



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 BOARD OF APPEALS of the Village of Hobart will meet on Monday February 3, 2020 at 5:30 P.M. in the Village Office. NOTICE OF POSTING: Posted this 17th day of January 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the Village's website.

MEETING NOTICE – BOARD OF APPEALS

Date/Time: Monday February 3, 2020 (5:30 P.M.)
Location: Village Office, 2990 S. 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. Approve Minutes of the August 28, 2018 meeting.
4. Public Comment on Non-Agenda Items.

ACTION ITEMS

5. PUBLIC HEARING – Variance from the Setback Requirements – (HB-1491-F-46, 4660 Wedgestone Ct.)

The applicant is seeking a variance to allow existing pool building to remain with a front yard setback of 30-feet. Section 295-45 of the Code requires a minimum of 40-feet for setback from right of way

6. ACTION on aforesaid agenda item

7. ADJOURN

Aaron Kramer – Village Administrator

Committee members: Richard Happel (Chairperson), David Bertler, Chris Iglar, John Rehn, Jeff Johnson

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 Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.

VILLAGE OF
HOBART
GREATNESS IS GROWING
MEMORANDUM



TO: Board of Appeals
FROM: Todd Gerbers, Director of Planning and Code Compliance
RE: HB-1491-F-46, 4660 Wedgestone Ct., Variance to *section 295-45* requiring minimum 40 feet setback from right-of-way for an accessory building located in the front yard
DATE: February 3, 2020

GENERAL INFORMATION

Petitioner(s): Michael Lenarduzzi
Property Owner(s): Kevin & Christine Vandenhouten
Location: HB-1491-F-46, 4660 Wedgestone Ct.

VARIANCE REQUEST

Mr. Lenarduzzi is proposing to purchase the property which contains an existing in-ground pool and pool building that currently encroaches into the required front yard setback. The petitioner is requesting consideration for a variance to allow existing pool building to remain with a front yard setback of 31 feet whereas *section 295-45* requires a minimum 40 feet setback from right-of-way.

BACKGROUND

The accessory structure was constructed back in 2001 and the site plan submitted at that time clearly illustrates the building to maintain a 54 foot setback from the front property line (right-of-way). Village Staff believes that the building was intended to be constructed where it was shown on the submitted site plan, however that the measurement for the 54 feet may have been taken from the edge of roadway and not the right-of-way line as noted on the site plan. When reviewing the GIS aerial photos from 2005 (copy attached), the measurement between the structure and the edge of gravel adjacent to the roadway pavement is approximately 54.6 feet.

The intent of this zoning ordinance section is to set a minimum distance from property lines and for all structures to maintain uniformity within the respective neighborhoods. Staff performed a site visit and confirmed that this setback encroachment is located near the bulb of a cul-de-sac and not near any roadway intersections in addition of being separated by a fair distance from any existing private driveways so there would be no negative affect to both vehicle or pedestrian traffic due to this setback encroachment. Additionally, with this being an existing structure and Village Staff having not received any concerns for approximately the past 19 years, the Planning and Code Compliance Division would have a favorable recommendation to the variance request as submitted

1.
MY PLAN IS TO ADD A 1 BEDROOM 2 BATH ADDITION
TO THE EXISTING BUILDING. APPROX. 750-1000 SQ FT.

2. Describe how the variance would not have an adverse effect on surrounding properties:

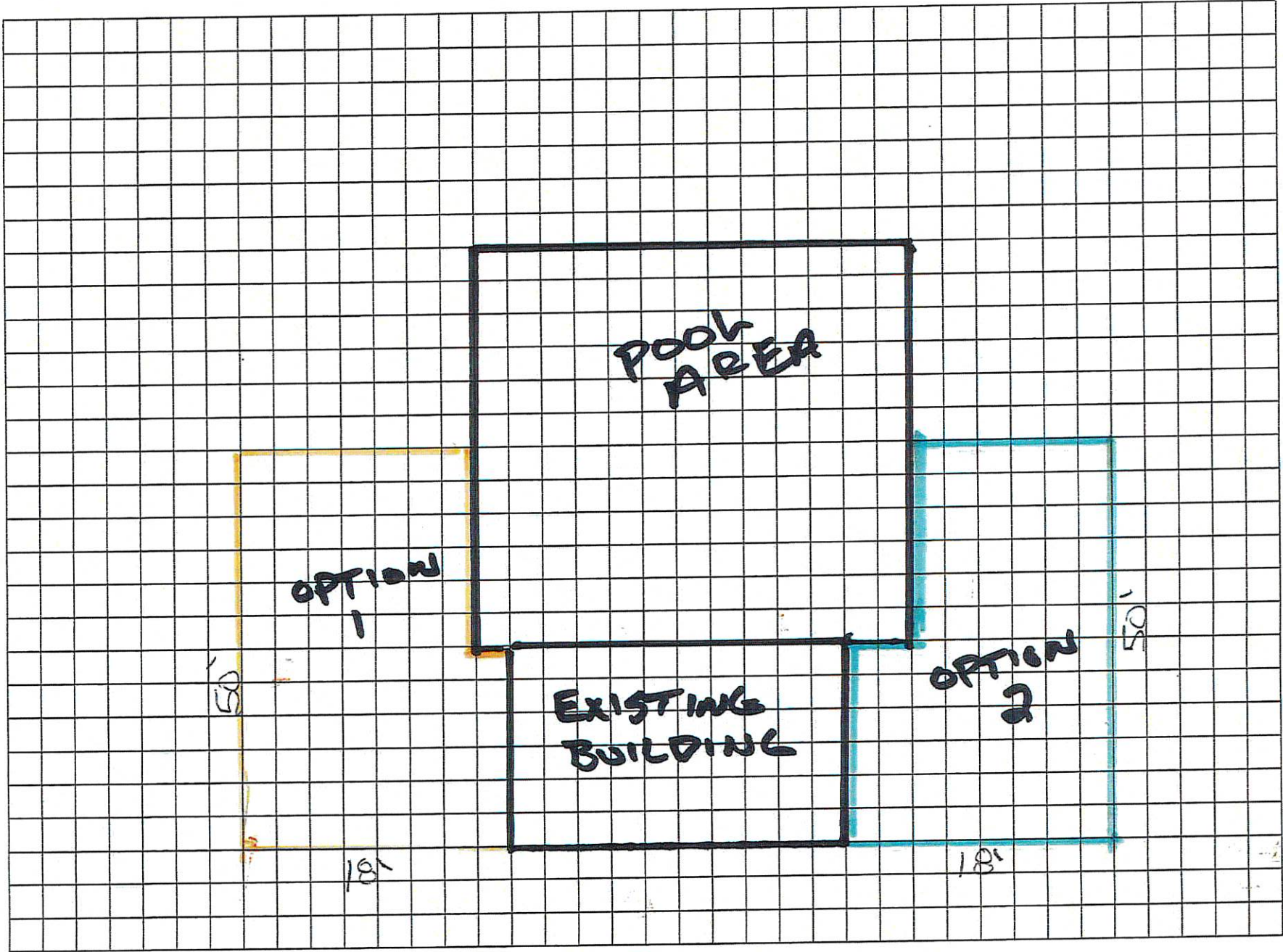
THE STRUCTURE IS EXISTING AND HAS BEEN SINCE
THE CONSTRUCTION IN 2001. IT IS NOT LOCATED IN
CLOSE PROXIMITY TO ANY OTHER STRUCTURES NOR
NEAR ANY PRIVATE DRIVEWAYS OR ROADWAY
INTERSECTIONS.

3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

THE STRUCTURE, AS IT CURRENTLY EXISTS, IS LOCATED
ON A NEWLY CREATED PARCEL AND ALONG THE
CURVE IN THE ROADWAY OF THE COL-DE-SAC.

4. Describe the hardship that would result if your variance were not granted:

THE STRUCTURE WOULD REMAIN NON-CONFORMING
AND FUTURE REPAIRS WOULD BE LIMITED AS
WELL AS ANY ADDITIONS/EXPANSIONS WOULD BE
PROHIBITED.

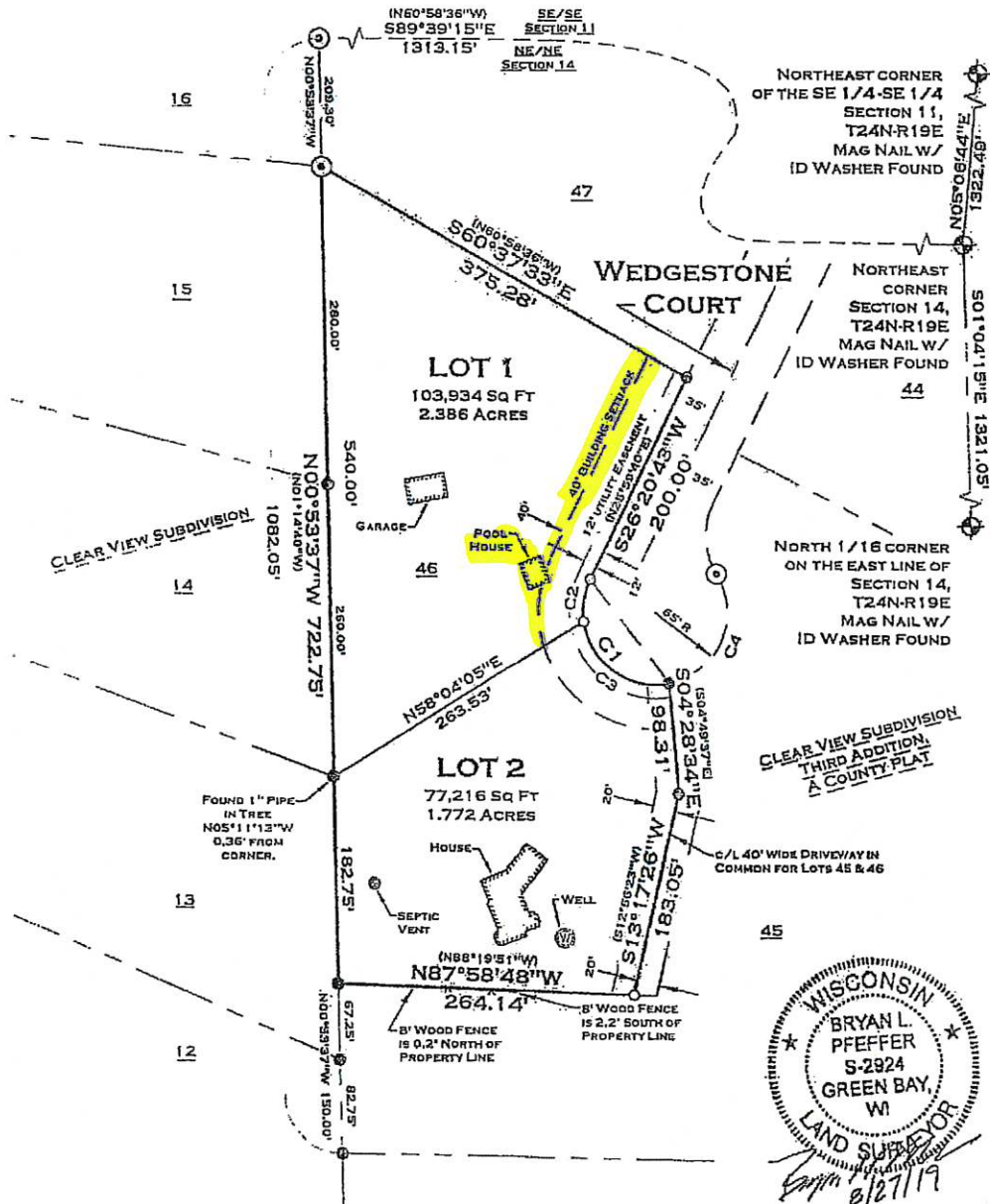


ROAD

Preliminary

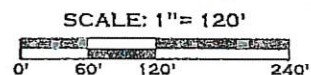
CERTIFIED SURVEY MAP

ALL OF LOT 46 OF CLEAR VIEW SUBDIVISION THIRD ADDITION, A COUNTY PLAT, RECORDED AS DOCUMENT NUMBER 1266516, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 14, TOWNSHIP 24 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN



WISCONSIN
 BRYAN L. PFEFFER
 S-2924
 GREEN BAY, WI
 LAND SURVEYOR
 8/27/19

- LEGEND**
- 1" IRON PIPE FOUND
 - 2" IRON PIPE FOUND
 - SET 1" X 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
 - () PREVIOUSLY RECORDED BEARING
 - ⊕ RECORDED COUNTY MONUMENT













BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE EAST LINE OF THE NE/NE OF SECTION 14 IS RECORDED TO BEAR S01°04'15"E.

ROBERT E. LEE & ASSOCIATES, INC.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD
 HOBART, WI 54155 PHONE: (920) 662-9641
 INTERNET: WWW.RELEEINC.COM FAX: (920) 662-9141

200S
Aerial Photo - 4660 Wedgestone Ct.

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

SC-190-2 Parcel ID Number
 2880257 Document Number
 0.814 AC Area of parcel
 279.8' Line Distance
 3547 Address

A complete map legend (map key) is available at:
<https://tinyurl.com/BrownDogKey>

Map printed
 1/3/2020



1:720

1 inch = 60 feet*

1 inch = 0.0114 miles*

*original page size is 8.5" x 11"
 *Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the

**Brown County Wisconsin
 Planning & Land Services
 Department**



(920) 448-6480

maps.gis.co.brown.wi.us



Village of Hobart, WI
Thursday, January 16, 2020

Chapter 295. Zoning

Article VII. R-2 Residential District

§ 295-45. Building setbacks.

	Principal Structure	Accessory Building	Driveways
Front yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way	6 feet from property line
Side yard	25 feet minimum	10 feet minimum	6 feet from property line
Rear yard	25 feet minimum	10 feet minimum	6 feet from property line
Corner lot	40 feet minimum from right-of-way	40 feet minimum from right-of-way	125 feet from center line of intersection