



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 September 16th 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted September 11th 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday September 16th 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 August 19th 2026 (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Request for a parking lot expansion for this development (530 Larsen Orchard Pkwy., HB-3258) (Page 3)

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.

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) (Page 7)

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.

7. ADJOURN

Aaron Kramer – Village Administrator

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

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. 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, August 19, 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, and Dave Dillenburg were present. *Excused:* Peter Zobro
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: Tom Tengowski SECOND: Dave Baranczyk MOTION APPROVED BY VOICE VOTE: 6-0.
3. **Approve Minutes of June 17, 2026.** ACTION: To approve the July 15, 2026 Site Review Meeting Minutes. MOTION: Tom Tengowski SECOND: Dave Baranczyk MOTION APPROVED BY VOICE VOTE: 6-0.
4. **Public Comment on Non-Agenda Items.** – None.

5. DISCUSSION AND ACTION – 575 Centerline Dr., HB-524-4; 4,310 SF Commercial Building with Associated site Improvements Bayland Buildings is proposing to construct a new 4,310 square foot commercial building to be located at 575 Centerline Dr. (Parcel HB-524-4) along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as a financial institution (Stephenson National Bank and Trust).

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

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.
3. Landscape plan is accepted subject to the two end trees adjacent to Centerline Dr. being relocated back so they will be outside of the WPS gas easement while the two trees between the driveways and adjacent to Centerline Dr. are eliminated, and all plant, shrub, and tree species and locations being approved by Village Staff prior to planting.
4. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.
5. The proposed wall sign, as noted on the building elevations drawing in this submittal, shall be submitted to Village Staff for review and approval prior to permitting and installation. Any other proposed signage will require review and approval by the SRC prior to permitting and installation.
6. Municipal utility connections and locations shall be approved by the Village Department of Public Works prior to commencement of utility construction.
7. Shift dumpster corral a minimum of 5' to the east to reduce long term damage to parking lot curbing and edge of parking lot.

MOTION: Tammy Zittlow SECOND: Rick Nuetzel MOTION APPROVED BY VOICE VOTE: 6-0

6. DISCUSSION AND ACTION - Hillcrest Elementary School, 4193 Hillcrest Dr.; HB-712; Signage

The Village Site Review Committee requested an update from Village Staff relating to the wall signage that was installed at the Hillcrest Elementary School, located at 4193 Hillcrest Drive.

No action was taken as both wall signs were previously approved. Staff was directed to verify permits were issued for both signs.

7. ADJOURN (6:27 pm) MOTION: Rick Nuetzel SECOND: Tammy Zittlow MOTION APPROVED BY VOICE VOTE: 6-0.

Respectfully submitted by Todd Gerbers



TO: Site Review Committee

RE: 530 Larsen Orchard Pkwy., HB-3258; Parking Lot Expansion

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: September 16, 2026

GENERAL INFORMATION

ISSUE: Discussion and action on request for a parking lot expansion for this development.

RECOMMENDATION: Staff recommends conditional approval subject to any additional conditions the Committee may identify.

1. Developer: HCD Investments LLC
2. Applicant: HCD Investments LLC
3. Address/Parcel: 530 Larsen Orchard Pkwy., HB-3258
4. Zoning: Currently: PDD #1: Centennial Centre at Hobart District
5. Use: Commercial – Restaurant / Banquet Facility

BACKGROUND

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.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. Zoning:** PDD #1: Centennial Centre at Hobart District
- B. Green Space:** 38.29% green space after proposed expansion (48.1% on original site plan)
- C. Setbacks:** Compliant with zoning district requirements
- D. Parking:** There will be 52 new parking stalls created (209 total on site)
- H. Fire Dept. (and Police Dept.):** Both the Fire Chief and Police Chief have approved the plans as submitted.
- I. Storm Water:** Utilizing existing on-site storm water management system. Storm water plan must be approved by Village Engineer.
- M. Refuse Collection:** Existing enclosure will be relocated to northeast corner of new parking area.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** No new structure proposed
- 2. Exterior Materials:**
- 3. Height:**
- 4. Overhead doors:**
- 5. Mechanical equipment:**

Section 5, Landscaping Plan: No landscape plan presented, however, Village Staff would recommend that a landscape berm with plantings be constructed 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.

Section 6, Lighting: No new lighting proposed as existing parking lot lighting will be utilized.

Section 7, Signage: No signage modifications or additions are proposed at this time.

Section 8, Driveway-Curb Cut: No change to access as the existing ingress/egress will remain as it currently exists.

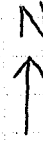
RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following 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.



D2 Hobart



Existing Curb Remains

New Curb

Roll Curb

85'

N Property line

90'

250'

27 stalls

gross
or
stone

5 stalls
45'

18'
25'
20'

25' 1

18' - 1

Power
↓

17 stalls

22.9'

25 existing stalls

3" Asphalt

w/line Stripping

gross or
stone

4 stalls
36' 63'

26'

Dumpster
existing

gross

EXISTING PARKING LOT



TO: Site Review Committee

RE: 1113 Orlando Dr., HB-348; New 12,400 sf Contractor Equipment Storage Building

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: September 16, 2026

ISSUE: Discussion and action on request for a new 12,400 sf., equipment storage building to be located within the existing fenced yard.

RECOMMENDATION: Staff recommends conditional approval subject to any additional conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: TC Bodart Investments, LLC
2. Applicant: Alliance Construction and Design, Inc.
3. Address/Parcel: 1113 Orlando Dr., HB-348
4. Zoning: Currently: I-1: Limited Industrial District
5. Use: Commercial / Contractor Shop and Storage Yard

BACKGROUND

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.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. Zoning I-1:** Limited Manufacturing District
- B. Green Space:** 25 % green space after proposed expansion.
- C. Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (268' from Orlando Dr. right-of-way, 290' from east (side) property line, 20' from the west (side) property line (235' from west property line of second parcel as part of this complex), and 129' from the south (rear) property line)
- D. Parking:** There is no increase in the number of employees proposed so there are no changes to the existing parking numbers.
- H. Fire Dept. (and Police Dept.):** Both the Fire Chief and Police Chief have approved the plans as submitted with request to have the gate on the fenced access be accessible in the event of an emergency.
- I. Storm Water:** No changes proposed as the addition is going where there currently is a gravel storage/parking area which currently has a catch basin for this area.
- M. Refuse Collection:** No changes are being proposed with this proposed addition.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

- 1. Materials:** Metal frame structure (To match existing)
- 2. Exterior Materials:** Building elevations will consist of 8' high of concrete masonry units with pre-engineered metal wall panel above the masonry units on the north, west, and east elevations (to match the existing building) and the pre-engineered metal panels on the south elevation. This new building will match the existing building with both style and color.
- 3. Height:** 22'-4" to the eave along east elevation.
- 4. Overhead doors:** There are nine overhead garage doors (6 on the east elevation and 3 on the west elevation).
- 5. Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screened from view by landscaping or fencing to complement the building and overall landscaping.

Section 5, Landscaping Plan: With this building being within the existing contractor storage yard, there is no additional landscaping proposed around the building. The plan does call for a total of 10 trees along the lot frontage with 4 new trees proposed.

Section 6, Lighting: Exterior lighting to consist of a few wall mounted fixtures required by state code for egress purposes. Lighting is provided by the existing lighting within the fenced yard.

Section 7, Signage: No signage modifications or additions are proposed at this time.

Section 8, Driveway-Curb Cut: No change to access as the existing ingress/egress will remain as it currently exists.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following 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.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.
- One (1) Digital Copy of Plans

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

TC Bodart Investments LLC, 1113 Orlando Drive, 2,100' west of Packerland & Orlando Drive

5.000 AC M/L LOT 1 OF 53 CSM 243 BNG PRT OF LOTS 2 & 3 SEC 25 T23N R19E

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 335.768 sq. ft.

Size of facility(square footage): 12,400 sq. ft.

Type of facility: Equipment storage facility

Developer: TC Bodart Investments LLC

Address: 1113 Orlando Drive Phone:

Engineer: Alliance Construction & Design / Kevin Havlovitz

Address: 1050 Broadway Street, Wrightstown, WI 54180 Phone: 920.336.3400

Contractor: Alliance Construction & Design

Construction Firm: Alliance Construction & Design

Address: 1050 Broadway Street, Wrightstown, WI. 54180 Phone: 920.336.3400

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial ☒ Business Park _____ Commercial _____

Multi-Family _____

Current Zoning: Limited Industrial

Other – Identify: _____

Erosion Control Plan on file: _____ YES ☒ NO% of Green Space: 27.3% includes stockpile area

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: ☒ Complies with Ordinance: ☒D. # of parking stalls (Include Handicapped parking): 31 stalls

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground ☒ overhead ☐2) Natural Gas ☒3) Telephone ☐4) Water / Fire Hydrants ☒5) Fiber Optic Lines ☐6) Other transmission lines N/A7) Ingress – egress easements N/A

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance ☒ YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: _____ YES ☒ NO

- H. Adjacent streets and street rights-of-ways and fire lanes:
 1) Fire Chief has reviewed and approved: ____ YES ☒ NO
 2) Not applicable _____
- I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.
 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
 2) Name and address and phone# of engineer of project plan:

- J. Sidewalks, walkways, and driveways: ☒ Existing
- K. Off street loading areas and docks: ☒
- L. Fences and retaining walls or berms: ☒ Existing
- M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):
 Existing to remain as is

- N. Location and dimensions of proposed outdoor display areas: Existing, no new
 storage area

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

- 1) Type of Construction Materials: Pre-engineered metal building
- 2) Exterior Materials: Match ex. Colored split faced block w/ metal panel
- 3) Height of Facility: 22'-4" high eave
- 4) Compatibility with existing adjacent structure: Match (Attach Photos)
- 5) Other unique characteristics: _____

5. LANDSCAPING PLAN

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc:

Provide four (4) new maple trees along Orlando Drive

Identify Shrubs & Location Specifics - Quantity: Existing

Identify Buffering -Type – Quantity:

6. LIGHTING PLAN

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

No new lighting - Existing to remain

Identify Parking Lighting – Quantity – Wattage – Location :

No new lighting - Existing to remain

Identify other Lighting – Quantity – Wattage – Location:

No new lighting - Existing to remain

7. SIGNAGE

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: No added signage

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. DRIVEWAY – CURB CUT

Width of Curb Cut: Existing

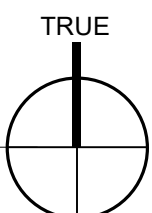
Radius / Flare: _____

Apron Dimensions: _____

Culvert Size (End-walls Required) _____



1 SITE PLAN - TRUE NORTH
1" = 30'-0"



ALLIANCEBUILDS.COM
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1050 BROADWAY ST., WRIGHTSTOWN, WI 54180
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**TC BODART
INVESTMENTS LLC**

PROJECT # 26-071

PROFESSIONAL SEAL

[illegible]

STATUS:

SCHEMATIC DESIGN

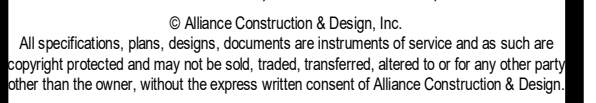
SHEET ISSUE DATE: 09.01.2026

DRAWN BY: BE

SCALE: 1" = 30'-0"

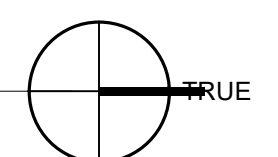
ARCHITECTURAL SITE PLAN

A050



PROFESSIONAL SEAL:

A110





Alliance

CONSTRUCTION & DESIGN

ALLIANCEBUILDS.COM
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1050 BROADWAY ST., WRIGHTSTOWN, WI 54180

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**TTC BODART
INVESTMENTS LLC**

1113 ORLANDO DRIVE,
DE PERE, WI. 54115

PROJECT # 26-071

PROFESSIONAL SEAL

[illegible]

STATUS:

SCHEMATIC DESIGN

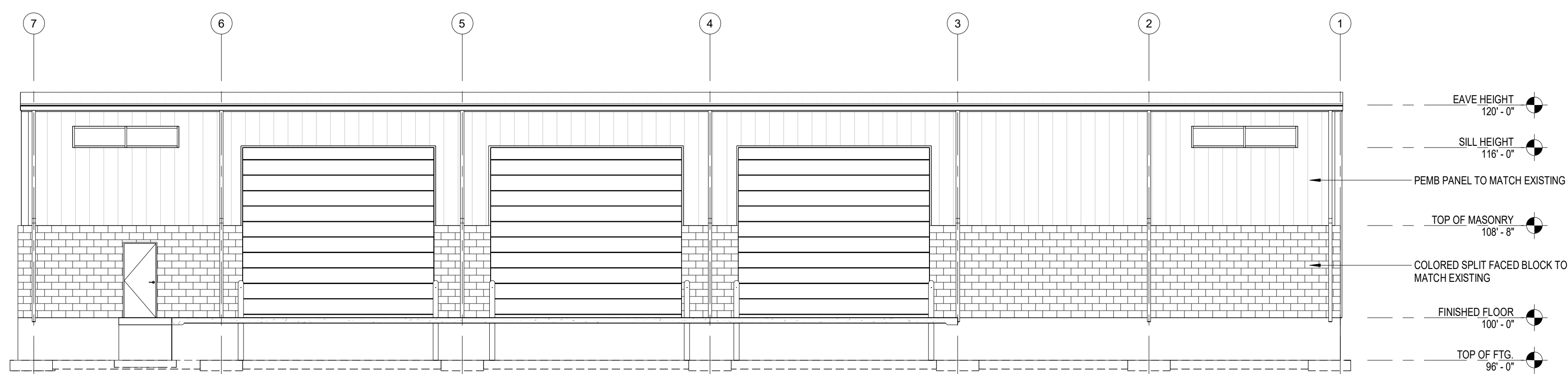
SHEET ISSUE DATE: 09.01.2026

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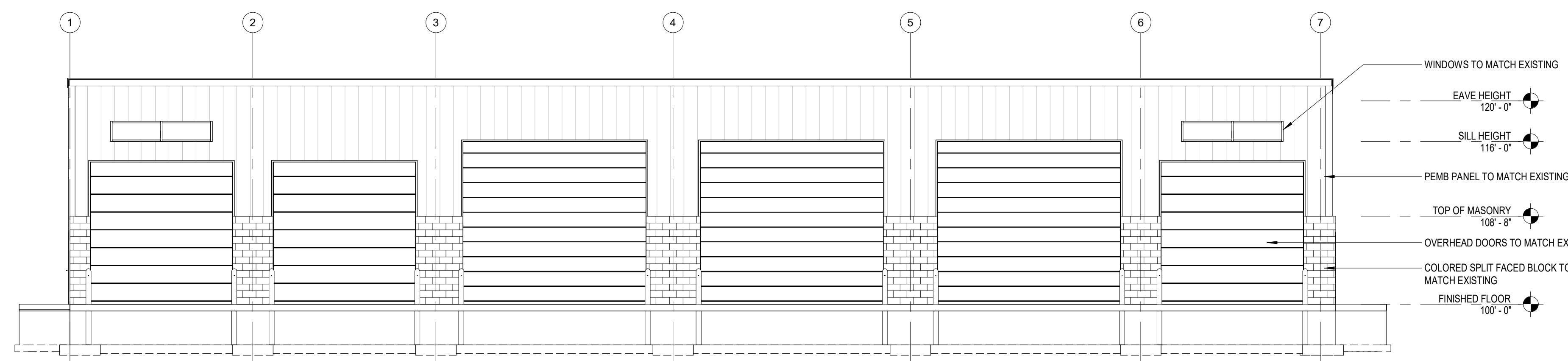
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ELEVATIONS

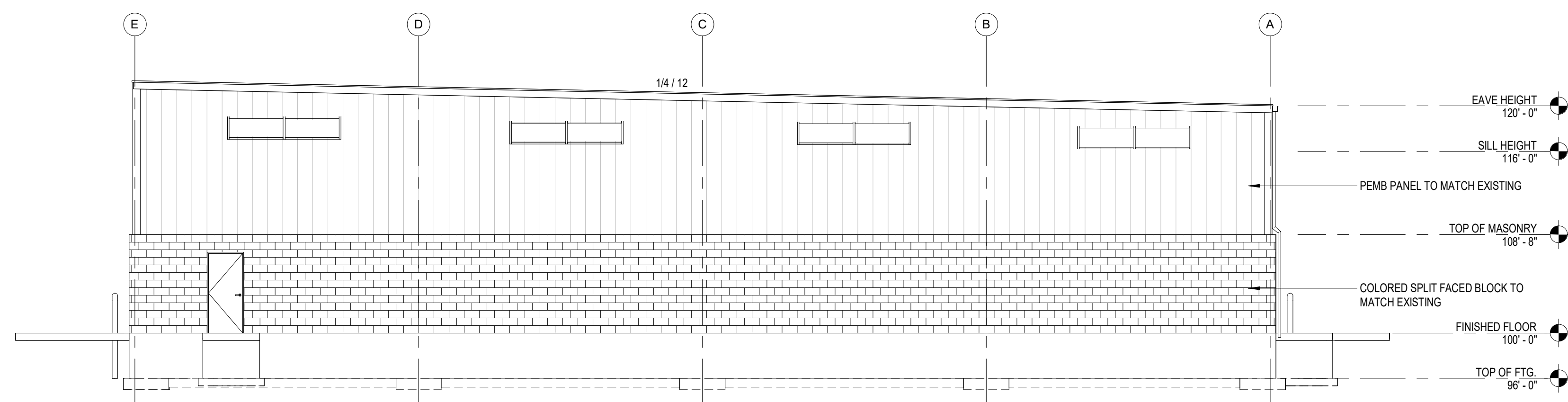
A200



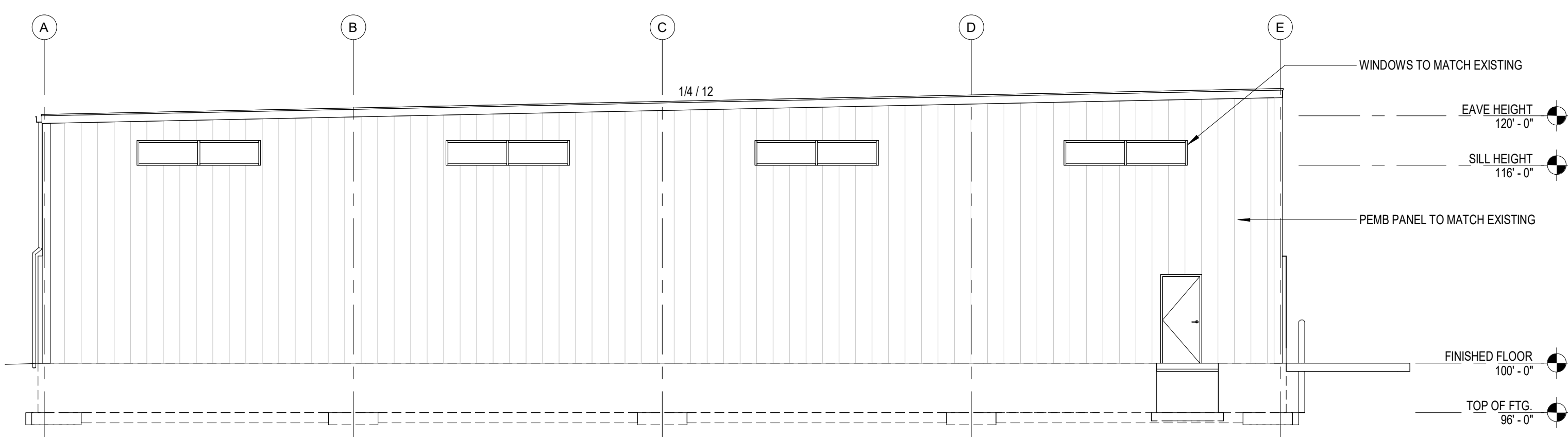
1 WEST ELEVATION
1/8" = 1'-0"



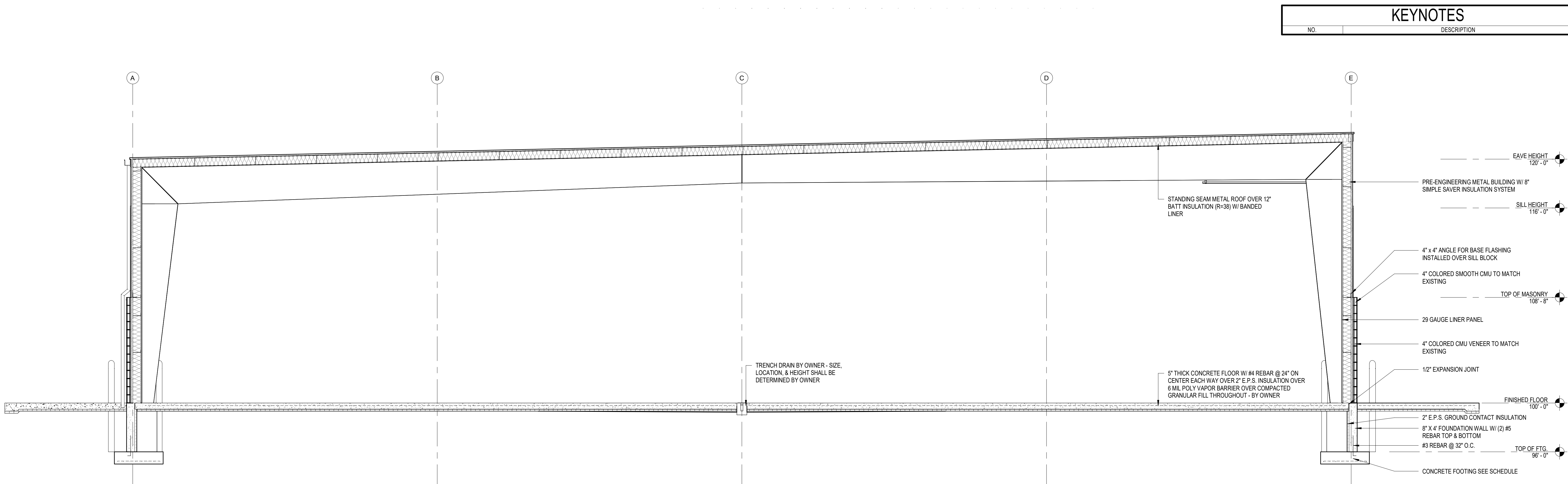
2 EAST ELEVATION
1/8" = 1'-0"



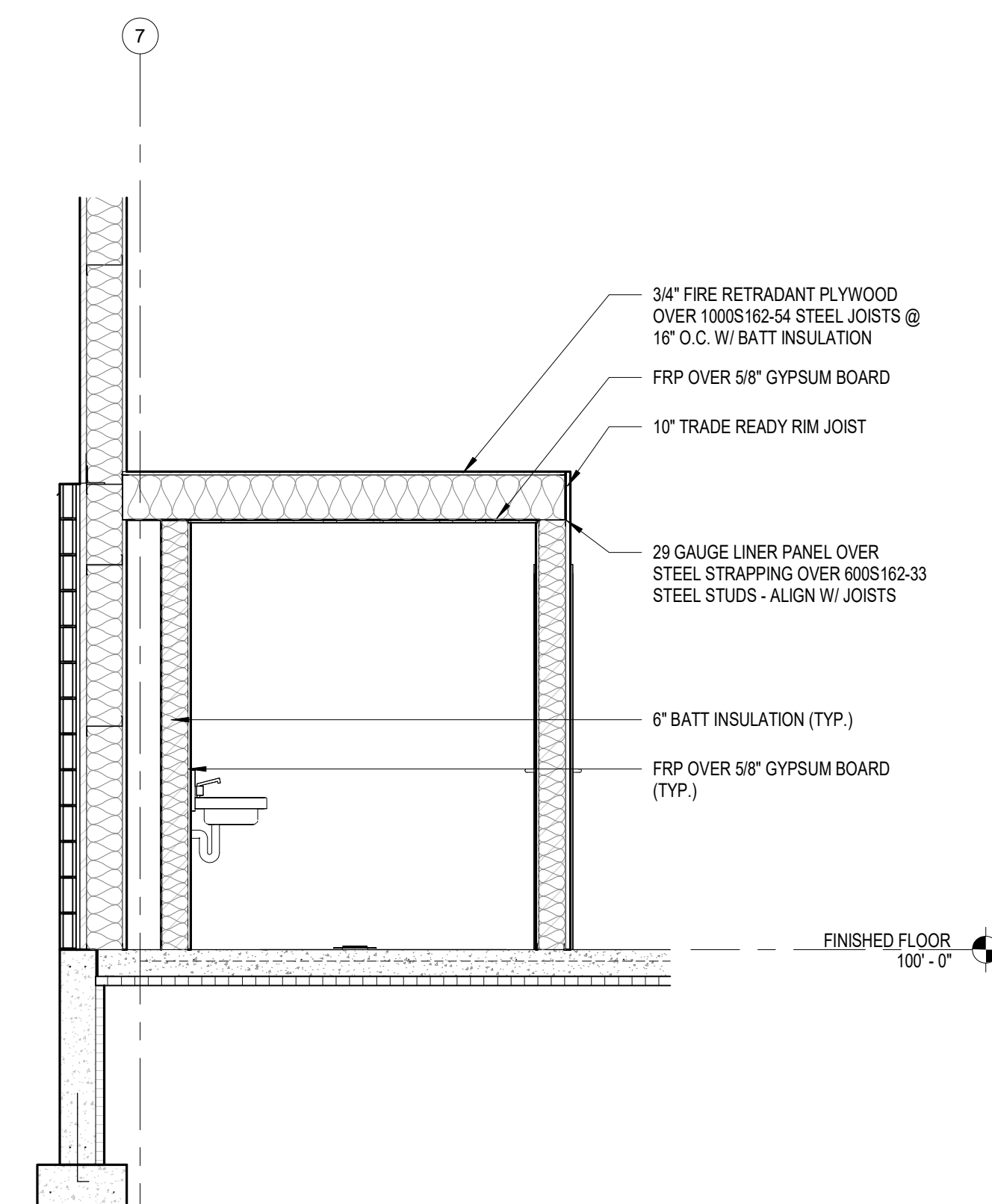
3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"



2 RESTROOM SECTION



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**TC BODART
INVESTMENTS LLC**

PROJECT #	26-071
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PROFESSIONAL SEAL:

[illegible]

STATUS:

SCHEMATIC DESIGN

SHEET ISSUE DATE:	09.01.2026
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DRAWN BY: BB

SCALE: As indicated

BUILDING SECTIONS

A300