



**Village of Hobart Planning & Zoning Commission Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, June 9, 2021 – 5:30 pm**

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

The meeting was called to order by Rich Heidel at 5:30pm. 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 Jeff Ambrosius, to approve the May 12, 2021 minutes as presented. Motion carried.

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

None.

**5. Consider 1-Lot CSM Increasing the parcel size to 1.25 acres (Luther Drive, HB-17-2):**

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. Motion by Rich Heidel, second by Tom Dennee, to approve the CSM increasing HB-17-2 to 1.25 acres as presented with the following conditions:

1. The parcel is rezoned to an appropriate residential district to comply with the minimum lot size.

All in favor. Motion Carried.

**6. 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):**

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. Motion by Rich Heidel, second by John Rather, to approve the CSM dividing HB-415-1 into two separate parcels of 2.21 acres and 2.48 acres as presented with the following conditions:

1. The parcel is rezoned to an appropriate residential district to comply with the minimum lot size;

2. Payment of the \$300.00 park fee.  
All in favor. Motion carried.

**7. Rezoning of Parcel HB-415-1, 1486 County Line Rd. from ER: Estate Residential District to R-2-R: Rural Residential District:** The property owner is proposing to rezone parcel HB-415-1 from ER: Estate Residential District to 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. Motion by Dave Dillenburg, second by Tom Dennee, to rezone HB-415-1 from ER: Estate Residential District to R-2-R: Rural Residential District. All in favor. Motion carried.

**8. Consider 1 Lot CSM splitting one lot of 2.83 acres from the parent parcel (220 Trout Creek Rd., HB-655):**

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 rezoned to a zoning that is compatible with these size lots. Motion by Dave Dillenburg, second by Jeff Ambrosius, to approve the 1-Lot CSM splitting one lot of 2.83 acres from HB-655 as presented with the following conditions:

1. The parcel is rezoned to an appropriate residential district to comply with the minimum lot size;
2. Payment of the \$300.00 park fee.

All in favor. Motion carried.

**9. Rezoning of a Portion of Parcel HB-655, 220 Trout Creek Rd. from A-1: Agricultural District to ER: Estate Residential District:**

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. Motion by Tom Dennee, second by Rich Heidel, to rezone a portion of HB-655 from A-1: Agricultural District to ER: Estate Residential District. All in favor. Motion carried.

**10. Adjourn:**

Motion by Dave Dillenburg, second by Jeff Ambrosius, to adjourn. All in favor. Motion carried.  
Meeting adjourned at 6:01pm.