

**Village of Hobart Planning & Zoning Commission Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, October 14, 2020 – 5:30 pm**

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**1. Call to Order, Roll Call:**

The meeting was called to order by Dave Dillenburg at 5:31 pm. Roll call: Bob Ross, aye; John Rather, excused; Rich Heidel, aye (arrived at 5:38pm); Dave Dillenburg, aye; Jeff Ambrosius, aye; Tom Dennee, excused; David Johnson, aye.

**2. Verify/Modify/Approve Agenda:**

Motion by Bob Ross, second by Jeff Ambrosius, to approve the agenda as presented. All in favor. Motion carried.

**3. Approval of Planning & Zoning Minutes:**

Motion by Jeff Ambrosius, second by Dave Dillenburg, to approve the September 15, 2020 minutes as presented. All in favor. Motion carried.

**4. Public Comment on Non-Agenda Items:**

None.

**5. 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. Motion by David Dillenburg, second by Bob Ross, to approve the two (2) lot CSM dividing HB-17 into two separate parcels of 5 acres and 5.013 acres as presented with the following conditions:

1. Verification on which parcel of land the 0.176 acres on the south side of S. Overland Road will be attached to
2. Payment of the \$300.00 parkland dedication fee

All in favor. Motion Carried.

**6. 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. parcels. 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. Motion by Rich Heidel, second by Jeff Ambrosius, to approve the three (3) lot CSM dividing HB-287-1 into three separate parcels of 2.983 acres, 2.233 acres, and 1.528 acres as presented with the following conditions:

1. All three lots be rezoned to an appropriate residential district
2. Payment of the required park fee of \$600.00

All in favor. Motion carried.

**7. 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. Motion by Rich Heidel, second by Dave Johnson, to approve the rezoning of HB-287-1 from A-1: Agricultural District to R2R: Rural Residential District. All in favor. Motion carried.

**8. 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. Motion by Dave Dillenburg, second by Bob Ross, to approve a conditional use permit allowing excavation of a rear-yard pond at HB-291-2 as presented. All in favor. Motion carried.

**9. 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. Motion by Rich Heidel, second by Dave Dillenburg, to approve a conditional use permit to have a second accessory building of an additional 240 square feet on the property at HB-556-4 as presented. All in favor. Motion carried.

**10. 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. Motion by Rich Heidel, second by Jeff Ambrosius, to approve a 32-lot single family final plat at HB-689, HB-683, and HB-688 as presented with the following condition:

1. Payment of park dedication fee of \$9,600.00

All in favor. Motion carried.

**11. 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. Motion by Dave Dillenburg, second by Rich Heidel, to approve a conditional use permit allowing excavation of a rear-yard pond at HB-1694-25 as presented with the following condition:

1. Pond discharge location shall be spread over a larger area and not concentrated to one smaller location as it flows to the east as to verify that any overflow discharge does not leave the property at any greater rate than what currently exists.

All in favor. Motion carried.

**12. Adjourn:**

Motion by Jeff Ambrosius, second by Dave Dillenburg, to adjourn. All in favor. Motion carried. Meeting adjourned at 6:17 pm.