



**Village of Hobart Planning & Zoning Commission Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, October 10, 2018 – 5:30 pm**

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**1. Call to Order, Roll Call:**

The meeting was called to order by Rich Heidel at 5:32 pm. Roll call: Bob Ross, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, aye. Chase Raboin has resigned from the commission.

**2. Verify/Modify/Approve Agenda:**

Motion by Bob Ross, second by Rich Heidel to approve the agenda with the correction of changing the final item, 'Adjourn', to item number 14. All in favor. The motion passed unanimously.

**3. Approval of Planning & Zoning Minutes:**

Motion by Bob Ross, second by Jeff Ambrosius to approve the September 5, 2018 minutes as presented. All in favor. Motion carried.

**4. Public Comment on Non-Agenda Items:**

None.

**5. Daanen & Janssen Quarry Operations Report:**

There was one blast in August and one blast in October, which already took place. They anticipate no further blasting or crushing for the remainder of the fourth quarter. Crushing is planned for the first quarter of 2019. Dumping operations have been put on hold until they receive a new site plan from Northeast Asphalt. Daanen & Janssen will continue to send quarterly reports that staff will present to the commission.

**6. Status of Conditional Use Permit; HB-857, 3300 block of S. Pine Tree Road:**

Roffers has brought the property into compliance with his Conditional Use Permit and did not need to appear before the commission. Staff reported that they have moved forward with the storm water management plan and installed a fire address sign. Commission agreed to only readdress if future non-compliance issues arise.

**7. Rezoning; HB-338-1, 1858 S Pine Tree Road; I-1 Limited Industrial to ER-Estate Residential:**

A request to rezone HB-338-1 from I-1 to ER was made by the parcel owners. The intent is to make the land suitable to divide into multiple lots for future homes. The requested zoning matches parcels around it and would meet the acreage requirements both currently and subdivided as intended. Motion by Rich Heidel, second by Jeff Ambrosius, to grant the rezoning of HB-338-1, 1858 S Pine Tree Road, from I-1 Limited Industrial to ER Estate Residential. All in favor. Motion carried.

**8. Proposed Zoning of Un-Zoned Parcels:**

Staff brought forth a list of un-zoned parcels with zoning recommendations based on the surrounding properties and current land use.

- Motion by Rich Heidel, second by Bob Ross, to grant the zoning of HB-2674 as R-2-R Rural Residential. All in favor. Motion carried.

- Motion by Dave Dillenburg, second by Jeff Ambrosius, to grant the zoning of HB-3211 as R-1 Residential. All in favor. Motion carried.
- Motion by David Johnson, second by Bob Ross, to grant the zoning of HB-3212 as R-1 Residential. All in favor. Motion carried.
- Motion by Jeff Ambrosius, second by Bob Ross, to grant the zoning of HB-347-A as PDD2 Orlando/Packerland Planned Development District. All in favor. Motion carried.
- Motion by Rich Heidel, second by David Johnson, to grant the zoning of HB-360-5 at R-1 Residential. All in favor. Motion carried.

**9. Amending the Sexual Offender Restricted Zone Map:**

Staff recommended changes to the Sex Offender Restricted Zone Map due to the addition of a park and greenspace in the village. Motion by Rich Heidel, second by Dave Dillenburg, to grant the proposed changes to the sex offender restricted zones map to include Fontaine Family Park and the public greenspace at the intersection of Centennial Centre Blvd and N Overland Rd. All in favor. Motion carried.

**10. Conditional Use Permit Process:**

Staff proposed making changes to the current conditional use permit process in the village ordinance to include state statutory language. The proposed changes would include the ‘Standards’ clause which outlines the requirement of substantial evidence and the state regulations on opinions versus facts. The definition of substantial evidence would also be included in the proposed change. The commission asked staff to draft an ordinance with these changes for review and action in November.

**11. Short-Term Rentals:**

Staff recommends creating an ordinance to address and regulate short-term rentals within the village. The proposed ordinance would modernize verbiage as well as bring the municipal code into compliance with Wisconsin State Statutes. The commission asked staff to move forward with drafting an ordinance that would remove short-term rentals from the conditional use permit process, and make it a licensing process. They also would like the draft to differentiate a corporate retreat from a short-term rental. Staff will bring a draft ordinance for review and action in November.

**12. Proposed Changes to Off-Street Parking Requirements in B-1, B-2, I-1, I-2, R-4, R-5, and R-6 Districts:**

Staff recommends a change in the zoning code to allow greater flexibility in curb cuts at the discretion of the site review committee, the director of planning and code compliance, and the village administrator. The proposed flexibility would greatly decrease the wear and tear on the right of way caused by large vehicles. Staff also recommends adding distance restrictions by intersections for public safety concerns. The commission asked staff to draft the ordinance changes for review and action in November.

**13. Proposed Changes to A-2 Exclusive Agriculture District Minimum Lot Size Requirements:**

Staff is recommending changing the zoning code to lower the lot size requirements of A-2 Exclusive Agriculture from 35 acres to 5 acres, to allow families to continue farm practices while selling land to participating family members. The commission asked staff to draft the change as presented for review and action in November.

**14. Meeting Adjournment:**

Motion made by Bob Ross, second by Jeff Ambrosius to adjourn. All in favor. The motion passed unanimously. Meeting adjourned at 7:08 pm.