



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, September 11, 2019 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:29 pm. Roll call: Bob Ross, excused; 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 Rich Heidel, second by Tom Dennee to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Tom Dennee, second by David Johnson to approve the August 14, 2019 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. 2 Lot CSM for HB-1491-F-46 (4660 Wedgestone Court):

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 17th 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). Motion by Rich Heidel, second by Tom Dennee, to grant the 2 lot CSM dividing HB-1491-F-46 (4660 Wedgestone Court) into two parcels of 2.386 acres and 1.772 acres as presented with the condition that the rezoning request be approved by the village board and that the applicant pay the \$300.00 park fee. All in favor. Motion carried.

6. Meeting Adjournment:

Motion made by Dave Dillenburg, second by Jeff Ambrosius to adjourn. All in favor. Motion carried. Meeting adjourned at 5:37 pm.