



Notice is hereby given according to State Statutes that the **PLANNING AND ZONING COMMISSION** of the Village of Hobart will meet on **Wednesday June 9<sup>th</sup> 2021**. **NOTICE OF POSTING:** Posted this 4<sup>th</sup> of June, 2021 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 June 9<sup>th</sup> 2021 (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 – May 12<sup>th</sup> 2021 (Page 3)
4. Public Comment on Non-Agenda Items

### ACTION ITEMS

#### **5. DISCUSSION AND ACTION - Consider 1 Lot CSM increasing the parcel size to 1.250 acres - Luther Dr., HB-17-2 (Page 5)**

This existing 0.701-acre parcel has recently changed ownership and the new owner is in the process of purchasing some adjoining square footage to bring the parcel up to a total of 1.250 acres. This CSM is not creating a new parcel, but instead increasing the acreage of an existing parcel. This parcel is currently undeveloped, but the new property owner plans to construct a new single-family dwelling in the future. Additionally, this parcel abuts the municipal boundary between the Village of Hobart and the town of Lawrence with a single-family residential subdivision adjacent to the east property line of this parcel. With the proposed parcel remaining less than the 5-acre requirement for the A-2 zoning district, this parcel will need to be re-zoned to a zoning that is compatible with this proposed size parcel.

#### **6. DISCUSSION AND ACTION – Consider 2 Lot CSM dividing one parcel into two separate parcels of 2.21 acres and 2.48 acres - 1486 County Line Rd., HB-415-1 (Page 11)**

The property owner currently has one 4.69-acre lot and is proposing a two lot CSM that would create one new lot. This proposed CSM will create two separate parcels of 2.21 acres and 2.48 acres. Lot 2 is currently developed with a single-family dwelling and an accessory building while Lot 1 is currently undeveloped. With both proposed lots being less than 2.5-acre requirement for the ER zoning district, both lots will need to be re-zoned to a zoning that is compatible with these size lots.

#### **7. DISCUSSION AND ACTION – Rezoning of Parcel HB-415-1, 1486 County Line Rd. from ER: Estate Residential District to R-2-R: Rural Residential District (Page 18)**

The property owner is proposing to rezone parcel HB-415-1 from ER: Estate Residential District R-2-R: Rural Residential District. The lot is currently developed with a residential structure and the property owner is proposing a land division to create two separate parcels with both proposed parcels being less than 2.5 acres as required in the ER zoning district. A change to the R-2-R: Rural Residential District is being requested as both parcels will be greater than 1 acre, but less than 2.5 acres.

#### **8. DISCUSSION AND ACTION - Consider 1 Lot CSM splitting one lot of 2.83 acres from the parent parcel - 220 Trout Creek Rd., HB-655 (Page 21)**

The property owner currently has one 18.875-acre lot and is proposing a single lot CSM that would create one additional new lot. This proposed CSM will create a new 2.83-acre lot which will detach the existing dwelling and other buildings from the remaining agricultural land. With the proposed lots being less than 5-acre requirement for the A-1 zoning district, the new Lot 1 will need to be re-zoned to a zoning that is compatible with these size lots.

**9. DISCUSSION AND ACTION - Rezoning of a Portion of Parcel HB-655, 220 Trout Creek Rd. from A-1: Agricultural District to ER: Estate Residential District (Page 29)**

The property owner has recently submitted a single 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-655 (noted as “Lot 1” on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District to allow for the existing single-family residential dwelling to remain on the smaller lot. The proposed Lot 1 meets the Village requirements for both lot width and lot square footage to be zoned ER.

**10. 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, John Rather

**NOTE:** Page numbers refer to the meeting packet. 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 the Village Clerk-Treasurer 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.