



VILLAGE OF  
**HOBART**  
 GREATNESS IS GROWING  
 Village of Hobart  
 Village Office 2990 S. Pine Tree Rd, Hobart,  
 WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://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 11th 2019**. **NOTICE OF POSTING:** Posted this 6<sup>th</sup> day of September, 2019 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 11<sup>th</sup> 2019 (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 14<sup>th</sup> 2019
4. Public Comment on Non-Agenda Items

**ACTION ITEMS**

**5. DISCUSSION AND ACTION – Consider 2 Lot CSM dividing 4.159 acre parcel into two separate parcels of 2.386 and 1.772 acre parcels (4660 Wedgestone Ct., HB-1491-F-46)**

This 4.159 acre parcel was before the Commission back in August to be rezoned from ER: Estate Residential to R-2: Residential District and received a recommendation for approval. That final review will be before the Village Board on September 17<sup>th</sup> and any recommendation on the CSM request would need to be conditioned upon the rezoning being approved. This CSM request would be utilizing the exception clause for both the lot size and the lot frontage permitted within the R-2 zoning district. Lots located within the R-2 zoning are typically required to be a minimum of 2 ½ acres, however, ordinance allows not more than 12 ½% of the total lots within the subdivision to be between 1 acre and 2 acres and not more than 25% of the total lots to be less than 2 ½ acres. These two lots would be the first in this subdivision of 12 total lots to meet these exceptions. Additionally, Lot 2 will be 106.90 feet in lot width at the right-of-way line which would comply with the exception noted for lot width where not more than 25% of the total lots within the subdivision shall not be less than 200 feet in width. The current owner is proposing to downsize and sell off the newly created Lot 1 and needs this CSM to be able to accurately market the lot for sale. (Applicant: Kevin Vandenhouten)

**6. ADJOURN**

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Aaron Kramer, Village Administrator

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

**NOTE:** All agenda and minutes of Village meetings are online: [www.hobart-wi.org](http://www.hobart-wi.org). Any person wishing to attend, who, because of disability requires special accommodations, should contact Village Clerk-Treasurer, Mary Smith, 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.