



TO: Planning & Zoning Commission

RE: Consider Conditional Use Permit, Increase Animal Units, HB-1491-G-190, 3641 N. Overland Rd.

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: April 29, 2020

ISSUE: Consider Conditional Use Permit allowing a maximum of 10 animal units, exceeding the 5 units permitted in the ER: Estate Residential District

RECOMMENDATION: Staff recommends conditional approval

GENERAL INFORMATION

1. Applicant(s)/Petitioner(s): Mark and Ashley Sauder (Owner)
2. Parcel: HB-1491-G-190
3. Present Zoning: ER: Estate Residential District

BACKGROUND

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. The planned animal count at this time would be as follows:

2 Dogs	@ 1 unit per dog	= 2 animal units (existing)
2 Goats	@ 1 unit per goat	= 2 animal units (existing)
2 Goats	@ 1 unit per goat	= 2 animal units (proposed)
1 Horse	@ 2 units per horse	= 2 animal units (proposed)
5 Chickens	@ 0.4 units per chicken	= 2 animal units (proposed)
Total		= 10 animal units

Areas of discussion and consideration staff has identified include:

1. Adjacent zoning districts and location of dwellings – reference attached zoning and aerial maps
2. Proposed location of exterior area for animals (west side of property and adjacent to existing accessory building)
3. Operation of activities associated with the animals and care of said animals and grounds

RECOMMENDATION/CONDITIONS

Assuming proper care and maintenance (manure disposal, bedding, pasture), Staff does not believe this request will negatively impact the property or the neighborhood. Staff recommends conditional approval of 10 animal units subject to the following conditions and any conditions the Commission might identify:

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.

2990 S. Pine Tree Rd.
Hobart, WI 54155
tele: 920-869-3809
fax: 920-869-2048

Conditional Use Permit

A Conditional Use Permit is hereby granted for a maximum of 10 animal units located at 3641 N. Overland Rd., Hobart, Wisconsin (HB-1491-G-190) as approved by the Village Board on May 19, 2020. This Permit is subject to the following Limitations and Conditions:

Limitations:

- Maximum of 10 animal units per ER: Estate Residential zoning district

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.

Director of Planning and Code Compliance

Date



- Rezoning Review
- Conditional Use Permit Review
- Planned Development Review
- CSM/Plat Review

Village of Hobart
 Dept of Neighborhood Services
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax (920) 869-2048

APPLICANT INFORMATION

Petitioner: Mark & Ashley Sauder Date: 4/10/20
 Petitioner's Address: 3641 N. Overland Rd. City: Oneida State: WI Zip: 54155
 Telephone #: (920) 530-5033 Fax: () N/A Other Contact # or Email: ansauder@gmail.com
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required): Ashley N. Sauder Date: 4/10/20

OWNER INFORMATION

Owner(s): Mark & Ashley Sauder Date: 4/10/20
 Owner(s) Address: 3641 N. Overland Rd. City: Oneida State: WI Zip: 54155
 Telephone #: (920) 530-5033 Fax: () N/A Other Contact # or Email: ansauder@gmail.com
 Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: Ashley N. Sauder Date: 4/10/20

SITE INFORMATION

Address/Location of Proposed Project: 3641 N. Overland Rd. Parcel No. HB-1491-G-190
 Proposed Project Type: Conditional Use Permit / Increased Animal Units
 Current Use of Property: Residential Zoning: ER
 Land Uses Surrounding Site:
 North: Residential
 South: _____
 East: _____
 West: _____

**Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.

- > Application fees are due at time of submittal. Make check payable to Village of Hobart.
- > Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

RECEIVED

APR 10 2020

Village of Hobart
 CE # 2050 \$225.00

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

Briefly explain how the proposed conditional use/development plan will not have a negative effect on the issues below.

1. Health, safety, and general welfare of occupants of surrounding lands.

- All animals are/will be vaccinated and will follow vet's recommendations/health protocols.
- Composting animal waste into garden/landscape beds.
- High quality, portable electric fencing will be used to enclose animals. Will also utilize small non-electric fenced area off back of shed.

2. Pedestrian and vehicular circulation and safety.

- Underground fence used for dog/pedestrian safety.
- Remaining animals are located away from road on the west side of our property. Respecting our neighbors privacy is important to us and quality enclosures to prevent loose animals will be a priority.

3. Noise, air, water, or other forms of environmental pollution.

- Currently we have 2 dogs. Have spoken to neighbors to make sure any barking doesn't bother them. All have replied that the current noise level is not bothering them. The animals we add will not be ~~noisy~~ noisy.
- No manure storage will be necessary. Any waste produced will immediately be used.

4. The demand for and availability of public services and facilities.

- No additional demand for facilities, currently using the shed on our property.
- Minimal increase in electrical service.

5. Character and future development of the area.

- A focus on visual aesthetics is important to us.
- Building and materials used will be kept in good repair and will be aesthetically pleasing. Landscaping is being done around the property to tie in the animal areas.



Part of Brown County WI

Map printed on 4/24/2020

1:1,800
1 inch = 150 feet*
1 inch = 0.0284 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level



Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

"hooks" indicate parcel ownership crosses a line

- SC-190-2 Parcel ID Number
- 2880257 Document Number
- 0.814 AC Area of parcel
- 279.8' Line Distance
- 3547 Address

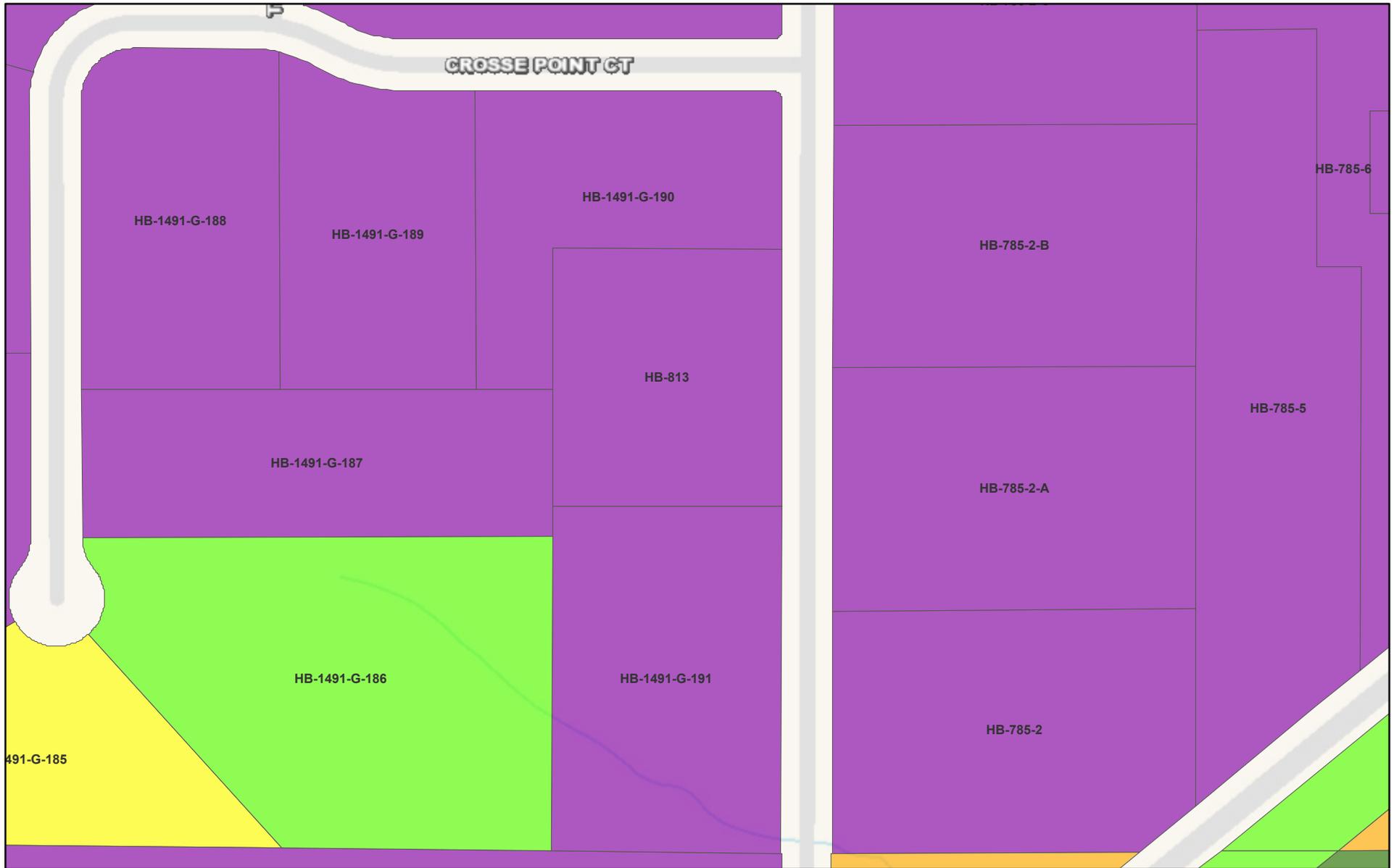
A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



(920) 448-6480
 maps.gis.co.brown.wi.us

This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County, WI

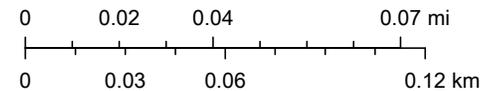
Village of Hobart Zoning



4/24/2020, 11:15:55 AM

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| Zoning |  R-2-R: Rural Residential District |
|  R-2: Residential District |  A-1: Agricultural District |
|  ER: Estate Residential District |  A-2: Exclusive Agricultural District |

1:2,257



Brown County, Robert E. Lee & Associates, Inc.

Village of Hobart
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