



Village of Hobart – 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 October 21st 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted October 19th 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday October 21st 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 September 16th 2026 (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Two proposed wall signs (5060 Founders Terrace., HB-523-7) (Page 4)

Midwest Livestock, located at 5060 Founders Terrace, is currently under construction and is submitting for review and action of the wall signage. During the original site review back in February 2026, 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.

6. ADJOURN

Aaron Kramer – Village Administrator

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

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.hobartwi.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 16, 2026, 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, Steve Riley, Tom Tengowski, Peter Zobro and Dave Dillenburg were present. *Absent:* Rick Nuetzel, Robert Zittlow (Alt.), Tammy Zittlow
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: Dave Baranczyk SECOND: Tom Tengowski MOTION APPROVED BY VOICE VOTE: 4-0.
3. **Approve Minutes of August 19, 2026.** ACTION: To approve the August 19, 2026 Site Review Meeting Minutes. MOTION: Tom Tengowski SECOND: Steve Riley MOTION APPROVED BY VOICE VOTE: 4-0.
4. **Public Comment on Non-Agenda Items.** – Tom Tengowski wanted to follow up with staff regarding the verification of permits for Hillcrest's signs from last month's meeting.

[5:35 pm – Peter Zobro arrived.]

5. **DISCUSSION AND ACTION – Request for a parking lot expansion for this development (530 Larsen Orchard Pkwy., HB-3258)** This property, located at 530 Larsen Orchard Parkway, is currently developed and utilized as a restaurant / banquet facility. The property owner is proposing a parking lot expansion along the north side of the existing parking area to expand on-site parking.

ACTION: Approval of this site plan, subject to the following and in addition to any conditions the Site Review Committee may identify:

1. Construction of a landscape berm with plantings along N. Overland Rd. to match the berm and planting currently on the south side of the existing driveway. This is required to screen light trespass to adjoining properties.
2. Storm water management plans must be submitted to and approved by the Village Engineer. Submission of such plans and details must be completed by developer/property owner.
3. Brown Vinyl or Mason Block dumpster surround to match existing building siding.
4. Match existing light poles in parking lot.
5. Safety bollards around electrical transformer per WPS requirements.

MOTION: Peter Zobro SECOND: Tom Tengowski MOTION APPROVED BY VOICE VOTE: 5-0.

6. **DISCUSSION AND ACTION - Request for a new 12,400 sf., equipment storage building to be located within the existing fenced yard (1113 Orlando Dr., HB-348)** This property, located at 1113 Orlando Dr., is currently developed and utilized as a contractor shop and storage yard. The property owner is proposing a new 12,400 square foot building within the existing fenced in storage yard to be utilized as an equipment storage facility.

ACTION: Approval of this site plan, subject to the following and in addition to any conditions the Site Review Committee may identify:

1. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal

building, or landscaping if such equipment is located on the ground.

2. Coordinate lock box location with Fire Department for access to gate lock on fenced yard.

3. Coordinate with Public Works Department prior to connection to water and sanitary sewer laterals.

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

MOTION: Dave Baranczyk SECOND: Steve Riley MOTION APPROVED BY VOICE VOTE: 5-0.

7. ADJOURN (6:16 pm) MOTION: Dave Dillenberg SECOND: Dave Baranczyk MOTION APPROVED BY VOICE VOTE: 5-0.

Respectfully submitted by Amanda Wangerin, Deputy Clerk



TO: Site Review Committee

RE: 5060 Founders Terrace., HB-523-7; Wall Signage

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: October 21, 2026

ISSUE: Discussion and action two proposed wall signs

RECOMMENDATION: Staff recommends approval of the proposed wall signage as submitted.

GENERAL INFORMATION

1. Developer: Bayland Buildings
2. Applicant: Appleton Sign Company
3. Address/Parcel: 5060 Founders Terrace / HB-523-7
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Office with shop

BACKGROUND

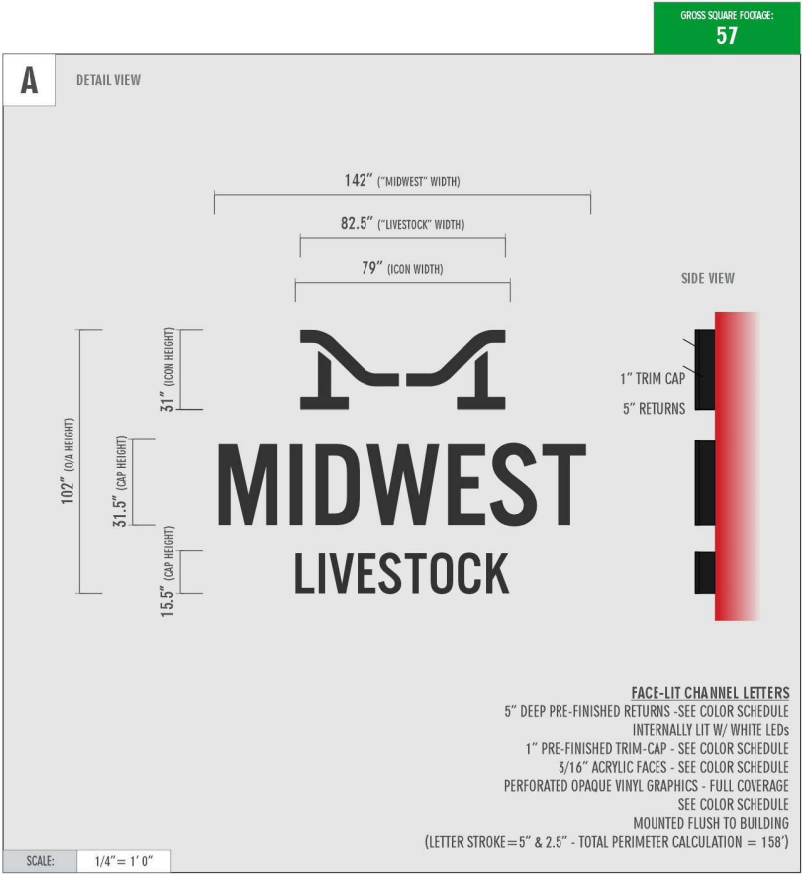
Midwest Livestock, located at 5060 Founders Terrace, is currently under construction and is submitting for review and action of the wall signage. During the original site review back in February 2026, signage was not finalized and therefore not submitted at that time. The developer has since finalized the freestanding signage and is requesting review of said signage.

The request before the Committee at this time would be for two internally illuminated (face-lit) channel letter wall signs of a total of 39.17 square feet for the logo sign on the south building elevation, and a total of 96.12 square feet (39.17 (logo) and 56.95 (business name)) on the west building elevation. There will be signage 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.

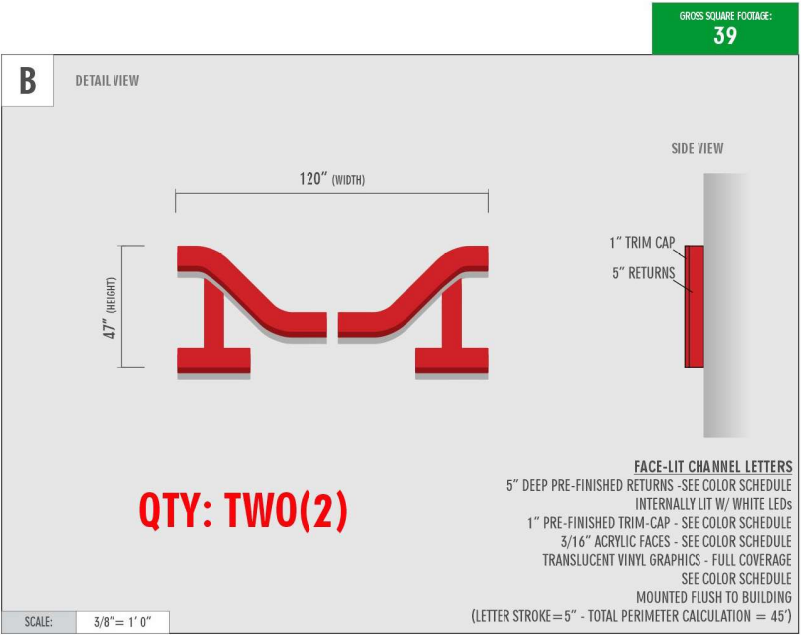
Attached are both the sign drawings along with the drawings of the building elevations from the February 2026 building review.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed two wall signs of 39.17 square feet for the logo sign on the south building elevation, and a total of 96.12 square feet (39.17 (logo) and 56.95 (business name)) on the west building elevation of the new building located at 5060 Founders Terrace as submitted.



WEST ELEVATION



WEST/SOUTH ELEVATION



2400 HOLLY ROAD • NEENAH, WI 54956
920.734.1601 www.AppletonSIGN.com

DESIGN • BUILD • INSTALL • SERVICE

CLIENT:	MIDWEST LIVESTOCK
ADDRESS:	5060 FOUNDERS TERRACE
CITY / STATE:	HOBART, WI
DATE:	6-26-2026
SALES:	TALYN PRUSINSKI
DESIGNER:	JACOB ECK

PRODUCTION FILES REQUIRED?

- ☒ PHOTOGRAPHY DESIGN FEES MAY BE APPLIED TO FINAL RENDERING IF PRODUCTION FILES CAN NOT BE PROVIDED BY CLIENT PRIOR TO PRODUCTION
- VECTOR LOGOS
 - HI-RES PHOTOGRAPHS
 - PHOTOGRAPH COORDINATES
 - FINISHED

COLOR SCHEDULE

- ☒ COLOR LETTER DESIGN FEES HAVE BEEN SELECTED BY CUSTOMER FOR COLOR DESIGN APPROVAL. OR COLOR SCHEDULE BY CLIENT PRIOR TO PRODUCTION.
- PRE-FINISHED MATERIALS
 - PAINTED MATERIALS

1	VINYL: ORACAL 8500 016 CRIMSON
2	PAINT TRIM CAP: PMS 185
3	PAINT RETURN: PMS 185
4	BLACK PERFORATED VINYL
5	PRE-FINISHED: BLACK TRIM CAP
6	PRE-FINISHED: BLACK RETURN
7	COLOR CALL OUT
8	TRANSPARENT CALL OUT

FIELD SURVEY REQUIRED?

- ☒ ANY PRIOR ASSOCIATION WITH THIS SYSTEM CAN NOT BE GUARANTEED. SYSTEMS PLACING A FIELD SURVEY MAY IMPACT ESTIMATED FINAL FOOTAGE.
- ALL SIGN DETAILS
 - SIGN SITE COLOR MATCH
 - AVAILABLE AREA
 - ELECTRICAL EXISTING
 - FACE DETAILS
 - SIGNING WALL ACCESS
 - PANEL DETAILS
 - TRUCK ACCESS
 - OTHER - ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

- ☒ INFORMATION SHOWN IS GENERALLY REPRESENTATIVE - PHONE TO SIGN IT IN ADVANCE
- 120V - 120V POWER SUPPLIES USED
- 20 TOTAL AMP DRAW OF SIGN (10 CHANNEL - 10 AMP)

CLIENT APPROVAL

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK EXERCISED ON THIS DRAWING AND PROPOSAL MATCHING THE SAME DESIGN ID # SIGNATURE OF THIS DOCUMENT IS NOT REQUIRED, BUT APPROVAL OF THIS DOCUMENT WILL BE IMPLIED WITH A SIGNATURE ON THE CORRESPONDING PROPOSAL OF THE SAME DESIGN ID # AND/OR WRITTEN APPROVAL VIA EMAIL WITH THIS DESIGN ID # ATTACHED OR DEMONSTRATED.

☒ DATE:

CALCULATED SQUARE FOOTAGE:	260554-04
NA	

CONCEPTUAL ONLY!
NOT TO BE USED FOR PRODUCTION

A OPT. 1 1. MANUFACTURE AND INSTALL THE FOLLOWING: A. ONE(1) SET OF BUILDING ID LETTERS - BACK-LIT

DISCLAIMERS:

OWNERSHIP - THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. **COLORS** - RENDERINGS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS OR COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU WOULD LIKE TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE. **REPAIRING** - PLACING NEW COMPONENTS INTO/ATTACHED TO EXISTING SIGNS VOIDS THE ORIGINAL WARRANTY. APPLETON SIGN WILL ATTEMPT TO MATCH COLORS, MATERIALS AND COMPONENTS OF EXISTING SIGNS TO THE BEST OF THEIR ABILITY. ASC WILL NOT BE HELD LIABLE TO MATCH EXISTING SIGNS OR COMPONENTS PERFECTLY. **ELECTRONIC MESSAGE CENTERS** - PIXEL PITCHES OF ELECTRONIC MESSAGE CENTERS MAY NOT BE ILLUSTRATED ACCURATELY ON THIS RENDERING - REFER TO MANUFACTURER'S GUIDE FOR SAMPLE OF PIXEL PITCH. TEMPERATURE PROBES AND WIRELESS COMMUNICATION SENSORS WILL BE VISIBLE ON UNIT, NOT SHOWN ON RENDERING.

LOCATION VIEW

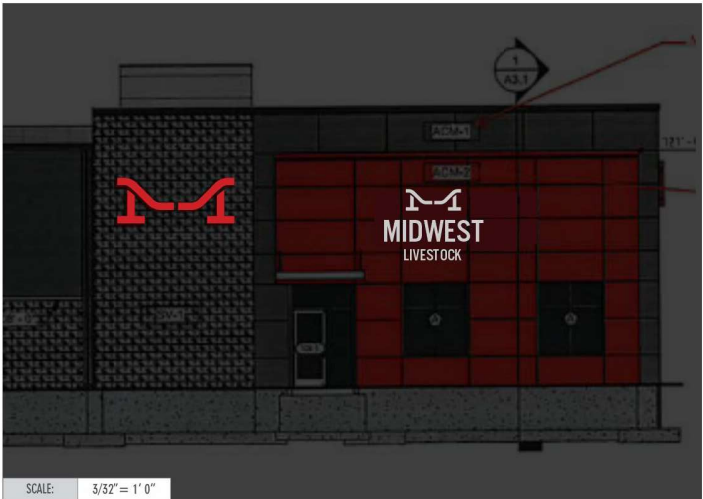
WEST ELEVATION



SCALE: 3/32" = 1' 0"

NIGHT VIEW

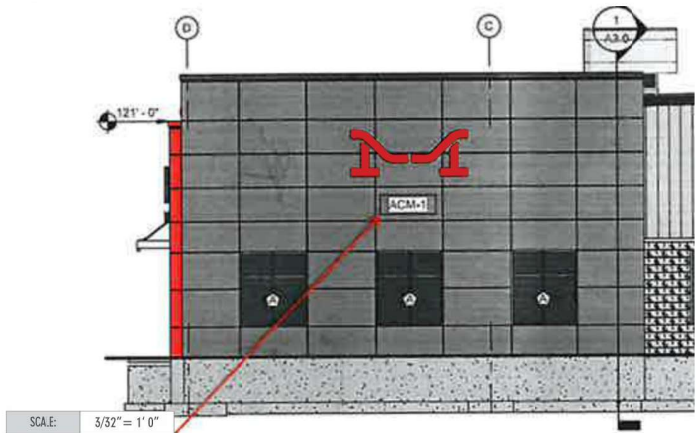
WEST ELEVATION



SCALE: 3/32" = 1' 0"

LOCATION VIEW

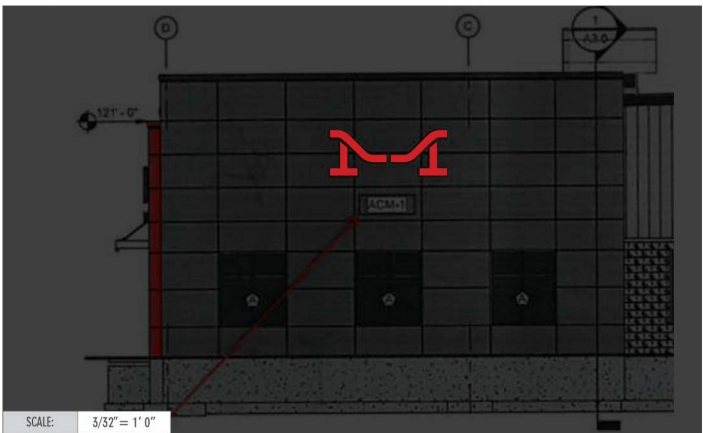
SOUTH ELEVATION



SCALE: 3/32" = 1' 0"

NIGHT VIEW

SOUTH ELEVATION



SCALE: 3/32" = 1' 0"



2400 HOLLY ROAD • NEENAH, WI 54956
920.734.1601 www.AppletonSIGN.com

DESIGN • BUILD • INSTALL • SERVICE

CLIENT: MIDWEST LIVESTOCK
ADDRESS: 5060 FOUNDERS TERRACE
CITY / STATE: HOBART, WI
DATE: 6-26-2026
SALES: TALYN PRUSINSKI
DESIGNER: JACOB ECK

PRODUCTION FILES REQUIRED?

- ☒ UNLESS OTHERWISE NOTED, FILES MAY BE APPLIED TO FINAL MATERIALS. IF PRODUCTION FILES CAN NOT BE PROVIDED BY CLIENT PRIOR TO PRODUCTION:
- VECTOR LOGOS
 - HI-RES PHOTOS
 - PRINTING COORDINATES
 - FONTS

COLOR SCHEDULE

- ☒ UNLESS OTHERWISE NOTED, COLORS ARE SELECTED BY DEFERENCE FOR COLOR MATCHING. UNLESS OTHERWISE NOTED, BY COLOR MATCHING TO STANDARD.

- PRE-FINISHED MATERIALS
- PAINTED MATERIALS
- STANDARD PAINT
- PRINTED PAINT

1	VINYL: ORACAL 8500 016 CRIMSON
2	PAINT TRIM CAP: PMS 185
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6	PRE-FINISHED: BLACK RETURN
7	COLOR CALL OUT
8	TEMPORARY CALL OUT

FIELD SURVEY REQUIRED?

- ☒ ANY FIELD SURVEY REQUIRED WITH THIS DESIGN CAN NOT BE OBTAINED. OTHERWISE, PROVIDING A FIELD SURVEY MAY IMPROVE THE QUALITY OF THE INSTALLATION.
- ALL SIGN DETAILS
 - FIN SITE COLOR MATCH
 - AVAILABLE AREA
 - ELECTRICAL EXISTING
 - FACE DETAILS
 - BEHIND WALL ACCESS
 - POLE DETAILS
 - TRUCK ACCESS
 - OTHER: ADDITIONAL SURVEY DETAILS HERE

ELECTRICAL REQUIREMENTS

- ☒ UNLESS OTHERWISE NOTED, ELECTRICAL REQUIREMENTS - PROVIDE TO SIGN IN REVISION
- 120V - 120V POWER SUPPLIES USED
- 20 TOTAL AMP DRAW OF SIGN (10 AMPHOURS - 10 AMP)

CLIENT APPROVAL

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☒ DATE: _____

CALCULATED SQUARE FOOTAGE: **NA** **260554-04**

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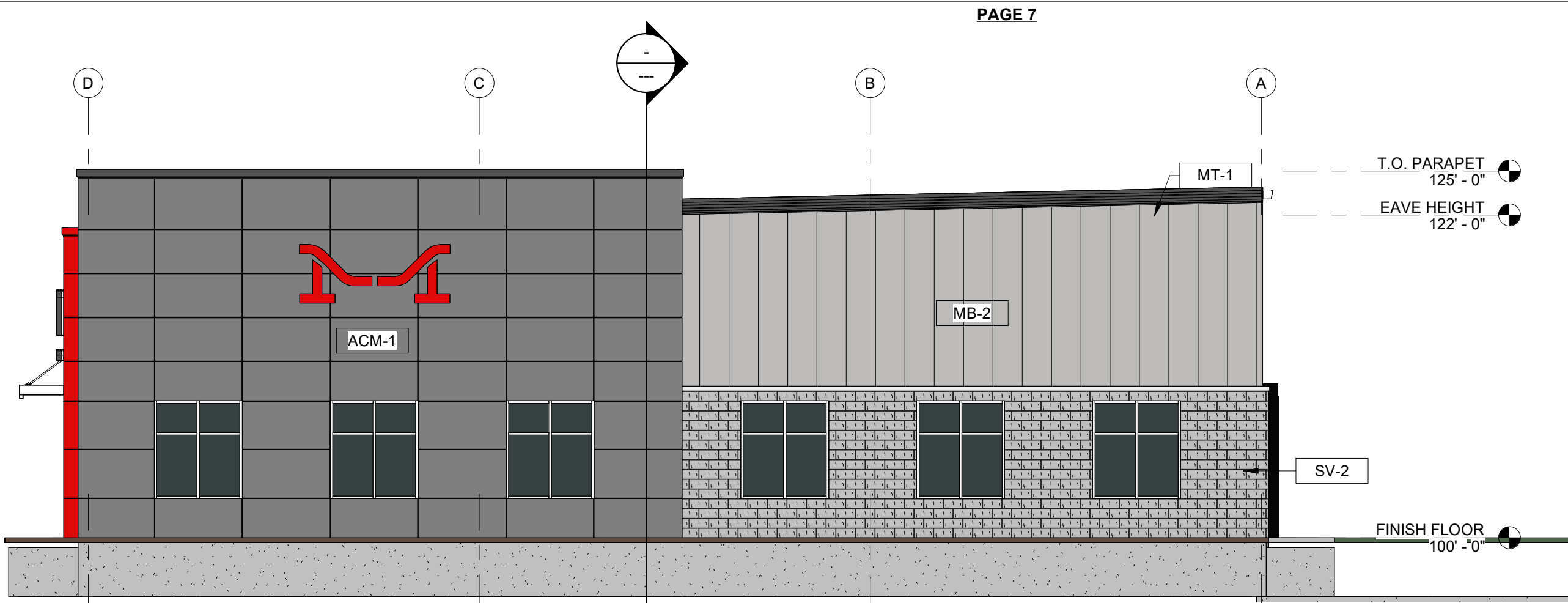
A

OPT. 1

1. MANUFACTURE AND INSTALL THE FOLLOWING: A. ONE(1) SET OF BUILDING ID LETTERS - BACK-LIT

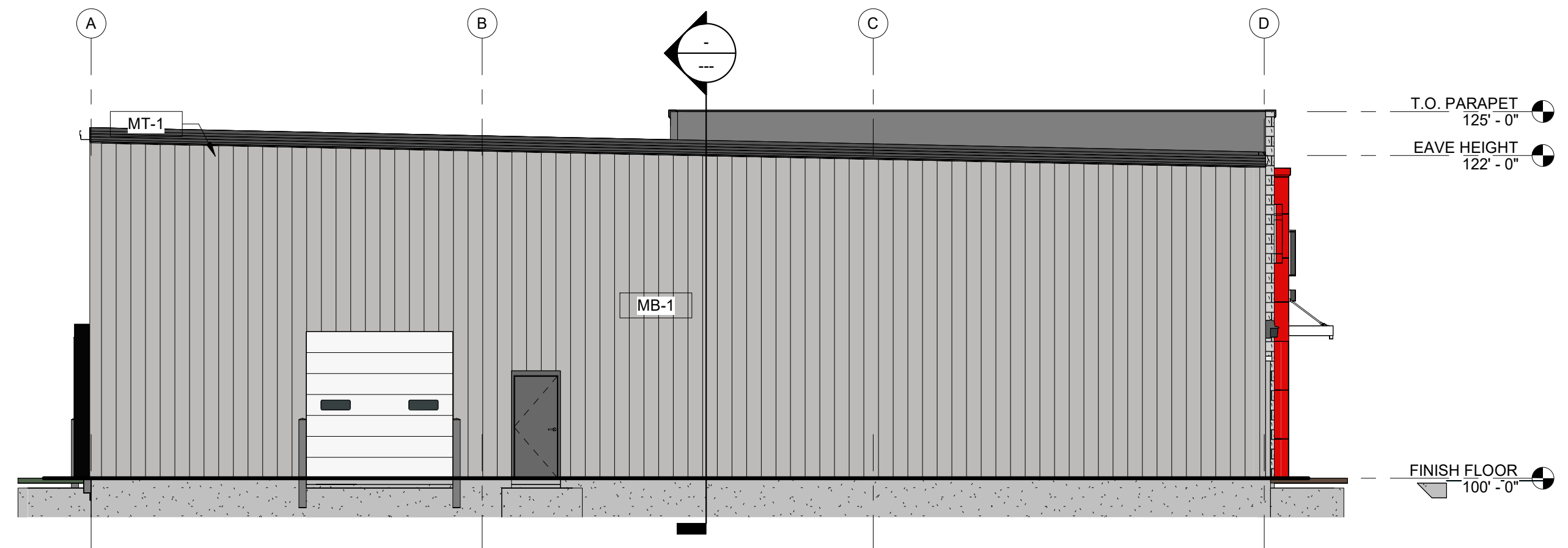
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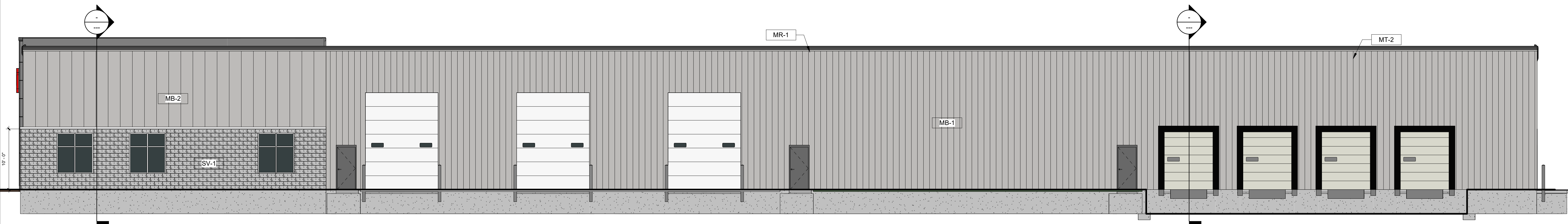
BUILDING ELEVATION - SOUTH

4 /A2.0 SCALE = 1/8" = 1'-0"



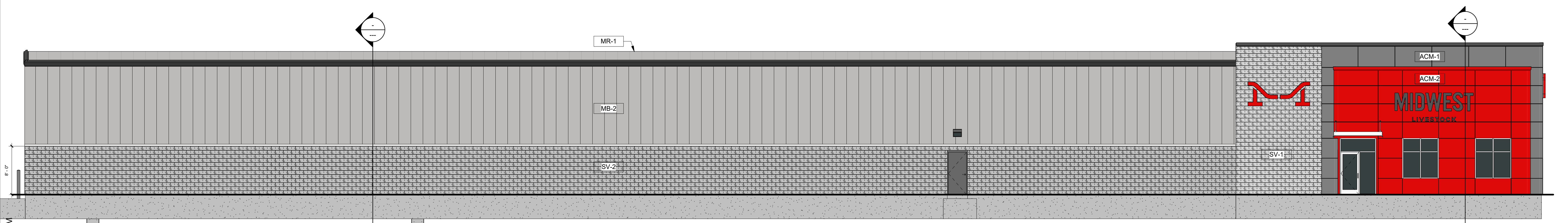
BUILDING ELEVATION - NORTH

3 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - EAST

2 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST

1 /A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
ACM-1	LOCATION: WALL PANEL MATERIAL: ALUMINUM COMPOSITE PANEL SUPPLIER: VERIFY COLOR: VERIFY COMMENTS: CONCEALED FASTENERS
ACM-2	LOCATION: WALL PANEL MATERIAL: ALUMINUM COMPOSITE PANEL SUPPLIER: VERIFY COLOR: RED COMMENTS: CONCEALED FASTENERS
SV-1	LOCATION: STONE VENEER MATERIAL: SPLIT FACE CMU SUPPLIER: VERIFY COLOR: CONSISTANT COLOR COMMENTS:
SV-2	LOCATION: STONE VENEER MATERIAL: SPLIT FACE CMU SUPPLIER: VERIFY COLOR: COLOR VARIATION COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-2	LOCATION: WALL PANEL MATERIAL: 26GA CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

25-4319

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *

PROJECT EXECUTIVE: BRIAN PETERS
(920) 362-7870

DRAWN BY: DPO/CAH

DATE: 01/14/2026

REVISIONS:

ISSUED FOR: CHECKED BY: DATE:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ELEVATION - EXTERIOR

A2.0