



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, September 14, 2022 – 5:30 pm

1. Call to Order, Roll Call:

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

2. Verify/Modify/Approve Agenda:

Motion by John Rather, seconded by Tom Dennee, 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 August 10, 2022 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Consider a three lot CSM dividing HB-1345-1 (500 Block Airport Dr) into three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres:

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

Motion by Dave Dillenburg, second by Dave Johnson, to approve the CSM dividing HB-1345-1 (500 Block Airport Drive) into three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres as presented with the following condition:

1. Payment of the required park fee of \$600.00.

All in favor. Motion carried

6. Rezoning of Parcel HB-645-3, 4547 Country Aire Ct., from R-2: Residential District to ER: Estate Residential District:

Motion by Dave Dillenburg, second by Tom Dennee, to suspend the rules and open the meeting to the public at 5:44pm. The motion passed unanimously.

The following residents made comments:

- Diane Peterson – 4517 Country Aire Court
- Debrael Behm – 4547 Country Aire Court
- Lorraine Klopotic – 4546 Country Aire Court
- Jack Huens – 4574 Country Aire Court

Motion by Dave Dillenburg, second by Jeff Ambrosius, to return to normal order at 6:12pm.

The commission discussed the proposal.

Motion by John Rather, second by Dave Johnson, to approve the rezoning of HB-645-3 (4547 Country Aire Court) from R-2: Residential District to ER: Estate Residential District. All in favor. Motion carried.

7. Consider Conditional Use Permit for an additional accessory building at HB-606-4 (743 Melanie Drive):

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP application. The commission members discussed the application.

Motion by Dave Dillenburg, second by Tom Dennee, to approve a conditional use permit for an additional accessory building at HB-606-4 (743 Melanie Drive) as presented with the following conditions:

1. Maximum overall height of new accessory building shall not exceed 25 feet or height of primary structure on site, whichever is less;
2. The exterior finish shall be of residential materials which are substantially similar to those used in the principal structure with respect to texture, color, and general appearance.

All in favor. Motion carried.

8. Consider Conditional Use Permit for detached accessory building at HB-1490-15 (788 Brookwood Circle):

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP application. The commission members discussed the application with the applicant.

Motion by Tom Dennee, second by John Rather, to approve a conditional use permit for an accessory structure of 2,400 square feet at HB-1490-15 (788 Brookwood Circle) as presented with the following conditions:

1. All four building elevations of the new structure are constructed of materials that closely resemble those on the existing residential dwelling on the property;
2. Vehicles that may be stored on site shall be limited those that are customary and incidental to a single-family residence;
3. No exterior storing of vehicles, trailers, or other similar vehicles or equipment except for properly licensed and operable passenger vehicles;
4. Detached accessory building shall only be one story with a walk-up attic, not permitted to have a finished second floor/level;
5. Planting of a minimum of 24 arbor vitae trees to create a natural barrier to obscure the view from the street and abutting property.

All in favor. Motion carried.

9. Adjourn:

Motion by Jeff Ambrosius, seconded by John Rather, to adjourn at 6:58pm. All in favor. Motion carried.