



Village of Hobart  
Village Office 2990 S. Pine Tree Rd, Hobart, WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://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 October 11<sup>th</sup> 2023 at 5:30 PM in the Village Office. **NOTICE OF POSTING:** Posted this 9<sup>th</sup> day of October, 2023 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 October 11<sup>th</sup> 2023 (5:30 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. Approval of Minutes of the September 13<sup>th</sup> 2023 (Page 2)
4. Public Comment on Non-Agenda Items

### **ACTION ITEMS**

#### **5. DISCUSSION AND ACTION - Consider a CSM creating one new parcel of 0.92 acres (1035 Cyrus Rd., HB-194) (Page 4)**

The property owner currently has one parcel of 36.633 acres and is proposing a Certified Survey Map (CSM) that would create one additional new lot of 0.92 acres. The property is currently largely undeveloped farmland with the exception of a dwelling and some farm buildings. The proposed new parcel will be to the east of the existing structures. This property is currently zoned I-1: Industrial District. This item will go to the Village Board for action at their October 17<sup>th</sup> meeting.

#### **6. DISCUSSION AND ACTION – Consider Conditional Use Permit, HB-1491-K-9, 3969 Valley Stream Cir. – 1,728 square foot accessory building on property**

The current property owner, Alex Maybrodsky, is proposing to construct a detached accessory building of 1,728 square feet on his property located at 3969 Valley Stream Cir. The current lot size of 59,633.64 square feet would allow up to 993 square feet of accessory building (1/60th of the lot square footage) by ordinance. This request would consist of a Conditional Use Permit as the new accessory building would not conform to the requirements identified in the zoning code. The two conditions that would require the CUP would be the request for an increase in maximum total accessory building square footage to 1,728 (735 square feet greater than the maximum noted in the ordinance) and the placement of the proposed building being closer to the street right-of-way than the rear plane of the principal structure exceeding the 864 square foot limit. This item will go to the Village Board for a public hearing at their October 17<sup>th</sup> meeting.

#### **7. ADJOURN**

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Aaron Kramer, Village Administrator

COMMISSION MEMBERS: Rich Heidel (Chairperson), Dave Dillenburg (Vice-Chairperson), Jeff Ambrosius, Tom Dennee, David Johnson, Bob Ross, John Rather

**NOTE:** Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: [www.hobart-wi.org](http://www.hobart-wi.org). Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer 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.



**Village of Hobart Planning & Zoning Committee Minutes**  
**Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI**  
**Wednesday, September 13, 2023 – 5:30 pm**

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**1. Call to Order, Roll Call:**

The meeting was called to order by Dave Dillenburg at 5:31 pm. Roll call: Dave Dillenburg, aye; Tom Dennee, aye; David Johnson, aye; Jeff Ambrosius, aye; John Rather, aye; Rich Heidel, excused; Bob Ross, excused.

**2. Verify/Modify/Approve Agenda:**

Motion by Tom Dennee, seconded by Jeff Ambrosius, to approve the agenda as presented. All in favor. Motion carried.

**3. Approval of Planning & Zoning Minutes:**

Motion by John Rather, seconded by Tom Dennee, to approve the August 9, 2023, minutes as presented. All in favor. Motion carried.

**4. Public Comment on Non-Agenda Items:**

None.

**5. DISCUSSION AND ACTION - Rough draft of proposed plat along Luther Dr, HB-19 & HB-13:**

Director of Planning & Code Compliance, Todd Gerbers, presented the rough draft of the proposed plat.

The commission members discussed the application and directed the applicant and Village Staff to follow up with a few concerns and come back to a future meeting.

No action taken.

**6. DISCUSSION AND ACTION – Conditional Use Permit for increase in square footage of accessory building, HB-1491-K-9, 3969 Valley Stream Circle:**

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP.

The commission members discussed the application.

Motion by Dave Dillenburg, seconded by Tom Dennee, to postpone action to the October 11, 2023 meeting on the CUP request as submitted.

All in favor. Motion carried.

**7. DISCUSSION AND ACTION - Certified Survey Map (CSM), 1231 Centennial Centre Blvd., HB-2488 & Fonda Fields Ct., HB-2486:**

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the Certified Survey Map (CSM).

The commission members discussed.

Motion by Dave Dillenburg, seconded by Jeff Ambrosius, to recommend approval of the Certified Survey Map (1231 Centennial Centre Blvd., HB-2488 & Fonda Fields Ct., HB-2486).  
Motion carried 4:1 with John Rather voting “nay”.

**8. DISCUSSION AND ACTION – Certified Survey Map (CSM), 1241 Centennial Centre Blvd., HB-2487:**

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the Certified Survey Map (CSM).

The commission members discussed.

Motion by Tom Dennee, seconded by David Johnson, to recommend approval of the Certified Survey Map (1241 Centennial Centre Blvd., HB-2487).

Motion carried 4:1 with John Rather voting “nay”.

**9. DISCUSSION AND ACTION - - Request for a Conditional Use Permit (CUP) on parcel HB-HB-550-3, 4758 Forest Rd. for the final plan for the Planned Development Overlay District:**

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP for the final plan for the PDD overlay.

The commission members discussed the application.

Motion by Tom Dennee, seconded by David Johnson, to conditionally approve the CUP request as submitted subject to the following condition(s):

1. Private driveway shall be maintained as a fire lane and identified as such with markings as approved by both the Fire Department and Police Department
2. Location of private fire hydrant shall be approved by the Village Fire Chief
3. Restrictive covenants document shall be recorded with Brown County with a copy of the recorded document submitted to and on file with the Village
4. Details of the dumpster enclosure shall be presented to the Village for review and approval

Motion carried 4:1 with John Rather voting “nay”.

**10. DISCUSSION AND ACTION - Final Plat of Parcel HB-550-3, 4758 Forest Rd. for the Planned Development Overlay District:**

Director of Planning & Code Compliance, Todd Gerbers, presented the preliminary plat for the PDD overlay.

The commission members discussed the application.

Motion by David Johnson, seconded by Jeff Ambrosius, to conditionally approve the final plat as submitted subject to the following condition(s):

1. Approval of the CUP for the PDD overlay for this development
2. Payment of the required Park Fee of \$1,200.00 (four new lots)

Motion carried, with John Rather voting “no”.

**11. Adjourn:**

Motion by Jeff Ambrosius, seconded by David Johnson, to adjourn at 7:17 pm. All in favor. Motion carried.



**TO: Planning & Zoning Commission**

**RE: CSM, 1035 Cyrus Rd., HB-194**

**FROM: Todd Gerbers, Director of Planning & Code Compliance**

**DATE: October 11, 2023**

**ISSUE:** Consider a CSM creating one new parcel of 0.92 acres

**RECOMMENDATION:** Staff recommends approval

### **GENERAL INFORMATION**

1. Applicants/Agent: Vierbicher
2. Owner: Ronald & Elaine Green
3. Parcel: HB-194
4. Zoning: I-1: Limited Industrial District

### **ZONING REQUIREMENTS**

The property owner currently has one parcel of 36.633 acres and is proposing a Certified Survey Map (CSM) that would create one additional new lot of 0.92 acres. The property is currently largely undeveloped farmland with the exception of a dwelling and some farm buildings. The proposed new parcel will be to the east of the existing structures. This property is currently zoned I-1: Industrial District.

This existing 36.633-acre parcel is currently zoned I-1 which requires a minimum lot size of 40,000 square feet per parcel and minimum lot frontage of 100 feet. The proposed lot would be compliant with these minimum requirements as proposed.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval as submitted noting that this would be approval for both the preliminary and final CSM should there be no adjustments to the final CSM.



- Rezoning Review
- Conditional Use Permit Review
- Planned Development Review
- CSM/Plat Review

Village of Hobart  
 Dept of Planning & Code Compliance  
 2990 S Pine Tree Rd  
 Hobart WI 54155  
 Phone: (920) 869-3809  
 Fax: (920) 869-2048

**APPLICANT INFORMATION**

Petitioner: Vierbicher Date: 9/19/2023

Petitioner's Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Telephone #: 920 434-9670 Email: roet@vierbicher.com

Status of Petitioner (Please Check):  Owner  Representative  Tenant  Prospective Buyer

Petitioner's Signature (required): \_\_\_\_\_ Date: 9/19/2023

**OWNER INFORMATION**

Owner(s): RONALD V & ELAINE E GREEN REVOCABLE TRUST Date: \_\_\_\_\_

Owner(s) Address: 1035 Cyrus Drive City: De Pere State: WI Zip: 54115

Telephone #: 920 660-2226 Email: rrgreen@rocketmail.com

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: *Randall J. Oettinger* Date: 9/19/23

**SITE INFORMATION**

Address/Location of Proposed Project: 1035 Cyrus Drive Parcel #: HB- 194

Proposed Project Type: CSM

Current Use of Property: Residential & Agriculture Zoning: Light Ind.

Land Uses Surrounding Site: North: Residential & Airport

South: Agriculture

East: Agriculture

West: Residential

**\*\*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



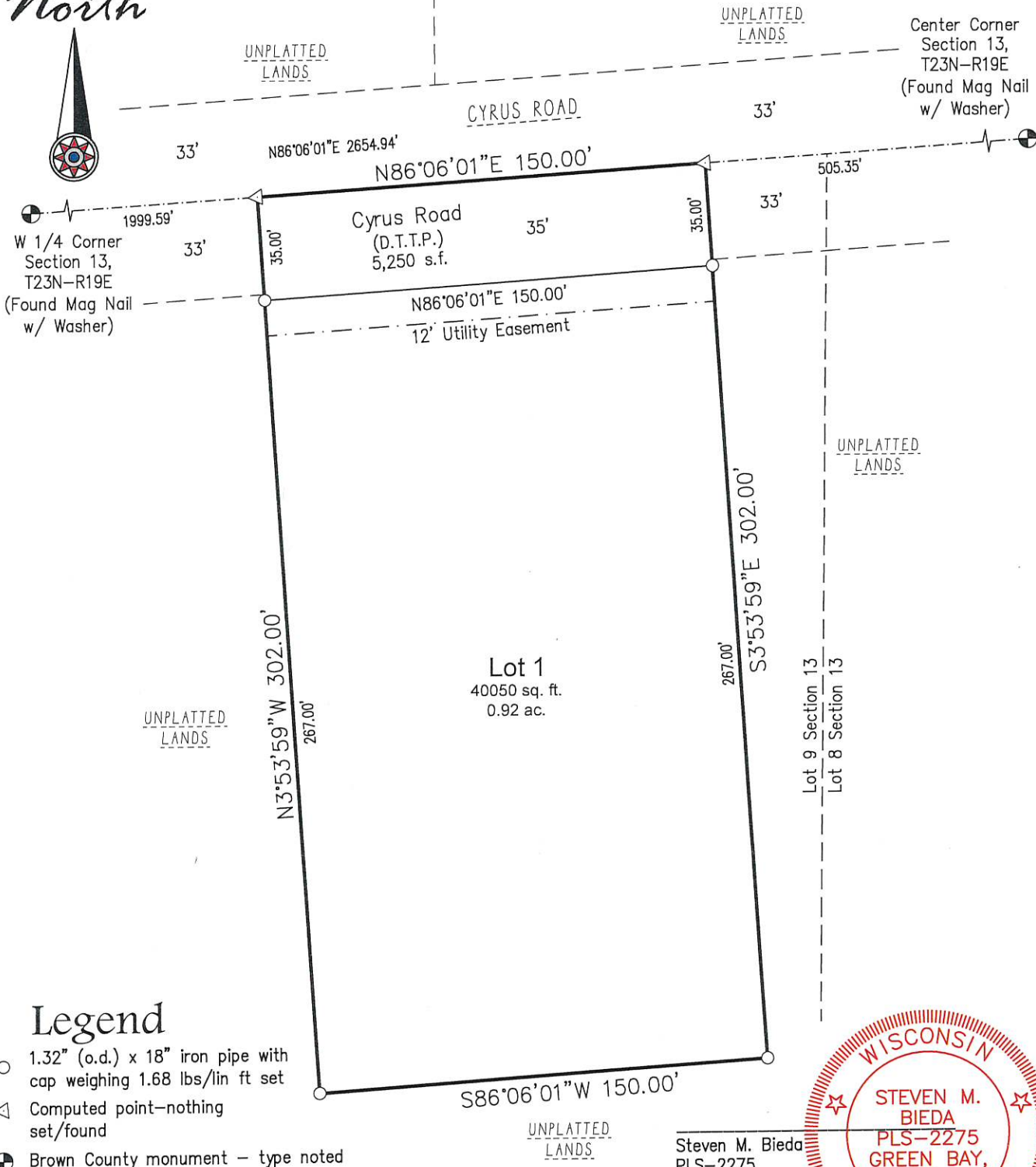
# Certified Survey Map

Part of Lot 9 of Section 13, T23N-R19E, Village of Hobart,  
Brown County, Wisconsin

Graphic Scale: 1" = 50'

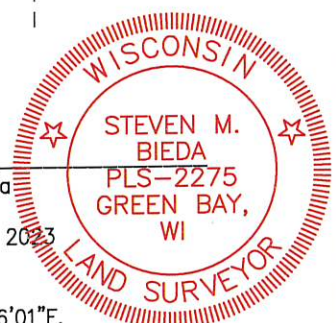


North



## Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- ◁ Computed point—nothing set/found
- ⊕ Brown County monument – type noted



Steven M. Bieda  
PLS-2275  
September 19, 2023

## NOTES

- 1) Bearings referenced to the East-West 1/4 line of Section 13, T23N-R19E, which bears N86°06'01"E.
- 2) The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Client: Robert Green  
 Tax Parcel: HB-194  
 Drafted By: RJO  
 File: G-12996CSM 082923.dwg  
 Data File: G-12996.txt

**vierbicher**  
 planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet One of Four  
 Project No.: G-12996  
 Drawing No.: L-12118  
 Fieldwork Completed: 09/15/2023



# Certified Survey Map

Part of Lot 9 of Section 13, T23N-R19E, Village of Hobart,  
Brown County, Wisconsin

## SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of Lot 9 of Section 13, T23N-R19E, Village of Hobart, Brown County, Wisconsin, more fully described as follows:

Commencing at the the West 1/4 corner of Section 13, T23N-R19E; thence N86°06'01"E, 1999.59 feet along the East-West 1/4 line of said Section 13, to the point of beginning; thence continuing N86°06'01"E, 150.00 feet along said line; thence S03°53'59"E, 285.00 feet; thence S86°06'01"W, 150.00 feet; thence N03°53'59"W, 285.00 feet to the point of beginning.

Parcel contains 42,750 square feet / 0.98 acres, more or less.

Road dedication contains 5,250 square feet, more or less.

Parcel subject to any easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Village of Hobart, and the Brown County Planning Commission in surveying, dividing and mapping the same.

Steven M. Bieda  
September 19, 2023



## CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Karl Mueller—Senior Planner

## CERTIFICATE OF THE VILLAGE OF HOBART

Approved for the Village of Hobart this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Aaron Kramer  
Village Administrator

## CERTIFICATE OF THE TREASURERS

As duly elected Brown County Treasurer and Village of Howard Treasurer, we hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

\_\_\_\_\_  
Paul D. Zeller  
Brown County Treasurer

Date

\_\_\_\_\_  
Erica Berger  
Village of Hobart Treasurer

Date

Client: **Robert Green**  
Tax Parcel: HB-194  
Drafted By: RJO  
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**vierbicher**  
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet Two of Four  
Project No.: G-12996  
Drawing No.: L-12118  
Fieldwork Completed: 09/15/2023





# Certified Survey Map

Part of Lot 9 of Section 13, T23N-R19E, Village of Hobart,  
Brown County, Wisconsin

### OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

VILLAGE OF HOBART  
BROWN COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Ronald V. & Elaine E. Revocable Trust

\_\_\_\_\_  
Ronald V. & Elaine E. Revocable Trust

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public My Commission Expires \_\_\_\_\_  
Brown County, Wisconsin

STATE OF WISCONSIN ]  
                                  ] SS  
COUNTY OF BROWN ]

### NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

### RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Steven M. Bieda  
PLS-2275  
September 19, 2023



Client: Robert Green  
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400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

Sheet Three of Four  
Project No.: G-12996  
Drawing No.: L-12118  
Fieldwork Completed: 09/15/2023





# Certified Survey Map

Part of Lot 9 of Section 13, T23N-R19E, Village of Hobart,  
Brown County, Wisconsin

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Ronald V. & Elaine E. Revocable Trust , Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

\_ List other utility companies to be named on joint easement – if none delete line(s) \_Grantee, and

\_ List other utility companies to be named on joint easement – if none delete line(s) \_, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Steven M. Bieda  
PLS-2275  
September 19, 2023



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Sheet Four of Four  
Project No.: G-12996  
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Part of Brown County WI

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

A complete map legend (map key) is available at: [tinyurl.com/BrownDogLegend](http://tinyurl.com/BrownDogLegend)

Map printed 10/4/2023



1:2,400

1 inch = 200 feet\*

1 inch = 0.0379 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**

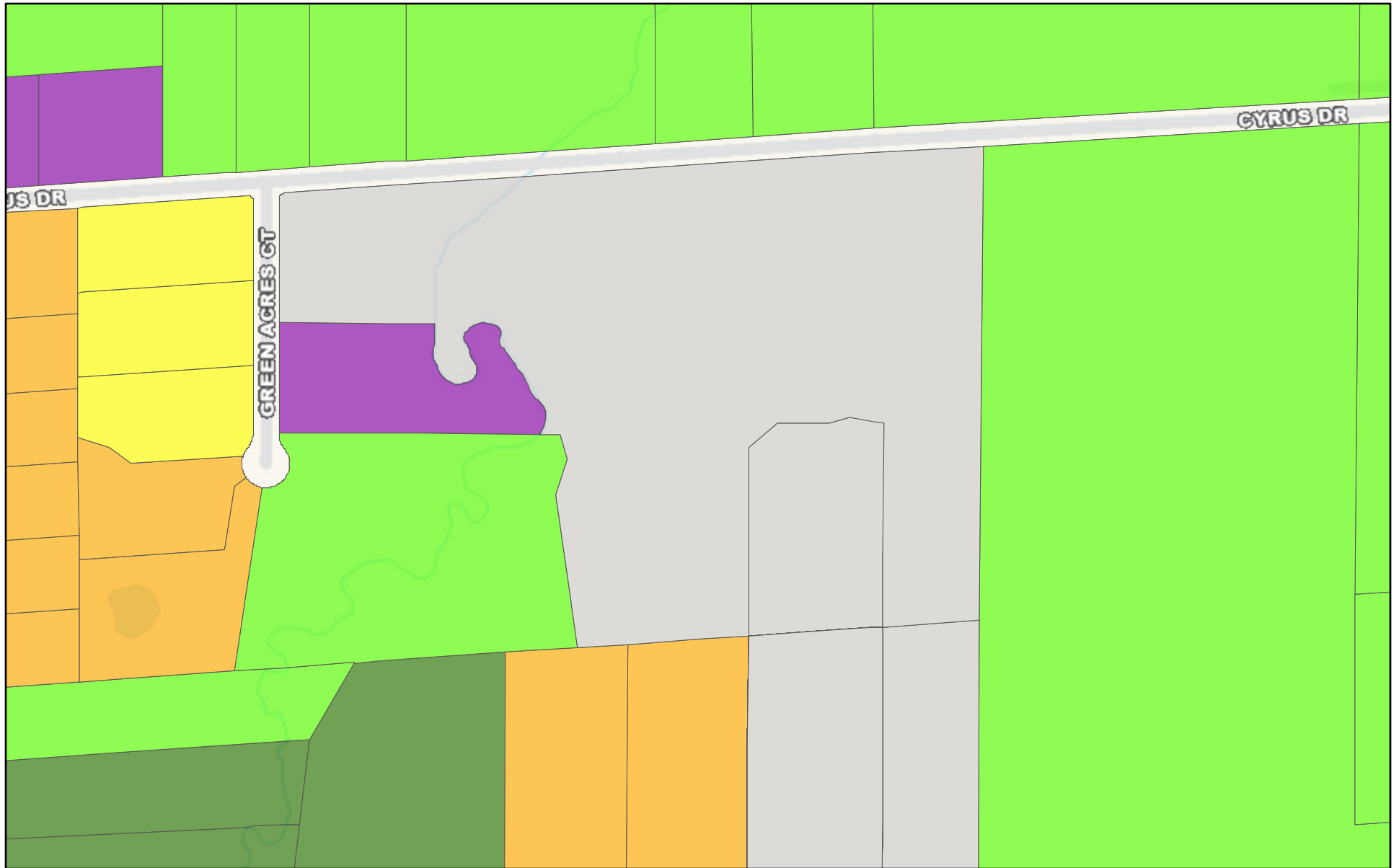


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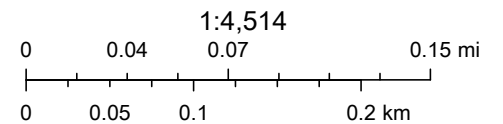
# Village of Hobart Zoning



10/4/2023, 1:03:37 PM

Zoning

- R-2-R: Rural Residential District
- R-2: Residential District
- ER: Estate Residential District
- A-1: Agricultural District
- A-2: Exclusive Agricultural District
- I-1: Limited Industrial District



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