



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, April 14, 2021 – 5:30 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:30pm. Roll call: Bob Ross, aye; 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 David Johnson, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Tom Dennee, second by David Johnson, to approve the March 24, 2021 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Consider Conditional Use Permit, Artificial Lake (HB-314-2 - 1570 South Overland Road):

The current property owners, Philip & Leigh Bolender, are proposing to construct an artificial lake of approximately 0.6 acre (25,800 square feet) towards the rear of their property. In the R-2 zoning district, an artificial lake 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 owners plan 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 artificial lake for fill around the foundation of the proposed dwelling. Motion by Rich Heidel, second by Bob Ross, to conditionally approve a Conditional Use Permit to construct a 0.6 acre (25,800 square feet) artificial lake in the rear of the property located at 1570 S. Overland Rd. (parcel HB-314-2) subject to the following conditions:

1. No change in ground elevations in the area adjoining the artificial lake that would adversely impact area surface water drainage conditions to adjoining properties or village right-of-way shall be taken.
2. The Conditional Use Permit may be brought back to the Village Board for reconsiderations and revocation if the activities of the operation results in repeated violations or complaints of Village, County, State or Federal regulations, rules or laws.
3. Placement and recording of Village restrictive covenants on property.

All in favor. Motion Carried.

6. Rezone 700 Block Nathan Road (HB-391-1 & HB-456) from ER: Estate Residential District & A-1: Agricultural District to R-1: Residential District:

Tosa Development is proposing a single-family plat creating 53 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 final plat has 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. Being that these two parcels will be made part of new subdivision, the new lots will need to be rezoned into a zoning district where the new lots will comply with the proposed lot sizes and widths. With these lots also being served by municipal sewer and water, the best zoning district that would apply to the new layout would be R-1: Residential District. This request is to rezone parcels HB-391-1 & HB-456 from ER: Estate Residential District & A-1: Agricultural District to R-1: Residential District. Motion by Dave Dillenburg, second by Jeff Ambrosius to rezone parcels HB-391-1 and HB-456 (700 Block Nathan Rd.) from ER: Estate Residential District and A-1: Agricultural District to R-1: Residential District. All in favor. Motion carried.

- 7. Consider Final Plat for 5th Addition to Hemlock Creek Subdivision (HB-391-1 & HB-456):**
Tosa Development is proposing a single-family plat creating 53 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 final plat has 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. The review of the Preliminary Plat took place back in February 2020 where both the Village Planning & Zoning Commission and Village Board approved the revised subdivision layout containing a maximum of 53 new lots (originally proposed with 54 lots) with a minimum of 100 feet of frontage per lot along with removing the proposed cul-de-sac and extending the roadway out to a new intersection at Nathan Dr. This proposed final plat does incorporate these required items. Motion by Rich Heidel, second by Tom Dennee to approve the final plat for 5th Addition to Hemlock Creek Subdivision subject to the following conditions:
1. Securing the necessary rezoning of both parcels.
 2. The approval of a written agreement between the Village of Hobart and the developer regarding the private construction of any proposed public utilities and roadways.
 3. Payment of the Park Fee of \$300.00 per lot for all lots determined to be located (assessed) within the Village of Hobart.

All in favor. Motion carried.

- 8. Rezone 3500 Block West Mason Street/ Haven Place (HB-851-1) from I-1: Limited Industrial District to R-3: Residential District:**

Chad Roffers is proposing a development plan for parcel HB-851-1, 12.34 acres. This plan includes the possibility of up to 32 building sites for “garage/live/work units”. The units would be accessed from both W. Mason St. and Haven Pl. via a private roadway that will be constructed to a minimum width of 22 feet. They have received prior approval from the WDOT for the access point on to W. Mason St. and that access point has been established. Being that this proposed project would remain one large 12.34 acre parcel with the creation of units within, it will also be required to have a Planned Development District (PDD) overlay to allow for multiple dwelling units on one parcel. This request is to rezone the entire parcel from I-1: Limited Industrial District to R-3: Residential District. Motion by Rich Heidel, second by Dave Dillenburg to rezone parcel HB-851-1 (W. Mason St.) from I-1: Limited Industrial District to R-3: Residential District. All in favor. Motion carried.

- 9. Consider PDD Overlay 3500 Block West Mason Street/Haven Place (HB-851-1):**

Chad Roffers is proposing a development plan for parcel HB-851-1, 12.34 acres. This plan includes the possibility of up to 32 building sites for “garage/live/work units”. The units would be accessed from both W. Mason St. and Haven Pl. via a private roadway that will be constructed to a minimum width of 22 feet. They have received prior approval from the WDOT for the access

point on to W. Mason St. and that access point has been established. Being that this proposed project would remain one large 12.34 acre parcel with the creation of units within, it will also be required to have a Planned Development District (PDD) overlay to allow for multiple dwelling units on one parcel among a few other exceptions to the requirements in that zoning district. This is the preliminary plan, and the developer will be submitting final plans for review which will contain much greater detail in the coming months. Motion by Rich Heidel, second by John Rather, to conditionally approve the preliminary plan for a PDD Overlay District on parcel HB-851-1 for a residential “garage/live/work” private development not to exceed 32 individual units subject to the following conditions:

1. Placement and recording of Village restrictive covenants on property.
 2. Meet with Village Fire Chief regarding roadway and cul-de-sac widths.
- All in favor. Motion Carried.

10. Future Agenda Items:

Bob Ross requested that the Village Firearm Discharge ordinances be reviewed by Staff and brought to a future Planning & Zoning Commission meeting for discussion and possible action.

11. Adjourn:

Motion by Dave Dillenburg, second by Bob Ross, to adjourn. All in favor. Motion carried. Meeting adjourned at 6:37pm.