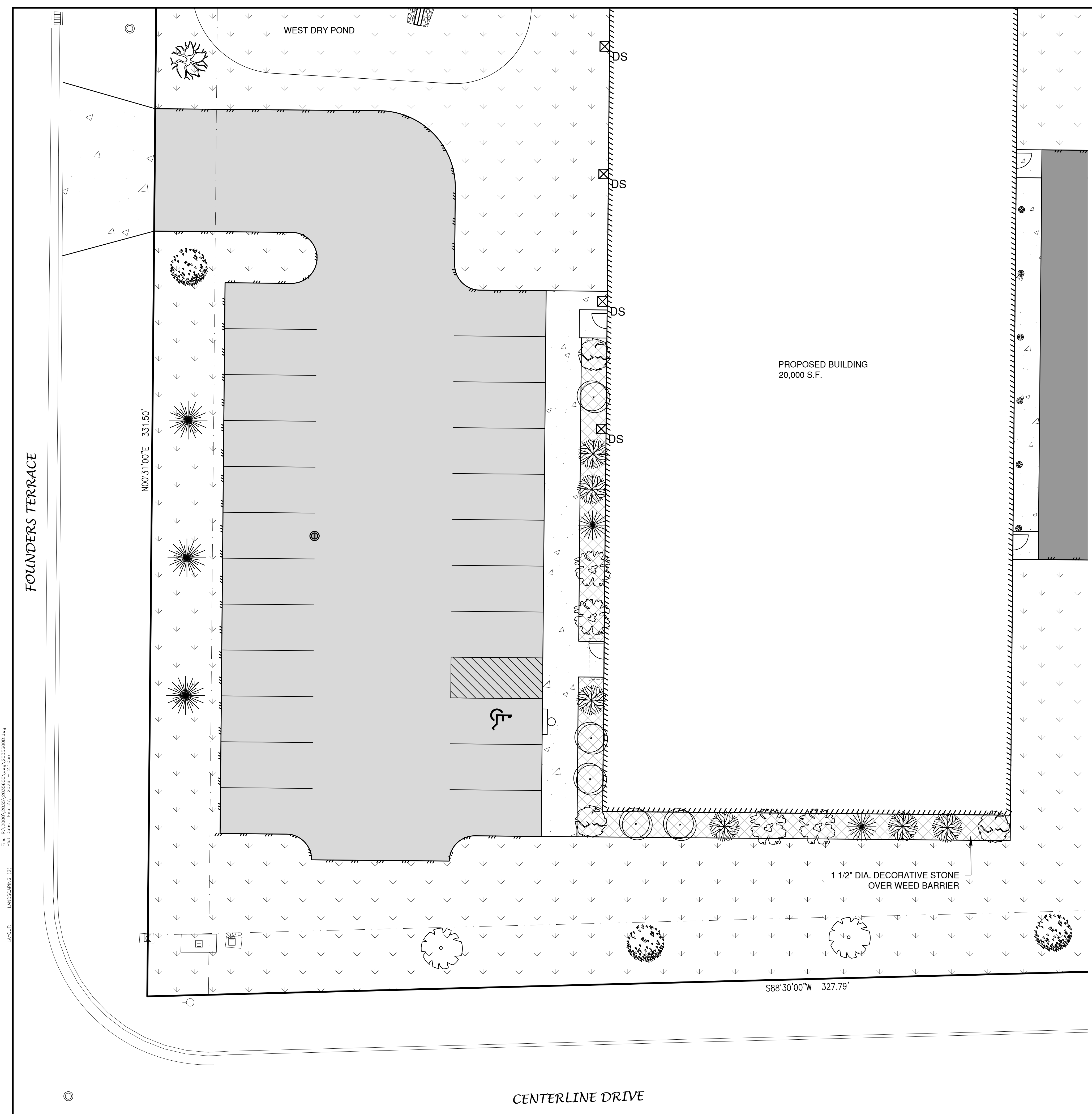
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	02/26/2026	AJB	CONSTRUCTION PLAN SET					GSG
								CHECKED
								AJB
								DESIGNED
								GSG

SITE DEVELOPMENT OF MIDWEST LIVESTOCK  
FOR BAYLAND BUILDINGS, INC  
VILLAGE OF HOBART  
BROWN COUNTY, WI

LANDSCAPE PLAN

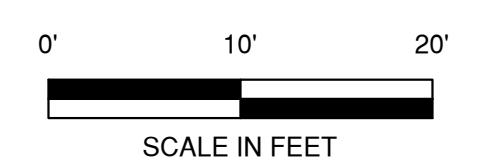
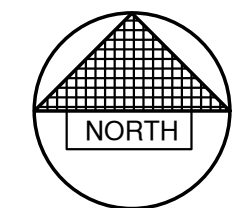
DATE	02/20/26
FILE	20356000
JOB NO.	2035600

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LEGEND

SYMBOL	SPECIES		PLANT SIZE
	COMMON NAME	SCIENTIFIC NAME	
	SPIREA - GLOW GIRL BIRCH LEAF	SPIRAEA BEGULIFOLIA	#5 18"
	WEIGELA - DARK HORSE	WEIGELA FLORIDA 'DARK HORSE'	#5 18"
	BLUE SAGE	SALVIA AZUREA	#1
	VIBURNUM - AUTUMN JOY	VIBURNUM DENTATUM 'AUTUMN JOY'	#5 18"
	BARBERRY	BERBERIS VULGARIS	#5 18"
	NINEBARK - LITTLE DEVIL	PHYSOCARPUS OPULIFOLIUS	#5 18"



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	02/26/2026	AJB	CONSTRUCTION PLAN SET					GSG
								CHECKED
								AJB
								DESIGNED
								GSG

SITE DEVELOPMENT OF MIDWEST LIVESTOCK  
FOR BAYLAND BUILDINGS, INC  
VILLAGE OF HOBART  
BROWN COUNTY, WI

LANDSCAPE PLAN

DATE	02/20/2026
FILE	20355000
JOB NO.	2035500

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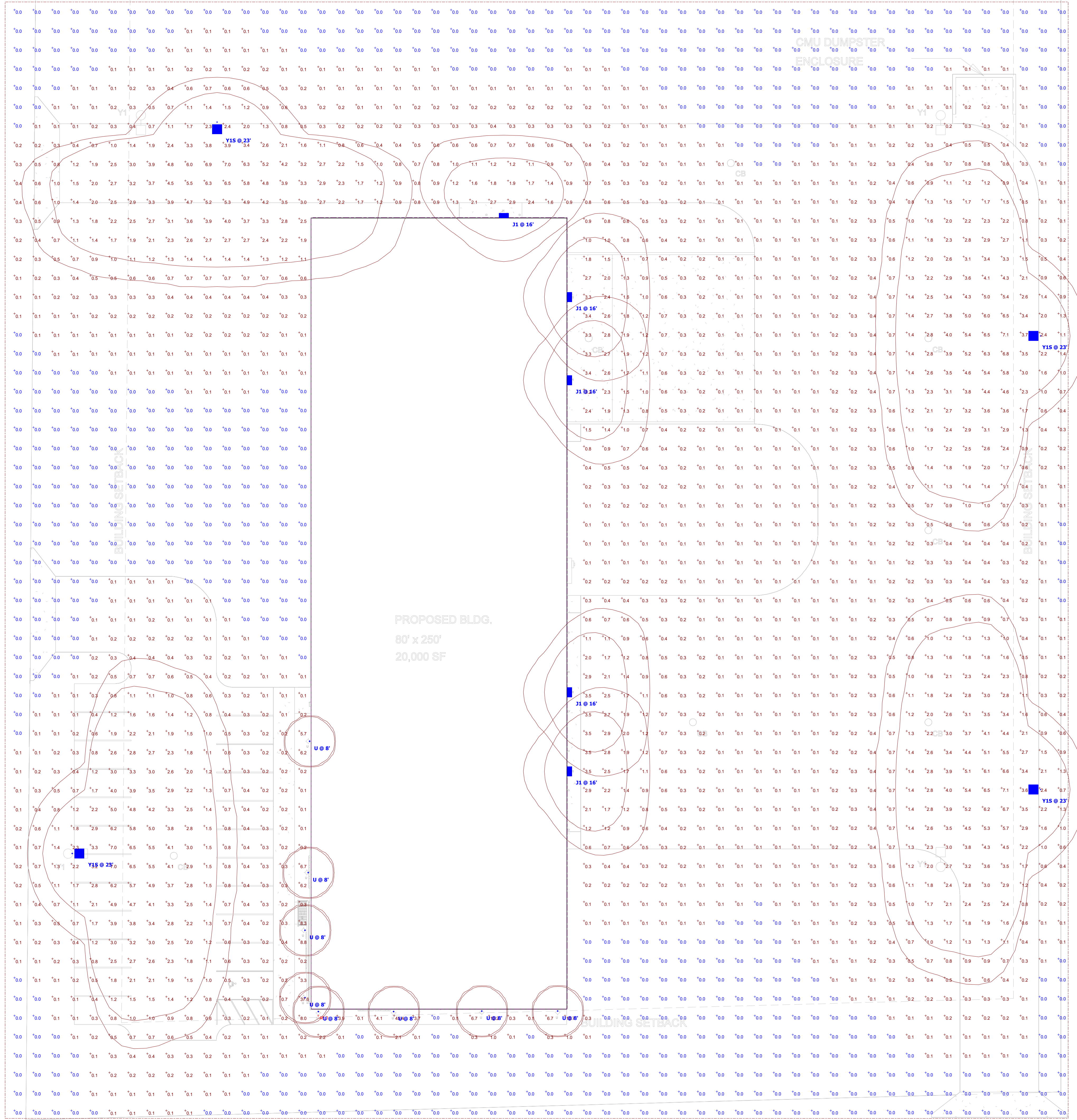


Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
J1	J1		5	Lithonia Lighting	WPX1 LED P2 40K Hvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	1	2913	1	24.42	
U	U		8	RAB Lighting Inc	CD34-6WZ	CD34-6WZ 36W 4000K 40lm	1	3295	1	32.7889	
Y1S	Y1S		4	Lithonia Lighting	RSX2 LED P3 40K R4 HS	RSX2 LED Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	14473	1	149.98	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	46.0 fc	0.0 fc	N/A	N/A

FOUNDERS TERRACE



MIDWEST LIVESTOCK SYSTEMS  
SITE PHOTOMETRICS  
HOBART, WI

Designer  
Date 02/18/2026  
Scale Not to Scale  
Drawing No. Summary

## CD34-6WZ

RAB®



Color: Bronze

Weight: 6.3 lbs

Project:

Type:

Prepared By:

Date:

## Driver Info

Type	Constant Current
120V	0.30A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	36/28/22W

## LED Info

Watts	36/28/22W
Color Temp	3000/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	3300/2750/2100 lm
Efficacy	95

## Technical Specifications

## Performance

## Product Type:

Cylinder Wall Mount

## Description:

Economical cylinders with field-adjustable color temperature, power, and light distribution, along with field-swappable optics to fit any indoor or outdoor application.

## Wattage Equivalency:

200W/180W/140W

## Input Wattage:

36/28/22W

## Lumens (Nominal):

3300/2750/2100lm

## Efficacy (±10%):

95lm/W

## L70 Lifespan:

50,000-Hour LED lifespan based on IES LM-70 results

## Electrical

## Driver:

Constant Current, 50-60 Hz, 120V-277V

## THD:

≤20%

## Power Factor:

≥0.9

## Dimmable:

Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

## Input Voltage:

120-277V

## Operating Frequency:

50/60Hz

## Input Current @ 120V (mA):

300mA

## Input Current @ 208V (mA):

169mA

## Input Current @ 240V (mA):

146mA

## Input Current @ 277V (mA):

127mA

## Operating Temperature:

-40°F to 120°F (-40°C to 45°C)

## Flicker:

≤1%

## Photocell:

Integrated photocell included with on/off switch

## LED Characteristics

## Beam Angle:

60° (installed)

Field swappable optics sold separately for 25°/40°/60° beam angle\_

## Light Distribution:

Selectable dip switch for up, down, or up/down light

## Color Temperature:

3000/4000/5000K

## Color Accuracy (CRI):

90 CRI

## R9 Value:

High color performance with R9 greater than 0

## Color Consistency:

<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Technical Specifications (continued)****Color Stability:**

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Installation****Mounting:**

Wall mount

**Construction****Size:**

6"

**Shape:**

Cylinder

**Finish:**

Bronze

**Enclosure Material:**

Die-cast aluminum and polycarbonate

**Lens Finish:**

Clear (installed)

Frosted lens accessory sold separately

**Compliance****Listings:**

UL Listed

**Environment:**

Suitable for use indoors and outdoors in dry, damp, or wet environments.

**Fixture Rating:**

Suitable for use in open fixtures

**IP Rating:**

IP65

**Certification Model Number:**

CD2003(CD34-6WZ)

**California Title 20 Compliant:**

No

**California Title 24 JA8 Compliant:**

No

**California Energy Commission (CEC) Status:**

Lawful for Sales in California

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA lm-79 and lm-80.

**RoHS:**

Mercury and UV free. RoHS-compliant components.

**FCC:**

Complies with Part 15 of the FCC Rules

**Other****Compatible Accessories:**

CD34REF-625D

25° reflector

CD34REF-640D

40° reflector

CD34REF-660D

60° reflector

CD34LENS-6FRW

6" frosted lens white

CD34LENS-6FRK

6" frosted lens black

CD34LENS-6FRZ

6" frosted lens bronze

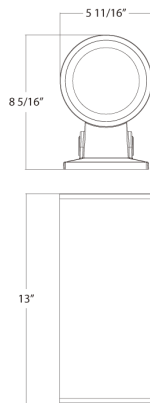
**5-Year Limited Warranty:**

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

## CD34-6WZ



## Dimensions



## Features

Aluminum extrusion housing and die-cast covers available in black, bronze, or white

Field interchangeable optics sold separately for 25°/40°/60° beam angle

Field-adjustable color temperature 3000/4000/5000K (indoor); 2700/3000/3500/4000/5000K (outdoor).

Dimmable on 0-10V systems (indoor); integrated photocell (outdoor)

## Ordering Matrix

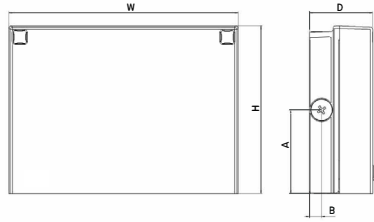
Family	Size/Wattage	Mounting	Light Direction	CRI/Color Temp	Driver	Finish	RGB Color Tuning
CD34	6	W				Z	
	3 = 3", 10/8/6W 4 = 4", 20/16/12W 6 = 6", 36/28/22W	W = Wall	Blank = Selectable-Down, Up or Both	Blank = 90 CRI, 3000/4000/5000K	Blank = 120-277V, 0-10V Dimming	Z = Bronze K = Black W = White	Blank = None /RGB = Color Tuning 16+ million colors; Tunable White 2200-6500K



# WPX LED Wall Packs



## Specifications



Front View

Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Catalog  
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

## Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2	40K 4000K	347 347V <sup>3</sup>	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) <sup>2</sup>	DWHXD White
WPX2 LED	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) <sup>2</sup>	DBLXD Black
WPX3 LED			PE Photocell <sup>3</sup>	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

### NOTES

- All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
- Battery pack options only available on WPX1 and WPX2.
- Battery pack options not available with 347V or PE options.

## FEATURES & SPECIFICATIONS

### INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

### CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection). All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

### INSTALLATION

WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards. The WPX is intended for installation on flat wall surfaces. Other applications may void warranty.

### LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions).

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



## Performance Data

### Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

### Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

### HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

### Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT <b>E4WH</b> DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT <b>E14WC</b> DDBXD

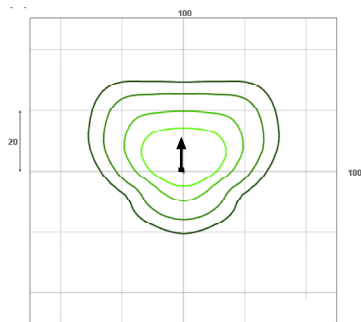
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

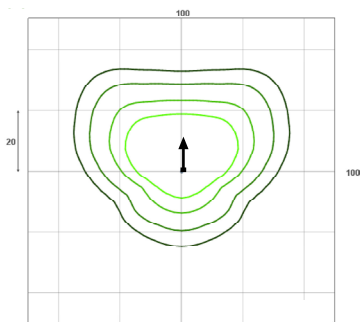
#### LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

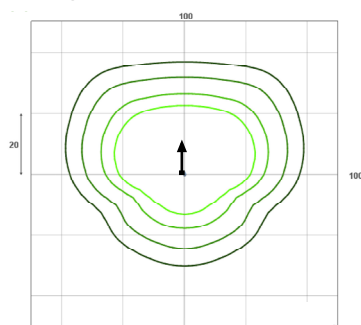
WPX1 LED P1



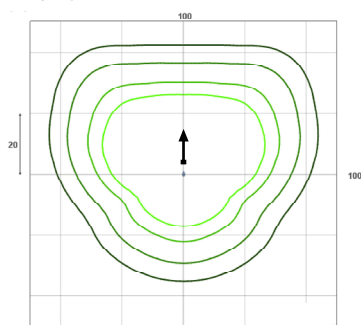
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

## A22-4T150

RAB



Color: Bronze

Weight: 13.0 lbs

Project:

Type:

Prepared By:

Date:

## Driver Info

Type	Constant
120V	1.25A/1.00A/0.83A
208V	0.72A/0.58A/0.48A
240V	0.63A/0.50A/0.83A
277V	0.54A/0.43A/0.36A
Input Watts	99.4-151.4W

## LED Info

Watts	150/120/100W
Color Temp	3000/4000/5000K
Color Accuracy	81-84 CRI
L70 Lifespan	100,000 Hours
Lumens	14,820-21,764 lm
Efficacy	130.3-160.8 lm/W

## Technical Specifications

## Field Adjustability

## Field Adjustable:

Field Adjustable Light Output:  
150W/120W/100W (factory default: 150W)  
Color Temperature Selectable:  
3000K, 4000K and 5000K (factory default:4000K)

## Compliance

## UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

## IESNA LM-79 &amp; LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA lm-79 and lm-80.

## IP Rating:

Ingress protection rating of IP66 for dust and water

## Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

## DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.  
DLC Product Code: S-C5NRQL

## Performance

## Lifespan:

100,000-Hour LED lifespan based on IESlm-80 results and TM-21 calculations

## Wattage Equivalency:

150W: Replaces up to 400W Metal Halide (MH) or 400W High Pressure Sodium (HPS)  
120W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)  
100W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)

## Electrical

## Driver:

Constant Current, Class 1, 120-277V, 50/60 Hz:  
150W: 120V: 1.25A, 208V: 0.72A, 240V: 0.63A, 277V: 0.54A  
120W: 120V: 1.0A, 208V: 0.58A, 240V: 0.5A, 277V: 0.43A  
100W: 120V: 0.83A, 208V: 0.48A, 240V: 0.42A, 277V: 0.36A

## Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

## THD:

5.23% at 120V, 6.66% at 277V

## Power Factor:

99.8% at 120V, 96.3% at 277V

## 7-Pin Receptacle with Shorting Cap:

ANSI C136.41 7-pin receptacle, compatible with wireless control systems

## Surge Protection:

6 kV

## Construction

## IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

## Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

## Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

## Lens:

Polycarbonate lens

## Technical Specifications (continued)

**Housing:**

Die-cast aluminum

**Effective Projected Area:**

1 Fixture: 0.4

2 Fixtures: 0.8

3 Fixtures: 1.4

4 Fixtures: 1.4

**Finish:**

Formulated for high durability and long-lasting color

**Gaskets:**

High-temperature silicone gaskets

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

**LED Characteristics**

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**LEDs:**

Long-life, high-efficacy, surface-mount LEDs

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Optical**

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**BUG Rating:**

Type 4

150W: B3 U0 G3

120W: B3 U0 G3

100W: B3 U0 G2

**Other**

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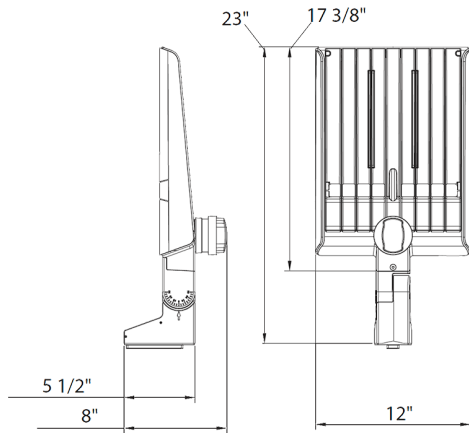
**5-Year Limited Warranty:**

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

## A22-4T150



## Dimensions



## Features

- DLC Premium listed
- Adjustable Universal Pole Mount
- 7-Pin Receptacle with Shorting Cap
- IP66 Rated
- 100,000-Hour LED lifespan
- 5-Year, limited warranty

## Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver	Options
A22	-	4T	150				
	<b>2T</b> = Type II <b>4T</b> = Type IV <b>5T</b> = Type V <b>Blank</b> = Type III	<b>70</b> = 70/60/50W <b>100</b> = 100/80/60W <b>150</b> = 150/120/100W <b>200</b> = 200/180/160W <b>320</b> = 320/280/250W	<b>Blank</b> = Universal Adjustable Pole Mount <b>Blank</b> = Universal Non-Adjustable Pole Mount	<b>Blank</b> = 3000/4000/5000K CCT Adjustable <b>Y</b> = 3000K	<b>Blank</b> = Bronze <b>W</b> = White <b>B</b> = Black	<b>Blank</b> = 120-277V, 0-10V Dimming <b>/480</b> = 480V, 0-10V Dimming	<b>Blank</b> = 7-Pin Receptacle with Shorting Cap <b>/MVS</b> = 7-Pin Receptacle with Shorting Cap and Microwave Motion Sensor <b>/LCBS</b> = Lightcloud Blue w/PIR Sensor <b>/LCBS/MVS</b> = Lightcloud Blue w/MVS Sensor



**TO:** Site Review Committee

**RE:** Dobbs Tire & Auto Centers, 3860 W. Mason St.; HB-1394-3; Signage

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

**DATE:** April 1, 2026

**ISSUE:** Discussion and action on a request for new wall signage and face replacement of existing ground sign located at 3860 W. Mason St.

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

### **GENERAL INFORMATION**

1. Owner/Developer: Dobbs Tire & Auto Centers
2. Applicant/Agent: Reinhold Sign / Teri Moen
3. Address/Parcel: 3860 W. Mason St. / HB-1394-3
4. Zoning: I-1: Limited Industrial District
5. Use: Automotive Servicing & Repair

### **BACKGROUND**

Dobbs Tire & Auto Centers, located at 3860 W. Mason St., recently acquired the property (formerly Al Huss Auto & Truck LLC) and is submitting for review and action of proposed new wall signs and face replacement of the existing ground sign.

The request before the Committee at this time would be for a new internally illuminated wall sign of 66.62 square feet on the west elevation of the building which will replace the existing wall sign (59.25 square feet). Additionally, they plan to remove the existing non-lit wall signs above the garage doors on the south elevation and replace them with a new sign of 44.25 square feet (roughly 40 square feet of existing signs). Both new wall signs will be in compliance with the Village Sign Code.

Additionally, although not required to have SRC approval, the existing ground mount sign will have new sign faces for the top portion with the new business name. Since these are only face replacements, no formal approval or permit is required from the Village, but since the other signs need approval, Staff wanted to make the Committee aware of the this change as well.

All signage modifications as proposed would be in compliance with the Village Sign Code.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval of the proposed 66.62 square foot sign on the west elevation and the proposed 44.25 square foot wall sign on the south elevation of the existing building to be located at 43860 W. Mason St. as submitted.



**Building Permit Application**  
**Permit Number** \_\_\_\_\_  
 (Assigned by Village Personnel)

Village of Hobart  
 Dept of Planning & Code Compliance  
 2990 S Pine Tree Rd  
 Hobart WI 54155  
 Phone: (920) 869-3809  
 Fax (920) 869-2048

**Project Address** \_\_\_\_\_ **Parcel Number** \_\_\_\_\_

**Applicant is the:**       Owner      OR       Contractor

**Use Category:**    Single Family    Duplex    Multi-Family    Commercial    Industrial    Agricultural

Owner's Name:  e-mail:		Mailing Address:	Tel: Fax: Mobile:
Building Contractor Name:  e-mail:	Lic#  Qualifier#	Mailing Address:	Tel: Fax: Mobile:
Electrical Contractor Name:  e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
HVAC Contractor Name:  e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
Plumbing Contractor Name:  e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:

**Work being done:**

- |                     |                     |                          |                  |
|---------------------|---------------------|--------------------------|------------------|
| New Structure       | Addition            | Deck/Porch/Patio         | Driveway/Parking |
| External Remodeling | Internal Remodeling | Garage/Utility Structure | Handicap Ramp    |
| Hot Tub/Spa         | Fence/Kennel        | Sign/Canopy/Awning       | Stove/Fireplace  |
| Swimming Pool       | Wrecking Permit     | Other                    |                  |

**Additional information, such as plan submittal and approval, may be required before issuance.**

**Scope of work:**

**Any work not included in this application is not permitted.**

**Total Value of Project \$** \_\_\_\_\_ (Value of materials & labor is required to ensure consistency in assessing permit fees.)

Breakdown of values: Bldg \_\_\_\_\_ Elec \_\_\_\_\_ Plumb \_\_\_\_\_ HVAC \_\_\_\_\_

*I certify the above information is complete and accurate. I agree to perform the work in conformance to all approval conditions & applicable codes/ordinances.*

Applicant Name: \_\_\_\_\_

(Please print)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Issued By: _____  Date: _____
-------------------------------------

**Cautionary Statement to Owners Obtaining Building Permits**

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

**Cautionary Statement to Contractors for Projects Involving Building Built Before 1978**

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance.

**Wetlands Notice to Permit Applicants**

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

**Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil**

I understand if this project involves disturbing one or more acres of soil, this project is subject to ch. NR 151 regarding additional erosion control and stormwater management standards, and will comply with those standards.

I have read the aforementioned Cautionary Statements and Notices.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

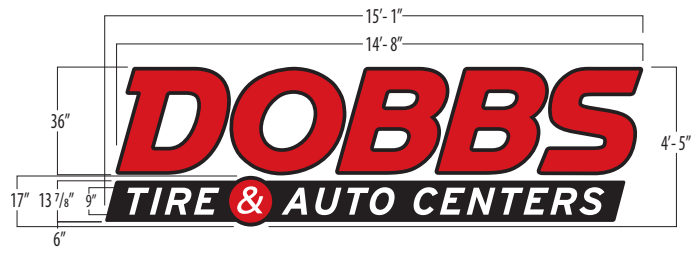


Hobart, WI



Front Elevation Building Signage

Hobart, WI



DOB-66 LED Illuminated Channel Letter Set - 66 sq. ft.

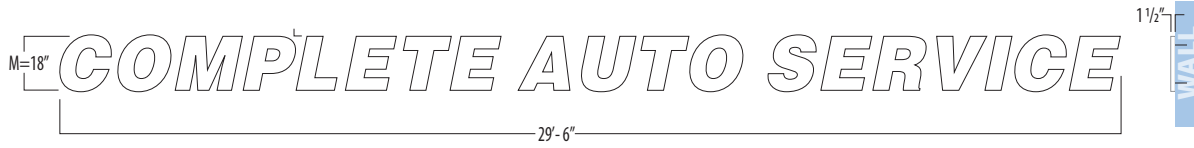
- DOBBS Letters:**
  - Red Faces Decorated with Black Outline
  - LED Illumination
  - Black Trim-Cap & Returns - 5" deep
  - Flush Mount
- Tag Line:**
  - White Acrylic Decorated with Black & Red Vinyl 1st Surface
  - LED Illumination
  - Black Trim-Cap & Returns - 5" deep
  - Flush Mount

Colors: PMS 186 Red - 2283 Acrylic • Black • White



FILE#26-3-45-F-DOBBS-A1	JY	Customer Approval
Scale: 3/8" = 1'-0"	Date: 3-12-2026	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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Hobart, WI



**CAS-44 Non-illuminated Formed Plastic Letters - 44 sq. ft.**

1 1/2" Deep White Formed Plastic Letters  
Stud Mounted  
Font: Helvetica Black Italic



FILE#26-3-45-F-DOBBS-B1	JY	Customer Approval
Scale: 3/8" = 1'-0"	Date: 3-12-2026	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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Pylon Sign Replacement Faces - 2 qty.

Hobart, WI



Colors: PMS 186 Red • PMS 7548 Yellow • Black • White  
 Existing Retainers & Cabinet to be Painted Black  
 MEASUREMENTS PER FULL SIZE PATTERN



Existing



Proposed

FILE#26-3-45-F-DOBBS-C1	JY	Customer Approval
Scale: 3/8" = 1'- 0"	Date: 3-12-2026	Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.
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