

**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, February 12, 2020 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:32 pm. Roll call: Bob Ross, excused; John Rather, excused; Rich Heidel, excused; Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, aye; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Tom Dennee, second by David Johnson to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Jeff Ambrosius, second by Dave Johnson to approve the January 8, 2020 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Conditional Use Permit for 2,112 sf Accessory Building at HB-622-4 (225 Shady Drive):

The current property owner Nick DeNoble is proposing to construct a second accessory building of an additional 2,112 square feet on his property. Being that the property currently has a 768 square foot (24'x32') 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 three conditions that would require the CUP would be the request for a second such accessory building on the same lot, the increase in maximum total accessory building square footage to 2,880 (380 square feet greater than the maximum noted in the ordinance), and the overall height to be at 25 feet which would exceed the height of the principal dwelling which is at 18 feet, but would still meet the maximum allowed by ordinance of 25 feet. Motion by Dave Dillenburg, second by Jeff Ambrosius, to grant a conditional use permit for an additional accessory building on HB-622-4 (225 Shady Drive) as presented with the following conditions: 1) Planting 6 new evergreen trees of a minimum of 6 ft in height that would be evenly spaced along the front of the property line; 2) Vehicles stored on site shall be limited to those that are customary & incidental to a single family residence; 3) No exterior storage of vehicles or trailers; 4) This parcel shall be prohibited from being further subdivided or split without prior village approval. All in favor. Motion carried.

6. Conditional Use Permit for Excavation of Rear Yard Pond at HB-622-4 (225 Shady Drive):

The current property owner Nick DeNoble is proposing to construct a pond of approximately 1/8 acre in surface area in the rear yard of his property. Mr. DeNoble 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. Motion by Tom Dennee, second by Jeff Ambrosius, to grant a conditional use permit for a pond at HB-622-4 (225 Shady Drive) as presented with the following conditions: 1) No change in ground elevations in the area adjoining the pond that would adversely impact surface water drainage conditions to adjoining properties or village right-of-way; 2) The

conditional use permit may be brought back to the Village Board if operations result in repeated complaints or violations of village, state, or federal regulations, rules or laws. All in favor. Motion carried.

7. Proposed 54 lot, Single Family Preliminary Plat for HB-391-1 and HB-456:

Tosa Development is proposing a single-family plat creating 54 new single-family lots with 31 lots being located within the Village of Hobart and 23 lots being located within the Town of Lawrence. Of the lots within Hobart, they will be located on parcels currently identified as HB-391-1 and HB-456. These two parcels will need to be rezoned as the proposed preliminary plat as reduced lot sizes similar to those of a R-1: Residential District and the current property zoning is ER: Estate Residential and A-1: Agricultural District. This subdivision is proposed to be served by municipal water and sanitary sewer which would be served through the Town of Lawrence. Village Staff and Administration is working with Lawrence's Staff and Administration to work out a service agreement that will eventually need to be approved by both municipalities prior to final approval of the subdivision by the Village Board. The commission requested that the applicant create a new plat with an additional road ingress/egress for public safety as well as compliance with the lot frontages required by the village zoning ordinance. The commission chose to postpone action to a future meeting when the proposed changes were presented.

8. Proposed Changes to Zoning Code from Pedestrian & Bicycle Master Plan:

The proposed changes were recommended in the 2019 Pedestrian and Bicycle Master Plan, adopted by the Village Board last December. The Plan recommended changes to enable and encourage people to travel to and within the mixed use areas proposed in Hobart, by modifying its Zoning Ordinance in Planned Development Districts (Chapter 295, Articles XIII, XIV, and XV) to ensure that new and redevelopment projects have buildings with zero or minimal setbacks, parking along the side or in the rear, and other similar features. Requiring direct walkway connections to the sidewalk and between buildings will ensure that pedestrians are able to easily access the site. Motion by Tom Dennee, second by David Johnson, to grant the proposed ordinance changes as presented with the condition that the first proposed change be placed in the general provisions chapter of the zoning code. All in favor. Motion carried.

9. Director & Activity Update & Reports:

An update was provided on the proposed changes to the Village Zoning Code, Chapter 295 pertaining to the permitted and conditional uses, along with an addition to the definitions also located in Chapter 295, with recent and proposed developments within the zoning district of I-1: Limited Industrial District.

10. Meeting Adjournment:

Motion made by Jeff Ambrosius, second by David Johnson to adjourn. All in favor. Motion carried. Meeting adjourned at 6:48 pm.