



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 8th 2021. NOTICE OF POSTING: Posted this 3rd day of September, 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 September 8th 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 – June 9th 2021 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Consider Conditional Use Permit Reducing Lot Area on Parcels HB-3184 (1043 Coronado Ct.) & HB-3183 (1045 Coronado Ct.) and Amend Existing Planned Development Overlay For The Polo Point, Polo Point^{1st} Addition, and Polo Point ^{2nd} Addition Subdivision Plats Relating To Lot Frontages and Total Lot Area (Page 5)

The current PDD overlay for The Polo Point, Polo Point^{1st} Addition, and Polo Point ^{2nd} Addition Subdivision Plats established a minimum lot frontage width along with minimum lot area for a few lots that were not able to meet the minimum lot area established in the R-4 zoning district. The three lots at the southeast corner of Ponce De Leon Blvd. and Coronado Ct. have a common owning member and they are requesting an amendment to the existing PDD overlay zoning to allow for a reduced lot area for parcels HB-3183 and HB-3184. (Applicant - Mike Andraschko – Mau & Associates, LLP)

6. DISCUSSION AND ACTION – Consider Final Plan review on a request for a PDD Overlay located at 3500 Block W. Mason St. / Haven Pl., 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. (Owner: Chad Roffers; Agent(s)/Petitioner(s): Steve Bieda / Mau & Associates)

7. DISCUSSION AND ACTION – Consider a request to rezone parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424 from A-2: Exclusive Agricultural District to A-1: Agricultural District (Page 52)

The applicant is proposing to rezone parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424 from A-2: Exclusive Agricultural District to A-1: Agricultural District. These parcels are mostly vacant farmland with the lone exception being on parcel HB-419 (fronting on County Line Rd.) which currently has a few farm buildings constructed along with an access drive from the public roadway. The change in zoning from A-2 to A-1 allows for the similar permitted uses relating to agriculturally based operations with the additional uses of parks, recreation sites, golf courses, and single-family dwellings. The requested rezoning would not change the operation of the property unless the property owners shift to one of the other four potential uses noted prior. Should the property owner request a different use/operation, it would need to be submitted as a potential conditional use which would require an additional review by both the P&Z Commission and Village Board. (Applicants/Agent: Michels Road & Stone, Inc.; Owner: Raymond & Shirley Vanden Elzen)

8. DISCUSSION AND ACTION - Preliminary Review for a CUP to Operate a Quarry on Parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424, County Line Rd., Nathan Rd., & S. Overland Rd. from A-2: Exclusive Agricultural District to A-1: Agricultural District (Page 56)

The current property owner is in the process of selling some of their parcels and a potential buyer has submitted a Conditional Use Permit request to have a quarry operation on parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424 located along Nathan Rd. between County Line Rd. and S. Overland Rd. The extraction of materials will be done over an extended timeframe and done in phases so that the remainder of the approximately 163 acres that will not be part of quarry operation can remain to be operated as farmland. This agenda item is for a preliminary review only at this time with a more in-depth review to be completed at a near future meeting. Michels Road & Stone, (a division of Michels Construction Group, Inc.) is requesting a CUP to begin a new nonmetallic mining operation on an approximately 163 acre site that will be conducted in phases as the material is needed. (Applicants/Agent: Michels Road & Stone, Inc.; Owner: Raymond & Shirley Vanden Elzen)

9. ADJOURN

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. 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.