



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 November 14th 2018 at **5:30 P.M.** at the Village Office, 2990 S. Pine Tree Rd. **NOTICE OF POSTING:** Posted this 9th day of November 2018 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the Village's website.

MEETING NOTICE – PLANNING AND ZONING COMMISSION

Date/Time: Wednesday November 14th 2018 - 5:30 P.M.

Location: Village Office

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 of October 10th 2018
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Conditional Use Permit (HB-301, 800 Orlando Drive; Badger State Storage GB LLC)

The original CUP was granted to the property owner, who sold to a new party, who has applied to issue the CUP to a third party, which is purchasing the property.

6. DISCUSSION AND ACTION – Certified Survey Map (HB-239-1, 1915 South Pine Tree Road)

The applicant is seeking to create two (2) additional lots on the initial parcel.

7. DISCUSSION AND ACTION – Certified Survey Map (HB-338-1, SE Corner of the Intersection of Fernando Drive and South Pine Tree Road)

The applicant is seeking to create two (2) additional lots on the initial parcel.

8. DISCUSSION AND ACTION – Certified Survey Map (HB-526, HB-537-1; Centerline Drive)

The applicant is seeking to create a new parcel for development of an apartment complex.

9. DISCUSSION AND ACTION – Certified Survey Map (HB-658-1; North Overland Road; Hobart Storage Condominium LLC)

The applicant is seeking to create a three-lot CSM. The reason for the Outlot is because of Brown County's ordinance.

10. DISCUSSION AND ACTION – Rezoning (Part of HB-239-1; Fernando Road)

The applicant is seeking to rezone one of the two proposed parcels (Lot 1) created in the CSM in Agenda Item #6 above from A-2 (Exclusive Agriculture) to ER (Estate Residential).

11. DISCUSSION AND ACTION – Ordinance 2018-17 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, BY AMENDING CHAPTER 295-342 (CONDITIONAL USES), A SECTION OF ARTICLE XXXI (ADMINISTRATION AND ENFORCEMENT) OF CHAPTER 295 (ZONING))

This Ordinance amends the current Conditional Use Permit Process to comply with state law.

12. DISCUSSION AND ACTION – Ordinance 2018-18 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, BY AMENDING CHAPTER 295-362 (OFF-STREET PARKING REQUIREMENTS IN B-1, B-2, I-1, I-2 AND R-4, R-5 AND R-6 DISTRICTS), A SECTION OF ARTICLE XXXIII (SITE REVIEW/DEVELOPMENT AND DESIGN STANDARDS) OF CHAPTER 295 (ZONING))

This Ordinance will allow, in B-1, B-2, I-1, I-2 and R-4, R-5 and R-6 Districts, the Site Review Committee to approve curb cuts larger than 40 feet in width for commercial and industrial developments taking into consideration the traffic flow, safety concerns, and needs of the business.

13. DISCUSSION AND ACTION – Ordinance 2018-19 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, BY AMENDING CHAPTER 295-215 (PARCEL REQUIREMENTS), A SECTION OF ARTICLE XIX (A-2 EXCLUSIVE AGRICULTURAL DISTRICT) OF CHAPTER 295 (ZONING))

This Ordinance will change the A-2 Exclusive Agriculture District Minimum Lot Size Requirements to five (5) acres from the current thirty-five (35).

14. DISCUSSION AND ACTION – Ordinance 2018-20 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, BY AMENDING CHAPTER 295-8 (DEFINITIONS), A SECTION OF ARTICLE III (TERMINOLOGY) OF CHAPTER 295 (ZONING), BY DELETING THE DEFINITION OF “BED-AND-BREAKFAST ESTABLISHMENT”; BY AMENDING CHAPTER 295-30 (CONDITIONAL USES), A SECTION OF ARTICLE VI (R-1 RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING); BY AMENDING CHAPTER 295-42 (CONDITIONAL USES), A SECTION OF ARTICLE VII (R-2 RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING); BY AMENDING CHAPTER 295-55 (CONDITIONAL USES), A SECTION OF ARTICLE VIII (R-3 RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING); BY AMENDING CHAPTER 295-68 (CONDITIONAL USES), A SECTION OF ARTICLE IX (R-4 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING); BY AMENDING CHAPTER 295-83 (CONDITIONAL USES), A SECTION OF ARTICLE X (R-5 TWO-FAMILY THROUGH EIGHT-FAMILY RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING); AND, BY AMENDING CHAPTER 295-98 (CONDITIONAL USES), A SECTION OF ARTICLE XI (R-6 MULTI-FAMILY RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING))

This Ordinance will provide for the regulation of short-term rentals in the Village with respect to the new state law which took effect in late 2017. It removes short-term rentals (bed-and-breakfasts) as a Conditional Use, and makes it a licensed operation within the Village. The actual creation of the Short-Term Rental License will be enacted by a separate Ordinance by the Village Board.

15. ADJOURN

Aaron Kramer, Village Administrator

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.