



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, March 11, 2020 – 5:00 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:31 pm. 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 Tom Dennee to approve the agenda with the modification that we address the items in the following order; Item 8, Item 9, Item 10, Item 5, Item 6, Item 7. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Tom Dennee, second by Jeff Ambrosius to approve the February 19, 2020 minutes as presented. Bob Ross recused himself from the vote because he was not present at the February 19th meeting. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

Michelle Stimpson publicly thanked the Hobart Fire Department and the Hobart/Lawrence Police Department for their efforts in containing a fire at one of their apartment complexes. She was very impressed and please with their quick response and willingness to help determine the cause of the fire.

8. Proposed 32-lot, Single Family Preliminary Plat at HB-689, HB-683, & HB-688 – Blackberry Ridge Subdivision:

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. With some of the lots having frontage along Trout Creek Rd., Lots 1, 2, and 3 will have ingress/egress from Trout Creek Rd. However, Lots 4 and 32 have frontage along Trout Creek Rd. and the new (to be named) roadway and with the terrain of the roadway (near the top of the hill), Village Staff would recommend that a condition be placed on the plat that would restrict Lots 4 and 32 from having ingress/egress to Trout Creek Rd. Again, this would be solely for safety purposes. By ordinance all single family lots shall have a minimum of 150 feet of lot width and 1 acre of lot area. There are two lots on the bulb of the cul-de-sac that are shown to have 82.55 feet at the front property line, however, they both appear to be compliant with the Village Code as the definition of lot width is stated as “The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the front yard setback line”. Based on the definition and the “pie shape” of these two lots, they appear to meet the 150-foot lot width as required in this zoning district. This request is for the preliminary plat at this time with the review for the final plat will be brought back to the commission at a future meeting. Motion by Rich Heidel, second by Tom Dennee, to grant a 32-lot single family preliminary plat for Blackberry Ridge Subdivision on HB-689, HB-683, & HB-688 as presented with the condition that lots 4 & 32 are prohibited from any form of egress/ingress from Trout Creek Road. All in favor. Motion carried.

9. Proposed 46-lot, Single & Multi Family Preliminary Plat at HB-2892, HB-359-1, & HB-359 – Southwind Estates Planned Unit Development:

Lexington Homes, Inc. is proposing a 46-lot plat that would have 45 single-family lots and 1 larger lot for the construction of multi-family buildings. Outlots 1 and 3 will be left as natural areas as they are located in an environmentally sensitive area and Outlot 2 will be developed as a storm water retention/detentions area for the subdivision. By ordinance all single family lots shall have a minimum of 70 of lot width and 8,400 square feet of lot area. There are four lots on the bulb of the cul-de-sac that are shown to have 55.10 feet to 58.73 feet at the front property line, however, they are compliant with the Village Code as the definition of lot width is stated as “The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the front yard setback line”. Based on the definition and the “pie shape” of these four lots, they will all meet and exceed the 70-foot lot width as required in this zoning district. Additionally, the future roadway planned to exit out of this subdivision heading west towards S. Pine Tree Rd. is shown with the right-of-way for said future roadway be recorded as part of this preliminary plat. Village Staff has requested an update as to why the proposed street name is shown as “Gulfstream Ct.” when the current roadway right-of-way is noted and recoded on the official Village Street Map as “Copilot Way”. Staff is recommending that the roadway remains as “Copilot Way” as currently recorded. This request is for the preliminary plat at this time with the review for the final plat will be brought back to the commission at a future meeting. Motion by Rich Heidel, second by Jeff Ambrosius, to grant a 46-lot single & multi-family preliminary plat for Southwind Estates Planned Development on HB-2892, HB-359-1, & HB-359 as presented with the condition that the street be named Copilot Way in conformance with the official Village street map. All in favor. Motion carried.

10. Conditional Use Permit for an Accessory Building on HB-1491-F-11 (4629 Clear View Lane):

The current property owner Kevin Wilke is proposing to construct a detached accessory building of 2,283 square feet on his property. The current lot size of 111,557.16 square feet would allow up to 1,859 square feet of accessory building (1/60th of the lot square footage) by ordinance and with the layout of the existing dwelling with attached garage, locating an accessory building on this property with connections to the existing driveway is quite challenging. The commission agreed that due to the orientation of the house relative to the road, the size of the lot, and the existing tree coverage, the proposed building would not be a detriment to the aesthetic of the community. Motion by Bob Ross, second by John Rather, to approve a conditional use permit for a 2344 square foot detached accessory building on HB-1491-F-11 (4629 Clear View Lane) as presented with the following conditions:

- (1) Planting a minimum of 8 new arborvitaes a minimum of 6 feet in height along the side of the building facing Clear View Lane.
- (2) All four building elevations are constructed of materials similar to those on the existing residential dwelling.
- (3) Vehicles stored on site shall be limited to those that are customary and incidental to a single-family residence.
- (4) No exterior storage of vehicles, trailers, or equipment except for properly licensed and operable passenger vehicles.
- (5) Detached accessory building shall only be one story with a walk-up attic and is not permitted to have a finished second floor/level.
- (6) Detached accessory building shall not be used for commercial or for-profit purposes.

All in favor. Motion carried.

5. Ordinance 2020-02:

The purpose of this Ordinance is to amend the current Zoning Code to include requirements and regulations to promote pedestrian and bicycle usage, safety and connectivity. The commission approved a motion to pass this ordinance at a previous meeting. This was merely an informational piece to discuss the future recodification of the zoning code and how these changes will be implemented.

6. Ordinance 2020-03:

The purpose of this ordinance is to amend the current Zoning Code amending the regulations for wall signs on single-tenant buildings and the placement of both temporary promotional and temporary construction signs, including, but not limited to, the size of said signs, the length of time a sign may be displayed, and the process for appeal. Motion by Dave Dillenburg, second by Tom Dennee, to grant amending portions of Hobart Zoning Code 295-361 relating to signs as presented. All in favor. Motion carried.

7. Ordinance 2020-04:

The purpose of this ordinance is to create a new zoning district for those lands adjacent to or near the Austin Straubel International Airport for potential future commercial and industrial developments. Motion by Tom Dennee, second by Bob Ross, to grant amending the Hobart Zoning Code to create an I-3: Airport Industrial District zoning district and insert into the zoning code as presented. All in favor. Motion carried.

11. Adjourn:

Motion by Jeff Ambrosius, second by Rich Heidel, to adjourn. All in favor. Motion carried. Meeting adjourned at 7:08 pm.