



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 March 11th 2020**. **NOTICE OF POSTING:** Posted this 6th 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 (Amended)

Date/Time: Wednesday March 11th 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 – February 19th 2020 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - ORDINANCE 2020-02 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

The purpose of this Ordinance is to amend the current Zoning Code to include requirements and regulations to promote pedestrian and bicycle usage, safety and connectivity. (Page 4)

6. DISCUSSION AND ACTION – ORDINANCE 2020-03 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN (WALL SIGNS, TEMPORARY SIGNS AND TEMPORARY CONSTRUCTION SIGNS))

The purpose of this ordinance is to amend the current Zoning Code amending the regulations for wall signs on single-tenant buildings and the placement of both temporary promotional and temporary construction signs, including, but not limited to, the size of said signs, the length of time a sign may be displayed, and the process for appeal. (Page 24)

7. DISCUSSION AND ACTION – Ordinance 2020-04 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN (ARTICLE XXIV – I-2 INDUSTRIAL PARK DISTRICT) AND CREATING ARTICLE XXXIV (I-3 AIRPORT INDUSTRIAL DISTRICT))

The purpose of this ordinance is to create a new zoning district for those lands adjacent to or near the Austin Straubel International Airport for potential future commercial and industrial developments. (Page 51)

8. DISCUSSION AND ACTION - Consider Preliminary Plat for Blackberry Ridge Subdivision, HB-689, HB-683, & HB-688

Gigot Properties, LLC is proposing a 32 lot single-family plat with one thru roadway from Melanie Dr. on the north to Trout Creek Rd. on the south and one small cul-de-sac near the middle of the subdivision. With some of the lots having frontage along Trout Creek Rd., Lots 1, 2, and 3 will have ingress/egress from Trout Creek Rd. However, Lots 4 and 32 have frontage along Trout Creek Rd. and the new (to be named) roadway and with the terrain of the roadway (near the top of the hill), Village Staff would recommend that a condition be placed on the plat that would restrict Lots 4 and 32 from having ingress/egress to Trout Creek Rd. Again, this would be solely for safety purposes. By ordinance all single family lots shall have a minimum of 150 feet of lot width and 1 acre of lot area. There are two lots on the bulb of the cul-de-sac that are shown to have 82.55 feet at the front property line, however, they both appear to be compliant with the Village Code as the definition of lot width is stated as "The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the front yard setback line". Based on the definition and the "pie shape" of these two lots, they appear to meet the 150 foot lot width as required in this zoning district. This request is for

the preliminary plat at this time with the review for the final plat will be brought back to the commission at a future meeting. (Page 61)

9. DISCUSSION AND ACTION - RE: Consider Preliminary Plat for Southwind Estates Planned Unit Development, HB-2892, HB-359-1, & HB-359

Lexington Homes, Inc. is proposing a 46 lot plat that would have 45 single-family lots and 1 larger lot for the construction of multi-family buildings. Outlots 1 and 3 will be left as natural areas as they are located in an environmentally sensitive area and Outlot 2 will be developed as a storm water retention/detentions area for the subdivision. By ordinance all single family lots shall have a minimum of 70 of lot width and 8,400 square feet of lot area. There are four lots on the bulb of the cul-de-sac that are shown to have 55.10 feet to 58.73 feet at the front property line, however, they are compliant with the Village Code as the definition of lot width is stated as "The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the front yard setback line". Based on the definition and the "pie shape" of these four lots, they will all meet and exceed the 70 foot lot width as required in this zoning district. Additionally, the future roadway planned to exit out of this subdivision heading west towards S. Pine Tree Rd. is shown with the right-of-way for said future roadway be recorded as part of this preliminary plat. Village Staff has requested an update as to why the proposed street name is shown as "Gulfstream Ct." when the current roadway right-of-way is noted and recoded on the official Village Street Map as "Copilot Way". Staff is recommending that the roadway remains as "Copilot Way" as currently recorded. This request is for the preliminary plat at this time with the review for the final plat will be brought back to the commission at a future meeting. (Page 65)

*** 10. DISCUSSION AND ACTION - Consider Conditional Use Permit, HB-1491-F-11, 4629 Clear View Ln. – 2,283 square foot accessory building on property**

The current property owner Kevin Wilke is proposing to construct a detached accessory building of 2,283 square feet on his property. The current lot size of 111,557.16 square feet would allow up to 1,859 square feet of accessory building (1/60th of the lot square footage) by ordinance and with the layout of the existing dwelling with attached garage, locating an accessory building on this property with connections to the existing driveway is quite challenging. (Page 69)

11. ADJOURN

Aaron Kramer, Village Administrator

* - Added to amended agenda (3-6-2020)

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. 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.