



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 VILLAGE BOARD of the Village of Hobart will meet on Tuesday September 17th 2019 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 13th of September, 2019 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday September 17th 2019 (6:00 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. Pledge of Allegiance

4. PUBLIC HEARINGS

A. PUBLIC HEARING - 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.

B. ACTION on aforesaid agenda item - Ordinance 2019-08 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

C. PUBLIC HEARING - 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 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)

D. ACTION on aforesaid agenda item – Ordinance 2019-09 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

E. PUBLIC HEARING - 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)

F. ACTION on aforesaid agenda item

G. PUBLIC HEARING - 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 an 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)

H. ACTION on aforesaid agenda item

5. CONSENT AGENDA (These items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Board President if you would prefer separate discussion and action.)

A. Payment of Invoices; B. VILLAGE BOARD: Minutes of September 3rd 2019; C. PLANNING AND ZONING COMMISSION: Minutes of August 14th 2019 meeting; D. ALCOHOL AND OPERATORS LICENSES (if any)

6. ITEMS REMOVED FROM CONSENT AGENDA

7. CITIZENS’ COMMENTS, RESOLUTIONS AND PRESENTATIONS (NOTE: Please limit citizens’ comments to no more than three minutes)

8. VILLAGE ADMINISTRATOR’S REPORT/COMMUNICATIONS

9. COMMITTEE REPORTS AND ACTIONS

A. DISCUSSION AND ACTION - Consider 2 Lot CSM dividing 4.159 acre parcel into two separate parcels of 2.386 and 1.772 acre parcels (4660 Wedgestone Ct., HB-1491-F-46) (Planning and Zoning Commission)

This 4.159 acre parcel was before the Commission back in August to be rezoned from ER: Estate Residential to R-2: Residential District and received a recommendation for approval. Any action on this CSM request would need to be conditioned upon the rezoning being approved earlier in tonight’s meeting. This CSM request would be utilizing the exception clause for both the lot size and the lot frontage permitted within the R-2 zoning district. Lots located within the R-2 zoning are typically required to be a minimum of 2 ½

acres, however, ordinance allows not more than 12 ½% of the total lots within the subdivision to be between 1 acre and 2 acres and not more than 25% of the total lots to be less than 2 ½ acres. These two lots would be the first in this subdivision of 12 total lots to meet these exceptions. Additionally, Lot 2 will be 106.90 feet in lot width at the right-of-way line which would comply with the exception noted for lot width where not more than 25% of the total lots within the subdivision shall not be less than 200 feet in width. The current owner is proposing to downsize and sell off the newly created Lot 1 and needs this CSM to be able to accurately market the lot for sale. (Applicant: Kevin Vandenhouten)

10. OLD BUSINESS

11. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)

A. DISCUSSION AND ACTION – Approval of the Brown County Municipal Recycling Agreement

The execution of this amendment will ensure the Village’s eligibility for the 2020 Wisconsin Recycling Consolidation Grant.

D. DISCUSSION - Items for future agenda consideration or Committee assignment

E. ADJOURN to CLOSED SESSION:

1) Under Wisconsin State Statute 19.85 (1) (g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. RE: Fee-to-trust issues, Abandoned railroad R-O-W, and Special event permit litigation

2) Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: TID Projects/Development Agreements

F. CONVENE into open session

G. ACTION from closed session

12. ADJOURN

Aaron Kramer, Village Administrator

Village Board of Trustees: Richard Heidel (President), Tim Carpenter, David Dillenburg, Ed Kazik, Debbie Schumacher

NOTE: The next regularly scheduled Board meeting will be held on Tuesday October 1st 2019. 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.