



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 October 12th 2022 at 5:30 PM** in the Village Office. **NOTICE OF POSTING:** Posted this 7th day of October, 2022 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 October 12th 2022 (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 – September 14th 2022 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider Conditional Use Permit for Additional Accessory Building (HB-1338, 122 Riverdale Drive) (Page 5)

The current property owner, Ronald Van Schyndel, is proposing to construct a second accessory building of an additional 576 (24'x24') square feet on his property. Being that the property currently has a 576 square foot (24'x24') accessory building (detached garage), an older existing barn (to be removed), and an existing chicken coop (to be removed), this request would consist of a Conditional Use Permit as the additional accessory building would not conform to the requirements identified in the zoning code. The two conditions that would require the CUP would be the request for a second such accessory building on the same lot, and the increase in allowable total square footage for accessory buildings. The additional square footage combined with the existing accessory building would total 1,152 square feet which would exceed the maximum of 864 (increase of 288 square feet) that is allowed for this size property (ordinance allows the building to be the greater of 864 square feet or 1/60th the square footage of the total lot area).

6. DISCUSSION AND ACTION – Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-8 Definitions (Page 15)

Village Staff has recently received inquiries from property owners relating to the maximum square footage allowed for a detached utility building. Chapter 295, section 295-8 of the Village Zoning Code has different definitions for “accessory building” and “utility building” with the difference being that a “utility building” is not to exceed 150 square feet in area. Anything larger would be classified as an “accessory building”. The inquiries Village Staff have been receiving pertain to the 150 square foot maximum and whether or not it could be modified to follow the nominal lumber sizes that are standard in the construction industry. There are multiple companies in today's economy that offer prefabricated self-standing structures that are built off-site and transported to a desired location. These structures are typically built using nominal lumber dimensions that are typically in 10', 12', 14, or 16' lengths. With almost every property owner trying to maximize the available storage facilities they can acquire for their property, most want to get as close to the 150 square feet as possible. Requested have been made to whether or not the Village would consider the increase in the allowable square footage of a utility building from 150 to 160. Not being certain on where the 150 measurement came from, other than being a convenient number, I offered to bring this item forward for further discussion and possible action.

*** 7. DISCUSSION AND ACTION - Consider a single lot CSM dividing one parcel into two separate parcels of 2.53 acres and 35.886 acres (630 Orlando Dr., HB-315) (Page 21)**

The property owner currently has one larger parcel of 38.416 acres and is proposing a single lot Certified Survey Map (CSM) that would create one new lot. This proposed CSM will establish two separate parcels of 2.53 acres and 35.886 acres respectively. The new proposed lot (noted as Lot 1 on the CSM) is currently undeveloped farmland while the remaining 35.886 acre parcel is largely undeveloped farm land with the exception of a dwelling and associated farm building/structures. This entire 38.416 parcel is currently zoned A1: Agricultural District which requires a minimum lot size of 5 acres per parcel. With this newly proposed lot being less than the 5 acre requirement for the A-1 zoning district, the new lot will need to be re-zoned to a zoning that is compatible with the proposed size lot. With the acreage of the proposed new lot being reduced to under 5 acres, this lot will need to be rezoned to a residential district and any approval of this CSM will need to be conditioned with the rezoning being approved.

*** 8. DISCUSSION AND ACTION - Consider a request to rezone a portion of parcel HB-315 (630 Orlando Drive) from A-1: Agricultural District to ER: Estate Residential District (Page 28)**

The property owner has recently submitted a single lot CSM which created a new parcel that is less than the 5 acre minimum to remain in the A-1: Agricultural zoning district. Therefore, the property owner is requesting to have a portion of parcel HB-315 (noted as "Lot 1" on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District to allow for the future construction of a single-family residential dwelling. The proposed Lot 1 meets the Village requirements for both lot width and lot square footage to be zoned ER.

9. DISCUSSION AND ACTION – Starting Time of Committee Meetings

10. ADJOURN

Aaron Kramer, Village Administrator

* - Added to amended agenda on October 11th

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. 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.