



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 April 12th 2023 at 5:30 PM in the Village Office. **NOTICE OF POSTING:** Posted this 5th day of April, 2023 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – PLANNING AND ZONING COMMISSION (Amended)

Date/Time: Wednesday April 12th 2023 (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
4. Approval of Minutes of the March 8th 2023 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider a two lot CSM dividing one parcel into two separate parcels of 3.00 acres and 2.00 acres (4313 Hillcrest Dr., HB-583-2) (Page 5)

The property owner currently has one parcel of 5.00 acres and is proposing a two lot Certified Survey Map (CSM) that would create one additional new lot. This proposed CSM will establish two separate parcels of 3.00 acres and 2.00 acres respectively. The property is currently developed with a dwelling on proposed Lot 1 and has a property zoning of R-1: Residential District. This existing 5-acre parcel is currently zoned R-1 which requires a minimum lot size of 12,000 square feet per parcel and minimum lot frontage of 100 feet. Both proposed lots meet or exceed these minimum requirements as proposed. This item will be on the April 18th Village Board agenda.

6. DISCUSSION AND ACTION - Rezoning of Parcels HB-579-3 & HB-579-6 (4482 Forest Road) from R-2: Residential District to R-2-R: Rural Residential District (Page 14)

The property owner of parcels HB-579-3 and HB-579-6 located at 4482 Forest Rd. is requesting to rezone these two parcels from R-2: Residential District to R-2-R: Rural Residential District. The existing parcels are 3.277 and 2.858 areas respectively and both comply with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district. The Village Board will hold a Public Hearing on this item at its May 16th meeting.

7. DISCUSSION AND ACTION - Consider an ordinance amending Chapter 295-143 (Legal Description) of the PDD #2 - Zoning District of the Village Municipal Code (Page 21)

Village Staff is proposing an amendment to Chapter 295-143 of the PDD #2: Orlando/Packerland Planned Unit Development zoning district relating to the "Legal Description" of said zoning district. The proposed amendments are necessary to reflect lands that were part of an annexation of lands several years past and lands that are part of the Southwind Estates Subdivision. Additionally, multiple parcels along Orlando Dr. will be removed to properly reflect the zoning classification identified on the current Official Zoning Map of the Village of Hobart. The Village Board will hold a Public Hearing on this item at its May 16th meeting.

8. DISCUSSION AND ACTION - Consider an ordinance to replace Chapter 290 – Floodplain Zoning of the Village Municipal Code to make it compliant with FEMA regulations and state statutes (Page 28)

Village Staff has been working with WDNR to modify and update Chapter 290 – Floodplain Zoning ordinance of the Village of Hobart to be compliant with federal mandates. FEMA occasionally updates or establishes new requirements relating to floodplains, which in turn requires each municipality to make the required amendments in their Floodplain Zoning ordinance. The Floodplain Zoning ordinance was last amended back in 2021 and FEMA has again required some new modifications to the requirements for areas located within floodplain areas. The majority of the changes happen to be centered around campgrounds and camping units with some minor tweaking to the definitions section. Other than these two areas, there is some minor alterations to the formatting of various ordinance sections. Overall, upwards of 95% of the existing floodplain zoning ordinance remained the same. The Village Board will hold a Public Hearing on this item at its April 18th meeting.

9. 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: 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-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.