



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 October 14th 2020**. **NOTICE OF POSTING:** Posted this 9th day of October, 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 October 14th 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 – September 15th 2020 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Consider 2 Lot CSM dividing 10.729 acre parcel into two separate parcels of 5 acres and 5.013 acres (501 S. Overland Road, Portion of HB-17)

The property owner currently has one larger lot and is proposing a two lot CSM that would split off the home and buildings and some additional acreage from the remaining farmland. There is a smaller 0.716 acres of land that is located across S. Overland Rd. which will need to be verified as to which parcel it will be attached to. With this property being zoned A-2: Exclusive Agricultural District, the minimum parcel size would be 5 acres which both of these lots would be compliant. Both lots are proposed to remain as the A-2 zoning at this time. This item will be placed on the October 20th Village Board agenda for final action. (Page 5)

6. DISCUSSION AND ACTION – Consider 3 Lot CSM dividing one parcel into three separate parcels of 2.983 acres, 2.233 acres, and 1.528 acres (201 Fernando Drive, HB-287-1)

The property owner currently has one 6.745 acre lot and is proposing a three lot CSM that would create two new lots. This proposed CSM will create three separate parcels of 2.983 acres, 2.233 acres, and 1.528 acres. Lot 3 is currently developed with a single-family dwelling and an accessory building while Lots 2 and 3 are currently undeveloped except for the transmission lines that run through the proposed lot 2. With all three proposed lots being less than 5 acres, all three lots will need to be re-zoned to a zoning that is compatible with these size lots. Both Lots 1 and 2 will remain under the same ownership while Lot 3 could potentially be sold to the family that is currently residing in the existing single-family residential dwelling. With the acreage all three proposed lots being reduced to under 5 acres, all three lots 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. This item will be placed on the October 20th Village Board agenda for final action. (Page 12)

7. DISCUSSION AND ACTION - Rezoning of Parcel HB-287-1, 201 Fernando Drive, from A-1: Agricultural District to R-2-R: Rural Residential District

The property owner has recently submitted a three lot CSM which creates all three lots to be less than the 5 acre minimum to remain in the A-1: Agricultural zoning district. Therefore, the property owner is requesting to rezone the entire parcel from A-1: Agricultural District to R-2-R: Rural Residential District. All three proposed lots meet the Village requirements for both lot width and lot square footage to be rezoned to R-2-R. This item will be placed on the November 17th Village Board agenda for a public hearing. (Page 22)

8. DISCUSSION AND ACTION – Consider Conditional Use Permit allowing excavation of a rear yard pond, HB-291-2, 422 Orlando Drive

The current property owner, Jeremy Horst, is proposing to construct a pond of approximately 1/4 acre in surface towards the rear of his property. In the R-4 zoning district, a pond is listed as a Conditional Use. Mr. Horst has

submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements. Mr. Horst plans to build a new single-family dwelling on the property in the near future and is planning to use the fill removed for the excavation of the pond for fill around the foundation of the proposed dwelling. This item will be placed on the November 4th Village Board agenda for a public hearing. (Page 28)

9. DISCUSSION AND ACTION - Consider Conditional Use Permit, HB-556-4, 4625 Crooked Creek Ln. – second accessory building of an additional 240 square feet on property

The current property owner Edmund Poillion is proposing to construct a second accessory building of an additional 240 square feet on his property. Being that the property currently has a 384 square foot (16'x24') accessory building (detached garage), this request would consist of a Conditional Use Permit as the new accessory building would not conform to the requirements identified in the zoning code. The only condition that would require the CUP would be the request for a second such accessory building on the same lot. The additional square footage combined with the existing accessory building would total 624 square feet which is well below the maximum 1,815 that is allowed for this size property (ordinance allows the building to have a maximum square footage of 1/60th the square footage of the total lot area). This item will be placed on the November 4th Village Board agenda for a public hearing. (Page 33)

***10. DISCUSSION AND ACTION - Consider Final 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. This review is for the final plat and has remained almost identical to the preliminary plat that was reviewed back on March 11, 2020. This item will be placed on the October 20th Village Board agenda for final action. (Page 39)

***11. DISCUSSION AND ACTION - Consider Conditional Use Permit, Pond, HB-1694-25, 3792 Rolling Meadows Road**

The current property owners, Casey & Rana Chrudimsky, are proposing to construct a pond of approximately 2/5 acre towards the rear of their property. In the R-2 zoning district, a pond is listed as a Conditional Use. The owners have submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements. The pond will have the water level regulated by a control structure (information attached) that would allow excessive amounts of water to flow to the low area towards the rear of their property. Precautions should be taken by the property owner and installer to verify that any overflow discharge does not leave the property at any greater rate than what currently exists. Discharge location shall be spread over a larger area and not concentrated to one smaller location as it flows to the east. This item will be placed on the November 17th Village Board agenda for a public hearing. (Page 43)

12. ADJOURN

Aaron Kramer, Village Administrator

* - Added to the agenda on October 13th.

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 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.