



**Village of Hobart Planning & Zoning Commission Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, May 12, 2021 – 5:30 pm**

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

The meeting was called to order by Rich Heidel at 5:32pm. 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 Rich Heidel, second by Bob Ross, to approve the agenda as presented. All in favor. Motion carried.

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

Motion by Tom Dennee, second by Jeff Ambrosius, to approve the April 14th, 2021 minutes with the amendment to remove condition #3 from action item #5 and to remove condition #1 from action item #9. Motion carried.

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

None.

**5. Consider Conditional Use Permit for An Accessory Building (HB-829-10, 3360 Belmar Road):**

The current property owner, Robert Zepnick, has an existing accessory building located to the rear of his property that is currently at 2,490 square feet. Mr. Zepnick is requesting a Conditional Use Permit to exceed the maximum allowable building square footage by ordinance of 2,500 square feet to allow for a building addition of 1,000 additional square feet. Motion by Rich Heidel, second by John Rather, to conditionally approve a Conditional Use Permit to approve the CUP request to allow for the increased building square footage up to a total of 2,590 square feet for the detached accessory building subject to the following conditions:

1. Building exterior elevations of addition shall be constructed of materials similar to those on the existing accessory building;
2. Vehicles that may be stored on site shall be limited to those that are customary and incidental to a single-family residence;
3. Detached accessory building shall only be one story with a walk-up attic, not permitted to have a finished second floor/level.

All in favor. Motion Carried.

**6. An Ordinance Amending the Zoning Ordinance of the Municipal Code of the Village of Hobart, Brown County, Wisconsin, Specifically Section 295-30 (Conditional Uses) of Article VI (R-1: Residential District) of Chapter 295 (Zoning), Section 295-42 (Conditional Uses) of Article VII (R-2: Residential District) of Chapter 295 (Zoning), and Section 295-55 (Conditional Uses) of Article VIII (R-3: Residential District) of Chapter 295 (Zoning):** Village Staff is proposing to remove the conditional use process for additional dogs from the Zoning Code and have all licensing and regulations of dogs to be addressed in one location of the Municipal Code. These modifications have been brought before the Village Board previously for discussion purposes, and they had general support to move such changes forward and have the Planning &

Zoning Commission review for their review and recommendations. Motion by Tom Dennee, second by Bob Ross to approve an Ordinance Amending the Zoning Ordinance of the Municipal Code of the Village of Hobart, Brown County, Wisconsin, Specifically Section 295-30 (Conditional Uses) of Article VI (R-1: Residential District) of Chapter 295 (Zoning), Section 295-42 (Conditional Uses) of Article VII (R-2: Residential District) of Chapter 295 (Zoning), and Section 295-55 (Conditional Uses) of Article VIII (R-3: Residential District) of Chapter 295 (Zoning) removing the keeping of more than two (2) dogs as a conditional use. All in favor. Motion carried.

7. **Consider Request to Rezone the following parcels (HB-47, HB-49, HB-49-1, HB-53, HB-54, HB-55, HB-58, HB-59, HB-60, HB-61, HB-62, HB-63, HB-65, HB-71, HB-73, HB-156, HB-157, HB-158, HB-159, HB-160, HB-161, HB-162, HB-164, HB-164-1-1, HB-167, HB-168, HB-168-1, HB-169, HB-169-1, HB-170, HB-171, HB-172, HB-172-1, HB-173-1, HB-173-2, HB-173-3, HB-174, HB-175, HB-176, HB-179, HB-180, HB-181, HB-182, HB-183, HB-184, HB-185, HB-186, HB-187, HB-187-1, HB-190, HB-203-1, HB-205-1, HB-206, HB-207, HB-208, HB-209, HB-211-1, HB-215, HB-318, HB-866, HB-867, HB-868, HB-869, HB-901, HB-902, HB-924, HB-925, HB-941) from A-1: Agricultural District to I-3: Airport Industrial District, and the following parcels (HB-136, HB-155, HB-218, HB-226-1) from I-1: Limited Industrial District to I-3: Airport Industrial District:** With a large portion of these parcels being occupied by airport related activities, this request to rezone would bring these parcels into compliance with the Village Zoning Code and remove the non-conforming use designation as the current zoning clarification does not permit airport related activities on agricultural zoned properties. Additionally, the four parcels that are currently zoned I-1 do not allow agricultural activities as a permitted use in that zoning district. With these non-conforming uses being noted previously by Village Staff, the zoning district of I-3: Airport Industrial District was established to include airport related uses along with agricultural and limited commercial/industrial uses into one zoning classification. Brown County Airport currently owns 89 parcels in this area and during discussions between Village Staff and Airport Administration it was agreed that 17 of those parcels be removed from rezoning at this time due to the proximity to existing residential areas. Village Staff is open to these 17 parcels being possibly rezoned in the future, but to protect the residential property owners, the rezoning request must be accompanied with a development plan for those specific parcels that includes a buffering plan to minimize any negative impacts between the different land uses. Discussion was had relating to staying consistent with other parcels that are near residential land uses, and the Commission recommended removing parcels HB-169 and HB-184 from being rezoned at this time. Motion by Rich Heidel, second by Dave Dillenburg to approve the following parcels (HB-47, HB-49, HB-49-1, HB-53, HB-54, HB-55, HB-58, HB-59, HB-60, HB-61, HB-62, HB-63, HB-65, HB-71, HB-73, HB-156, HB-157, HB-158, HB-159, HB-160, HB-161, HB-162, HB-164, HB-164-1-1, HB-167, HB-168, HB-168-1, HB-169-1, HB-170, HB-171, HB-172, HB-172-1, HB-173-1, HB-173-2, HB-173-3, HB-174, HB-175, HB-176, HB-179, HB-180, HB-181, HB-182, HB-183, HB-185, HB-186, HB-187, HB-187-1, HB-190, HB-203-1, HB-205-1, HB-206, HB-207, HB-208, HB-209, HB-211-1, HB-215, HB-318, HB-866, HB-867, HB-868, HB-869, HB-901, HB-902, HB-924, HB-925, HB-941) from A-1: Agricultural District to I-3: Airport Industrial District, and the following parcels (HB-136, HB-155, HB-218, HB-226-1) from I-1: Limited Industrial District to I-3: Airport Industrial District. All in favor. Motion carried.

**8. Future Agenda Items:**

Jeff Ambrosius requested that the Village Short Term Rental ordinances be reviewed by Staff and brought to a future Planning & Zoning Commission meeting for discussion and possible action.

**9. Adjourn:**

Motion by Jeff Ambrosius, second by Bob Ross, to adjourn. All in favor. Motion carried. Meeting adjourned at 6:24pm.