



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, April 29, 2020 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:31 pm. Roll call: Bob Ross, excused; John Rather, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, excused.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, second by Tom Dennee to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by John Rather, second by Jeff Ambrosius to approve the March 11, 2020 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Rezoning Parcels HB-2484, HB-2485, HB-2486, HB-2487, HB-2488, and HB-2492 (Fonda Fields Ct. and Centennial Centre Blvd.) from R-1 to B-1:

The property owner for the past several years has tried to sell the structure at 4735 Fonda Fields Ct. to prospective buyers but has not been successful in those attempts. They have since approached Village Staff with inquiries to convert the large structure to more of a commercial setting which would require the rezoning to a commercial district. In reviewing the current zoning map, this same entity currently owns the parcel to the west of these 6 parcels which already is zoned B-1 even though the site is still undeveloped. The commission was not in favor of the rezoning due to concerns with the deviation from the Village of Hobart Comprehensive Plan and the existing neighborhood setting, in such that the noise, traffic, and setting would disrupt the pre-existing bordering residential setting. The commission also took into consideration the written protest to the proposed zoning change submitted by several neighboring property owners. Motion by Rich Heidel, second by John Rather, to deny the rezoning of parcels HB-2484, HB-2485, HB-2486, HB-2487, HB-2488, and HB-2492 (Fonda Fields Ct. and Centennial Centre Blvd.) from R-1 to B-1. All in favor. Motion carried.

6. Conditional Use Permit allowing a maximum of 10 animal units, exceeding the 5 units permitted in the ER: Estate Residential District (3641 N. Overland Rd.):

The current property owners, Mark and Ashely Sauder, are requesting consideration of a Conditional Use Permit increasing the number of animal units permitted from 5 to 10 animal units. Presently the Sauders' have 2 dogs and 2 goats. As the Sauders' have plans to add a mixture of other/additional animals (a dog, goats, a horse, and/or chickens), the animal species may change, but in no event would they exceed the 10 animal units if approved. Discussion was held relating to the Village's ordinance regulating Animal Waste Management. Village Staff has been in contact with Brown County Land Management and will continue to work with both the applicant and Brown County to ensure compliance with both Village and County regulations. Motion by Rich Heidel, second by Tom Dennee, to grant a conditional use permit to increase the

number of animal units permitted from 5 to 10 animal units at HB-14911-G-190 with the following conditions:

1. Animal units in excess of 5 shall be of the animal species noted (dog, goat, horse, chicken) as presented during this review unless approved otherwise by the Village in a modification of the Conditional Use Permit;
2. The operation shall comply with the more restrictive of the Conditions of Approval and the materials submitted by the applicant as well as any applicable Village, County, State, or Federal ordinances, rules, or laws;
3. The Conditional use Permit may be brought back to the Village Board for consideration and revocation if the activities of the operation result in repeated nuisance complaints, and/or violations of Village, County, State, or Federal regulations, rules, or laws;
4. Conditional Use Permit shall be brought back to the Village Planning and Zoning Committee and Village Board for review prior to any transfer in land ownership of the parcel.

All in favor. Motion carried.

7. 3 Lot CSM dividing multiple parcels into three separate parcels of 3.003 acres, 7.000 acres, and 4.956 acres along with dedicating 1.178 acres for the extension of Centerline Dr. (HB-2681-1, HB-523-1, and Portion of HB-537-1):

The Village owns multiple parcels to the west of and along the north side of Centerline Dr. and is proposing a 3 lot CSM to create separate parcels of 3.003 acres, 7.000 acres, and 4.956 acres along with dedicating 1.178 acres for the extension of Centerline Dr. This land division is required to accommodate both proposed and any future developments in that area. All three proposed lots comply with the Village requirements for the PDD #1 zoning district. Motion by Tom Dennee, second by Jeff Ambrosius, to grant a 3-lot CSM dividing HB-2681-1, HB-523-1, and a portion of HB-537-1 into three separate parcels as presented as a final CSM on the condition that no changes are made to the preliminary CSM. All in favor. Motion carried.

8. Adjourn:

Motion by Jeff Ambrosius, second by Rich Heidel, to adjourn. All in favor. Motion carried. Meeting adjourned at 6:20 pm.