



Village of Hobart Planning & Zoning Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, February 14, 2024 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:47 pm. Roll call: Rich Heidel, aye; Dave Dillenburg, aye; Tom Dennee, excused; Bob Ross, excused; David Johnson, aye; Jeff Ambrosius, aye; John Rather attending via Telecommunications, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, seconded by Dave Johnson, to approve the agenda as presented. All in favor. Motion carried 5-0.

3. Approval of Planning & Zoning Minutes:

Motion by Rich Heidel, seconded by Jeff Ambrosius, to approve the November 8, 2023 minutes as presented. All in favor. Motion carried 5-0.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orlando/Packerland Planned Development District

With prior changes to Chapter 295, Article XIII, PDD #1: Centennial Centre at Hobart District, it has been recommended to make similar modifications to Chapter 295, Article XIV, PDD #2: Orlando/Packerland Development District. These modifications/alterations primarily pertain to allowable heights and setbacks of structures along with a few clarifications on the language within the ordinance along with the creation of a new single-family residential district to allow for the possibility of creating more affordable housing developments if determined to be the correct fit for an area.

Director of Planning & Code Compliance, Todd Gerbers, presented the possible modifications/amendments to the Zoning Ordinance.

Appearing before the Commission:

Michelle Stimpson, Lexington Homes

The Commission Members discussed the proposed changes to the Planned Development District.

Motion by Rich Heidel, seconded by Dave Johnson to approve the creation of a new single family residential zoning district in PDD #2 to include the requirement of a 2 stall attached garage. All in favor. Motion carried 5-0.

Motion by Dave Dillenburg , seconded by Jeff Ambrosius, to approve the modifications/alterations to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orlando/Packerland Planned Development District as presented with the modifications as follows: 295-146 G. Bicycle and pedestrian connectivity. To enable and encourage people to walk and bicycle within this district, the Village shall encourage street patterns within new developments that have connections to the existing street system where possible. To delete 295-157 C. (4). All in favor. Motion carried 5-0.

6. Adjourn:

Motion by Rich Heidel, seconded by Jeff Ambrosius, to adjourn at 7:10pm. All in favor. Motion carried 5-0.