



TO: Planning & Zoning Commission

RE: Consider Preliminary Plat for 5th Addition to Hemlock Creek Subdivision, HB-391-1 & HB-456

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: February 19, 2020

ISSUE: Review and discuss proposed 54/53 lot, Single Family Preliminary Plat, HB-391-1 & HB-456

RECOMMENDATION: Staff recommends Conditional Approval.

GENERAL INFORMATION

1. Owner: Tosa Construction c/o Mike Selner
2. Agent(s)/Petitioner(s): David Schmalz / McMahan Associates, Inc.
3. Parcel(s): HB-391-1 & HB-456
4. Present Zoning: ER: Estate Residential District & A-1: Agricultural District

BACKGROUND

Tosa Development is proposing a single-family plat creating 54 new single-family lots with 31 lots being located within the Village of Hobart and 23 lots being located within the Town of Lawrence. Of the lots within Hobart, they will be located on parcels currently identified as HB-391-1 and HB-456. These two parcels will need to be rezoned as the proposed preliminary plat as reduced lot sizes similar to those of a R-1: Residential District and the current property zoning is ER: Estate Residential and A-1: Agricultural District.

This subdivision is proposed to be served by municipal water and sanitary sewer which would be served through the Town of Lawrence. Village Staff and Administration is working with Lawrence's Staff and Administration to work out a service agreement that will eventually need to be approved by both municipalities prior to final approval of the subdivision by the Village Board.

Additionally, during the Staff review, Village Staff requested that an additional roadway intersection be established on to Nathan Dr. near the proposed cul-de-sac of the proposed Rowling Road. This additional intersection would not only help with the flow of vehicular traffic from not only this subdivision addition, but also the prior subdivisions (further to the south) but is also would open up better access to these dwellings for emergency vehicles. With this additional intersection there would then be three access points for these subdivisions.

This request is for the preliminary plat and the rezoning will be addressed in a separate action at a future meeting. The review for the final plat will be brought back to the commission at a future meeting.

This request for the preliminary plat was before the commission at the February 12th meeting and action to postpone was approved so the developer and engineer could draft a new layout that included the cul-de-sac on Rowling Road being eliminated and the road pushed through to a full intersection at Nathan Dr. along with increasing the lot widths on all lots within the plat in the Village of Hobart to a minimum of 100 feet. Additionally, Village Staff has a phone message into Jared Schimdt with Robert E. Lee and Associates and is awaiting a return phone call to discuss the context of the discussion with the developer regarding the statement of narrower lot sizes on this plat. The developer and engineer have submitted two separate plats that illustrate a 54 lot plat that has lots 146 thru 154 less than 100 feet in width and a 53 lot plat that has all lots meeting the 100 foot minimum width. Both plats illustrate the roadway having a full intersection and not a cul-de-sac.

The developer has requested that both plat layouts be submitted for the meeting so there could be an open discussion regarding both designs. Although the zoning ordinance for the R-1 zoning district (zoning these two parcels would need to be rezoned to) allows for reduced lot sizes as a conditional use, Staff's recommendation would be to stay with the current ordinance requirement of 100 foot lot width as the minimum. Staff believes the conditional use process should be utilized when splitting an existing parcel not so much for a new subdivision.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the 53 lot Preliminary Plat, subject to the following conditions:

1. Securing the necessary rezoning of both parcels;
2. The approval of a service agreement between the Village of Hobart and the Town of Lawrence;
3. Payment of the Park Fee of \$300.00 per lot for all lots determined to be located (assessed) within the Village of Hobart.



Rezoning Review
 Conditional Use Permit Review
 Planned Development Review
 E/C/S/V Plat Review

Village of Hobart
 Dept of Neighborhood Services
 2990 S Pine Trees Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax (920) 869-2048

APPLICANT INFORMATION

Petitioner: David M. Schmalz Date: 1/31/20
 Petitioner's Address: 1445 McMahon Dr City: Neenah State: WI Zip: 54956
 Telephone #: (920) 751-4200 Fax: (920) 751-4284 Other Contact # or Email: dschmalz@mcngip.com
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required): David M. Schmalz Date: 01-31-2020

OWNER INFORMATION

Owner(s): Tosa Construction for Mike Selner Date: 1/31/20
 Owner(s) Address: 516 N. 8th St City: De Pere State: WI Zip: 54115
 Telephone #: (920) 680-6100 Fax: () _____ Other Contact # or Email: _____
 Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)
 By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: [Signature] Date: 1/31/2020

SITE INFORMATION

Address/Location of Proposed Project: Nathan Dr / Scheuring Rd Parcel No. HB-456
HB-391-1
L-816
 Proposed Project Type: Residential Subdivision
 Current Use of Property: Farm land Zoning: A-1 - Hobart
R-1 - Lawrence
 Land Uses Surrounding Site:
 North: Farm land
 South: Residential
 East: Residential
 West: Farm land

**Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.

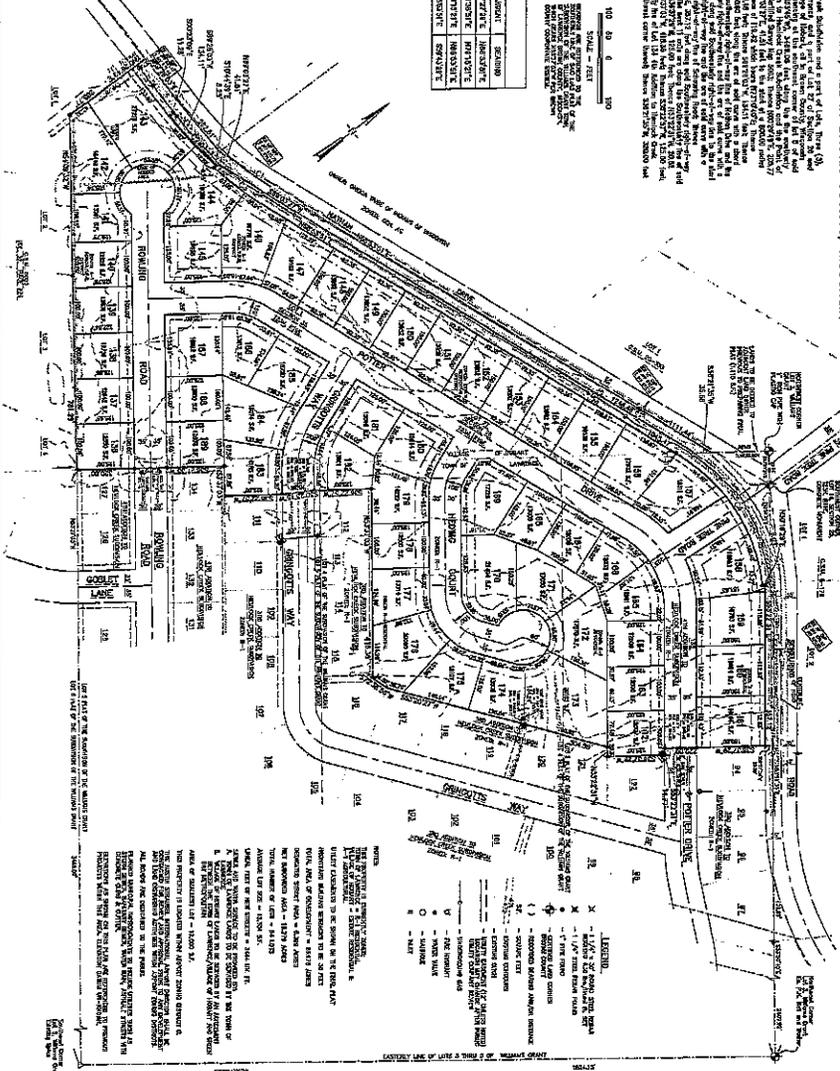
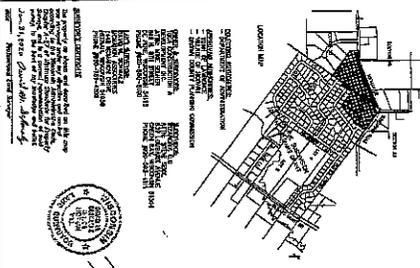
- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

PRELIMINARY PLAT
5TH ADDITION TO HEMLOCK CREEK SUBDIVISION
 ALL OF LOT 135 OF THE FOURTH ADDITION TO HEMLOCK CREEK SUBDIVISION AND A PART OF LOTS THREE (3),
 FOUR (4) AND FIVE (5) PLAT OF THE SUBDIVISION OF HILLMAN GRANT, TOWN OF LAWRENCE, AND A PART OF
 LOT 27 OF SECTION 28 AND PART OF LOT 28, SECTION 29, TOWNSHIP 23 NORTH, RANGE 19 EAST
 VILLAGE OF HOBART, ALL IN BROWN COUNTY, WISCONSIN

THESE LOTS, TOGETHER WITH THE PARTS OF LOTS 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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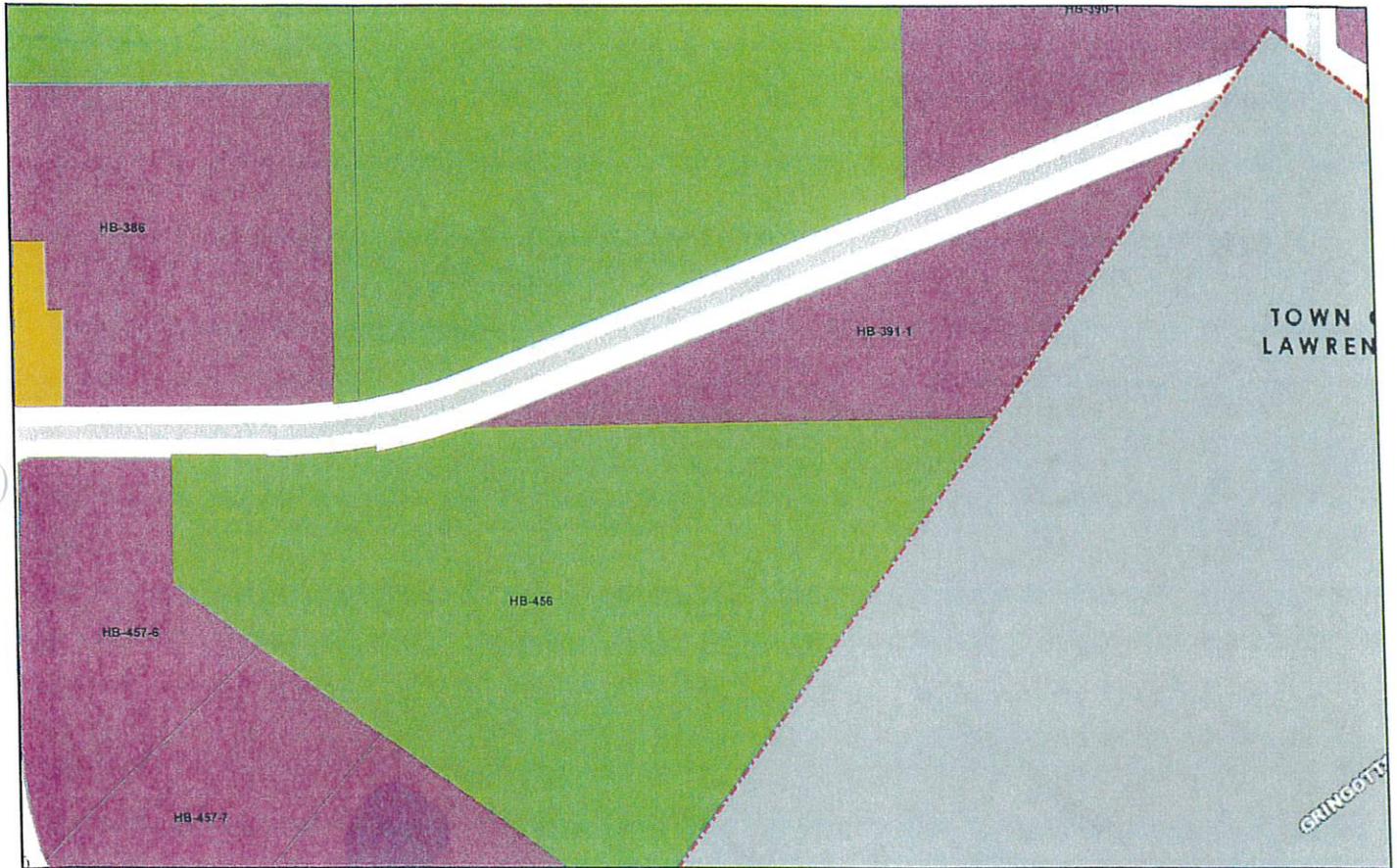
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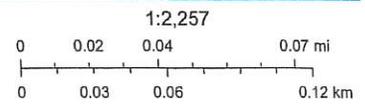
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Village of Hobart Zoning



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- Zoning
-  R-2-R: Rural Residential District
 -  ER: Estate Residential District
 -  A-1: Agricultural District



Brown County, Robert E. Lee & Associates, Inc.

Village of Hobart
Village of Hobart