



Village of Hobart Planning & Zoning Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, January 11, 2023 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:30 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 David Johnson, seconded by Jeff Ambrosius, to approve the October 12, 2022 minutes as presented. All in favor. Motion carried.

Motion by John Rather, seconded by David Johnson, to approve the November 9th, 2022 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Rezoning of Parcel HB-1491-F-45 (4567 Wedgestone Court) from ER: Estate Residential District to R-2: Residential District:

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

The commission members discussed the application.

Public comment by:

Jenna Scimemi, 4567 Wedgestone Ct., Hobart

Motion by Dave Dillenburg, seconded by Jeff Ambrosius, to recommend approval to the Village Board of the rezoning of parcel HB-1491-F-45 (4566 Wedgestone Ct.) from ER: Estate Residential District to R-2: Residential District as presented. All in favor. Motion carried.

6. Rezoning of Parcels HB-314-3, HB-314-6, & HB-314-7 (1550 South Overland Road and Orlando Drive) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District:

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

The commission members discussed the application.

Motion by Rich Heidel, seconded by Tom Dennee, to postpone until Brown County approves and records the combination CSM. All in favor. Motion carried.

7. Rezoning of Parcel HB-293 and Portions of Parcels HB-293-1 & HB-293-2 (1805 South Pine Tree Road) from ER: Estate Residential District to A-1: Agricultural District:

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

The commission members discussed the application.

Motion by Rich Heidel, seconded by Tom Dennee, to postpone until Brown County approves and records the combination CSM. All in favor. Motion carried.

8. Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-187, Conditional Uses, R-2-R:

Director of Planning & Code Compliance, Todd Gerbers, presented the suggested modifications/amendments to the zoning ordinance.

The commission members discussed.

Motion by Dave Dillenburg, seconded by Bob Ross, to recommend approval to the Village Board of the modification/amendment to the zoning ordinance, chapter 295, 295-187, conditional uses, R-2-R as presented. All in favor. Motion carried.

9. Consider Conditional Use Permit, Wildlife Pond, HB-3331 & HB-3332 (640 & 650 Trout Creek Road):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the suggested Conditional Use Permit.

The commission members discussed.

Motion by Dave Dillenburg, seconded by John Rather, to recommend approval to the Village Board of the Conditional Use Permit, Wildlife Pond, HB-3331 & HB-3332 (640 & 650 Trout Creek Road) as presented with limitations and conditions. All in favor. Motion carried.

10. Conditional Use Permit, HB-1395-1 (3849 West Mason Street), Mini Storage Warehousing:

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the suggested Conditional Use Permit.

The commission members discussed.

Public comments by:

Dick Poquette, Owner of Dick Poquette Auto Repair, 3849 W. Mason St., Hobart

Jesse Hall, 3849 W. Mason St., Hobart

Al Dorn, Jr., 3849 W. Mason St., Hobart

Brad Treml with Robert E. Lee & Associates, 1250 Centennial Centre Blvd., Hobart

Motion by Tom Dennee, seconded by Jeff Ambrosius, to recommend approval to the Village Board with the removal of hours of operation limitations, provided vehicular access point is restricted and the inclusive 9 conditions with the addition to condition #7 to include "Such barrier shall be installed prior to occupancy of first mini-storage building".

All in favor. Motion carried.

11. Certified Survey Map (Triangle Drive, Centerline Drive, & Founders Terrace, HB-525):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the map.

The commission members discussed.

Motion by Rich Heidel, seconded by Tom Dennee, to recommend approval to the Village Board of the Certified Survey Map (Triangle Drive, Centerline Drive & Founders Terrace, HB-525).

All in favor. Motion carried.

12. Adjourn:

Motion by Jeff Ambrosius, seconded by Rich Heidel, to adjourn. All in favor. Motion carried.

Meeting adjourned at 6:40 pm.