



Village of Hobart Planning & Zoning Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, July 12, 2023 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:34 pm. Roll call: Rich Heidel, aye; Dave Dillenburg, aye; Tom Dennee, aye; Bob Ross, aye; David Johnson, aye; Jeff Ambrosius, aye; John Rather, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, seconded by Bob Ross, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Bob Ross, seconded by David Johnson, to approve the June 14, 2023, minutes as presented. All in favor. Motion carried, (Rich Heidel and Tom Dennee abstained)

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - Conditional Use Permit for increase in square footage of accessory building, HB-733-1, 1270 Plateau Heights Road:

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP.

The commission members discussed the application.

Motion by Rich Heidel, seconded by Tom Dennee, to conditionally approve the CUP request as submitted subject to the following condition(s):

1. All four building elevations of the new structure are constructed of materials similar to those on the existing residential dwelling on the property.

All in favor. Motion carried.

6. DISCUSSION AND ACTION – Consider Conditional Use Permit (CUP) on parcel HB- HB-550-3, 4758 Forest Rd. for the preliminary plan for the Planned Development Overlay District:

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP for the preliminary plan for the PDD overlay.

The commission members discussed the application.

Public comments by:

Jenn Koss Conger, 4690 Forest Rd., Hobart

Barb Schwiesow, 4689 Forest Rd., Hobart

Karl Schwiesow, 4689 Forest Rd., Hobart

Motion by Rich Heidel, seconded by Dave Dillenburg, to conditionally approve the CUP request as submitted subject to the following condition(s):

1. Private driveway shall maintain a minimum of 22 feet in width for the entire distance of the driveway/private roadway,
2. Location of private fire hydrant shall be approved by the Village Fire Chief,
3. Restrictive covenants / Homeowners Association document shall be recorded with Brown County with a copy of the recoded document submitted to and on file with the Village,
4. Details of the dumpster enclosure shall be presented to the Village for review and approval,
5. Private drive being properly identified as "No Parking/Fire Lane" (Village Staff to work with developer to best way to accomplish this identification on site).

Motion carried, with John Rather voting "no".

7. DISCUSSION AND ACTION - Preliminary Plat of Parcel HB-550-3, 4758 Forest Rd. for the Planned Development Overlay District:

Director of Planning & Code Compliance, Todd Gerbers, presented the preliminary plat for the PDD overlay.

The commission members discussed the application.

Motion by Rich Heidel, seconded by Jeff Ambrosius, to conditionally approve the preliminary plat as submitted subject to the following condition(s):

1. Verbiage noted on Outlot 1 be removed so that the outlot remains in the ownership of the development and not the Village of Hobart

Motion carried, with John Rather voting "no".

8. DISCUSSION AND ACTION - Consider a 2 Lot with 1 Outlot CSM creating two additional parcels consisting of 9.470 (Lot 1), 2.492 (Lot 2), and 2.689 (Outlot 1) acres:

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the Certified Survey Map (CSM).

The commission members discussed.

Motion by Rich Heidel, seconded by John Rather, to recommend approval of the Certified Survey Map (N. Overland Rd., Centerline Drive, & Founders Terrace, HB-524).

All in favor. Motion carried.

2. Adjourn:

Motion by Jeff Ambrosius, seconded by David Johnson, to adjourn at 6:52 pm. All in favor. Motion carried.