



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 September 14th 2022 at 5:30 PM in the Village Office. **NOTICE OF POSTING:** Posted this 9th day of September, 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 September 14th 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 – August 10th 2022 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider a three lot CSM dividing one parcel into three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres (500 Block Airport Dr., HB-1345-1) (Page 5)

The property owner currently has one parcel of 15.669 acres and is proposing a three lot Certified Survey Map (CSM) that would create two additional new lots. This proposed CSM will establish three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres respectively. The property is currently undeveloped and has a property zoning of R-4: Single and Two-Family Residential District. This existing 15.669 acre parcel is currently zoned R-4 which requires a minimum lot size of 2.5 acres per parcel and minimum lot frontage of 120 feet. All three proposed lots meet or exceed these minimum requirements as proposed.

6. DISCUSSION AND ACTION – Rezoning of Parcel HB-645-3, 4547 Country Aire Ct. from R-2: Residential District to ER: Estate Residential District (Page 14)

The property owner is proposing to rezone parcel HB-645-3 located at 4547 Country Aire Ct. from R-2: Residential District to ER: Estate Residential District. The lot is currently developed with a residential structure and the property owner has raised horses there since the late 1970's. This property was originally zoned A-1 and back in approximately 1982, all the lots along Country Aire Ct. were rezoned to R-2. A rezoning request was before the commission at the August 10, 2022, meeting, but the commission denied the request for A-1: Agricultural District, but took action to approve the parcel be rezoned to ER. Unfortunately, for procedural reasons, the request is required to formally come back with the change in zoning classification to ER being noted. The property owner agreed to the ER zoning during the August meeting, and they remain in agreement with that change. A change to the ER: Estate Residential District would bring the property back into conformance with the past and current uses. The parcel is 5.005 acres and would be in compliance with the Village Zoning Code based on the minimum lot size, which is a minimum of 2.5 acres. The property owner has a letter (copy attached) from past Town Chairman Alvin Gerrits and Town legal counsel dated September 9, 1982, stating that the current use could remain as a legal non-conforming use. A rezoning from R-2 to ER would bring the property in to conformance with Village Codes relating to uses on the property.

7. DISCUSSION AND ACTION – Conditional Use Permit for Additional Accessory Building, HB-606-4, 743 Melanie Dr. (Page 21)

The current property owner, Michael Dufek, recently purchased this property and is proposing to construct a second accessory building of an additional 704 square feet on his property. Being that the property currently has a 528 square foot (22'x24') accessory building (detached garage), 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 only condition that would require the CUP would be the request for a second such accessory building on the same lot. The additional square footage combined with the existing accessory building would total 1,232 square feet which is well below the maximum 1,698 that is allowed for this size property (ordinance allows the building to have a maximum square footage of 1/60th the square footage of the total lot area).

*** 8. DISCUSSION AND ACTION - Consider Conditional Use Permit (HB-1490-15, 788 Brookwood Circle)**

The current property owner, Cameron Spinler, is proposing to construct a detached accessory building of 2,400 square feet on his property. The current lot size of 76,323 square feet would allow up to 1,272 square feet of accessory building (1/60th of the lot square footage) by ordinance and with the lot having street frontage on three sides, locating a detached accessory building on this property not

in a front yard, would be very difficult. Additionally, the overall height of the proposed structure would be 26'-9" where the ordinance has a maximum of 25' from grade.

9. ADJOURN

Aaron Kramer, Village Administrator

* - Added to amended agenda (9-13-22)

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.