



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 February 12th 2020**. **NOTICE OF POSTING:** Posted this 7th day of February, 2020 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 February 12th 2020 (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 – January 8th 2020
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Conditional Use Permit, HB-622-4, 225 Shady Drive – 2,112 square feet of additional accessory building on property

The current property owner Nick DeNoble is proposing to construct a second accessory building of an additional 2,112 square feet on his property. Being that the property currently has a 768 square foot (24'x32') accessory building (detached garage), this request would consist of a Conditional Use Permit as the new accessory building would not conform to the requirements identified in the zoning code. The three conditions that would require the CUP would be the request for a second such accessory building on the same lot, the increase in maximum total accessory building square footage to 2,880 (380 square feet greater than the maximum noted in the ordinance), and the overall height to be at 25 feet which would exceed the height of the principal dwelling which is at 18 feet, but would still meet the maximum allowed by ordinance of 25 feet.

6. DISCUSSION AND ACTION - Consider Conditional Use Permit allowing excavation of a rear yard pond, HB-622-4, 225 Shady Drive

The current property owner Nick DeNoble is proposing to construct a pond of approximately 1/8 acre in surface area in the rear yard of his property. Mr. DeNoble has submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements.

7. DISCUSSION AND ACTION - Review and discuss proposed 54 lot, Single Family Preliminary Plat, HB-391-1 & HB-456

Tosa Development is proposing a single-family plat creating 54 new single-family lots with 31 lots being located within the Village of Hobart and 23 lots being located within the Town of Lawrence. Of the lots within Hobart, they will be located on parcels currently identified as HB-391-1 and HB-456. These two parcels will need to be rezoned as the proposed preliminary plat as reduced lot sizes similar to those of a R-1: Residential District and the current property zoning is ER: Estate Residential and A-1: Agricultural District. This subdivision is proposed to be served by municipal water and sanitary sewer which would be served through the Town of Lawrence. Village Staff and Administration is working with Lawrence's Staff and Administration to work out a service agreement that will eventually need to be approved by both municipalities prior to final approval of the subdivision by the Village Board.

8. DISCUSSION AND ACTION – Proposed Changes to Zoning Code (Pedestrian and Bicycle Master Plan)

The proposed changes were recommended in the 2019 Pedestrian and Bicycle Master Plan, adopted by the Village Board last December. The Plan recommended changes to enable and encourage people to travel to and within the mixed use areas proposed in Hobart, by modifying its Zoning Ordinance in Planned Development

Districts (Chapter 295, Articles XIII, XIV, and XV) to ensure that new and redevelopment projects have buildings with zero or minimal setbacks, parking along the side or in the rear, and other similar features. Requiring direct walkway connections to the sidewalk and between buildings will ensure that pedestrians are able to easily access the site.

9. UPDATE – Director and Activity Reports

An update will be provided on the proposed changes to the Village Zoning Code, Chapter 295 pertaining to the permitted and conditional uses, along with an addition to the definitions also located in Chapter 295, with recent and proposed developments within the zoning district of I-1: Limited Industrial District.

10. 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: 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 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.