

**Village of Hobart Planning & Zoning Commission Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, August 14, 2019 – 5:30 pm**

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**1. Call to Order, Roll Call:**

The meeting was called to order by Rich Heidel at 5:30 pm. Roll call: Bob Ross, aye; John Rather, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.

**2. Verify/Modify/Approve Agenda:**

Motion by Bob Ross, second by Tom Dennee to approve the agenda as presented. All in favor. Motion carried.

**3. Approval of Planning & Zoning Minutes:**

Motion by Jeff Ambrosius, second by Bob Ross to approve the June 12, 2019 minutes as presented. All in favor. Motion carried.

**4. Public Comment on Non-Agenda Items:**

None.

**5. 2 Lot CSM dividing HB-239-4 (800 Block Fernando Dr.):**

The applicants, Jody and Bryan Elbe, are requesting the CSM for residential development. This property was before the Committee back in November 2018 and was conditionally approved with a similar request. At the November meeting, the proposed CSM had one lot at 5.02 acres and the other at 4.16 acres. During the review process at Brown County, the property owner of the parent parcel that these lots were being split from was required to upgrade the septic system for her property prior to them approving the two lot CSM. Not wanting to incur additional costs to their family member, that particular CSM was withdrawn from consideration later in 2018. The property owner has since carved out a 10.04 acre parcel along Fernando Dr. which was done by a Plat of Survey (minimum of 10 acres) and per Brown County ordinances does not require a CSM be completed and does not require local approval as part of the review process. Now that the 10.04 parcel exists, the new property owner is required to submit a CSM to divide it less than the 10 acre minimum. Therefore, attached is the 2 lot CSM for both lots to be 5.02 acres each for Village review. The property is currently zoned A-2: Exclusive Agricultural District and with these lots being at least 5 acres, they comply with the minimum parcel size to remain zoned A-2, which is what the property owner plans to keep it as currently. Motion by Tom Dennee, second by Bob Ross, to grant a two (2) lot CSM dividing HB-239-4 (800 Block Fernando Dr) into two (2) separate 5.02 acre parcels. All in favor. Motion carried.

**6. 4 Lot CSM dividing HB-737-3 and HB-737-3-1 (4100 Block Hillcrest Dr./1200 Block N. Sedona Circle):**

The applicant, Andrew Steeno/JAF Steeno LLC, is requesting the plat for future residential development opportunities. This property currently consists of two parcels (HB-737-3 is separated by HB-737-3-1) with frontage along Hillcrest Drive and limited frontage along N. Sedona Cir. The applicant is proposing a 4 lot CSM with Lot 2 having access from Hillcrest Drive and the other lots will have access to N. Sedona Circle via a 30' Ingress / Egress Easement along the west of Lots 1, 3, and 4. There are wetlands noted on the CSM along the east side of Lots 3 and 4 that will limit if

not restrict access from Hillcrest for those two lots. This property is currently zoned R-1: Residential District and municipal sewer and water are available, it just needs to be brought into the property. All four proposed lots comply with the Village requirements for lot size for this zoning district. Motion by Rich Heidel, second by David Johnson, to grant a four (4) lot CAM dividing HB-737-3 and HB-737-3-1 into four (4) separate lots with the condition that a \$600.00 parkland dedication fee be paid. All in favor. Motion carried.

**7. 2 Lot CSM dividing HB-2681 (750 Centerline Drive):**

The Village owns a 9.458 acre parcel along the north side of Centerline Dr. and is proposing a 2 lot CSM to create a separate 2.383 acre parcel for the newly constructed water tower on Lot 2 and have Lot 1 of 7.075 acres available for future development. Both lots comply with the Village requirements for the PDD #1 zoning district. (Applicant: Village of Hobart). Motion by Tom Dennee, second by Jeff Ambrosius, to grant a two (2) lot CSM dividing HB-2681 (750 Centerline Drive) into two (2) separate lots. All in favor. Motion carried.

**8. 2 Lot CSM dividing HB-904 (2787 Packerland Drive):**

The Village of Ashwaubenon has been working with the current property owners (James and Sharon Schlumpf) to purchase the rear portion of the parcel to construct a region storm water pond. This proposed CSM would create Outlot 1 of 2.219 acres adjacent to the stream to the rear of the property for the future pond. Additionally, this CSM creates a 12' Ingress / Egress Easement along the north property line to service/maintain the pond structure. In talking with the Village Engineer for the Village of Ashwaubenon, he had informed Staff that the pond would be designed to incorporate any future development that may occur on the newly created Lot 1. This would help maximize the buildable area within such a development since it would not require their own on-site storage of storm water. Motion by Dave Dillenburg, second by Bob Ross, to grant a two (2) lot CSM dividing HB-904 (2787 Packerland Drive) into two (2) separate lots as presented. All in favor. Motion carried.

**9. Rezoning of HB-1491-F-46 (4660 Wedgestone Court):**

The 4.159 acre parcel is proposed to be split in the future into separate parcels and the R-2 zoning does allow for a percentage of parcels within a subdivision to be less than the 2.5 acre minimum. The current zoning of ER also requires the 2.5 acre minimum, but does not allow for any exceptions. The possible split of the parcel is not part of this request as this is only reviewing the rezoning at this time. When this 12 lot subdivision was approved, three of the lots were zoned ER while the other 9 lots were zoned R-2 so this request would be consistent with other properties already zoned R-2 in the neighborhood. Motion by Rich Heidel, second by Tom Dennee, to grant the rezoning of HB-1491-F-46 (4660 Wedgestone Court) from ER - Estate Residential to R-2 - Residential District as presented. All in favor. Motion carried.

**10. CUP for Accessory Building on HB-84-1 (860 Florist Drive):**

The current property owners are proposing to remove their existing detached accessory building do to its poor structural condition and replace it with a new structure. The existing structure is 768 square feet (24'x32') and the proposed building would be 1,152 square feet (32'x36'). Based on the square footage of the lot, this property is limited to 864 square feet of accessory building, therefore the property owner is requesting review of a Conditional Use Permit to increase the size of the proposed building. The existing residential dwelling on this property does not have an attached garage, so this proposed accessory building would serve as both the vehicle garage as well as an accessory building. Motion by Rich Heidel, second by Bob Ross, to grant a conditional use permit to build a 1,152 square foot accessory building at HB-84-1 (860 Florist Drive) with the condition that all four (4) building elevations are constructed of materials similar to those on the existing residential dwelling. All in favor. Motion carried.

**11. CUP to Amend PDD for Polo Point between HB-2274 and HB-2272 Ponce de Leon Blvd:**

The current PDD overlay lists this particular parcel as “a private park located on Ponce De Leon Blvd. as further identified as Polo Point Condominium Private Park”. The condominium association has expressed interest in selling this parcel to a private buyer with the intent to have it developed into an additional residential property, however, the three adjoining property owners wish to see it remain as undeveloped and as a result are proposing to buy it from the association and split the parcel three ways and attach portions to their respective lots. The petitioners have no intention of building on this parcel and wish to have it remain as open area with the amenities remaining onsite at this time (paved walking trail, a few benches, and some other landscaping). This parcel is not a public park and therefore not part of the Village’s park inventory or program. It is currently owned and maintained by the condo association. The three abutting property owners would take over ownership and maintenance should this CUP be approved and after any real-estate transfer. Motion by Bob Ross, second by Jeff Ambrosius, to grant a conditional use permit to amend the existing planned development overlay for Polo Point First and Second Addition subdivision plats relating to a common element private park to remove the requirement that the land remain a private park. All in favor. Motion carried.

**12. Vacating Street Right-of-Way between HB-550 and HB-550-3 (4724 Forest Road and 4758 Forest Road):**

The Village of Hobart currently owns the parcel to the north of this street right-of-way and in an effort to clean up some of the excess street right-of-ways that are not being utilized as public streets, the village is initiating the process to vacate this small portion of right-of-way. The Village Engineer is in the process of drafting the legal description and with both abutting properties sharing a common driveway to access their properties, and ingress/egress easement will need to be discussed prior to the final resolution being reviewed by the Village Board. No properties will be negatively affected by this vacation as the two abutting properties have frontage along Forest Rd. and the property to the rear has frontage along Centerline Dr. This review begins the process with the Initial Resolution going to the Village Board at a future meeting. Motion by Tom Dennee, second by Dave Dillenburg, to grant the vacation of the street right-of-way between HB-550 and HB-550-3 (4724 Forest Road and 4758 Forest Road). All in favor. Motion carried.

**13. Rezoning HB-683, HB-688, & HB-689 (600-770 Block Trout Creek Rd) from R-2 to R-2-R:**

The Village has received a request to rezone these three parcels totaling 57.659 from R-2 to R-2-R for a proposed new 30 lot subdivision. A similar request was submitted for review and consideration back in May/June 2019, however, that request was to rezone to R-1 and was denied by the Village Board allowing this new request to be submitted. The request to rezone to R-2-R would be consistent with the adjoining Trout Creek Estates Subdivision that was constructed in 2018 as that was also rezoned to the R-2-R zoning prior to development. The R-2-R zoning requires minimum lot size of one acre and 150 feet of lot frontage. Additionally, these lots will not have public sewer and water is still being discussed between the developer and the Village. The Trout Creek Estates Subdivision has private septic with public water and the public water line was stubbed out along Trout Creek with the thought of extending to this area if the developer so chose. This request is only for the rezoning at this time and if approved, the developer will proceed with the final drawings for the 30 lot subdivision. Motion by Bob Ross, second by Rich Heidel, to grant the rezoning of HB-683, HB-688, and HB-689 (600-770 Block Trout Creek Road) from R-2 to R-2-R. Six (6) in favor; One (1) against. Motion carried.

**14. Meeting Adjournment:**

Motion made by Jeff Ambrosius, second by Tom Dennee to adjourn. All in favor. Motion carried. Meeting adjourned at 6:49 pm.