



VILLAGE OF
HOBART
 GREATNESS IS GROWING
 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 August 14th 2019**.
NOTICE OF POSTING: Posted this 9th day of August, 2019 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 August 14th 2019 (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 12th 2019
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider 2 Lot CSM dividing 10.04 acre parcel into two separate 5.02 acre parcels (800 Block Fernando Dr., HB-239-4)

This property was before the Committee back in November 2018 and was conditionally approved with a similar request. At the November meeting, the proposed CSM had one lot at 5.02 acres and the other at 4.16 acres. During the review process at Brown County, the property owner of the parent parcel that these lots were being split from was required to upgrade the septic system for her property prior to them approving the two lot CSM. Not wanting to incur additional costs to their family member, that particular CSM was withdrawn from consideration later in 2018. The property owner has since carved out a 10.04 acre parcel along Fernando Dr. which was done by a Plat of Survey (minimum of 10 acres) and per Brown County ordinances does not require a CSM be completed and does not require local approval as part of the review process. Now that the 10.04 parcel exists, the new property owner is required to submit a CSM to divide it less than the 10 acre minimum. Therefore, attached is the 2 lot CSM for both lots to be 5.02 acres each for Village review. The property is currently zoned A-2: Exclusive Agricultural District and with these lots being at least 5 acres, they comply with the minimum parcel size to remain zoned A-2, which is what the property owner plans to keep it as at this time.. (Applicants: Jody and Bryan Elbe)

6. DISCUSSION AND ACTION - Consider 4 Lot CSM dividing 2 parcels totaling 2.693 acres parcel into four separate parcels (4100 Block Hillcrest Dr. / 1200 Block N. Sedona Cir., HB-737-3 and HB-737-3-1)

This property currently consists of two parcels (HB-737-3 is separated by HB-737-3-1) with frontage along Hillcrest Drive and limited frontage along N. Sedona Cir. The applicant is proposing a 4 lot CSM with Lot 2 having access from Hillcrest Drive and the other lots will have access to N. Sedona Circle via a 30' Ingress / Egress Easement along the west of Lots 1, 3, and 4. There are wetlands noted on the CSM along the east side of Lots 3 and 4 that will limit if not restrict access from Hillcrest for those two lots. This property is currently zoned R-1: Residential District and municipal sewer and water are available, it just needs to be brought into the property. All four proposed lots comply with the Village requirements for lot size for this zoning district. (Applicant: Andrew Steeno / JAF Steeno, LLC)

7. DISCUSSION AND ACTION - Consider 2 Lot CSM dividing one 9.458 acre parcel into two separate parcels of 7.075 and 2.383 acres (750 Centerline Dr., HB-2681)

The Village owns a 9.458 acre parcel along the north side of Centerline Dr. and is proposing a 2 lot CSM to create a separate 2.383 acre parcel for the newly constructed water tower on Lot 2 and have Lot 1 of 7.075 acres available for future development. Both lots comply with the Village requirements for the PDD #1 zoning district. (Applicant: Village of Hobart)

8. DISCUSSION AND ACTION - Consider a CSM dividing a 7.374 acre parcel into one lot of 5.286 acres and one outlot of 2.219 acres (2787 Packerland Dr., HB-904)

The Village of Ashwaubenon has been working with the current property owners (James and Sharon Schlumpf) to purchase the rear portion of the parcel to construct a region storm water pond. This proposed CSM would create Outlot 1 of 2.219 acres adjacent to the stream to the rear of the property for the future pond. Additionally, this CSM creates a 12' Ingress / Egress Easement along the north property line to service/maintain the pond structure. In talking with the Village Engineer for the Village of Ashwaubenon, he had informed Staff that the pond would be designed to incorporate any future development that may occur on the newly created Lot 1. This would help maximize the buildable area within such a development since it would not require their own on-site storage of storm water. (Applicant: Village of Ashwaubenon)

9. DISCUSSION AND ACTION - Consider rezoning parcel HB-1491-F-46 from ER-Estate Residential to R-2-Residential District (4660 Wedgstone Ct., HB-1491-F-46)

The 4.159 acre parcel is proposed to be split in the future into separate parcels and the R-2 zoning does allow for a percentage of parcels within a subdivision to be less than the 2.5 acre minimum. The current zoning of ER also requires the 2.5 acre minimum, but does not allow for any exceptions. The possible split of the parcel is not part of this request as this is only reviewing the rezoning at this time. When this this 12 lot subdivision was approved, three of the lots were zoned ER while the other 9 lots were zoned R-2 so this request would be consistent with other properties already zoned R-2 in the neighborhood. (Applicant: Kevin Vandenhouten)

10. DISCUSSION AND ACTION - Consider Conditional Use Permit, HB-84-1, 860 Florist Dr. – 1,152 square foot accessory building on property

The current property owners are proposing to remove their existing detached accessory building do to its poor structural condition and replace it with a new structure. The existing structure is 768 square feet (24'x32') and the proposed building would be 1,152 square feet (32'x36'). Based on the square footage of the lot, this property is limited to 864 square feet of accessory building, therefore the property owner is requesting review of a Conditional Use Permit to increase the size of the proposed building. The existing residential dwelling on this property does not have an attached garage, so this proposed accessory building would serve as both the vehicle garage as well as an accessory building. (Applicants: Phillip Smith and Beth Schirck-Smith)

11. DISCUSSION AND ACTION - Consider Conditional Use Permit, Between HB-2274 & HB-2272, Ponce De Leon Blvd. – Amend Existing Planned Development Overlay For The Polo Point, Polo Point 1st Addition, and Polo Point 2nd Addition Subdivision Plats Relating To A Common Element Private Park

The current PDD overlay lists this particular parcel as “a private park located on Ponce De Leon Blvd. as further identified as Polo Point Condominium Private Park”. The condominium association has expressed interest in selling this parcel to a private buyer with the intent to have it developed into an additional residential property, however, the three adjoining property owners wish to see it remain as undeveloped and as a result are proposing to buy it from the association and split the parcel three ways and attach portions to their respective lots. The petitioners have no intention of building on this parcel and wish to have it remain as open area with the amenities remaining onsite at this time (paved walking trail, a few benches, and some other landscaping). This parcel is not a public park and therefore not part of the Village’s park inventory or program. It is currently owned and maintained by the condo association. The three abutting property owners would take over ownership and maintenance should this CUP be approved and after any real-estate transfer. (Applicants: Charles & Claudia Ziefle, Kathleen Fitzgerald, Felipe & Evelyn Puerto)

12. DISCUSSION AND ACTION - Consider vacating street right-of-way, Between HB-550 & HB-550-3, 4724 Forest Rd. & 4758 Forest Road

The Village of Hobart currently owns the parcel to the north of this street right-of-way and in an effort to clean up some of the excess street right-of-ways that are not being utilized as public streets, the village is initiating the process to vacate this small portion of right-of-way. The Village Engineer is in the process of drafting the legal description and with both abutting properties sharing a common driveway to access their properties, and ingress/egress easement will need to be discussed prior to the final resolution being reviewed by the Village Board. No properties will be negatively affected by this vacation as the two abutting properties have frontage along Forest Rd. and the property to the rear has frontage along Centerline Dr. This review begins the process with the Initial Resolution going to the Village Board at a future meeting.

*** - 13. DISCUSSION AND ACTION - Consider rezoning request (HB-683, HB-688, & HB-689 located in the 600-770 Block of Trout Creek Road) from R-2 to R-2-R**

The Village has received a request to rezone these three parcels totaling 57.659 from R-2 to R-2-R for a proposed new 30 lot subdivision. A similar request was submitted for review and consideration back in May/June 2019, however, that request was to rezone to R-1 and was denied by the Village Board allowing this new request to be submitted. The request to rezone to R-2-R would be consistent with the adjoining Trout Creek Estates Subdivision that was constructed in 2018 as that was also rezoned to the R-2-R zoning prior to development. The R-2-R zoning requires minimum lot size of one acre and 150 feet of lot frontage. Additionally, these lots will not have public sewer and water is still being discussed between the developer and the Village. The Trout Creek Estates Subdivision has private septic with public water and the public water line was stubbed out along Trout Creek with the thought of extending to this area if the developer so chose. This request is only for the rezoning at this time and if approved, the developer will proceed with the final drawings for the 30 lot subdivision.

14. ADJOURN

Aaron Kramer, Village Administrator

* - Added to amended agenda (August 13th)

COMMISSION MEMBERS: Rich Heidel (Chairperson), Dave Dillenberg (Vice-Chairperson), Jeff Ambrosius, Tom Dennee, David Johnson, Bob Ross, Jon Rather

NOTE: 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 Village Clerk-Treasurer, Mary Smith, 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.