

**Village of Hobart Planning & Zoning Commission Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, September 15, 2020 – 5:30 pm**

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

The meeting was called to order by Rich Heidel at 5:31 pm. Roll call: Bob Ross, excused; John Rather, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, excused.

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

Motion by Rich Heidel, second by Jeff Ambrosius, to approve the agenda as presented. All in favor. Motion carried.

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

Motion by John Rather, second by Jeff Ambrosius, to approve the June 10, 2020 minutes as presented. All in favor. Motion carried.

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

None.

**5. Consider Final Plat for Southwind Estates First Addition Planned Unit Development, HB-2892, HB-359-1, & HB-359:**

Lexington Homes, Inc. is proposing plat for an addition to the recently approved Southwind Estates Subdivision plat that will consist of 14 new single-family lots and 1 smaller outlot along the south boundary of the plat. This plat addition is very similar to what was originally submitted as part of the preliminary plat for the entire subdivision prior to the developer removing these 14 lots from the original subdivision plat while they worked out a few details. During the final plat approval back in June 2020, this area was labeled as an outlot with the anticipation that this plat addition would be submitted at a later date. That time has arrived and the developer is requesting review of this 14 lot (1 outlot) plat addition with the one modification that now includes the right-of-way being extended to the south to allow for future expansion of any such residential development. Motion by Rich Heidel, second by , to approve the final plat for Southwind Estates First Addition Planned Unit Development (HB-2892, HB-359-1, & HB-359) as presented contingent upon no subsequent changes being made. All in favor. Motion carried.

**6. Certified Survey Map, N. Overland Road & Oak Ridge Drive, HB-640-1 & HB-640-11**

The property owner currently has two lots and is proposing a three lot CSM that would create a third lot along with slightly altering the existing property lines between the two current parcels. This proposed CSM will create three separate parcels of 2.69 acres, 5.66 acres, and 3.42 acres. Lot 3 is currently developed with a single-family dwelling and an accessory building while Lots 2 and 3 are largely undeveloped except for the existing accessory building located in the corner of Lot 2. Both Lots 2 and 3 will remain under the same ownership so the use and operation of these three buildings will remain the same. Lot 1 is proposed to be sold and for the future development of a single-family residential dwelling. With the acreage for Lot 1 being reduced to under 5 acres, this particular lot will need to be rezoned to a residential district and any approval of this CSM will need to be conditioned with the rezoning being approved. Motion by Dave Dillenburg, second by John Rather, to approve the certified survey map for HB-640-1 and HB-640-11 as presented with

the condition that the rezoning of a portion of HB-640-11 be approved to ER: Estate Residential and that property owner pay the park fee of \$300.00. All in favor. Motion carried.

**7. Rezone a portion of parcel HB-640-11 from A1: Agricultural District to ER: Estate Residential District**

The property owner has recently submitted a three lot CSM which created a new parcel that is less than the 5-acre minimum to remain in the A-1: Agricultural zoning district. Therefore, the property owner is requesting to have a portion of parcel HB-640-11 (noted as "Lot 1" on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District to allow for the future development of a single-family residential dwelling. The proposed Lot 1 meets the Village requirements for both lot with and lot square footage to be zoned ER. Motion by Dave Dillenburg, second by Jeff Ambrosius, to approve the rezoning of a portion of HB-640-11 from A1: Agricultural District to ER: Estate Residential District. All in favor. Motion carried.

**8. Adjourn:**

Motion by Jeff Ambrosius, second by Rich Heidel, to adjourn. All in favor. Motion carried. Meeting adjourned at 5:52 pm.