

1. Call to order/Roll Call.

The meeting was called to order by Rich Heidel at 5:30 pm. Roll call: Tom Dennee, aye; Dave Dillenburg, aye; David Johnson, aye; John Rather attending via Telephone, aye.; Bob Ross, aye; Rich Heidel, aye.
Excused: Jeff Ambrosius.

2. Certification of the open meeting law agenda requirements and approval of the agenda: Motion by Tom Dennee to approve the agenda as presented, seconded by Dave Johnson. All in favor. Motion carried 6-0.

3. Approval of Minutes of the March 13th 2024 meeting: Motion by Bob Ross to approve the March 13, 2024 minutes as presented, seconded by Dave Johnson. All in favor. Motion carried 6-0.

4. Public Comment on Non-Agenda Items:

No one spoke.

5. DISCUSSION AND ACTION - Consider a Conditional Use Permit (HB-1491-K-9, 3969 Valley Stream Circle) – 1,280 square foot accessory building on property:

The current property owner, Alex Maybrodsky, is proposing to construct a detached accessory building of 1,280 square feet on his property located at 3969 Valley Stream Cir. The current lot size of 59,633.64 square feet would allow up to 993 square feet of accessory building (1/60th of the lot square footage) by ordinance. This request would consist of a Conditional Use Permit as the new accessory building would not conform to the requirements identified in the zoning code. The two conditions that would require the CUP would be the request for an increase in maximum total accessory building square footage to 1,280 (287 square feet greater than the maximum noted in the ordinance) and the placement of the proposed building being closer to the street right-of-way than the rear plane of the principal structure exceeding the 864 square foot limit.

Appearing before the commission:

Alex Maybrodsky, 3969 Valley Stream Circle.

Kirk Olsen, 3966 Valley Stream Circle.

Motion by Rich Heidel to recommend approval of this Conditional Use Permit requesting to increase the allowable square footage to a total of 1,280 be contingent upon the following:

1. Planting of a minimum of 8 new arborvitae (or similar) a minimum of 3 feet in height along the side (east) and southeast corner of the new detached accessory building.
2. All four building elevations of the new structure are constructed of materials similar to those on the existing residential dwelling on the property.
3. Maximum of one detached accessory building be allowed on site.

The CUP is approved on the basis of the configuration of the current buildings and lot, the amenities that would be realized with the building in that it would prevent another detached accessory building, the aesthetics blending in with the immediate neighborhood, and approval of the immediate neighbors.

Seconded by Dave Dillenburg. Motion carried 4-2. Johnson and Dennee.

6. DISCUSSION AND ACTION - Modifications/ amendments to the Zoning Ordinance, Chapter 295, Article XXXI, Section 295-342 (Conditional Uses)

With prior changes to Wisconsin State Statutes relating to Conditional Uses, the Village of Hobart is proposing modifications / amendments to Chapter 295, Article XXXI, Section 295-342; Conditional Uses to have this section of the Village Zoning Code be in compliance with the statutes. These proposed modifications to the ordinance mainly provide more detailed information on the process and what is expected from the applicant during the submittal and review process. It also creates more standardized conditions utilized during the review process.

Motion by Rich Heidel to recommend approval of the modifications/amendments to the Zoning Ordinance, Chapter 295, Article XXXI, Section 295-342; Conditional Uses subject to any changes identified by Village Attorney during their review.

Second by Tom Dennee. All in favor. Motion carried 6-0.

7. Adjourn:

Motion by Dave Johnson to adjourn at 6:36pm, seconded by Bob Ross. All in favor. Motion carried 6-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk.