



Notice is hereby given according to State Statutes that the **PLANNING AND ZONING COMMISSION** of the Village of Hobart will meet on **Wednesday March 24<sup>th</sup> 2021**. **NOTICE OF POSTING: Posted this 19<sup>th</sup> of March, 2021** at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

## **MEETING NOTICE – PLANNING AND ZONING COMMISSION**

**Date/Time: Wednesday April 14<sup>th</sup> 2021 (5:30 P.M.)**

**Location: Village Office, 2990 South Pine Tree Road**

### **ROUTINE ITEMS TO BE ACTED UPON:**

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Approval of Minutes – March 24<sup>th</sup> 2021 (Page 3)
4. Public Comment on Non-Agenda Items

### **ACTION ITEMS**

#### **5. DISCUSSION AND ACTION - Consider Conditional Use Permit, Artificial Lake (HB-314-2 - 1570 South Overland Road) (Page 5)**

The current property owners, Philip & Leigh Bolender, are proposing to construct an artificial lake of approximately 0.6 acre (25,800 square feet) towards the rear of their property. In the R-2 zoning district, an artificial lake is listed as a Conditional Use. The owners have submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements. The owners plan to build a new single-family dwelling on the property in the near future and is planning to use the fill removed for the excavation of the artificial lake for fill around the foundation of the proposed dwelling.

#### **6. DISCUSSION AND ACTION – Rezone 700 Block Nathan Road (HB-391-1 & HB-456) from ER: Estate Residential District & A-1: Agricultural District to R-1: Residential District (Page 11)**

Tosa Development is proposing a single-family plat creating 53 new single-family lots with 31 lots being located within the Village of Hobart and 23 lots being located within the Town of Lawrence. Of the lots within Hobart, they will be located on parcels currently identified as HB-391-1 and HB-456. These two parcels will need to be rezoned as the proposed final plat has reduced lot sizes similar to those of a R-1: Residential District and the current property zoning is ER: Estate Residential and A-1: Agricultural District. Being that these two parcels will be made part of new subdivision, the new lots will need to be rezoned into a zoning district where the new lots will comply with the proposed lot sizes and widths. With these lots also being served by municipal sewer and water, the best zoning district that would apply to the new layout would be R-1: Residential District. This request is to rezone parcels HB-391-1 & HB-456 from ER: Estate Residential District & A-1: Agricultural District to R-1: Residential District.

#### **7. DISCUSSION AND ACTION - Consider Final Plat for 5th Addition to Hemlock Creek Subdivision (HB-391-1 & HB-456) (Page 15)**

Tosa Development is proposing a single-family plat creating 53 new single-family lots with 31 lots being located within the Village of Hobart and 23 lots being located within the Town of Lawrence. Of the lots within Hobart, they will be located on parcels currently identified as HB-391-1 and HB-456. These two parcels will need to be rezoned as the proposed final plat has reduced lot sizes similar to those of a R-1: Residential District and the current property zoning is ER: Estate Residential and A-1: Agricultural District. The review of the Preliminary Plat took place back in February 2020 where both the Village Planning & Zoning Commission and Village Board approved the revised subdivision layout containing a maximum of 53 new lots (originally proposed with 54 lots) with a minimum of 100 feet of frontage per lot along with removing the proposed cul-de-sac and extending the roadway out to a new intersection at Nathan Dr. This proposed final plat does incorporate these required items.

#### **8. DISCUSSION AND ACTION - Rezone 3500 Block West Mason Street/ Haven Place (HB-851-1)**

**from I-1: Limited Industrial District to R-3: Residential District (Page 19)**

Chad Roffers is proposing a development plan for parcel HB-851-1, 12.34 acres. This plan includes the possibility of up to 32 building sites for “garage/live/work units”. The units would be accessed from both W. Mason St. and Haven Pl. via a private roadway that will be constructed to a minimum width of 22 feet. They have received prior approval from the WDOT for the access point on to W. Mason St. and that access point has been established. Being that this proposed project would remain one large 12.34 acre parcel with the creation of units within, it will also be required to have a Planned Development District (PDD) overlay to allow for multiple dwelling units on one parcel. This request is to rezone the entire parcel from I-1: Limited Industrial District to R-3: Residential District.

**9. DISCUSSION AND ACTION - Consider PDD Overlay 3500 Block West Mason Street/Haven Place (HB-851-1) (Page 22)**

Chad Roffers is proposing a development plan for parcel HB-851-1, 12.34 acres. This plan includes the possibility of up to 32 building sites for “garage/live/work units”. The units would be accessed from both W. Mason St. and Haven Pl. via a private roadway that will be constructed to a minimum width of 22 feet. They have received prior approval from the WDOT for the access point on to W. Mason St. and that access point has been established. Being that this proposed project would remain one large 12.34 acre parcel with the creation of units within, it will also be required to have a Planned Development District (PDD) overlay to allow for multiple dwelling units on one parcel among a few other exceptions to the requirements in that zoning district.

**10. ADJOURN**

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Aaron Kramer, Village Administrator

COMMISSION MEMBERS: Rich Heidel (Chairperson), Dave Dillenberg (Vice-Chairperson), Jeff Ambrosius, Tom Dennee, David Johnson, Bob Ross, John Rather

**NOTE:** Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: [www.hobart-wi.org](http://www.hobart-wi.org). Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Board may be considered and taken on any of the items described or listed in this agenda. There may be Board members attending this meeting by telephone if necessary.