



**Notice is hereby given according to State Statutes that the PLANNING AND ZONING COMMISSION of the Village of Hobart will meet on Wednesday November 10<sup>th</sup> 2021. NOTICE OF POSTING: Posted this 3<sup>rd</sup> day of November, 2021 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 November 10<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 – October 13<sup>th</sup> 2021 (Page 3)
4. Public Comment on Non-Agenda Items

**ACTION ITEMS**

**5. DISCUSSION AND ACTION - Consider a request to rezone parcel HB-17-2 from A-2: Exclusive Agricultural District to R-2-R: Rural Residential District (Page 4)**

The property owner recently received conditional approval of a CSM to increase the square footage of this parcel from the original 0.701 acres to 1.25 acres. The current zoning district of A-2: Exclusive Agriculture requires a minimum of 5 acres for a parcel and with the existing parcel now being 1.25 acres, the property must be rezoned to a corresponding zoning district that complies with the reduced parcel size. Therefore, the property owner is requesting to rezone parcel HB-17-2 from A-2: Exclusive Agricultural District to R-2-R: Rural Residential District to not only allow for the lot to conforming with the Village Zoning Code, but also to allow for the construction of a single-family residential dwelling in the near future. (Applicant: Matthew Worzala)

**6. DISCUSSION AND ACTION – Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XVIII, A-1: Agricultural District (Page 8)**

Village Staff has recently received an inquiry from a potential developer about the possibility of developing a brewery within the Village with a possible location to be within a more rural setting. When reviewing Chapter 295, Zoning Code, of the Village Municipal Code there is no mention of a brewery or distillery as a permitted or conditional use in any Village zoning district. Village Staff is proposing an amendment to the Chapter 295, Article XVIII, A-1: Agricultural District to allow for a “Brewery / Distillery” as a conditional use within the A-1 zoning district. The Village Board will hold a Public Hearing on the proposed ordinance at its December 21<sup>st</sup> meeting.

**7. DISCUSSION AND ACTION – Ordinance 2021-16 (AN ORDINANCE TO REPEAL AND RECREATE CHAPTER 290 (FLOODPLAIN ZONING)) (Page 13)**

The purpose of this ordinance is to replace Chapter 290 to make it compliant with Wisconsin Department of Natural Resources regulations and state statutes. The Village Board will hold a Public Hearing on the proposed ordinance at its December 7<sup>th</sup> meeting.

**\* - 8. DISCUSSION AND ACTION - Consider a single lot CSM dividing one parcel into two separate parcels of 2.50 acres and 30.365 acres (1320 Geneva Drive, HB-416-2) (Page 57)**

The property owner currently has one larger parcel of 32.865 acres and is proposing a single lot Certified Survey Map (CSM) that would create one new lot. This proposed CSM will establish two separate parcels of 2.50 acres and 30.365 acres respectively. The new proposed lot (noted as Lot 1 on the CSM) is currently developed with a single-family dwelling and an accessory building while the remaining 30.365 acre parcel is largely undeveloped farm land with the exception of two agricultural building near this newly created parcel. This entire 30.865 parcel is currently zoned A1: Agricultural District which requires a minimum lot size of 5 acres per parcel. With this newly proposed lot being less than the 5 acre requirement for the A-1 zoning district, the new lot will need to be re-zoned to a zoning that is compatible with the proposed size lot. (Applicant: Raymond & Shirley Vanden Elzen)

**\* 9. – DISCUSSION AND ACTION - Rezoning of a Portion of Parcel HB-416-2, 1320 Geneva Dr. from A-1: Agricultural District to ER: Estate Residential District (Page 65)**

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-416-2 (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. DISCUSSION AND ACTION - Potential Membership in the Bay-Lake Regional Planning Commission (Page 71)**

Staff was recently contacted about the Village’s interest in joining the Commission. While the Commission allows individual communities to become members at this time, there will be a change in 2022. At a recent meeting of the Commission’s Executive Committee, a motion was approved to end future individual community membership in the Commission. This will take effect on June 10, 2022. Any community that is, or becomes, a member of the Commission prior to June 1, 2022, will be grandfathered in. Additionally, if a community chooses to cease membership after June 2022, it will not be able to rejoin. The only opportunity to utilize the Commission’s services at that point will be through full county membership. Staff is seeking direction from the Board on whether they wish to see us pursue this opportunity. The Village Board has asked for a recommendation from the Planning and Zoning Commission.

**11. ADJOURN**

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Aaron Kramer, Village Administrator

\* - Added to amended agenda on November 9th

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.