



Village of Hobart Planning & Zoning Committee Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, September 13, 2023 – 5:30 pm

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**1. Call to Order, Roll Call:**

The meeting was called to order by Dave Dillenburg at 5:31 pm. Roll call: Dave Dillenburg, aye; Tom Dennee, aye; David Johnson, aye; Jeff Ambrosius, aye; John Rather, aye; Rich Heidel, excused; Bob Ross, excused.

**2. Verify/Modify/Approve Agenda:**

Motion by Tom Dennee, seconded by Jeff Ambrosius, to approve the agenda as presented. All in favor. Motion carried.

**3. Approval of Planning & Zoning Minutes:**

Motion by John Rather, seconded by Tom Dennee, to approve the August 9, 2023, minutes as presented. All in favor. Motion carried.

**4. Public Comment on Non-Agenda Items:**

None.

**5. DISCUSSION AND ACTION - Rough draft of proposed plat along Luther Dr, HB-19 & HB-13:**

Director of Planning & Code Compliance, Todd Gerbers, presented the rough draft of the proposed plat.

The commission members discussed the application and directed the applicant and Village Staff to follow up with a few concerns and come back to a future meeting.

No action taken.

**6. DISCUSSION AND ACTION – Conditional Use Permit for increase in square footage of accessory building, HB-1491-K-9, 3969 Valley Stream Circle:**

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

The commission members discussed the application.

Motion by Dave Dillenburg, seconded by Tom Dennee, to postpone action to the October 11, 2023 meeting on the CUP request as submitted.

All in favor. Motion carried.

**7. DISCUSSION AND ACTION - Certified Survey Map (CSM), 1231 Centennial Centre Blvd., HB-2488 & Fonda Fields Ct., HB-2486:**

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

The commission members discussed.

Motion by Dave Dillenburg, seconded by Jeff Ambrosius, to recommend approval of the Certified Survey Map (1231 Centennial Centre Blvd., HB-2488 & Fonda Fields Ct., HB-2486).  
Motion carried 4:1 with John Rather voting “nay”.

**8. DISCUSSION AND ACTION – Certified Survey Map (CSM), 1241 Centennial Centre Blvd., HB-2487:**

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

The commission members discussed.

Motion by Tom Dennee, seconded by David Johnson, to recommend approval of the Certified Survey Map (1241 Centennial Centre Blvd., HB-2487).

Motion carried 4:1 with John Rather voting “nay”.

**9. DISCUSSION AND ACTION - - Request for a Conditional Use Permit (CUP) on parcel HB-HB-550-3, 4758 Forest Rd. for the final plan for the Planned Development Overlay District:**

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

The commission members discussed the application.

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

1. Private driveway shall be maintained as a fire lane and identified as such with markings as approved by both the Fire Department and Police Department
2. Location of private fire hydrant shall be approved by the Village Fire Chief
3. Restrictive covenants document shall be recorded with Brown County with a copy of the recorded 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

Motion carried 4:1 with John Rather voting “nay”.

**10. DISCUSSION AND ACTION - Final 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 David Johnson, seconded by Jeff Ambrosius, to conditionally approve the final plat as submitted subject to the following condition(s):

1. Approval of the CUP for the PDD overlay for this development
2. Payment of the required Park Fee of \$1,200.00 (four new lots)

Motion carried, with John Rather voting “no”.

**11. Adjourn:**

Motion by Jeff Ambrosius, seconded by David Johnson, to adjourn at 7:17 pm. All in favor. Motion carried.