



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, July 11, 2018 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:34 pm. Roll call: Bob Ross, aye; Chase Raboin, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, second by Bob Ross to approve the agenda as presented. All in favor. The motion passed unanimously.

3. Approval of Planning & Zoning Minutes:

Motion by David Johnson, second by Chase Raboin to approve the May 9, 2018 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Status Update on Conditional Use Permit, HB-857, 3380 S Pine Tree Rd, Bulk Materials & Equipment Storage Yard:

Staff and Roffers reported that junk vehicles have been removed, storm water management plan is currently under way, landscaping progress is being made, and a fire number will be added. Based on good faith efforts, staff will continue monitoring and the commission will review again in October.

6. Conditional Use Permit, 4735 Fonda Fields, HB-2485, Estate Fence:

Owner's son was in attendance with photos of the gate and fencing that will be installed and gave a detailed summary of the full structure of the fence. He indicated that a knox box has been ordered through the Hobart Fire Department for emergency services at the gate. Motion by Rich Heidel, second by Dave Dillenburg, to grant a conditional use permit for and estate style fence at 4735 Fonda Fields, HB-2485, with the condition that the iron fencing does not exceed 6 ½ feet in height. All in favor. Motion Carried.

7. Conditional Use Permit, 4590 Choctaw Court, HB-1491-A-201, Estate Fence:

Proposed fence in question encloses the functional backyard of the home. Need for permit based on the home being on a corner lot and the fence extending beyond the side of the home. All other ordinance requirements are met. Motion by Tom Dennee, Second by Bob Ross, to grant a conditional use permit for an estate style fence at 4590 Choctaw Court, HB-1491-A-201, with the condition that the fence be metal. All in favor. Motion Carried.

8. Certified Survey map, HB-196-1, 2037 Green Acres Court:

The applicant is requesting to create 3 lots for the purpose of building homes. The lot sizes are consistent with the original CSM for the surrounding parcels. Motion by Dave Dillenburg, second by Jeff Ambrosius, to grant a certified survey map subdividing HB-196-1, 2037 Green Acres Court, into two parcels. All in favor. Motion Carried.

9. Rezoning, HB-196-1, 2037 Green Acres Court:

The applicant is requesting to rezone HB-196-1 from R-2 to R-2-R for the purpose of having greater flexibility in road frontage requirements due to the proposed parcels being on a cul-de-sac. The proposed R-2-R zoning is consistent with that of the Pine Tree Acres subdivision on the west border of the proposed lots. Motion by Tom Dennee, second by Bob Ross, to grant the rezoning of HB-196-1 to R-2-R as a condition of the certified survey map approval and recordation. All in favor. Motion Carried.

10. Certified Survey map, HB-950, HB-950-1, HB-950-2, & HB-326:

This proposed CSM is to include Lot 2 in the previously approved CSM for the parcels above mentioned. This lot is part of a development agreement to allow for business development in the area. Motion by Rich Heidel, second by Tom Dennee, to grant a certified survey map to create parcels for business, industrial development (HB-950, HB-950-1, HB-950-2, & HB-326) as presented with the condition that a complete draft is available at the July 17th Village Board Meeting. All in favor. Motion Carried.

11. Conditional Use Permit, Lot 2 CSM, HB-950, HB-950-1, HB-950-2, & HB-326, Camber Court, Storage Warehousing:

Applicant is pursuing a development agreement to build and manage four tenantable/occupied building and four storage/warehousing buildings for storage needs of other business and/or private individuals. Applicant has worked with staff and the Hobart Fire Department to verify navigability of emergency vehicles. Motion by Rich Heidel, second by Tom Dennee, to grant a conditional use permit for storage warehousing as a portion of proposed development on Camber Court Lot 2 as presented with the condition of successfully executing a development agreement with the village. All in favor. Motion Carried.

12. Conditional Use Permit, HB-1398, 3670 W. Mason Street, James Kolkowski, Semi-Tractor & Trailer Repair and Welding Fabrication Shop:

Staff reports that lack of compliance with the requirements of the CUP issued in 2012 date back to May 28, 2013. Multiple notices of non-compliance have been issued that have not produced any notable improvement. The most recent communication was a phone call between staff and Mr. Kolkowski in which he indicated he has no intentions of complying. Motion by Rich Heidel, second by Bob Ross, to grant the revocation of the conditional use permit approved in 2012 for 3670 W. Mason Street (HB-1398) with a 90-day timeline for compliance from the date the revocation is approved by the board. All in favor. Motion Carried.

13. Zoning Administrator's Report:

None.

14. Meeting Adjournment:

Motion made by Dave Dillenburg, second by Jeff Ambrosius to adjourn. All in favor. The motion passed unanimously. Meeting adjourned at 7:07 pm.