



**Village of Hobart**  
Village Office 2990 S. Pine Tree Rd, Hobart, WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://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 **Tuesday September 15<sup>th</sup> 2020**. **NOTICE OF POSTING:** Posted this 10<sup>th</sup> day of September, 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

## **MEETING NOTICE – PLANNING AND ZONING COMMISSION**

**Date/Time: Tuesday September 15th 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 – June 10<sup>th</sup> 2020 (Page 3)
4. Public Comment on Non-Agenda Items

### **ACTION ITEMS**

#### **5. DISCUSSION AND ACTION - Consider Final Plat for Southwind Estates First Addition Planned Unit Development, HB-2892, HB-359-1, & HB-359**

Lexington Homes, Inc. is proposing plat for an addition to the recently approved Southwind Estates Subdivision plat that will consist of 14 new single-family lots and 1 smaller outlot along the south boundary of the plat. This plat addition is very similar to what was originally submitted as part of the preliminary plat for the entire subdivision prior to the developer removing these 14 lots from the original subdivision plat while they worked out a few details. During the final plat approval back in June 2020, this area was labeled as an outlot with the anticipation that this plat addition would be submitted at a later date. That time has arrived and the developer is requesting review of this 14 lot (1 outlot) plat addition with the one modification that now includes the right-of-way being extended to the south to allow for future expansion of any such residential development. (Page 4)

#### **6. DISCUSSION AND ACTION – Certified Survey Map, N. Overland Rd. & Oak Ridge Dr., HB-640-1 & HB-640-11**

The property owner currently has two lots and is proposing a three lot CSM that would create a third lot along with slightly altering the existing property lines between the two current parcels. This proposed CSM will create three separate parcels of 2.69 acres, 5.66 acres, and 3.42 acres. Lot 3 is currently developed with a single-family dwelling and an accessory building while Lots 2 and 3 are largely undeveloped except for the existing accessory building located in the corner of Lot 2. Both Lots 2 and 3 will remain under the same ownership so the use and operation of these three buildings will remain the same. Lot 1 is proposed to be sold and for the future development of a single-family residential dwelling. With the acreage for Lot 1 being reduced to under 5 acres, this particular lot 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. (Page 7)

#### **7. DISCUSSION AND ACTION - Rezone a portion of parcel HB-640-11 (noted as “Lot 1” on the proposed CSM) rezoned from A-1:Agricultural District to ER: Estate Residential District**

The property owner has recently submitted a three 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-640-11 (noted as “Lot 1” on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District to allow for the future development of a single-family residential dwelling. The proposed Lot 1 meets the Village requirements for both lot with and lot square footage to be zoned ER. (Page 13)

#### **8. ADJOURN**

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Aaron Kramer, Village Administrator

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.