



Village of Hobart
Village Office 2990 S. Pine Tree Rd, Hobart, WI
www.hobart-wi.org - www.buildinhobart.com

Notice is hereby given according to State Statutes that the **PLANNING AND ZONING COMMISSION** of the Village of Hobart will meet on Wednesday November 13th 2024 at 5:30 PM at Hobart Fire Station #1 (2703 South Pine Tree Road). **NOTICE OF POSTING:** Posted this 7th day of November, 2024 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 November 13th 2024 (5:30 P.M.)

Location: Hobart Fire Station #1 (2703 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 of the September 11th 2024 meeting (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Rezoning of Parcel HB-889-1 (1380 East Adam Drive) from R-3: Residential District to R-1: Residential District (Page 3)

The property owner of parcel HB-889-1, located at 1380 E. Adam Dr. is requesting to rezone this parcel from R-3: Residential District to R-1: Residential District. The existing parcel is approximately 3.521 acres and complies with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district. (Applicant: Timothy Bostedt; Owner: Donna Bostedt)

6. ADJOURN

Aaron Kramer, Village Administrator

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

NOTE: A quorum of the Village Board may be present at this meeting, but no official Board action or discussion will take place. Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk 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.



Village of Hobart Planning & Zoning Commission Minutes
 Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
 Wednesday, September 11, 2024 – 5:30 pm

ROUTINE ITEMS TO BE ACTED UPON:

1. **Call to order/Roll Call** – The meeting was called to order by Dave Dillenburg at 5:30 pm. Jeff Ambrosius, Dave Dillenburg, David Johnson, and John Rather were present. Excused: Rich Heidel & Tom Dennee. Absent: Bob Ross.
2. **Certification of the open meeting law agenda requirements and approval of the agenda** – ACTION: To certify the open meeting law agenda requirements and approve the agenda. MOTION: Johnson SECOND: Ambrosius VOICE VOTE: 4-0.
3. **Approval of Minutes of the July 17, 2024 meeting** – ACTION: To approve the Minutes of the July 17, 2024 meeting. MOTION: Johnson SECOND: Rather VOICE VOTE: 3-0, Dillenburg abstained.
4. **Public Comment on Non-Agenda Items** – None.

ACTION ITEMS

5. **DISCUSSION AND ACTION – Quarry operations renewal at existing quarry located at 361 Orlando Drive**

Prior the renewal of the Non-Metallic Mining Annual Operation Permit, the Village Planning & Zoning Commission is requesting that the operators of the existing quarry located at 361 Orlando Dr. be present to have general discussions and provide an update on past and current quarry operations. Representative(s) from NEA will be in attendance to discuss the quarry operations from 2024 and best laid plans for 2025. This review and discussion is required before the annual operating permit can be issued by Village Staff.

Appearing before the Commission:

Maxwell Pace and Matt Matuszak, Representatives from Northeast Asphalt.

ACTION: To approve issuing the Annual Operating Permit to Northeast Asphalt for 2025. MOTION: Dillenburg SECOND: Johnson VOICE VOTE: 4-0.

6. **DISCUSSION AND ACTION - Modifications/Amendments to the Zoning Ordinance, Chapter 295, Sections 295-8, Definitions; and 295-15, Earthen Berms**

Village Staff is proposing modifications to the Village's ordinance relating to the regulations of earthen berms. Recent construction of such berms throughout the Village has brought forward the need to address multiple concerns with the current ordinance and regulations.

ACTION: To recommend approval of zoning modifications to earthen berms listed in sections 295-8, Definitions; and 295-15, Earthen Berms as submitted with the following addition of:

12. This section does not apply to the following:
 - a) Temporary topsoil piles on construction sites.
 - b) Mound Septic Systems

MOTION: Ambrosius SECOND: Rather VOICE VOTE: 4-0.

7. **ADJOURN(5:56 PM)** – MOTION: Dillenburg SECOND: Ambrosius VOICE VOTE: 5-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk



TO: Planning & Zoning Commission

**RE: Rezoning of Parcel HB-889-1, 1380 E. Adam Dr.
from R-3: Residential District to R-1: Residential
District**

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: November 13, 2024

ISSUE: Consider a request to rezone parcel HB-889-1 from R-3: Residential District to R-1: Residential District

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

1. Applicants/Agent: Timothy Bostedt
2. Owner: Donna Bostedt
3. Parcel(s): HB-889-1
4. Address: 1380 E. Adam Dr.
5. Zoning: Currently - R-3: Residential District / Proposed - R-1: Residential District

ZONING REQUIREMENTS

The property owner of parcel HB-889-1, located at 1380 E. Adam Dr. is requesting to rezone this parcel from R-3: Residential District to R-1: Residential District. The existing parcel is approximately 3.521 acres and complies with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone parcel HB-889-1 from R-3: Residential District to R-1: Residential District.



<input checked="" type="checkbox"/>	Rezoning Review
<input type="checkbox"/>	Conditional Use Permit Review
<input type="checkbox"/>	Planned Development Review
<input type="checkbox"/>	CSM/Plat Review

Village of Hobart
 Dept of Planning & Code Compliance
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax: (920) 869-2048

APPLICANT INFORMATION

Petitioner: Timothy J. Bostedt Date: 10/31/2024

Petitioner's Address: 1384 East Adam Dr. City: Hobart State: WI Zip: 54115

Telephone #: 920-676-4429 Email: bostedts@sbcglobal.net

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required): _____ Date: 10/31/2024

OWNER INFORMATION

Owner(s): Donna M. Bostedt Date: 10/31/2024

Owner(s) Address: 1380 East Adam Drive City: Hobart State: WI Zip: 54115

Telephone #: 920-336-8267 Email: bostedts@sbcglobal.net

Ownership Status (Please Check): Individual Trust Partnership Corporation

RECEIVED

NOV - 1 2024

Village of Hobart

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: Donna M Bostedt Date: 10/31/2024

SITE INFORMATION

Address/Location of Proposed Project: 1380 East Adam Dr. Parcel #: HB- 889-1

Proposed Project Type: Rezone HB889-1 from R-3 to R-1

Current Use of Property: Residential Zoning: R-3

Land Uses Surrounding Site: North: Residential R-1

South: Agricultural A-1

East: Residential R-1

West: Agricultural A-1

****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

Rezoning Narrative for 1380 East Adam Drive

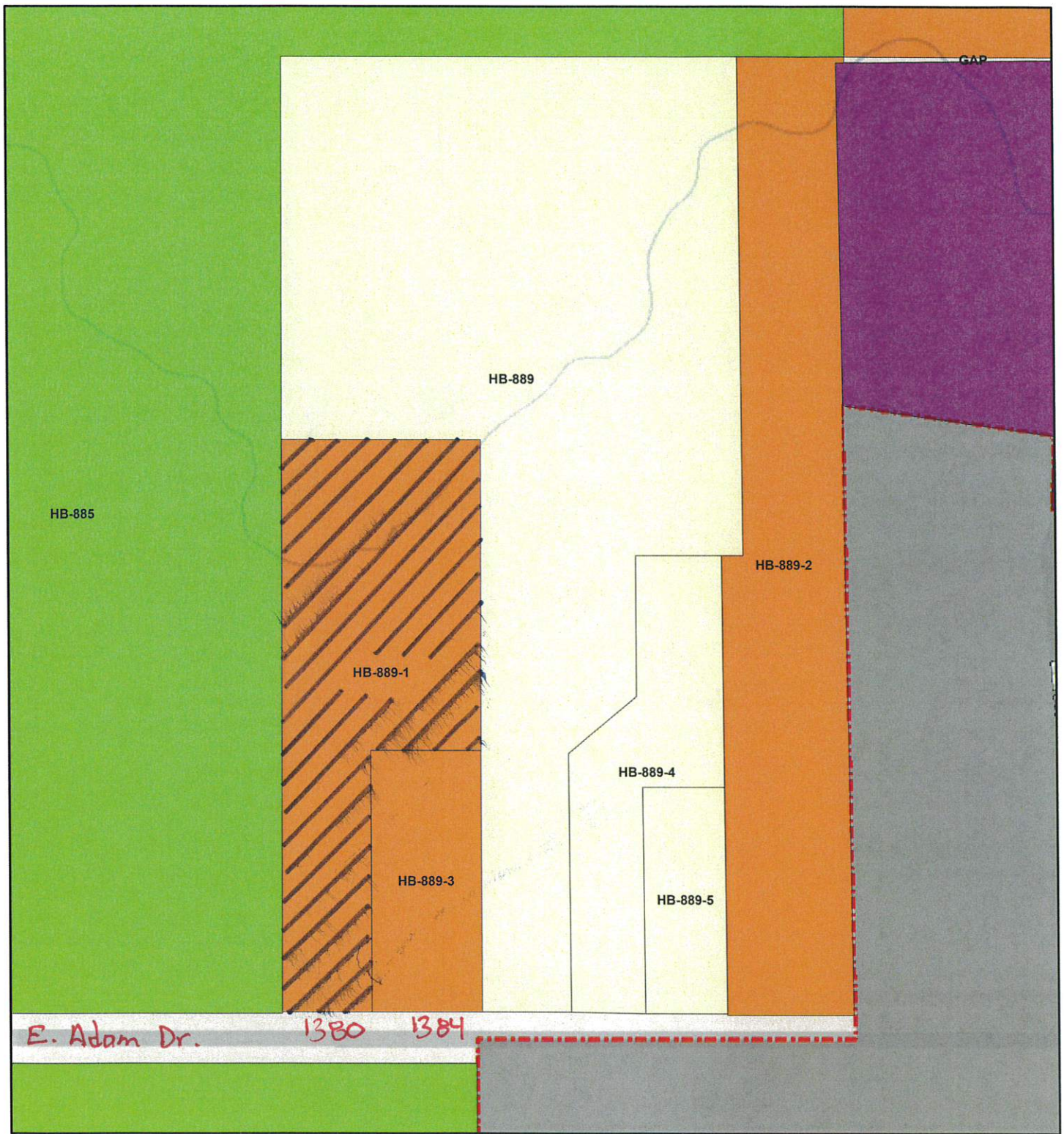
I am seeking to rezone my property from Residential R3 to R1 in anticipation of selling my home in the near future. If the rezoning is approved, which would allow me to reduce my right of way road frontage to 100' min. I would then like to sell 20' feet of property along East Adam Drive to my Son who lives at the adjacent property 1384 East Adam Drive. My son has plans to build a future garage on his property and at this point is unsure if it will be an attached or detached garage. Having the extra 20 feet of property will allow options for his future plans.

Thank you for the rezoning consideration

 Donna M. Bostedt 10-31-24

Donna M. Bostedt
1380 East Adam Dr.

1380 E. Adam Dr. Village of Hobart Zoning (HB-889-1)



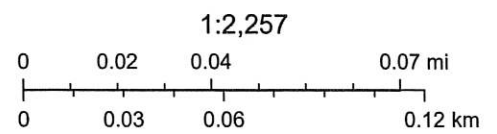
11/4/2024, 1:07:39 PM

Zoning

- R-1: Residential District
- A-1: Agricultural District
- R-3: Residential District
- Zoning Not Designated

R-3 to R-1

ER: Estate Residential District



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

821R361
153,396 SF

LOT 1
42CSM93

415.00'

REZONE 1380 FROM R3 TO R1

900.00'

148'

108'

TOTAL=878'

FUTURE GARAGE AT 1384

385'



HB-889-3

821R361
51,948 SF

LOT 2
42CSM93

350.00'

NEW DRIVE TO 1380

100.00'

350.00'

148.42'

18" x 30" CULVERT WITH ENDWALLS

1380

ADDITIONAL LAND PURCHASED BY 1384

1384

1384

R