

Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, May 8, 2019 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:32 pm. Roll call: Bob Ross, aye; John Rather, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Bob Ross, second by Dave Dillenburg to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Jeff Ambrosius, second by Tom Dennee to approve the February 19, 2019 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

Laurie Cooney presented her concerns with the current state of disrepair of Mapleview Court. She is aware that the roads are on an improvement plan, however she would like to see an interim solution other than tar while they wait for a permanent fix as the tar is damaging to vehicles. Safety concerns were also raised due to traffic diverting from lanes to avoid potholes. Village Administrator, Aaron Kramer, will speak with the Public Works Director about coming up with a solution and following up on the current timeline for resurfacing of the road.

5. Conditional Use Permit Request for HB-1489-1 for a 4 foot high fence:

The current property owners Robert and Jodi Linz are proposing to operate an in home day care and as part of the state licensing, they are required to construct a minimum 4 foot high fence around an outdoor activity area. Village ordinance permits a maximum height of 3 feet for a fence located in the required front yard which in this R-2 zoning district is 40 feet from the street right-of-way. Staff recommends approval of the conditional use permit for a 4 foot high fence in the required front yard with a minimum 5 foot setback from the front property line/right-of-way on parcel HB-1489-1. Motion by Tom Dennee, second by Bob Ross, to grant a conditional use permit for a 4 foot high fence at 807 Sunbeam Circle (HB-1489-1) as presented. All in favor. Motion carried.

6. Subdivision Plat Request for HB-683, HB-688, & HB-689 (Milton Hills):

The applicant, Bostand Builders (Tom Juza), is requesting this plat approval for the development of a 57.65 acre area, consisting of 63 residential single family lots and eight (8) 10-condo units. The proposed lots range in size from 14,000 square feet to 61,340, an average of 31,180 square feet. Motion by Rich Hiedel, second by Dave Dillenburg, to open the meeting to public comment at 6:51 pm. All in favor. Motion carried. Florence Banazcak would like to see consistency in the aesthetics of the village with particular regard to the lot sizes being proposed compared to those in the immediate vicinity. Laurie Cooney piggybacked on the previous comments including that the village should keep the urban areas urban and the rural areas rural. Motion by Dave Dillenburg, second by Jeff Ambrosius, to close the meeting to public comment at 6:55 pm. All in favor. Motion carried. Motion by Rich Heidel, second by Bob Ross, to table the item and move on to the next agenda item at 7:15 pm. All in favor. Motion carried.

7. Rezoning Request for HB-683, HB-688, & HB-689 from R-2 Residential to R-1 Residential (Milton Hills):

The applicant, Bostand Builders (Tom Juza), is requesting this rezoning, which would be necessary to move forward with the development as proposed in the preliminary plat from Item 6 on today's agenda. Motion by Rich Heidel, second by Tom Dennee, to grant the rezoning request for HB-683, HB-688, & HB-689 (Milton Hills Subdivision) from R2-Residential to R2-Residential. Roll call vote 6-1 in favor as follows: Dave Johnson, aye; Tom Dennee, aye; Jeff Ambrosius, aye; Dave Dillenburg, aye; Rich Heidel, aye; John Rather, nay; Bob Ross, aye. Motion carried.

6. Subdivision Plat Request for HB-683, HB-688, & HB-689 (Milton Hills):

Motion by Dave Dillenburg, second by Bob Ross, to bring Item 6 back to the table at 7:30 pm. All in favor. Motion carried. Motion by Bob Ross, second by Tom Dennee, to grand the preliminary subdivision plat for HB-683, HB-688, & HB-689 (Milton Hills Subdivision) as presented with the following conditions: 1) Compliance with 24 notes identified in Brown County Planning Commission memorandum dated April 19, 2019; 2) No Access restriction to Trout Creek Road for lots 1-4 and 63; 3) Traffic impact feedback from Police Chief; 4) Financial proposal relating to the sewer service; 5) Plat reviewed by public works director and fire chief; 6) Approval of land being included in Sewered Service Area. Roll call vote 6-1 in favor as follows: Dave Johnson, aye; Tom Dennee, aye; Jeff Ambrosius, aye; Dave Dillenburg, aye; Rich Heidel, aye; John Rather, nay; Bob Ross, aye. Motion carried.

8. Meeting Adjournment:

Motion made by Jeff Ambrosius, second by Dave Johnson to adjourn. All in favor. Motion carried. Meeting adjourned at 7:56 pm.