



Village of Hobart

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 July 12th 2023 at 5:30 PM in the Village Office. **NOTICE OF POSTING:** Posted this 7th day of July, 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 July 12th 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 June 14th 2023 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Conditional Use Permit for increase in square footage of accessory building, HB-733-1, 1270 Plateau Heights Road (Page 4)

The current property owner, Lawrence Burt, is requesting a Conditional Use Permit (CUP) to allow for the removal of an existing detached accessory building of 2,668 square feet and construction of a new detached accessory building of 3,311 square feet in the same location as the existing building on his property located at 1270 Plateau Heights Rd. (HB-733-1). The property is currently zoned ER: Estate Residential which allows up to 5,000 square feet of detached utility and accessory building square footage with a maximum of 2,500 square feet per building. With the proposed building being 811 square feet larger than what is permitted by ordinance for an individual building, the applicant is requesting the Conditional Use Permit to allow for the building to be built as one and not two separate buildings.

6. DISCUSSION AND ACTION – Consider Conditional Use Permit (CUP) on parcel HB- HB-550-3, 4758 Forest Rd. for the preliminary plan for the Planned Development Overlay District (Page 14)

The Applicant, on behalf of their client, is requesting the review for a Conditional Use Permit (CUP) for the preliminary plan of the Planned Development Overlay District (PDD) on the property located 4758 Forest Rd. (parcel HB-550-3). The PDD is proposed to include five (5) separate lots for detached single-family dwellings and one (1) outlot for stormwater management along with a private drive from Forest Rd. to serve the development. This property received the R-1: Residential District base zoning with the R-7: Planned Development Overlay District back in September 2022, and the applicant is now bringing forward the preliminary plans for the PDD for the proposed single-family residential development.

7. DISCUSSION AND ACTION - Preliminary Plat of Parcel HB-550-3, 4758 Forest Rd. for the Planned Development Overlay District (Page 40)

The Applicant, on behalf of their client, is requesting the review of a preliminary plat of the Planned Development Overlay District (PDD) on the property located 4758 Forest Rd. (parcel HB-550-3). The plat is proposed to include five (5) separate lots for detached single-family dwellings and one (1) outlot for stormwater management along with a private drive from Forest Rd. to serve the development. This property received the R-1: Residential District base zoning with the R-7: Planned Development Overlay District back in September 2022, and the applicant is now bringing forward the preliminary plat for the proposed single-family residential development.

8. DISCUSSION AND ACTION - Consider a 2 Lot with 1 Outlot CSM creating two additional parcels consisting of 9.470 (Lot 1), 2.492 (Lot 2), and 2.689 (Outlot 1) acres (Page 44)

The property owner is proposing a two lot with 1 outlot CSM splitting one 16.688 acre parcel in to two parcels of 9.470 (Lot 1), 2.492 (Lot 2), and 2.689 (Outlot 1) acres in the area bound by N. Overland Rd., Centerline Dr., and Founders Terrace. The existing parcel is currently zoned PDD#1: Centennial Centre at Hobart District and the proposed CSM would create two new lots and one outlot that maintain compliance with Village Code requirements by maintaining “sufficient area for green space requirements, parking and stormwater management requirements”. These requirements will be reviewed and verified during the Site Review Committee process once a development is submitted for review.

9. ADJOURN

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. 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, June 14, 2023 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:35pm. Roll call: Rich Heidel, excused; Dave Dillenburg, aye; Tom Dennee, excused; Bob Ross, aye; David Johnson, aye; Jeff Ambrosius, aye; John Rather, aye.

2. Verify/Modify/Approve Agenda:

Motion by Dave Dillenburg, seconded by Bob Ross, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by Bob Ross, seconded by Jeff Ambrosius, to approve the May 10, 2023 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - CUP for Parcel HB-550-3, 4758 Forest Rd. for the preliminary plan for the Planned Development Overlay District:

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

The commission members discussed the application.

*Motion by Dave Dillenburg, seconded by Bob Ross, to postpone action on this item until the developer provides the required information. All in favor. Motion carried.

6. DISCUSSION AND ACTION – Consider Preliminary Plat of Parcel HB-550-3, 4758 Forest Rd. for the Planned Development Overlay District:

No discussion on this item due to no action taken on Agenda Item #5. Motion by Bob Ross, seconded by David Johnson to postpone action on this item until the PDD documents are submitted for review. All in favor. Motion carried.

7. ADJOURN:

Motion by Jeff Ambrosius, seconded by Dave Dillenburg, to adjourn at 6:26pm. All in favor. Motion carried.



TO: Planning & Zoning Commission

RE: Conditional Use Permit for increase in square footage of accessory building, HB-733-1, 1270 Plateau Heights Rd.

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: July 12, 2023

ISSUE: Consider Conditional Use Permit, HB-733-1, 1270 Plateau Heights Rd. – 3,311 square foot accessory building on property

RECOMMENDATION: Staff recommends conditional approval.

GENERAL INFORMATION

1. Applicants/Agent: Lawrence Burt
2. Owner: Lawrence Burt
3. Parcel: HB-733-1
4. Present Zoning: ER: Estate Residential District.

ANALYSIS:

The Conditional Use Permit verbiage for such accessory buildings reads as follows:

Accessory structures and fences which do not conform to the requirements identified elsewhere in this chapter, but which are designed, constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity or use and will not change the essential character of the same area.

The applicable detached accessory building regulation reads as follows:

295-179 B. – Shall not exceed 2,500 square feet per building, and 5,000 square feet total for all accessory and utility buildings.

BACKGROUND

The current property owner, Lawrence Burt, is requesting a Conditional Use Permit (CUP) to allow for the removal of an existing detached accessory building of 2,668 square feet and construction of a new detached accessory building of 3,311 square feet in the same location as the existing building on his property located at 1270 Plateau Heights Rd. (HB-733-1). The property is currently zoned ER: Estate Residential which allows up to 5,000 square feet of detached utility and accessory building square footage with a maximum of 2,500 square feet per building. With the proposed building being 811 square feet larger than what is permitted by ordinance for an individual building, the applicant is requesting the Conditional Use Permit to allow for the building to be built as one and not two separate buildings.

The existing detached accessory building has become very costly to repair and maintain, so the property owner is proposing to remove the existing building and construct a new building in the same location, which will be 10' longer than the existing building. The proposed building will be approximately half garage/storage with the other half being a horse stable/barn. This is how the existing building is currently being utilized. By ordinance, if the building were split in to two separate buildings, no CUP would be required since the total square footage will be below the 5,000 square foot maximum per lot. However, the property owner would prefer to construct it as one building for both appearance and convenience, so they are requesting a CUP to allow for the ability to exceed the 2,500 square foot per building requirement.

The property owner is also proposing to construct the new building of the same exterior materials that were recently placed on the dwelling so that both structures match in appearance.

Attached is their site plan, building plan, and draft of the Conditional Use Permit.

RECOMMENDATION/CONDITIONS

Staff would recommend conditional approval of the proposed 3,311 square foot detached accessory building contingent upon the following conditions:

1. All four building elevations of the new structure are constructed of materials similar to those on the existing residential dwelling on the property.



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: Lawrence D. Burt Date: 7/6/2023
 Petitioner's Address: 1270 Plateau Heights Rd. City: Hobart State: Wi Zip: 54313
 Telephone #: cell 920-621-8286 Email: guggie1270@gmail.com
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required): *Lawrence D Burt* Date: 7/6/2023

OWNER INFORMATION

Owner(s): Larenve D Burt Date: 7/6/2023
 Owner(s) Address: 1270 Plateau Heights Rd City: Hobart State: Wi Zip: 54313
 Telephone #: 920-621-8286 Email: guggie1270@gmail.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: *Lawrence D Burt* Date: 7/6/2023

SITE INFORMATION

Address/Location of Proposed Project: 1270 Plateau Heights Rd. Parcel #: HB- 733-1
 Proposed Project Type: Accessory Building (barn)
 Current Use of Property: ER: Estate Residential District Zoning: Residential
 Land Uses Surrounding Site:
 North: B-1: Community Business District
 South: R-2-R :Rural Residential Didtrict
 East: A-1 Agricultural District
 West: A-1: Agricultural District

****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

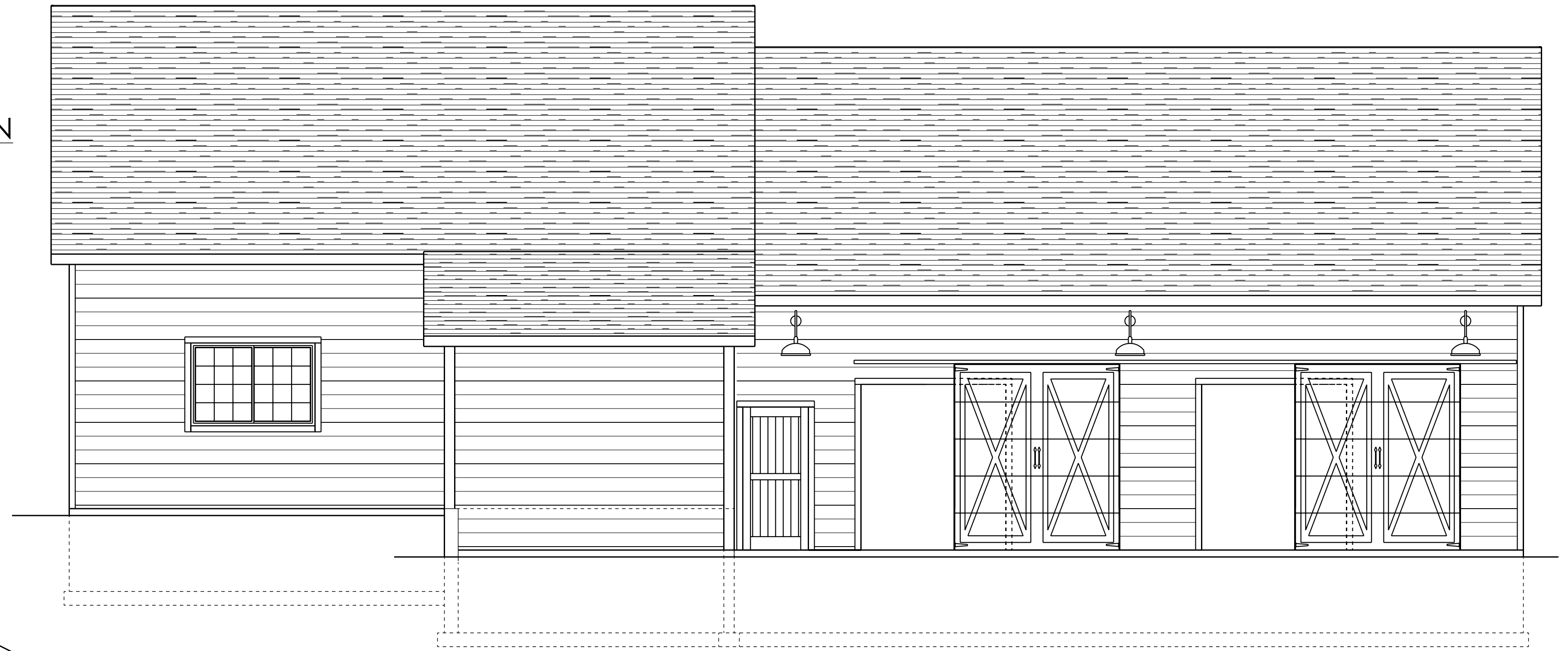
CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

Briefly explain how the proposed conditional use/development plan will not have a negative effect on the issues below.

<p>1. Health, safety, and general welfare of occupants of surrounding lands. The accessory building (barn) will be built as a barn but with a very modern look. The structure will mirror my house in materials used like exact siding brand, color and trim color. gutters brand and color, roof material also in brand and color. It will not emit any pollutants or excessive noise. No businesses will function in or out of this building. I will store/house my own lawn equipment, 12' aluminum trailer, general power and hand tools in the front part of the structure which dimensions will be ,45'x32'. The rear section of the structure will have dimensions of,45' x 38', and will have two horse stalls, and hay storage area. The total structure's interior will be completely finished in painted</p>
<p>2. Pedestrian and vehicular circulation and safety. Only foot traffic will be created by me or other guests that I would invite. No excessive vehicular traffic would be created on a continual period of time. It will be exactly the same creation which has been there since my 1998 purchase.</p>
<p>3. Noise, air, water, or other forms of environmental pollution. No additional forms of environmental pollution will be created by the structure or will it produce any byproducts or waste of any sort. It will be exactly the same environment as it has since my 1998 purchase.</p>
<p>4. The demand for and availability of public services and facilities. The only power use will be that electricity to power lights, interior and exterior, power hand tools, air compressor etc. on occasional periods of time. A gas Modine type heater, on a limited period of time, will be installed and used to heat the interior front section of the structure when working on equipment. This will occur mainly in early to mid fall on a limited period of time. Water will be in located on the exterior of the front structure by means of a faucet located on the east side of the build. A second faucet, in the interior of the horse section of the structure. A third and final faucet will be located on west side exterior, of the horse section, use to water the garden. The water source will be connect</p>
<p>5. Character and future development of the area. The barn will be sided with a siding called smart side to match exactly the house in color and materials used. The barn will be aesthetically pleasing and flow seamlessly with my dwelling. The barn will sit exactly as the present structure but will be 10' longer to accommodate hay storage and possible storage of a larger tractor with bucket. It will be very pleasing to view by all my neighbors.</p>

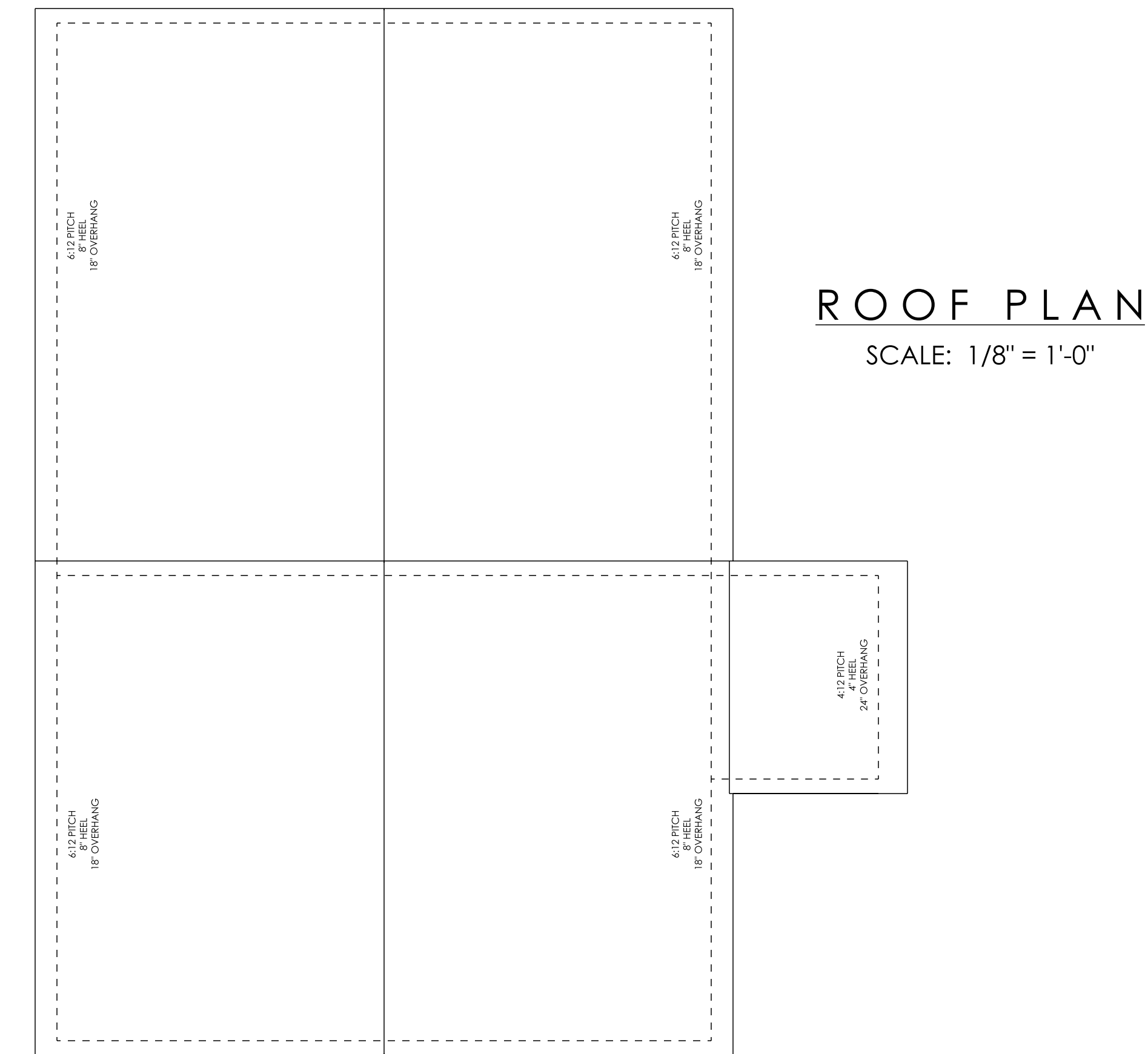
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



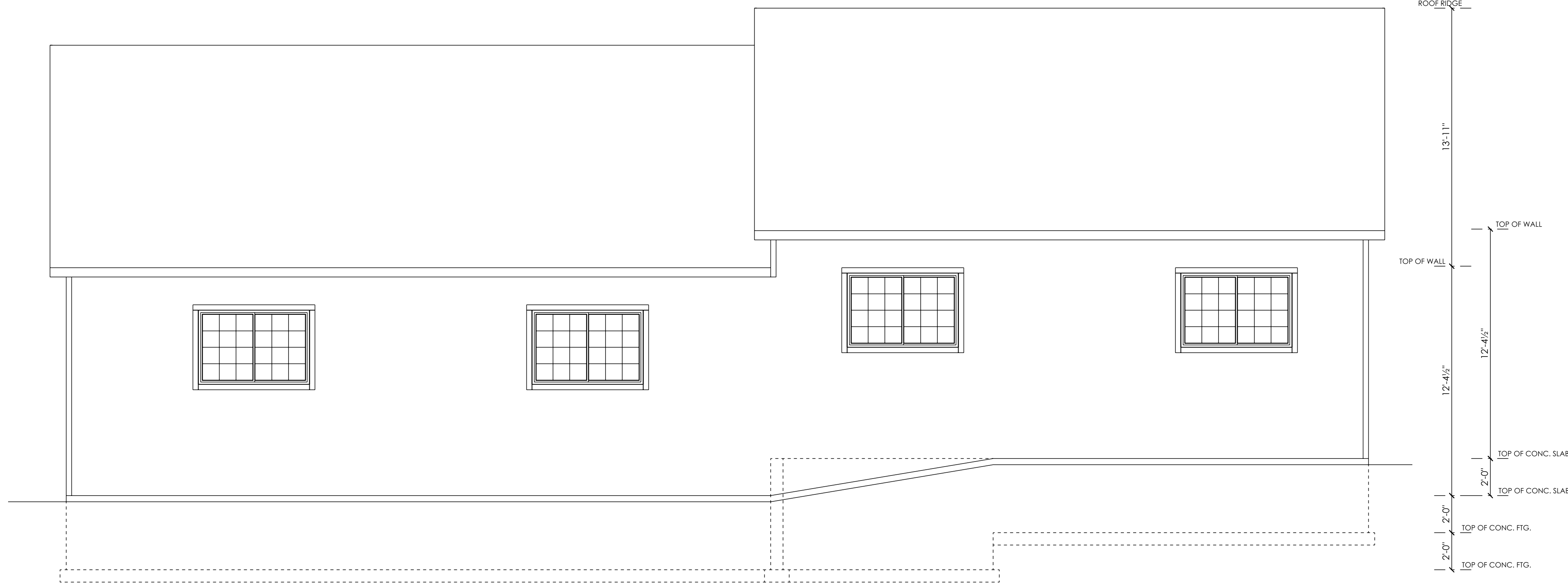
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



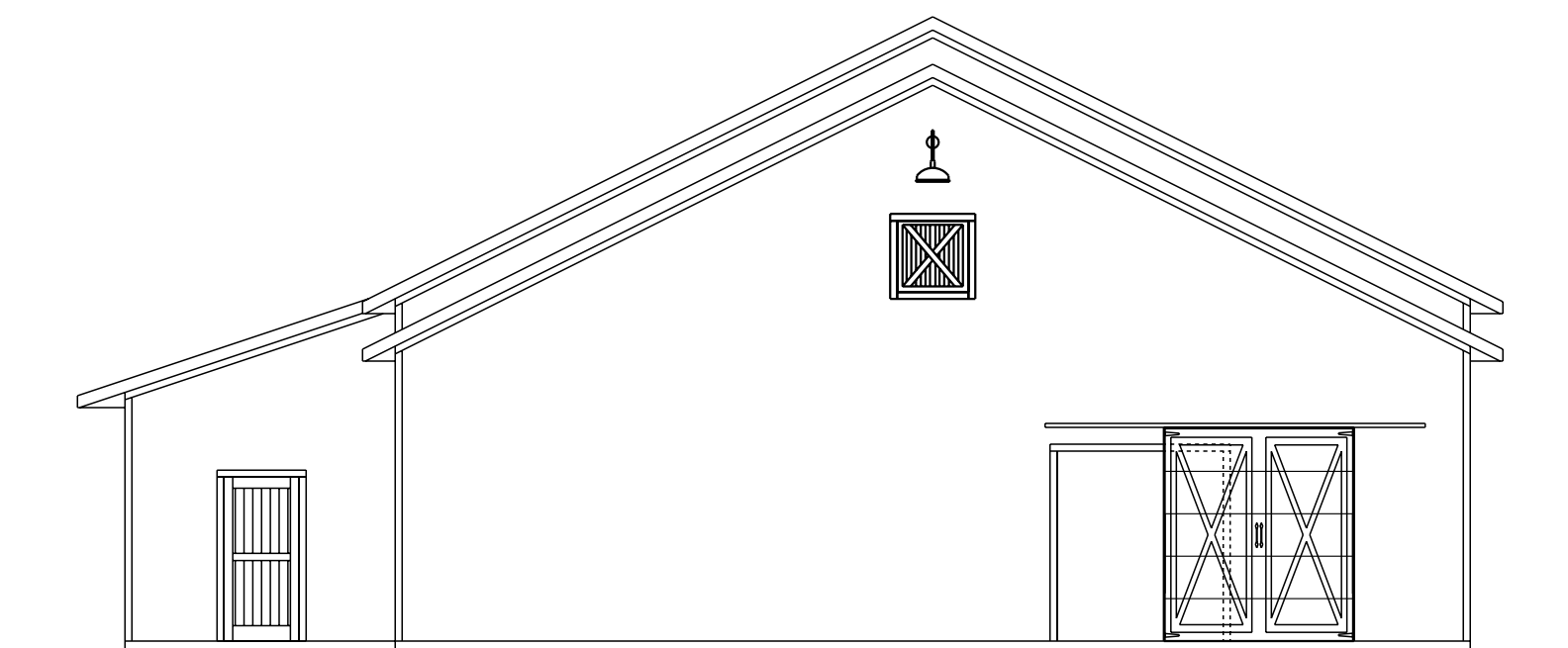
ROOF PLAN

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

PLAN #
23-31

DRAWN BY:
JILL K VERHAAGH

PRELIMINARY
PLAN DATE:
5/25/23

BID PLAN DATE:
6/13/23

FINAL PLAN
DATE:
6/30/23
7/7/23

SQUARE FOOT
TOTALS:

OVERALL:
3150

BARN:
1725

WORKSHOP:
1425

DINING:
161

PROPOSED
DESIGN FOR:
**LARRY "L.D." BURT
PERSONAL HORSE BARN**

NOTICE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING & CHECKING THESE PLANS FOR ACCURACY, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DISCREPANCIES OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BARN AS SHOWN ON THESE PLANS. IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY & PROFESSIONAL SERVICES CODE AND FLOOR & ROOF TRUSS LAYOUT DRAWINGS (FOR THIS PLAN) SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN.

JKL HOME DESIGN

JKL HOME DESIGN

920-461-8456

GREEN BAY, WI

54313



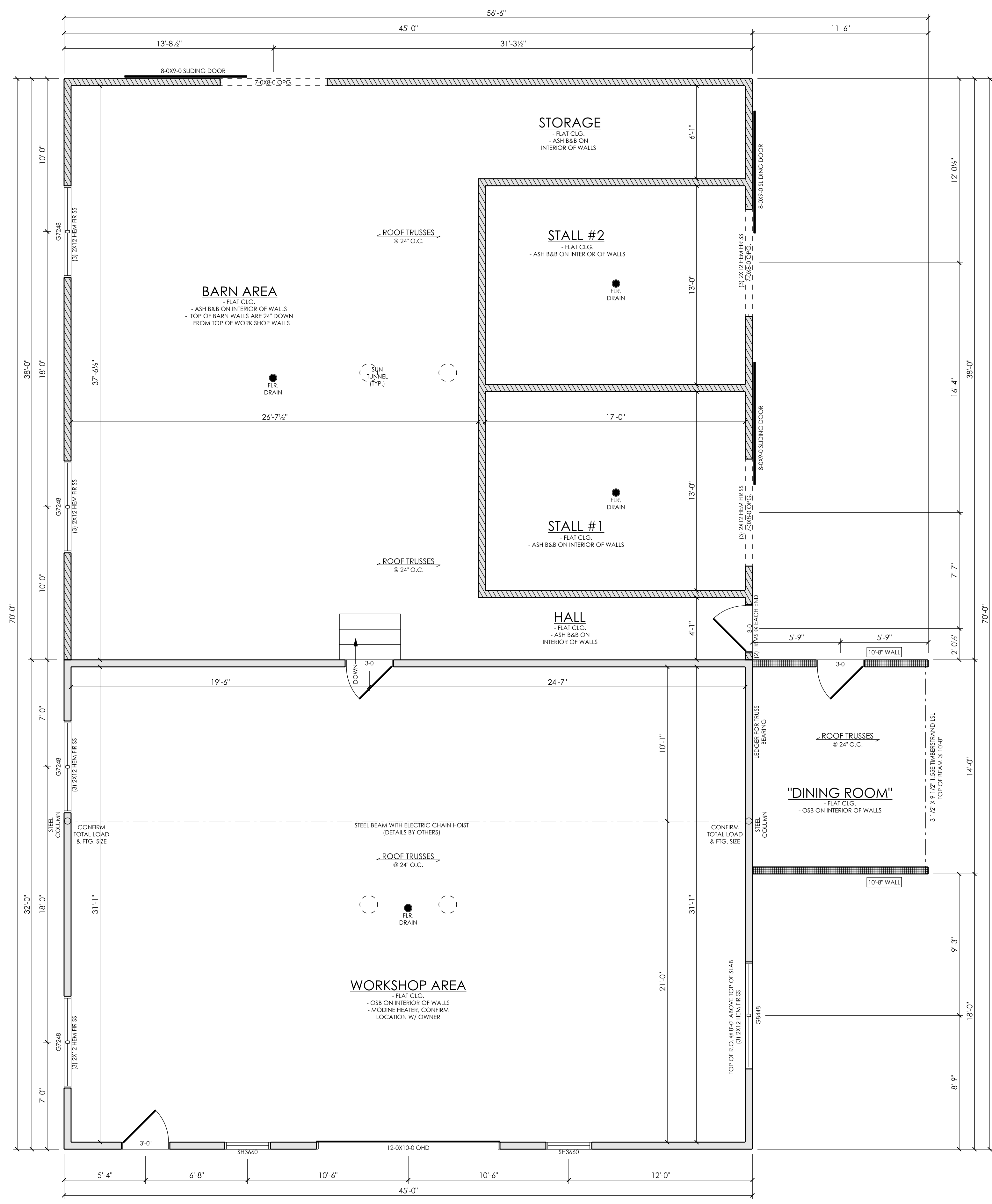
PLAN #	23-31
DRAWN BY:	JILL K VERHAAGH
PRELIMINARY PLAN DATE:	5/25/23
BID PLAN DATE:	6/13/23
FINAL PLAN DATE:	6/30/23
WORKSHOP DATE:	7/7/23
SQUARE FOOT TOTALS:	
OVERALL:	3150
BARN:	1725
WORKSHOP:	1425
DINING:	161

LARRY "L.D." BURT
PERSONAL HORSE BARN

PROPOSED DESIGN FOR:

NOTICE:
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JKL HOME DESIGN
918
918homedesign.com
720.461.8486
GREEN BAY, WI
54313



PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE *
STANDARD FOR THIS PLAN ONLY,
EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

FOUNDATION:
8" REINFORCED CONCRETE FROST WALLS W/
2" INTERIOR LEDGE FOR SLAB BEARING

EXTERIOR:
2 X 6 X 12-4 1/2" STUDS @ 16" O.C.

INTERIOR:
2 X 6 X 12-4 1/2" STUDS @ 16" O.C.

FLOOR SYSTEMS:
4" REINFORCED CONCRETE SLAB

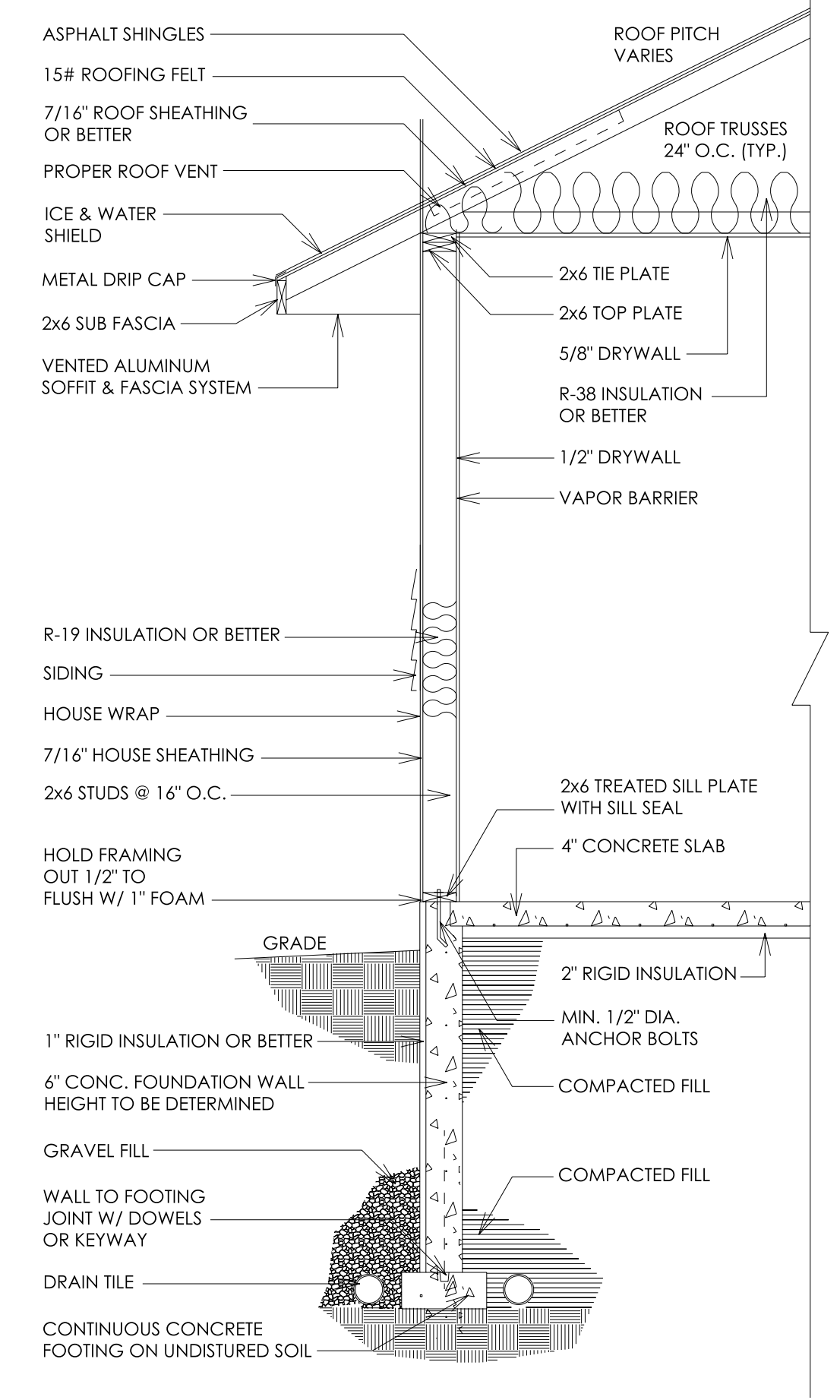
ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.):
30# T.C.L.L. 10# T.C.D.L. 10# B.C.D.L.
DEFLECTION: L/120 @ 24" O.C. @ 1/80
DURATION OF LOAD: 1.15X
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO VERIFY EXACT LOCATIONS OF GIRDERS TRUSSES AND THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT ANCHORING REQUIREMENTS

HEADERS:
- STD. HEADERS: (2) 2X12 HEM-FIR SELECT STRUCTURAL
- TOP OF WINDOW R.O.S. @ 10" ABOVE SLAB
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER
- HEADERS NOT DESIGNED TO CARRY BRICK/STONE

WINDOWS:
- ALLIANCE GLIDING AND SINGLE HUNG
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O.S. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:

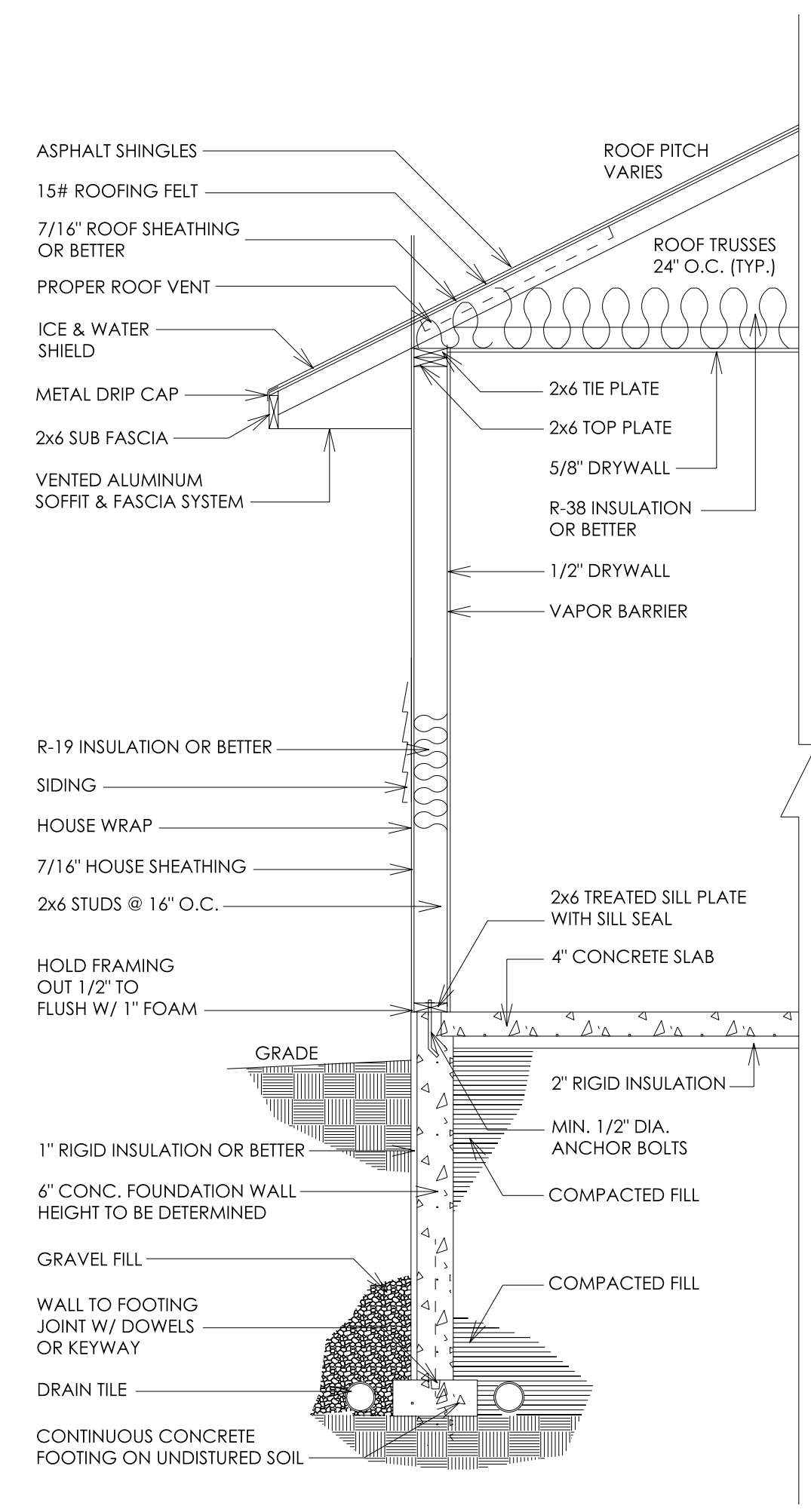
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR: BASEMENT WINDOWS, FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT & PUMP, FURNACE
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS
- IF NOT NOTED ON THE FOUNDATION PLAN: POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 12,000#
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS, STUDS @ 16" O.C. WITH BLOCKING OR LATERAL BRACING
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE STANDARDS OF SPS 322.15- SPS 322.18, ACI 318-14, AND ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT. IF NEEDED, MUST BE FOLLOWED
- ASSUMED SOIL CAPACITY IS 3,000 PSF. FIG. SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER W/ SPS 321.10
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) AND WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR 3 1/4" CASING
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
- BUILDER TO PROVIDE ATTIC SCUTTLE AND LOCATION
- FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER PROVIDER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, & WINDOWS



TYPICAL SECTION
SCALE: 1/2" = 1'-0"
GENERAL CONTRACTOR TO VERIFY ALL ASPECTS

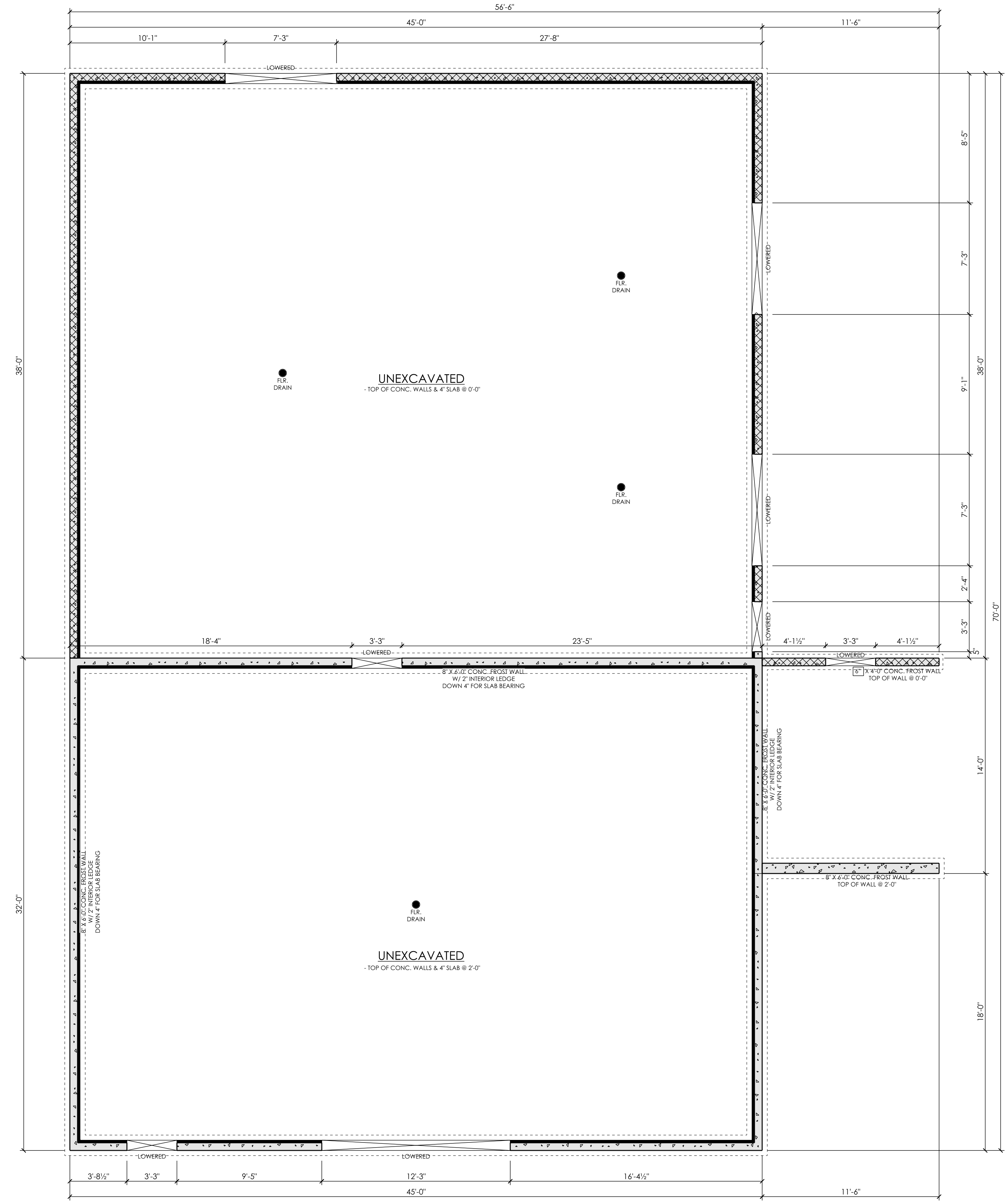
FLOOR PLAN
SCALE: 1/4" = 1'-0"
12'-4 1/2" WALLS

PLAN #	23-31
DRAWN BY:	JILL K VERHAAGH
PRELIMINARY PLAN DATE:	5/25/23
BID PLAN DATE:	6/13/23
FINAL PLAN DATE:	6/30/23
SQUARE FOOT TOTALS:	OVERALL: 3150 BARN: 1725 WORKSHOP: 1425 DINING: 161



TYPICAL SECTION
SCALE: 1/2" = 1'-0"

GENERAL CONTRACTOR TO VERIFY ALL ASPECTS



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
8" X 4'-0" CONC. FROST WALLS

PLAN SPECIFICATIONS:
* THE CONDITIONS LISTED BELOW ARE *
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EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

FOUNDATION:
8" REINFORCED CONCRETE FROST WALLS W/
2" INTERIOR LEDGE FOR SLAB BEARING

EXTERIOR:
2 X 6 X 12-4 1/2" STUDS @ 16" O.C.

INTERIOR:
2 X 6 X 12-4 1/2" STUDS @ 16" O.C.

FLOOR SYSTEM(S):
4" REINFORCED CONCRETE SLAB

ROOF SYSTEM:
ENGINEERED WOOD TRUSSES @ 24" O.C.
DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING (PER SQ. FT.)
30# T.C.L.L. 10# T.C.D.L. 10# B.C.D.L.
DEFLECTION: L1/120 D1/180
DURATION OF LOAD: 1.15%
- FRAMER TO REFERENCE TRUSS LAYOUT PLANS TO
VERIFY EXACT LOCATIONS OF GIRDERS TRUSSES AND
THEIR RESPECTIVE BEARING REQUIREMENTS & UPLIFT
ANCHORING REQUIREMENTS

HEADERS:
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- TOP OF WINDOW R.O.S. @ 10'-0" ABOVE SLAB
- MINIMUM OF (2) TRIM STUDS AT EACH END FOR ALL
OPENINGS 6'-0" AND LARGER
- HEADERS NOT DESIGNED TO CARRY BRICK/STONE

WINDOWS:
- ALLIANCE GLIDING AND SINGLE HUNG
- MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT
R.O. SIZES AND DETAILS. SUPPLIER TO VERIFY
THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:
- THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE
FOUNDATION BY THE GENERAL CONTRACTOR:
BASEMENT WINDOWS FLOOR DRAINS
ELECTRIC SERVICES WATER HEATER
SUMP PIT & PUMP FURNACE
- BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS
IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO BEAR ON
UNDISTURBED SOIL BELOW THE FROST LINE
- STEEL COLUMNS TO SUPPORT 12,000#
- INTERIOR BEARING WALLS TO SIT ON CONTINUOUS
CONCRETE FOOTINGS. STUDS @ 16" O.C. WITH
BLOCKING OR LATERAL BRACING
- CONCRETE CONTRACTOR AND BUILDER ARE RESPONSIBLE
TO DETERMINE SITE SOIL CONDITIONS AND FOLLOW
STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE
STANDARDS OF SPS 312.15- SPS 321.18, ACI 318-14,
AND ACI 332-14 FOR ALL FOOTING & WALL
REINFORCEMENT. IF NEEDED, MUST BE FOLLOWED
- ASSUMED SOIL CAPACITY IS 3,000 PSF. FIG SIZES
MUST BE ADJUSTED FOR VARYING SITE DETERMINED
SOIL BEARING CONDITIONS
- ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST
BE PRESSURE TREATED LUMBER AS PER WI SPS 321.10
- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN
FOUNDATION WALLS AND LOCATION OF WINDOW WELLS
TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT
LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S)
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AND GARAGE (SEE CODE FOR DETAILS)
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CABINET DESIGNER PROVIDER FOR EXACT SIZES
AND LOCATIONS OF CABINETS, APPLIANCES, & WINDOWS

LARRY "L.D." BURT
PERSONAL HORSE BARN

PROPOSED
DESIGN FOR:
NOTICE:
IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING & CHECKING THESE PLANS FOR
ACCURACY, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OMISSIONS, ERRORS, OR DISCREPANCIES
DISCOVERED BEFORE BEGINNING ANY CONSTRUCTION. THE ARCHITECT IS HEREBY HELD RESPONSIBLE FOR ANY DISCREPANCIES DISCOVERED
IN THESE PLANS. IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY & PROFESSIONAL SERVICES CODE AND FLOOR & ROOF TRUSS
LAYOUT DRAWINGS FOR THIS PLAN SHALL TAKE FINAL PRECEDENCE OVER THIS ARCHITECTURAL PLAN.











JKL HOME DESIGN
920 461 8486
GREEN BAY, WI
54313

JKL HOME DESIGN

MEMBER
A.I.D.
BCHEA

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

Map printed 7/6/2023



1:720

1 inch = 60 feet*
1 inch = 0.0114 miles*
*original page size is 8.5" x 11"
Approprié le format de pixels en zoom level

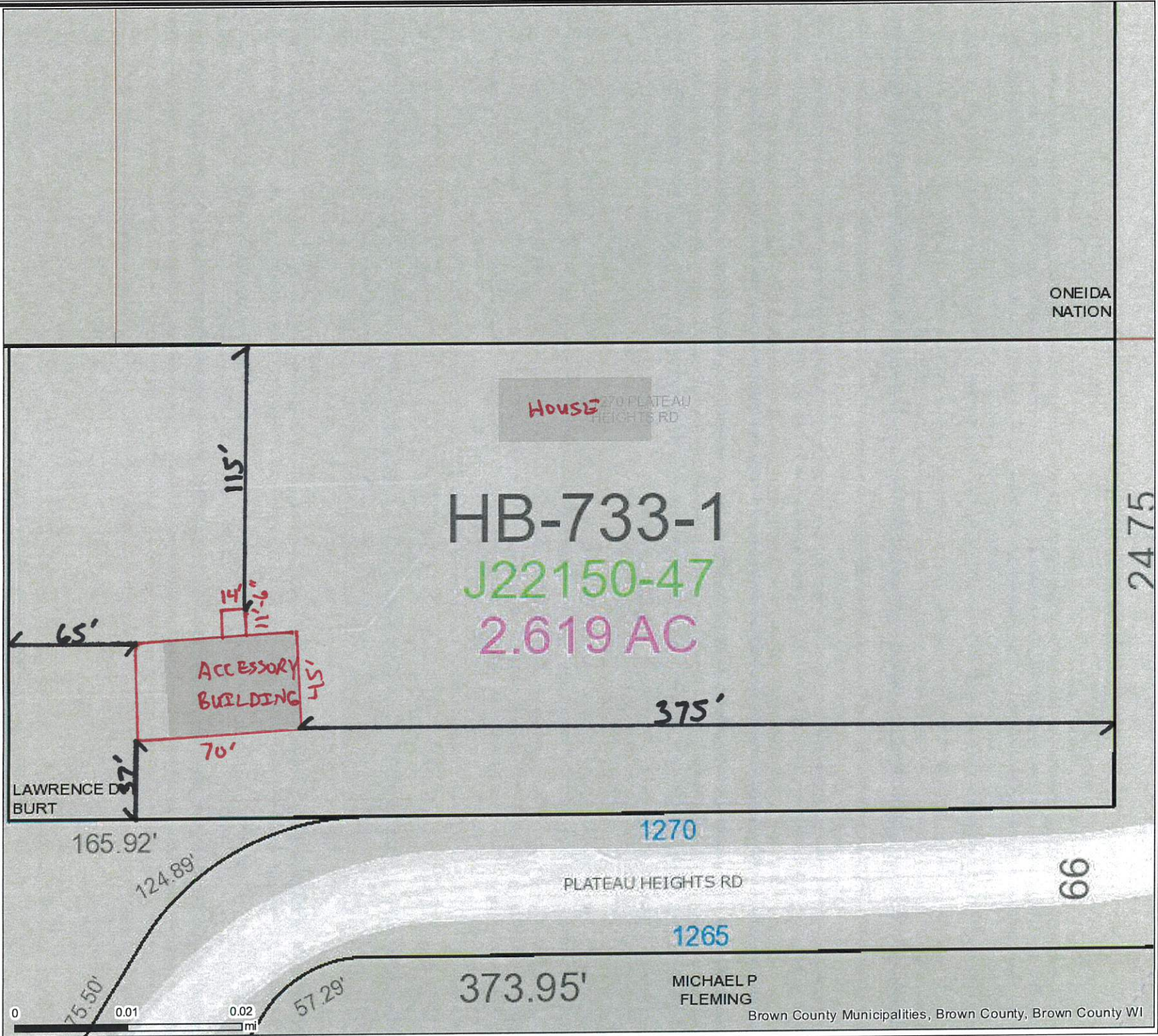
This is a custom web map created by an online user of the GIS map services provided by the

Brown County Wisconsin Planning & Land Services Department

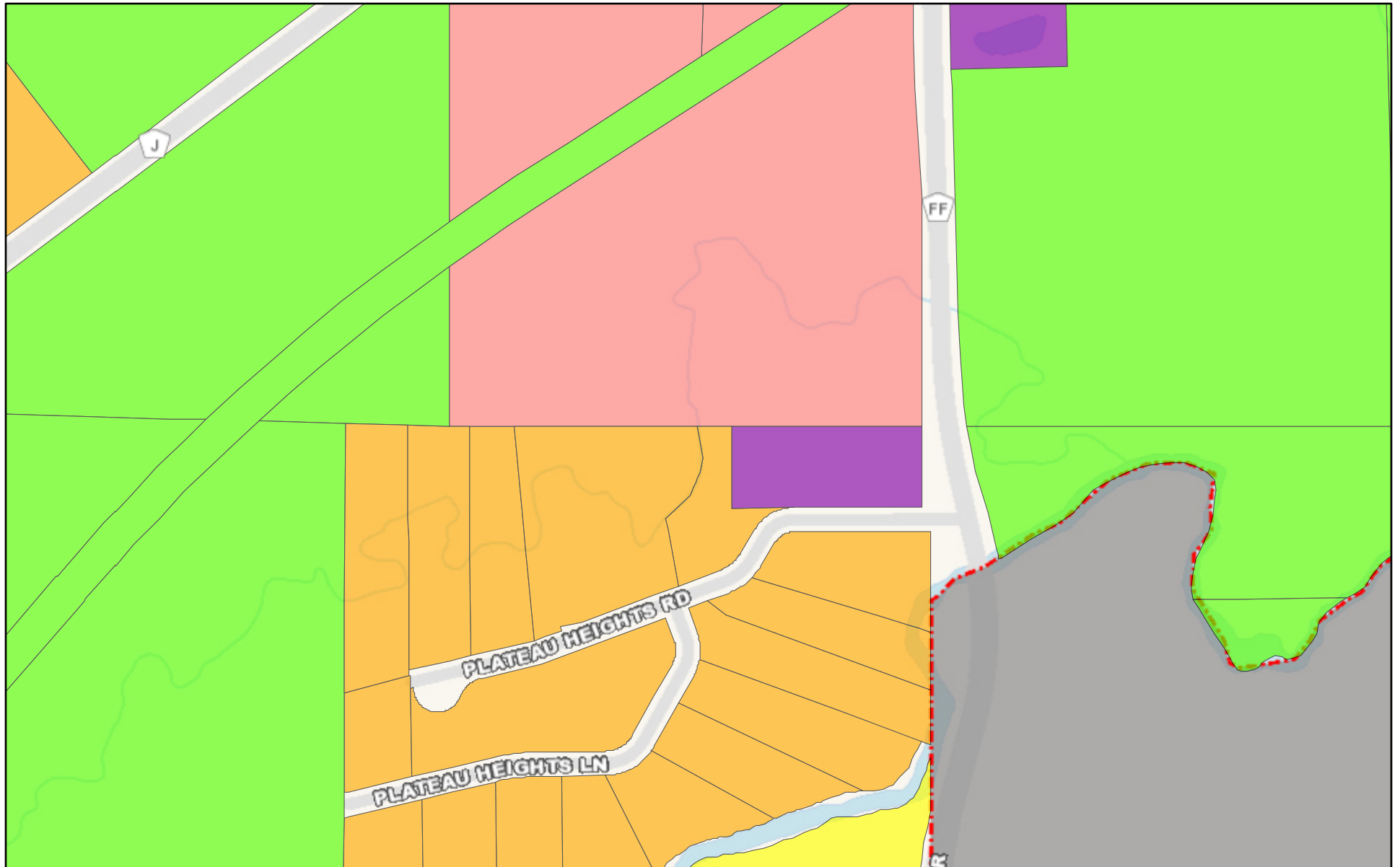


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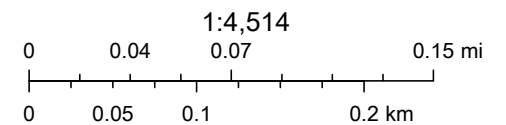


Village of Hobart Zoning



7/6/2023, 2:32:44 PM

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



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





TO: Planning & Zoning Commission

RE: CUP for Parcel HB-550-3, 4758 Forest Rd. for the preliminary plan for the Planned Development Overlay District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: July 12, 2023

ISSUE: Consider a request for a Conditional Use Permit (CUP) on parcel HB- HB-550-3, 4758 Forest Rd. for the preliminary plan for the Planned Development Overlay District

RECOMMENDATION: Staff recommends conditional approval

GENERAL INFORMATION

1. Applicants/Agent: Mau & Associates, LLP (Steve Bieda)
2. Owner: KES Excavating / Village of Hobart
3. Parcel: HB-550-3
4. Current Zoning: R-1: Residential District with a R-7: Planned Unit Development Overlay District

ZONING REQUIREMENTS

The Applicant, on behalf of their client, is requesting the review for a Conditional Use Permit (CUP) for the preliminary plan of the Planned Development Overlay District (PDD) on the property located 4758 Forest Rd. (parcel HB-550-3). The PDD is proposed to include five (5) separate lots for detached single-family dwellings and one (1) outlot for stormwater management along with a private drive from Forest Rd. to serve the development. This property received the R-1: Residential District base zoning with the R-7: Planned Development Overlay District back in September 2022, and the applicant is now bringing forward the preliminary plans for the PDD for the proposed single-family residential development.

All six (6) lots (5 buildable and 1 outlot) have frontage on a public roadway, however, access from that roadway (Centennial Centre Blvd.) is restricted due to the grade differential, which is noted on the plat. Therefore, access to this development will be from a common driveway from Forest Rd. With the WDOT still maintaining ownership of right-of-way adjacent to this parcel. The private driveway as drawn is looped to not only allow better access to the individual units, but also is required for access for emergency vehicles. This driveway is drawn at 20' in most areas, however, it shall be constructed to maintain 24' in width for the entire distance. The PDD allows for flexibility in the lot sizes and the five (5) lots as proposed are narrower in width and two (2) are slightly smaller in area than what is required by the base zoning. As for the utilities, the site will be serviced by municipal water and sanitary sewer. The proposed private fire hydrant location shall be approved by the Village Fire Chief.

As for the residential dwellings, they are planned to be around 1,350 square feet of finished area with a minimum of two bedrooms and two stall attached garages. Village Staff is working with the applicant to gather greater details on the proposed development which will be either brought to the meeting or provided during the review of the final plans for the PDD.

The developer shall also establish a restrictive covenant or Home Owners Association (HOA) overlay to coordinate maintenance of amenities and properties as outlined within the HOA documents. Such document shall be recorded with Brown County and a copy of the recorded document shall be supplied to the Village with the Village being involved with any future modifications to the document as it relates to maintenance of amenities or issues directly addressed in this ordinance. The requirements established within the document shall be enforced by the developer and/or the property owners (association).

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of the preliminary plan for the Conditional Use Permit for the PDD Overlay as submitted subject to the following conditions:

1. Private driveway shall maintain a minimum of 22 feet in width for the entire distance of the driveway/private roadway
2. Location of private fire hydrant shall be approved by the Village Fire Chief
3. Restrictive covenants / Home Owners Association document shall be recorded with Brown County with a copy of the recoded 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



- 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: Steve Bieda Date: 6-30-22
 Petitioner's Address: 400 Security Blvd Ste 1 City: Green Bay State: WI Zip: 54313
 Telephone #: 920.434.9670 Email: sbieda@mau-associates.com

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

Petitioner's Signature (required): _____ Date: _____

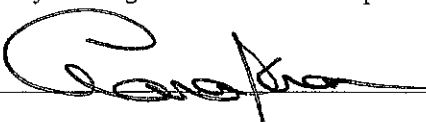
OWNER INFORMATION

Owner(s): Village of Hobart Date: 6-30-22
 Owner(s) Address: 2990 S Pine Tree Rd City: Hobart State: WI Zip: 54155
 Telephone #: 920.869.1011 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:  Date: 7-8-22

SITE INFORMATION

Address/Location of Proposed Project: 4758 Forest Rd Parcel #: HB- 550-3

Proposed Project Type: Rezone to PDD (R-1 with R-7 overlay)

Current Use of Property: Residential Zoning: A-1

Land Uses Surrounding Site:

North: Highway Corridor

South: Residential

East: Residential/Vacant Land

West: Residential/Vacant 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

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

Briefly explain how the proposed **conditional use/development plan** will not have a negative effect on the issues below.

<p>1. Health, safety, and general welfare of occupants of surrounding lands. Please See Narrative</p>
<p>2. Pedestrian and vehicular circulation and safety. Please See Narrative</p>
<p>3. Noise, air, water, or other forms of environmental pollution. Please See Narrative</p>
<p>4. The demand for and availability of public services and facilities. Please See Narrative</p>
<p>5. Character and future development of the area. Please See Narrative</p>

KES Excavating PD Rezone Request

Revised 07/03/23

HB-550-3 at the intersection of Forest and Centennial Centre

Table of Contents

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Site Layout	7
Home Concept Baseline Design Images	8

Narrative

The existing 1.549-acre parcel has been residential with a single home on the property. It's unique location alongside, mid-block on Centennial Centre has made redevelopment of the currently A1 lot a bit difficult. Past ideas have been a small multi family development on the lot to keep of with the continual demand needs for that specific type of housing. This planned development is seeking a single-family use for 5 residences with a single driveway off Forest Road to service development. Backs of homes will face the road with front of homes facing the private drive.

Each of the five homes will be single family residential. Conceptual plans for a craftsman and modern farmhouse home have been included with this submittal. While these are not the final building plans (each building plan will still need normal site plan approval like any typical single-family development within the village) the designs will be the basis for which individualized custom tweaking will be done for potential home buyers. The size and scope of the homes calls for 2 bedroom, 2 bath, 2 stall attached garages, with room for 2 driveway parking spaces in each lot. The building sizes will be approximately 1350 feet square feet depending on tweaks to concept plans.

Projecting 2.5 residents per home, about 15 people would be projected to live in new homes.

Each building will maintain their own yards like and driveway like typical single-family homes. An agreement will be made by property owners to maintain the shared driveway and storm water pond.

Each parcel will maintain its own parcel boundaries with landscaping and maintenance, except for said shared driveway and stormwater pond which will have its own separate agreement.

This development and accompanying development work well as a transition between the highly intensive Highway 29 and the growing backbone of the north side of the village with the Centennial Centre corridor. This development will continue to bring needed and wanted single family homes to the village while creating a transition of use from the arterials to the larger lots to the south. Traffic will be handled through said single driveway, eliminating numerous potential points of impact along Centennial Centre and placing them to a single point, well south of the Forest intersection. Traffic addition will be minimal and the overwhelming number of trips will be made going north to Forest and Centennial Center rather than south down Forest as the street fabric of the area works better to go east, west, south, and north unless visiting a home along Forest, Hill, or Crooked Creek.

Lighting will be maintained by individual property owners comparable to any typical single-family standards for a home. No lighting is proposed for the private drive. Single family homes will have HVAC equipment and will be noted during building permit approvals.

Pending zoning approvals, the development will be engineered for the driveway, grading, and stormwater needs.

Health, safety, and general welfare of occupants of surrounding lands:

The rezone to PD will allow for continued incremental growth along Centennial Centre/Highway 29 corridor. The rezone will work well with the vacant land in the existing Forest Road and support the continued demand for single family housing by utilizing land and a parcel size which would be difficult to develop

The site is along Centennial Centre and will utilize lands along the corridor which can bring added homes and density along the road. This maintains a light transition from the goals of bringing improvement along Centennial Centre while having a use which complements the existing homes on larger parcels to the south.

Pedestrian and vehicular circulation and safety:

One single access point will come off Forest, well away from the intersection with Centennial Centre. Having a single ingress/egress off CC, ensures points of conflict are limited to one point, rather than driveways leading on off the arterial road.

Noise, air, water, or other forms of environmental pollution:

New development along the Centennial Centre corridor has and will continue to incrementally grow to serve the needs of the greater Hobart area. Stormwater needs will be handled by a pond on the neighboring property. The overwhelming noise pollution in the area comes from highway traffic and building form will act as a barrier to residents to the south. Residents who will purchase homes will have no disillusion of the highway and the noise which resonates. This could be an issue to some potential buyers, but we feel many potential buyers will be content with noise thanks in large part to the desire to be apart of Hobart and the ongoing improvements, business, public spaces, and access along Centennial Centre.

The demand for and availability of public services and facilities:

The site will utilize water and sewer along the Centennial Centre. The addition of 5 single family homes will fit well into the large capacity of improved public services in the corridor.

Character and future development of the area:

This rezone is submitted in conjunction with a neighboring development for business at the corner. Both developments will work with one another to create a single private drive off Forest and shared stormwater management. A rezone allows for continued incremental growth to substantiate the investments the village has made to grow residential development along Centennial Center.

Legal Description

That Part of Lot 6, Section 12, Village of Hobart, Brown County, Wisconsin in SE ¼ of Sec 12-T24N-R19 E described in J3295-26 ex road ex part of Centennial Centre Blvd and N1/2 of vacated road described in 2877484.

Single Family Residential Statistics

Building Sizes

Proposed Concept: Craftsman and Modern

Typical size:

Setbacks: North (Centennial Centre): 30' Building Setback
South: 30' Building Setback (20' feet from north edge of private drive)
Side Yard: 7'

Max Height: 25'

Floors: Single, at grade entry

Materials:

Each home to be custom built. Will meet standards set in 295-34(b)

Onsite Parking

Each residence to have 2 stall attached garage with room to have two stalls outside on the driveway. Additionally, the development will have a visitor parking area off the shared drive

Lighting

Each home to provide its own lighting which will be noted with individual building permit applications. No extra lighting to be provided in the private shared drive or pond

Landscaping

Each home will maintain its landscaping for its parcel like a typical single-family home. Area around the pond will be maintained.

Refuse

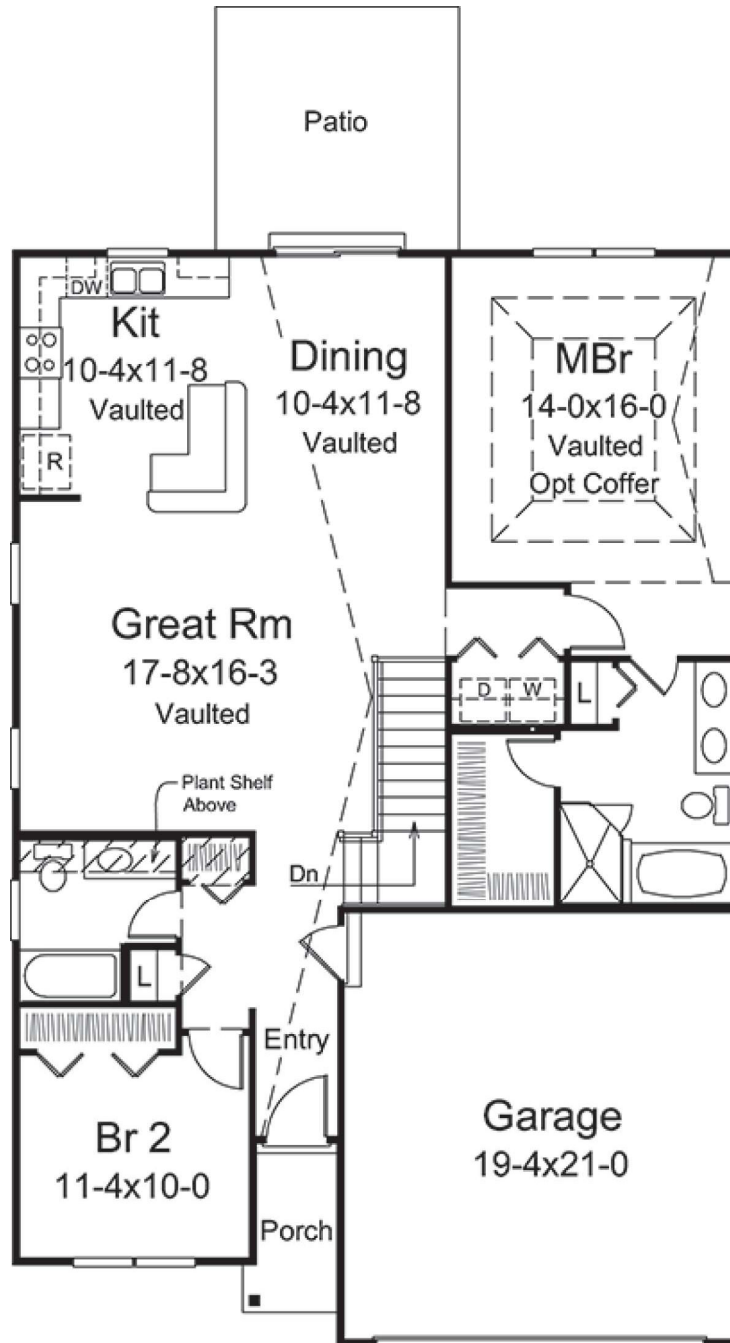
Each home will use a single on-site trash and recycle facility. Owners will need to take refuse to the on-site facility. The refuse will be collected by a privately contracted company on a frequency based on use.

Snow Removal

An agreement property and owners must be arranged to allow for removal of snow off the private drive and additional visitor parking stalls. Individual driveways and hardscape for individual homes will be maintained by property owners.

Residential Design Basis Imagery

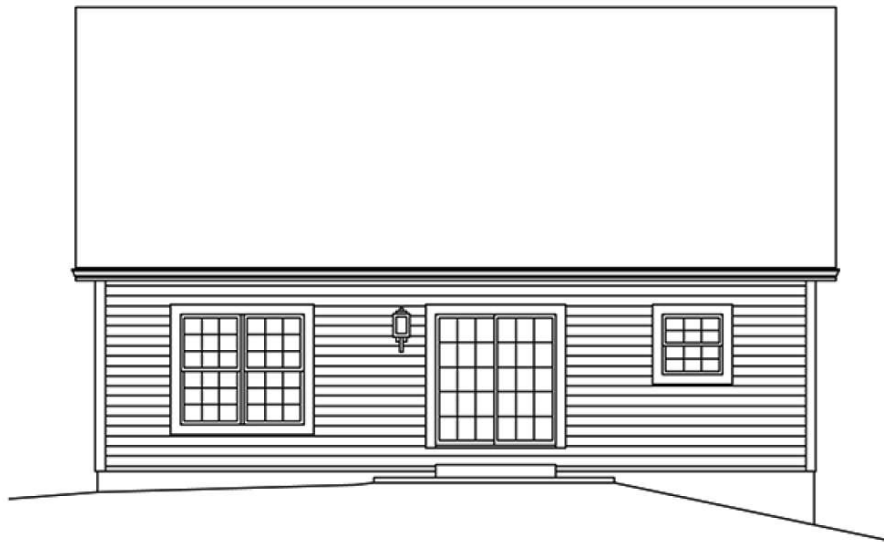
Craftsman Home



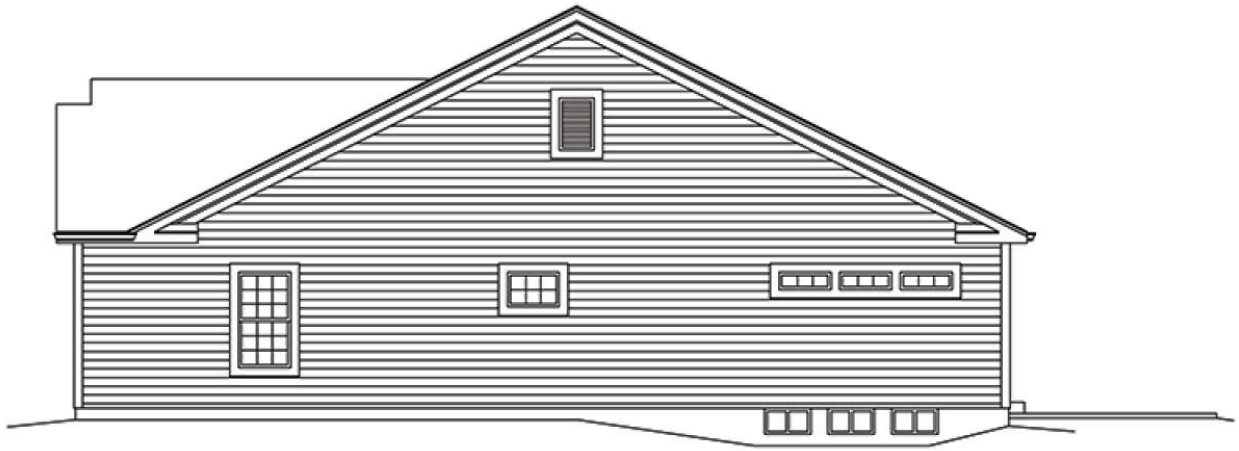
Floorplan



Front



Rear



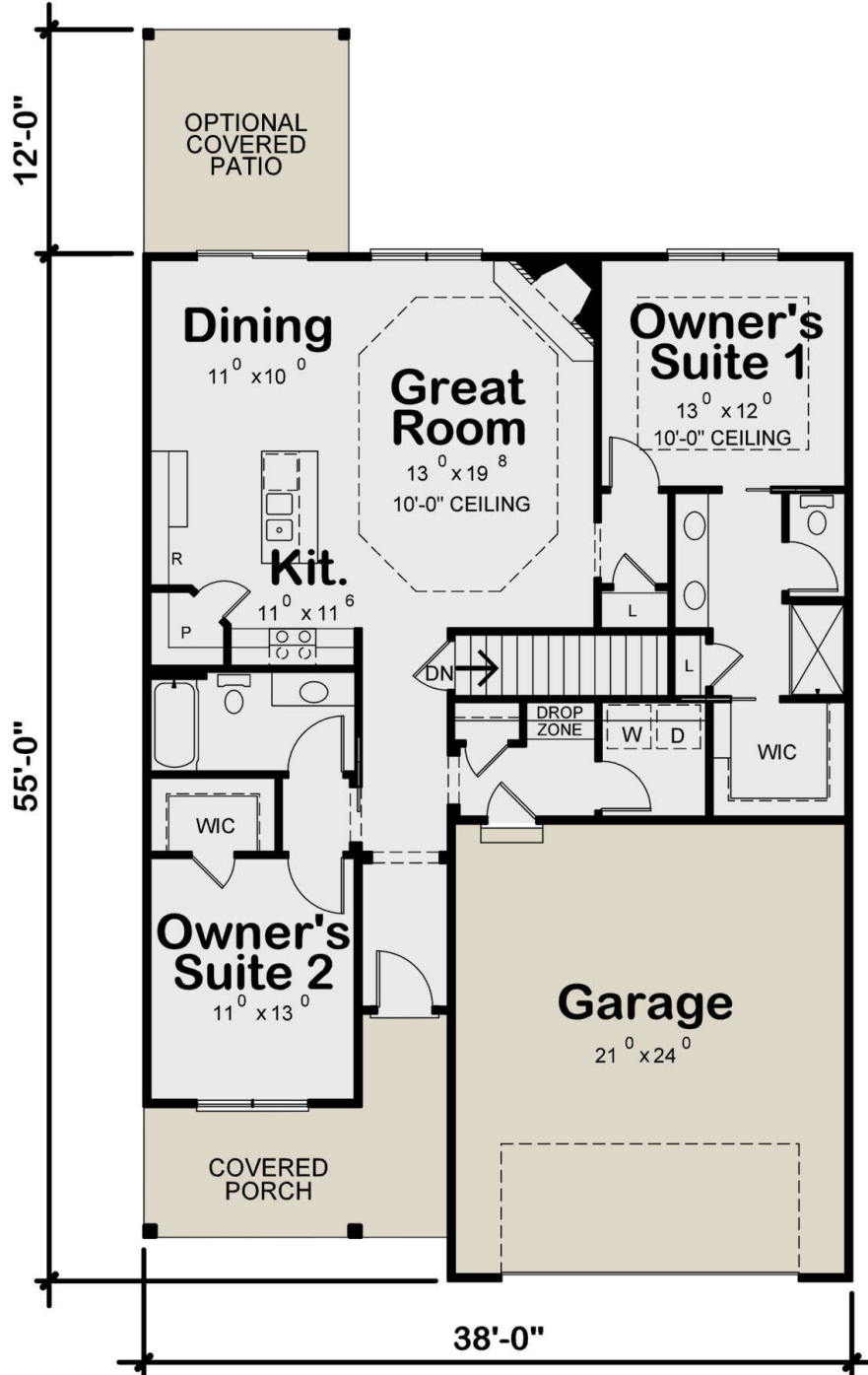
Side Right



Side Left

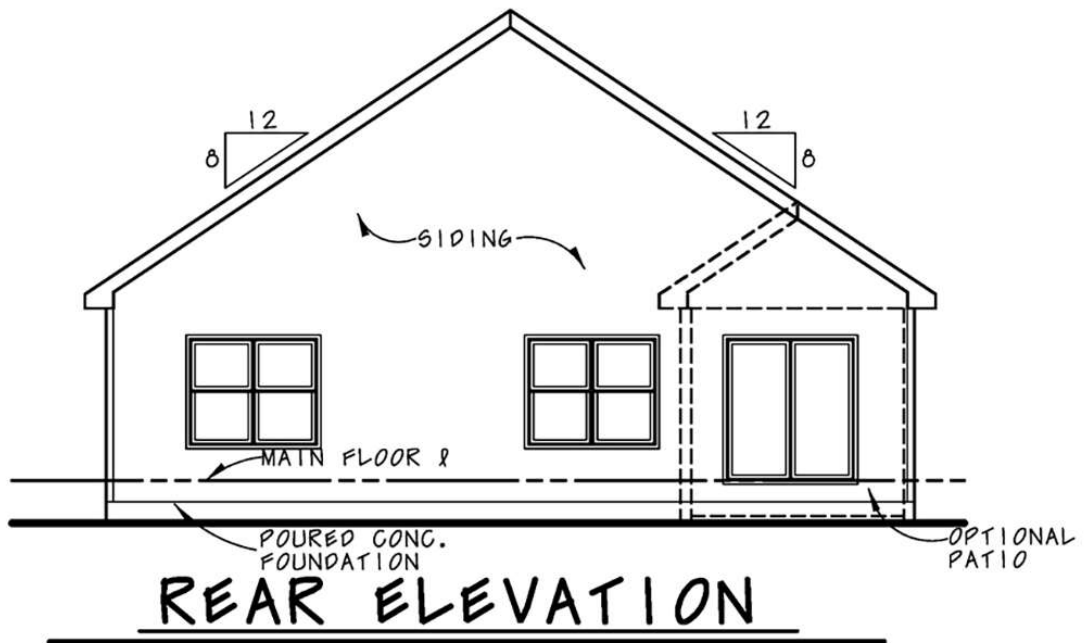
Residential Design Basis Imagery

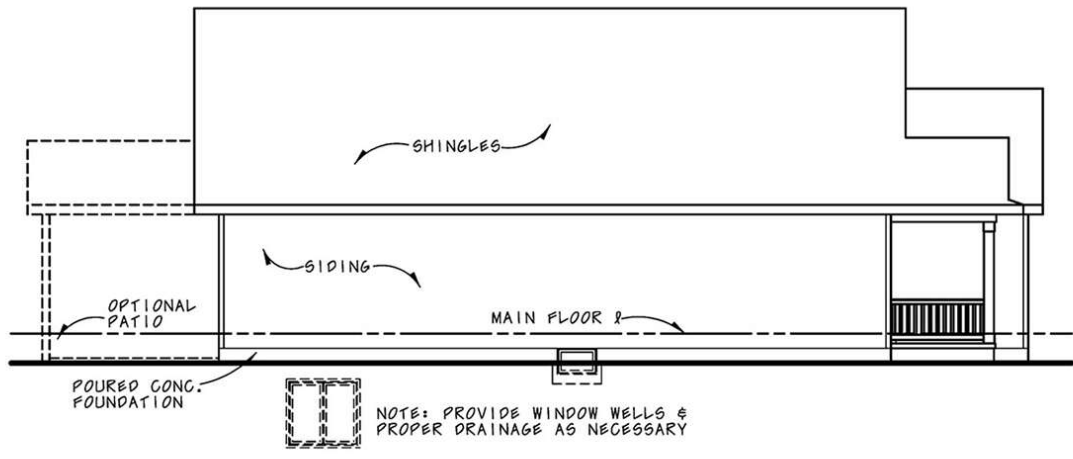
Modern Farmhouse Home



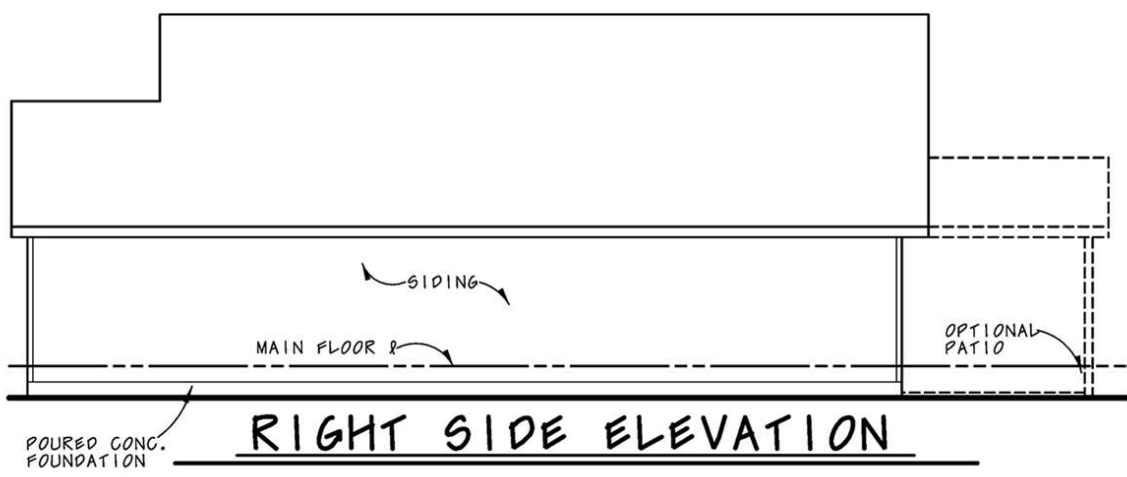


Front





LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ORDINANCE NO. [REDACTED]

AN ORDINANCE
ESTABLISHING A CONDITIONAL USE PERMIT FOR CERTAIN LAND
LOCATED AT 4758 FOREST ROAD
AS A PLANNED DEVELOPMENT OVERLAY DISTRICT

THE VILLAGE BOARD OF THE VILLAGE OF HOBART DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to Sections 295-107 thru 295-117 (PDD), Hobart Municipal Code, together with the zoning map and statutory authority referred to therein, a Planned Unit Development District is hereby created on the following described property (see map attached hereto as Exhibit A):

That Part of Lot 6, Section 12, Village of Hobart, Brown County, Wisconsin in SE ¼ of Sec 12-T24NR19 E described in J3295-26 ex rd ex prt of Centennial Centre Blvd and N1/2 of vacated road described in 2877484.

SECTION 2. That pursuant to Sections 295-107 thru 295-117 (PDD) of the Hobart Municipal Code, as they apply, the following conditions are imposed:

A. Project Scope.

1. The development is designed to create a unique subdivision while offering the full development potential of the subject parcel. The developed portion of the parcel is concentrated on those areas most suitable for development and allows narrower than typical lot sizes with the objective of allowing the development to remain a single family residential. Through the use of the PDD, the Village expects to balance local economic growth with the preservation of environmental in an existing residential neighborhood.
2. The development, as depicted in Exhibit A, consists of the division of land for use as single-family home sites and storm water management. The division shall be made up of 5 lots designated for 5 detached single-family homes along with 1 outlot designated for storm water management.

B. Uses.

1. Permitted uses on the subject 5 lots, as depicted on Exhibit A, include a maximum of 5 single-family homes. The uses permitted on Outlot 1, include a storm water management pond.
2. Any and all other uses of the subject property, other than these uses permitted pursuant to the provisions of Sections 295-107 thru 295-117 (PDD) and 295-26 thru 295-37 (R-1: Residential District which remains the underlying zoning) or appurtenant thereto which are or may otherwise be permitted under the applicable provisions of the Zoning Ordinance of the Village of Hobart as now or hereafter amended, are hereby expressly prohibited and shall not be established and/or maintained without specific amendment to this ordinance made as required by law.

C. Lot Sizes. Lot sizes shall be regulated as depicted in Exhibit A, but in no case shall lots be less than 9,500 square feet in area, nor shall they have less than 53 feet of frontage at the right-of-way line. Outlot shall be regulated as depicted in Exhibit A.

D. Setbacks. Setbacks shall be regulated as set forth in Chapter 295 of the Hobart Municipal Code for the R-1: Residential District zoning district, except for the front setback (along Centennial Centre Blvd.), which may be reduced to 30 feet instead of the standard 40 feet and the side setback, which may be reduced to 7 feet instead of the standard 10 feet for a 1-story and 15 feet for a 2-story dwelling. However, in no case shall any two single family homes have less than 14 feet between such structures.

E. General Structure Details. The single-family homes, as depicted in Exhibit B, shall be in general conformity with the submitted floor plans and exterior elevations. The projected single-family homes shall not be less than 1,350 square feet of finished area and include a minimum of 2 bedroom and a 2 stall attached garage per dwelling.

F. Storm Water Management and Grading Plan. A stormwater management plan and grading plan, as depicted in Exhibit B, meeting the standards established by the Village's Department of Planning & Code Compliance and/or Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the Village. Stormwater management features within this development and on Outlot 1 shall remain privately owned

and maintained by the owners of the lots within the development.

- G. Environmentally Sensitive Areas: Any and all environmentally sensitive areas and wetlands shall be clearly delineated to determine any potential impact on the development. The environmentally sensitive areas shall be confirmed with the Brown County Planning Commission.
- H. Access and Circulation. Access and circulation for automobile traffic shall be provided in substantial conformity as depicted on the attached Exhibit A. There shall be a minimum 24' wide cross access easement to include the construction of a minimum 22' wide private roadway to be owned and maintained by the property owners within the development. Such private roadway shall be hard surfaced and made of either asphalt or concrete and utilized for the traversing of both personal and emergency vehicles within this development. Parking shall be restricted to the areas of the driveway approach to each dwelling and prohibited along any portion of the private roadway.
- I. Restrictive Covenant / Home Owners Association. The developer shall establish a restrictive covenant or Home Owners Association (HOA) overlay to coordinate maintenance of amenities and properties as outlined within the HOA documents. Such document shall be recorded with Brown County and a copy of the recorded document shall be supplied to the Village with the Village being involved with any future modifications to the document as it relates to maintenance of amenities or issues directly addressed in this ordinance. The requirements established within the document shall be enforced by the developer and/or the property owners (association).

SECTION 3. The provisions of this ordinance, including, without limitation to all obligations, conditions, restrictions and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body

of this ordinance.

SECTION 5. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the Village of Hobart, the Village may decline to issue any building or other permits otherwise required by any ordinance of this Village while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the Village of Hobart that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall take effect upon its adoption and publication. If construction has not begun or no use established in the PDD or one of its stages within 12 months of the publication of this ordinance, the final development plan lapses and the PUD overlay zoning automatically is void and rescinded and shall file notice of revocation with the recorded final development plan.

Approved and adopted this ____ day of ____, 2023.

Richard Heidel, Village President

ATTEST:

Date of Publication:

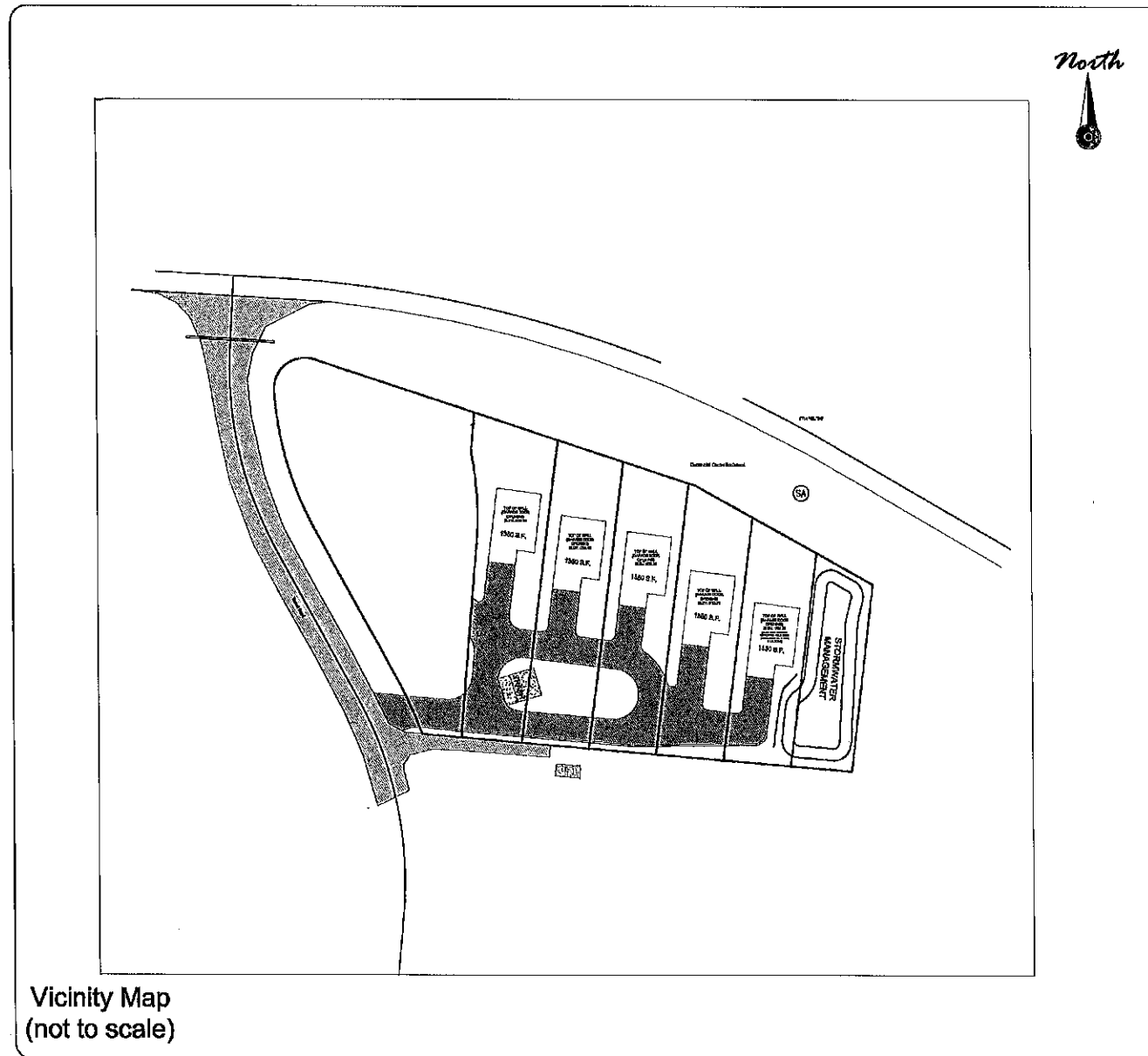
, Village Clerk-Treasurer

Attachment

Exhibit B

KES EXCAVATING SERVICES

FOREST ROAD RESIDENTIAL VILLAGE OF HOBART



PROJECT INFORMATION

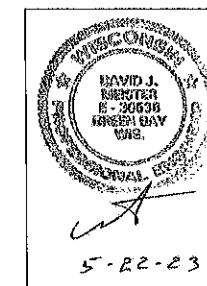
OWNER(S): KES EXCAVATING SERVICES
PROJECT NAME: FOREST ROAD RESIDENTIAL
PROJECT DESCRIPTION: 6 SINGLE FAMILY RESIDENTIAL UNITS AND STORMWATER MANAGEMENT, (WITH THE POSSIBILITY OF FUTURE BUILDING)
PROJECT LOCATION: 4758 FOREST ROAD
PARCEL NUMBER(S): HB-550-3

CONTACT INFORMATION

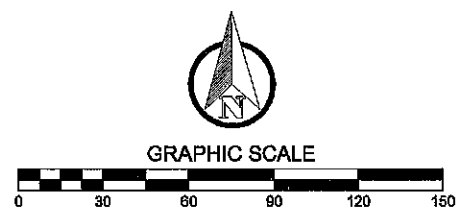
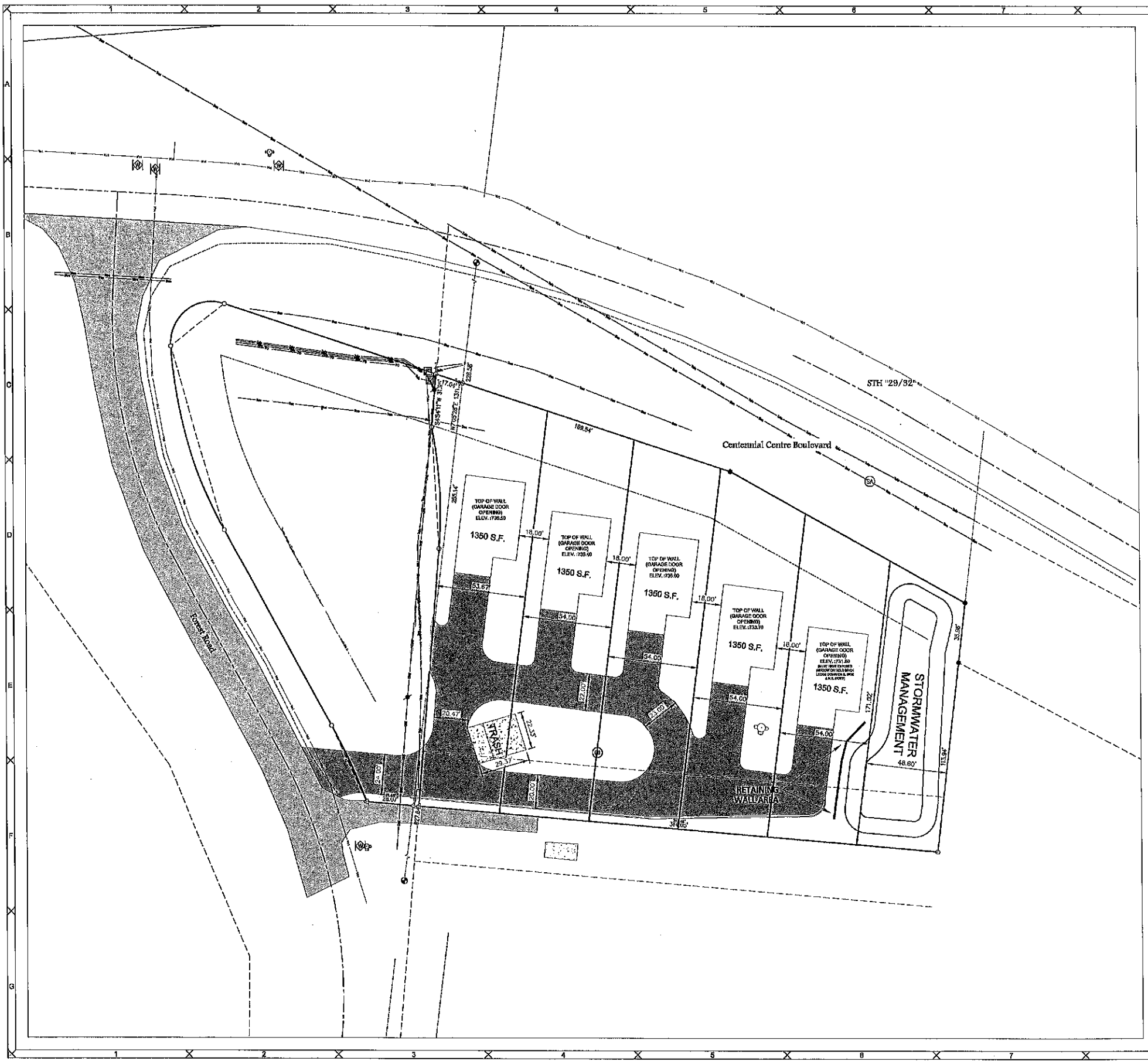
OWNER(S): KES EXCAVATING SERVICES ATTN.: KYLE STANKEVITZ 1262 CAMBER CT. HOBART, WI 54115
ENGINEER: MAU & ASSOCIATES, LLP CONTACT: DAVID J. MEISTER, P.E. PH.: 920-434-9670 400 SECURITY BLVD. GREEN BAY, WI 54313

- SHEET INDEX:**
- C1.0 TITLE SHEET
 - C2.0 SITE LAYOUT PLAN
 - C3.0 EROSION CONTROL PLAN
 - C4.0 GRADING PLAN
 - C5.0 SITE UTILITY PLAN
 - C6.0 BIO-FILTER DETAILS
 - C7.0 NOTES & DETAILS
 - C8.0 EXISTING WATERSHED
 - C9.0 PROPOSED WATERSHED
 - 1 of 1 SITE SURVEY

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672



DATE: 05-22-23
PROJECT NO. K-22220
SHEET NO. C1.0
DRAWING NO. S-3737



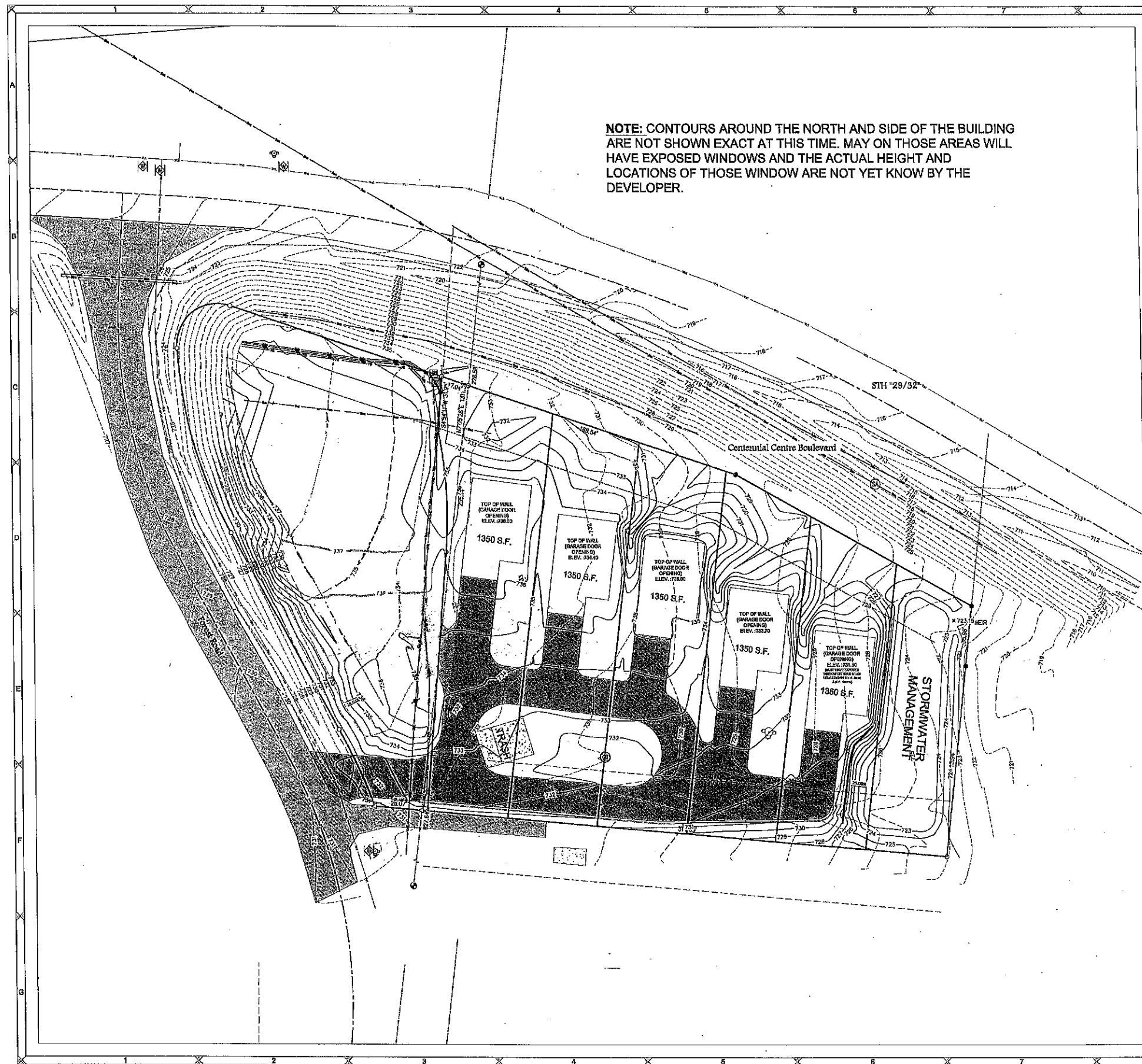
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DATA FILE	.d4
DATE	05-22-23
Number	
Date	
Comments	

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

KES EXCAVATING SERVICES
 SITE LAYOUT

PROJECT NO.
K-22220
 SHEET NO.
C2.0
 DRAWING NO.
S-3737

FILE: K-22220.dwg 05/23/23



NOTE: CONTOURS AROUND THE NORTH AND SIDE OF THE BUILDING ARE NOT SHOWN EXACT AT THIS TIME. MAY ON THOSE AREAS WILL HAVE EXPOSED WINDOWS AND THE ACTUAL HEIGHT AND LOCATIONS OF THOSE WINDOW ARE NOT YET KNOW BY THE DEVELOPER.



GRAPHIC SCALE

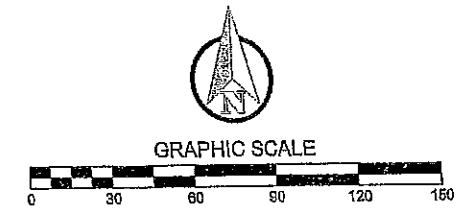


DESIGNED BY	DJM
DATA FILE	.dwt
DATE	05-22-23
Number	
Date	
Comments	

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

KES EXCAVATING SERVICES
 GRADING PLAN

PROJECT NO.
 K-22220
 SHEET NO.
C4.0
 DRAWING NO.
S-3737



DESIGNED BY	DJM
DATA FILE	.bat
DATE	05-22-23
Number	
Date	
Comments	

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

KES EXCAVATING SERVICES
 SITE UTILITIES

UTILITY & LATERAL NOTES:

- ALL SANITARY LATERALS TO THE BUILDING SHALL 1/8"FT. SLOPE MINIMUM AND BE STUB UNDER THE FOUNDATION TO 3'-4" INSIDE THE BUILDING. VERIFY EXACT LOCATION WITH OWNER AND GENERAL CONTRACTOR.
- ALL SANITARY LATERALS TO HAVE CLEANOUT AT LEAST EVERY 100'. PLACE CLEANOUT IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE FOUNDATION WALL, INTERIOR OR EXTERIOR.
- VERIFY EXACT WATER SERVICE LATERAL LOCATIONS WITH THE OWNER AND GENERAL CONTRACTOR.
- NOTE: PER STORMWATER MANAGEMENT PLAN, ALL ROOF WATER MUST BE ROUTED TO THE STORMWATER MANAGEMENT POND. EXACT LOCATIONS OF BUILDING DOWN SPOUT TO BE FIELD VERIFIED WITH THE OWNER AND GENERAL CONTRACTOR.

CATCH BASINS	AREA	ROOFTOP (SF)	PAVEMENT (SF)	GREEN SPACE (SF)	FLOW (GPM)	COMBINED FLOW (GPM)	CAPACITY (GPM)	PIPE SIZE@SLOPE	CB#
1	14,063	3,330	3,851	6,877	313	646	1,136 @ 2.82%		1
2	10,356	4,800	4,477	1,119	333	333	895 @ 1.74%		2

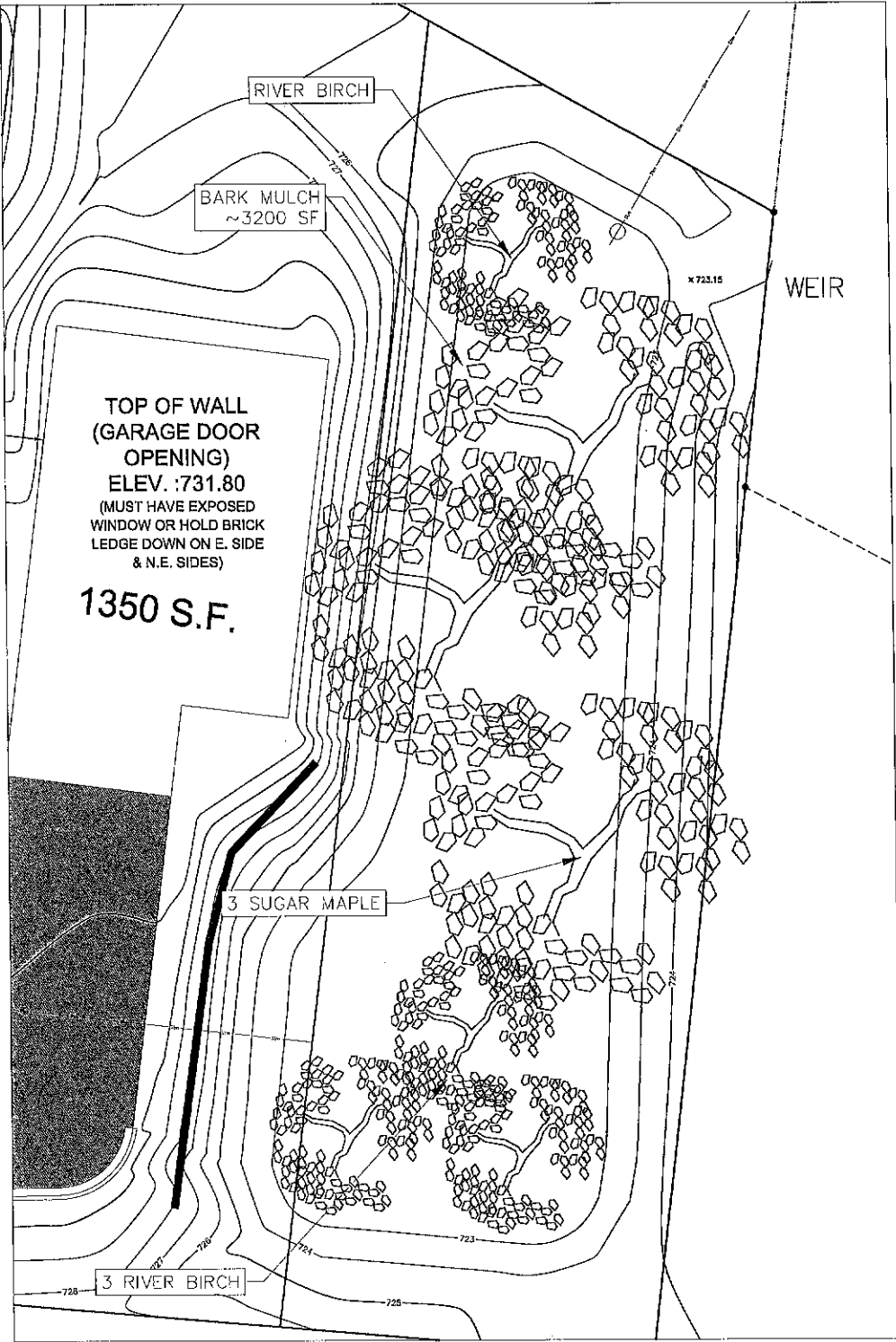
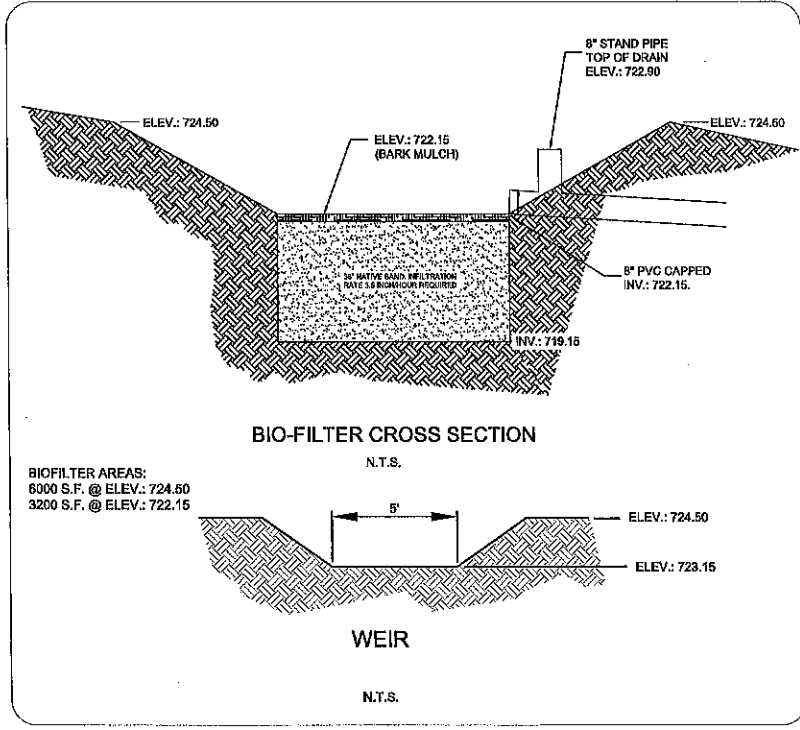
PROJECT NO.
K-22220
 SHEET NO.
C5.0
 DRAWING NO.
S-3737

TECHNICAL STANDARD 1004.V.B.&D.(2)
6. ENGINEERED SOIL PLANTING BED
4. ENGINEERED SOIL COMPOSITION- THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 (2) THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 USDA Coarse SAND (0.2-04 INCHES)
 ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.3.3.4 (FINE AGGREGATE CONCRETE SAND) 2006 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.
 THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY S.S., BUT SAND CONSISTING OF TELLURITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
TECHNICAL STANDARD 1004.V.B.&D.(3)
 (3) THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.

BIORETENTION FOR INFILTRATION (1004)
V.B.12. CONSTRUCTION SEQUENCING AND OVERSIGHT- A PERSON TRAINED AND EXPERIENCED IN THE CONSTRUCTION, OPERATION AND MAINTENANCE OF INFILTRATION DEVICES SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE DEVICE. THE FOLLOWING APPLY:
 1. **CONSTRUCTION SITE STABILIZATION- CONSTRUCTION SITE RUNOFF FROM THE DISTURBED AREAS SHALL NOT BE ALLOWED TO ENTER THE BIORETENTION DEVICE. RUNOFF FROM PERVIOUS AREAS SHALL BE DIVERTED FROM THE DEVICE UNTIL THE PERVIOUS AREAS HAVE UNDERGONE FINAL STABILIZATION.**
 2. **SUITABLE WEATHER-CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDING WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING OR OTHER FORMS OF COMPACTION.**
 3. **COMPACTION AVOIDANCE- COMPACTION AND SMEARING OF THE SOIL BENEATH THE FLOOR AND SIDE SLOPS OF THE BIORETENTION AREA, AND COMPACTION OF THE SOILS USED FOR BACKFILLING IN THE SOIL PLANTING BED, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE BIORETENTION DEVICE SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BIORETENTION DEVICE INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TIRE TYPE TIRES, MARSH.**
 4. **COMPACTION REMEDIATION-IF COMPACTION OCCURS AT THE BASE OF THE BIORETENTION DEVICE, THE SOIL SHALL BE REFRRACTURED TO A DEPTH OF AT LEAST 12 INCHES. IF SMEARING OCCURS, THE SMEARED AREA OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.**
 5. **PLACEMENT AND SETTLING OF ENGINEERED SOILS- THE FOLLOWING APPLY:**
 A. **PRIOR TO PLACEMENT IN THE BIORETENTION DEVICE, THE ENGINEERED SOILS SHALL BE PRE-MIXED AND THE MOISTURE CONTENT SHALL BE LOW ENOUGH TO PREVENT CLUMPING AND COMPACTION DURING PLACEMENT.**
 B. **THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12 INCHES IN DEPTH.**
 C. **STEPS MAY BE TAKEN TO INDUCE MILD SETTLING OF THE ENGINEERED SOIL BED AS NEEDED TO PREPARE A STABLE PLANTING MEDIUM AND TO STABILIZE THE PONDING DEPTH. VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED TO INDUCE SETTLING.**
 6. **PLANTING- THE ENTIRE SOIL PLANTING BED SHALL BE MULCHED PRIOR TO PLANTING VEGETATION TO HELP PREVENT COMPACTION OF THE PLANTING SOIL DURING THE PLANTING PROCESS. MULCH SHALL BE PUSHED ASIDE FOR THE PLACEMENT OF EACH PLANT.**

CONSTRUCTION SEQUENCING AND OVERSIGHT FOR CONSTRUCTION OF THE BIO-FILTER FOLLOW DNR TECHNICAL STANDARD 1004, SECTION V, C.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100 COMPOST (10/04)
 1. **SCOPE**
 COMPOST IS A MIXTURE THAT CONSISTS LARGELY OF AEROBICALLY DECAYED ORGANIC WASTE. THIS SPECIFICATION OUTLINES THE MINIMUM MATERIAL REQUIREMENTS FOR COMPOST INTENDED TO BE USED IN ACCORDANCE WITH THE CRITERIA OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) STORMWATER MANAGEMENT TECHNICAL STANDARDS. COMPOST MEETING THIS SPECIFICATION IS APPROPRIATE TO USE FOR COMPACTION MITIGATION AND AS THE COMPONENT OF AN ENGINEERED SOIL MIXTURE. MATERIAL REQUIREMENTS. THE FOLLOWING MATERIAL REQUIREMENT SHALL BE MET:
 A. PARTICLE SIZE 98% OF THE COMPOST SHALL PASS THROUGH A 0.75-INCH SCREEN.
 B. PHYSICAL CONTAMINANTS- LESS THAN 1% COMBINED GLASS, METAL AND PLASTIC.
 C. ORGANIC MATTER/ASH CONTENT- AT LEAST 40% ORGANIC MATTER, LESS THAN 60% ASH CONTENT.
 D. CARBON TO NITROGEN RATIO-10-20:1 C:N RATIO.
 E. PH- BETWEEN 6 AND 8.
 F. SOLUBLE SALTS- ELECTRICAL CONDUCTIVITY BELOW 1000 $\mu\text{mhos cm}^{-1}$.
 G. MOISTURE CONTENT- BETWEEN 35% AND 50% BY WEIGHT.
 H. MATURITY- THE COMPOST SHALL BE RESISTANT TO FURTHER DECOMPOSITION AND FREE OF COMPOUNDS, SUCH AS AMMONIA AND ORGANIC ACIDS, IN CONCENTRATIONS TOXIC TO PLANT GROWTH.
 I. RESIDUAL SEEDS & PATHOGENS- PATHOGENS AND NOXIOUS SEEDS SHALL BE MINIMIZED.
 J. PATHOGENS- THE COMPOST SHALL MEET THE CLASS A REQUIREMENTS FOR PATHOGENS AS SPECIFIED IN S. NR 204.07(9)(A), WIS. ADM. CODE.
 K. OTHER CHEMICAL CONTAMINANTS- THE COMPOST SHALL MEET THE HIGH QUALITY POLLUTANT CONCENTRATIONS AS SPECIFIED IN S. NR 204.07(9)(C), WIS. ADM. CODE.
 3. **REFERENCES**
 FURTHER INFORMATION REGARDING COMPOST MAY BE OBTAINED FROM THE US COMPOST COUNCIL WEBSITE: WWW.COMPOSTCOUNCIL.ORG
 BREWER, L.J AND D.M. SULLIVAN 2003. MATURITY AND STABILITY OF COMPOSTED YARD TRIMMINGS. COMPOST SCIENCE AND UTILIZATION SPRING, 2003. PP 66-112.
 COOPERBAND, LESLIE. 2002. THE ART AND SCIENCE OF COMPOSTING. UNIVERSITY OF WISCONSIN-MADISON CENTER FOR INTEGRATED AGRICULTURAL SYSTEMS. 14 PP.
 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. 1997. INNOVATIVE USES OF COMPOST: BIOREMEDIATION AND POLLUTION PREVENTION. EPA/600-R-97-042. 6 PP.
 WOODS END RESEARCH LABORATORY. 1999. GUIDE TO SOLVITA™ TESTING FOR COMPOST MATURITY INDEX [ONLINE]. AVAILABLE AT HTTP://WWW.WOODSEND.ORG.
 CONSERVATION PRACTICE STANDARDS ARE REVIEWED PERIODICALLY AND UPDATED IF NEEDED. TO OBTAIN THE CURRENT VERSION OF THIS STANDARD, CONTACT YOUR LOCAL DNR OFFICE OR THE STANDARDS OVERSIGHT COUNCIL OFFICE IN MADISON, WI AT (608) 833-1833.
 WORDS IN THE STANDARD THAT ARE SHOWN IN ITALICS ARE DESCRIBED IN X. DEFINITIONS. THE WORDS ARE ITALICIZED THE FIRST TIME THEY ARE USED IN THE TEXT.



BIO-FILTER PLANTINGS
 SCALE: 1"=10'

DESIGNED BY DJM
 DATA FILE .td
 DATE 09-22-23

Number	Date	Comments

Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

KES EXCAVATING SERVICES
BIO-FILTER NOTES & DETAILS

PROJECT NO. K-22220
 SHEET NO. C6.0
 DRAWING NO. S-3737

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- **STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057**
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- **STREET SWEEPING/CLEANING**
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- **SILT FENCE - TECHNICAL STANDARD 1056**
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- **SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058**
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- **NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052**
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.

CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066

WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- **DEWATERING - TECHNICAL STANDARD 1061**
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- **STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060**
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- **DUST CONTROL - TECHNICAL STANDARD 1068**
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- **CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE <http://water.spa.gov/polwaste/npdes/twzmp/upload/concretewashout.pdf> FOR DETAILS.**

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

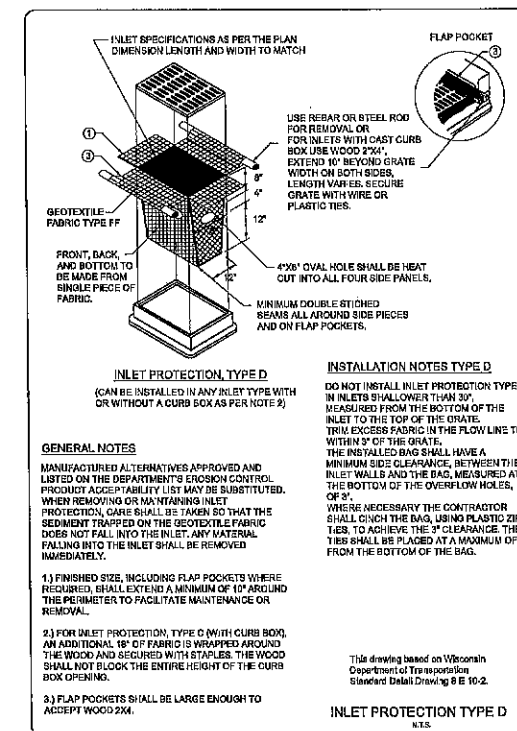
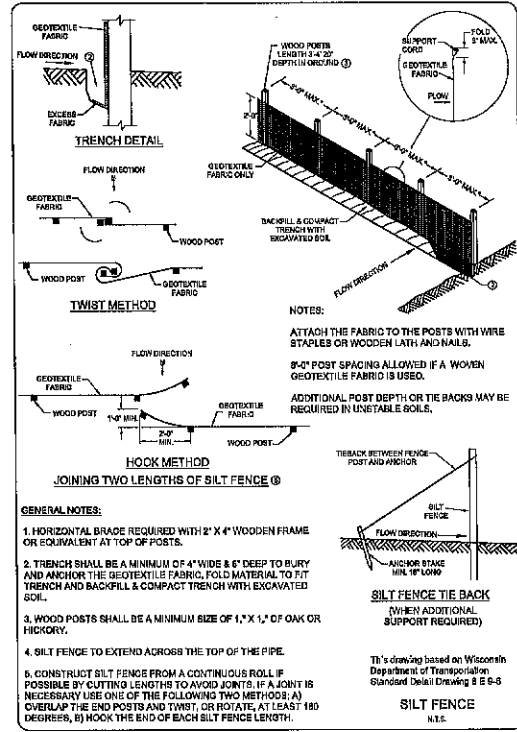
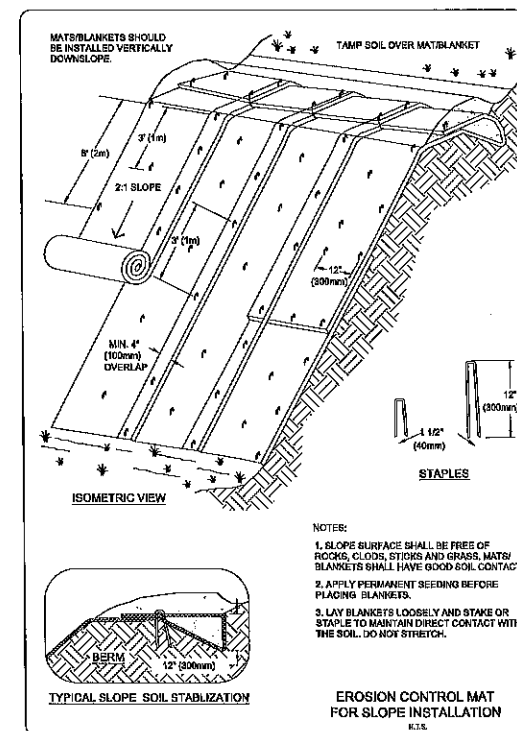
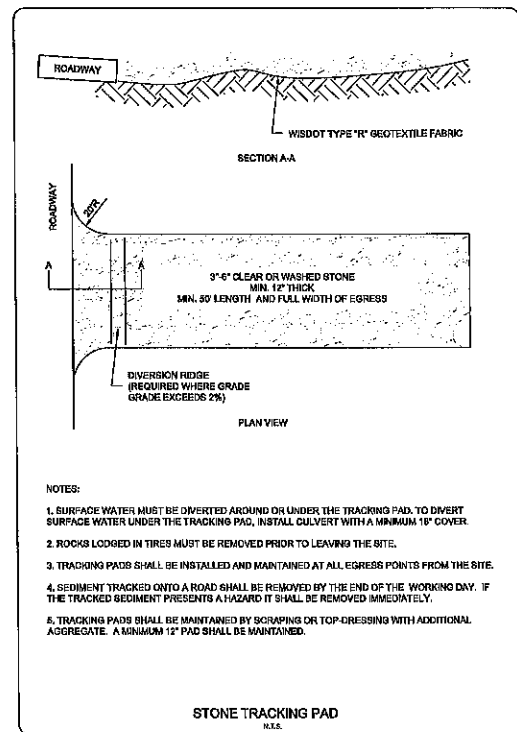
THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
- DATE, TIME, AND PLACE OF INSPECTION;
- A DESCRIPTION OF THE CONSTRUCTION PHASE;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
- AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN OR NEAR THE CONSTRUCTION SITE, INCLUDING THE FOX RIVER.

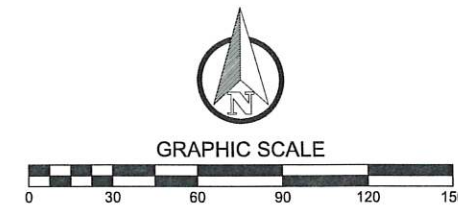
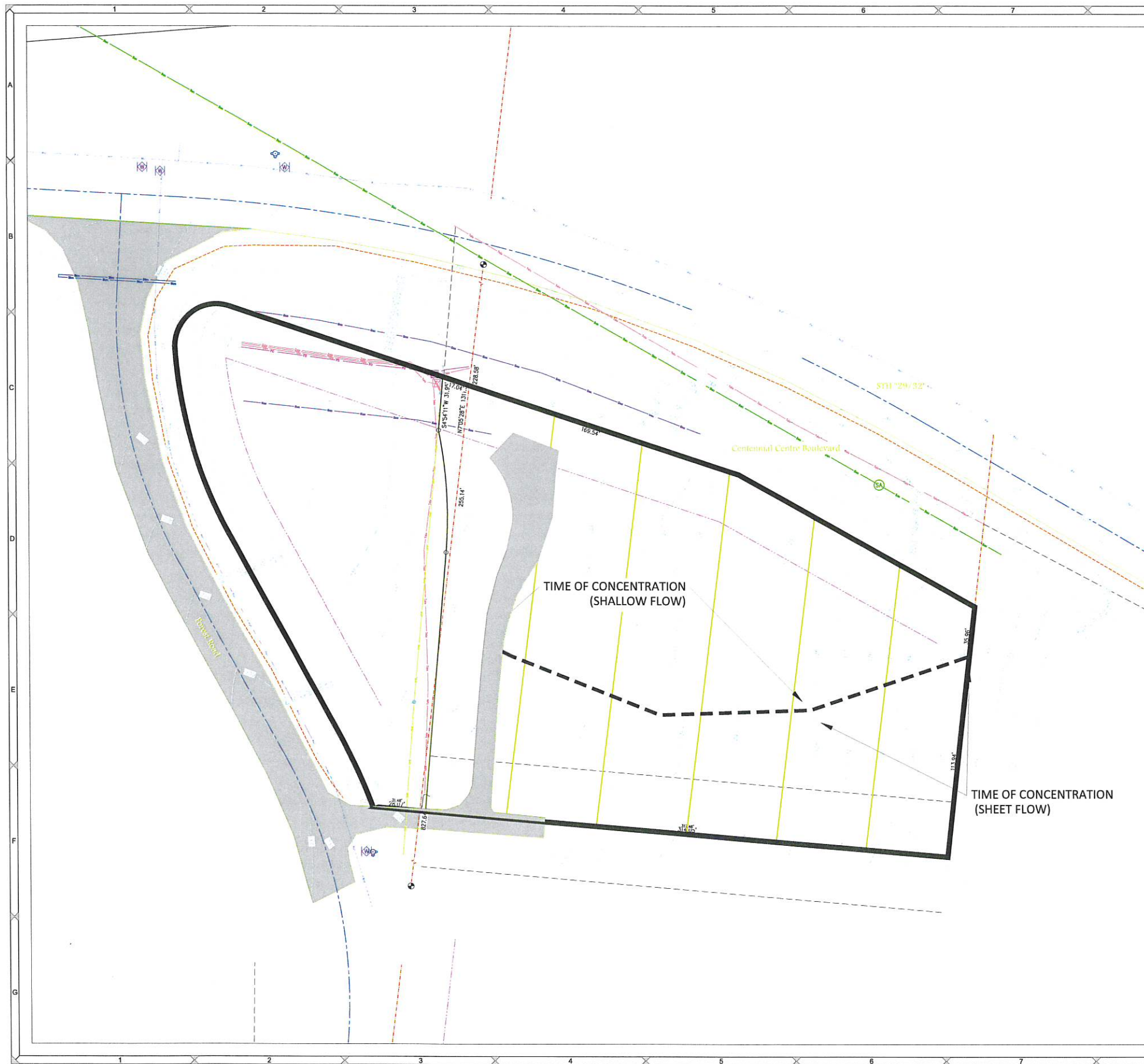


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Date	
Comments	

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

KES EXCAVATING SERVICES
NOTES & DETAILS

PROJECT NO. K-22220
SHEET NO. C7.0
DRAWING NO. S-3737

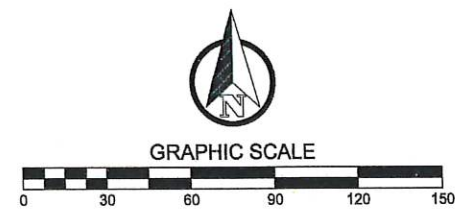
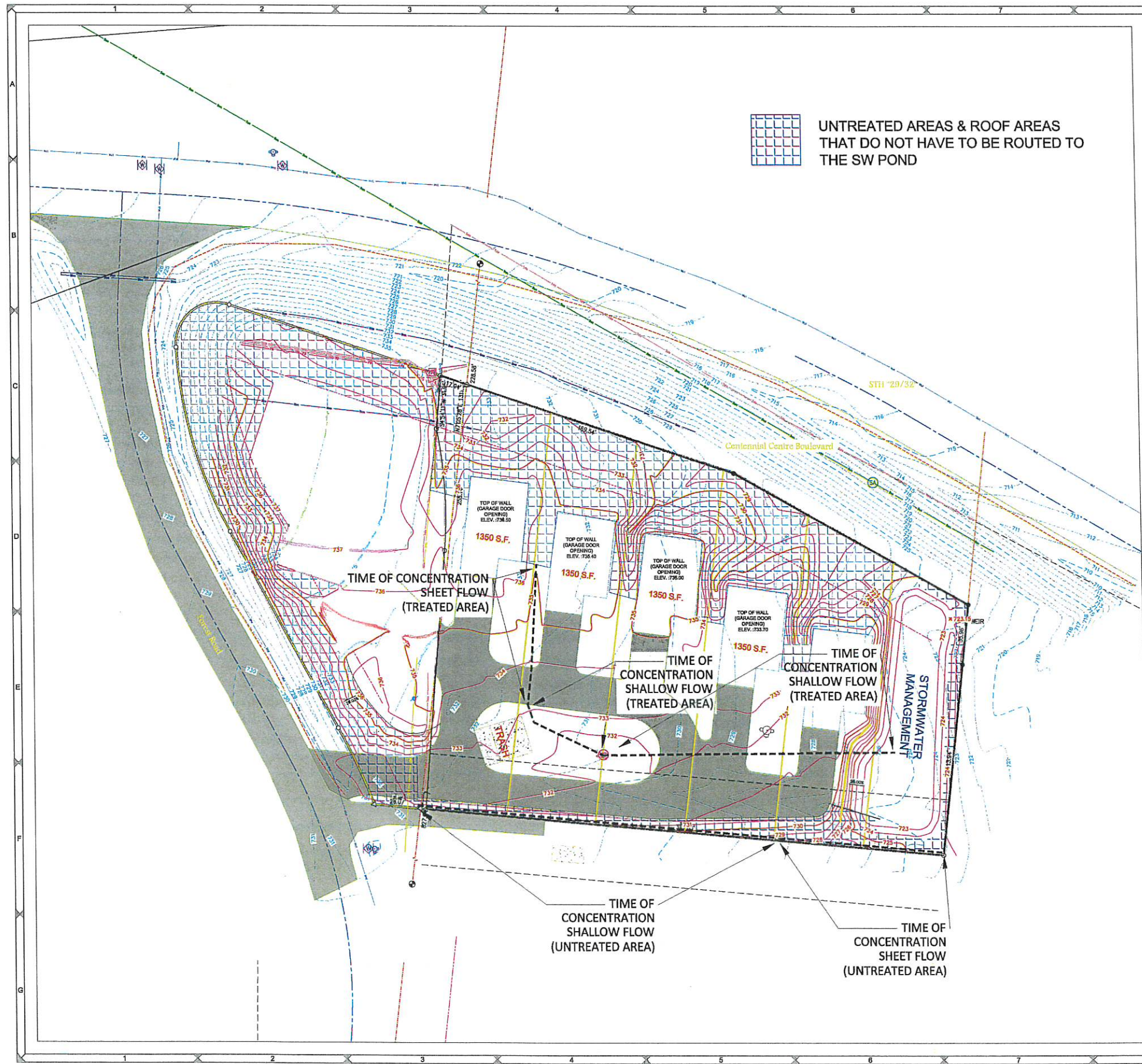


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DATE	05-22-23	
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KES EXCAVATING SERVICES
 EXISTING WATERSHED
File: K-22220Eng_052223.dwg

PROJECT NO.
K-22220
 SHEET NO.
C8.0
 DRAWING NO.
S-3737



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 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

KES EXCAVATING SERVICES
 PROPOSED WATERSHED
FILE: K-22220ENG_052223.dwg

PROJECT NO.
K-22220
 SHEET NO.
C9.0
 DRAWING NO.
S-3737



TO: Planning & Zoning Commission

RE: Preliminary Plat of Parcel HB-550-3, 4758 Forest Rd. for the Planned Development Overlay District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: July 12, 2023

ISSUE: Consider a request for a preliminary plat on parcel HB- HB-550-3, 4758 Forest Rd. for the Planned Development Overlay District

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

1. Applicants/Agent: Mau & Associates, LLP (Steve Bieda)
2. Owner: KES Excavating / Village of Hobart
3. Parcel: HB-550-3
4. Current Zoning: R-1: Residential District with a R-7: Planned Unit Development Overlay District

ZONING REQUIREMENTS

The Applicant, on behalf of their client, is requesting the review of a preliminary plat of the Planned Development Overlay District (PDD) on the property located 4758 Forest Rd. (parcel HB-550-3). The plat is proposed to include five (5) separate lots for detached single-family dwellings and one (1) outlot for stormwater management along with a private drive from Forest Rd. to serve the development. This property received the R-1: Residential District base zoning with the R-7: Planned Development Overlay District back in September 2022, and the applicant is now bringing forward the preliminary plat for the proposed single-family residential development.

All six (6) lots (5 buildable and 1 outlot) have frontage on a public roadway, however, access from that roadway (Centennial Centre Blvd.) is restricted due to the grade differential, which is noted on the plat. Therefore, access to this development will be from a common driveway from Forest Rd. With the WDOT still maintaining ownership of right-of-way adjacent to this parcel, the developer shall receive approval from the WDOT to install the driveway connection to Forest Rd. The private driveway as drawn on a 24' cross access easement and is looped to not only allow better access to the individual units, but also is required for access for emergency vehicles. The Outlot 1 shown on the plat is noted as being "dedicated to the Village of Hobart". After discussing with the Village Director of Public Works, since this is a private development, it is recommended that the Village does not take ownership of this outlot and it remains under the ownership of the development.

This is the preliminary plat, and a final plat will need to be brought back at a later date to both the Planning & Zoning Commission as well as the Village Board for final approval.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of the preliminary plat subject to the following conditions:

1. Verbiage noted on Outlot 1 be removed so that the outlot remains in the ownership of the development and not the Village of Hobart



<input type="checkbox"/>	Rezoning Review
<input type="checkbox"/>	Conditional Use Permit Review
<input type="checkbox"/>	Planned Development Review
<input checked="" type="checkbox"/>	CSM/Plat Review

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

APPLICANT INFORMATION

Petitioner: Steve Bieda Date: 05/23/2023
 Petitioner's Address: 400 Security Blvd. City: Green Bay State: WI Zip: 54313
 Telephone #: (920) 434-9670 Fax: () _____ Other Contact # or Email: sbieda@mau-associates.com
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required): *SB* Date: 5/23/23

OWNER INFORMATION

Owner(s): Village of Hobart Date: 05/23/2023
 Owner(s) Address: 2990 S Pine Tree Road City: Hobart State: WI Zip: 54155
 Telephone #: (920) 869-1011 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: _____ Date: _____

SITE INFORMATION

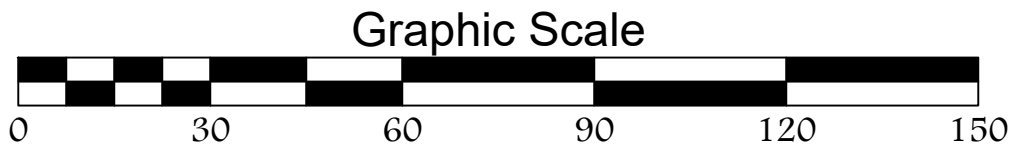
Address/Location of Proposed Project: 4758 Forest Road Parcel No. HB-550-3
 Proposed Project Type: _____
 Current Use of Property: _____ Zoning: A-1
 Land Uses Surrounding Site: North: Street
 South: Residential (R-3)
 East: Residential / vacant land (R-1)
 West: Community Business District (B-1)

****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 of

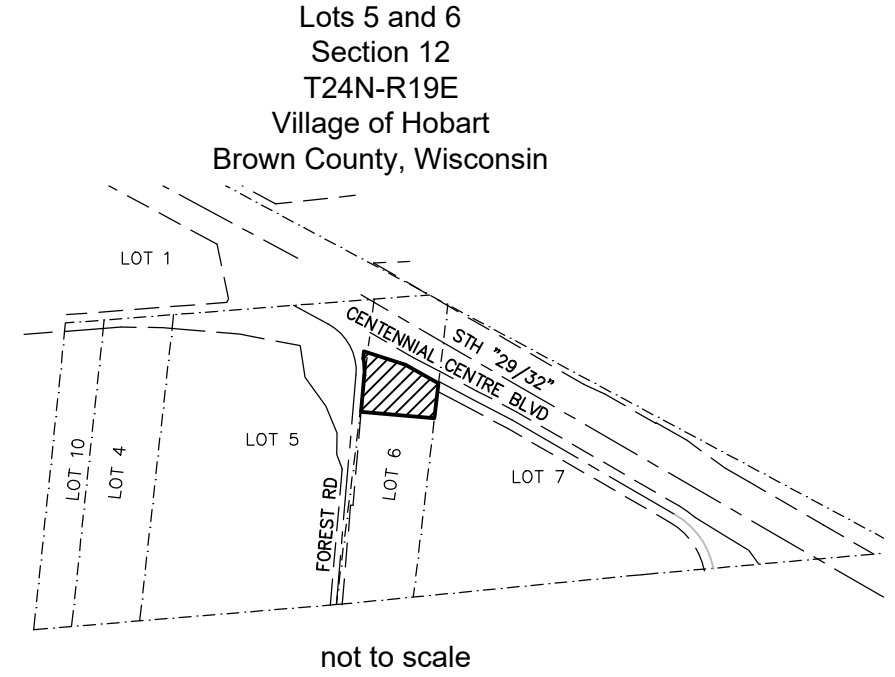
Part of Lot 1, Volume 9, Certified Survey Maps, Page 191, Map No. 2101, Document No. 944882, Brown County Records and part of Lots 5 and 6, all being in Section 12, T24N-R19E, Village of Hobart, Brown County, Wisconsin



Legend

- 1" iron pipe found
- ⊙ PK nail found
- ⊕ Brown County monument - type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.

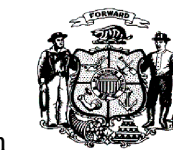
Location Sketch



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



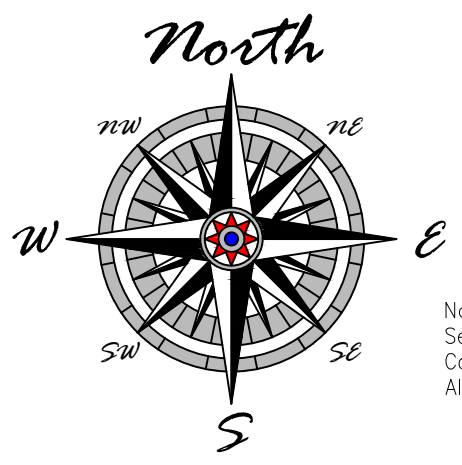
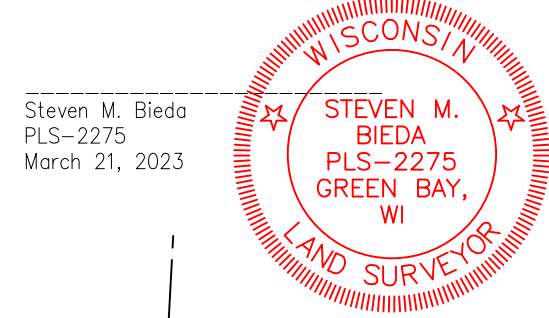
SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Village of Hobart and the Brown County Planning Commission and under the direction of the owners listed herein, I have surveyed, divided and mapped _____, and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lot 1, Volume 9, Certified Survey Maps, Page 191, Map No. 2101, Document No. 944882, Brown County Records and part of Lots 5 and 6, all being in Section 12, T24N-R19E, Village of Hobart, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of Lot 6, Section 12, T24N-R19E; thence N7°05'28"E, 827.64 feet along the West line of said Lot 6; thence S85°05'49"E, 3.41 feet to the point of beginning; thence N4°54'11"E, 154.68 feet along the East right of way of Forest Road; thence 73.20 feet along said East right of way being the arc of a 259.69 foot radius curve to the left whose long chord bears N3°10'21"W, 72.95 feet; thence N4°54'11"E, 31.95 feet along said East right of way; thence S71°48'25"E, 186.58 feet along the Southerly Right of Way Centennial Centre Boulevard; thence S60°55'03"E, 161.51 feet along said Southerly right of way; thence S6°40'12"W, 149.90 feet along the Westerly Right of Way of said Centennial Centre Boulevard and the East line of Lot 6 of said Section 12 and the East line of Lot 1, Volume 9, Certified Survey Maps, Page 191, Map No. 2101, Document No. 944882, Brown County Records to the Centerline of a vacated unnamed street; thence N85°05'49"W, 314.056 feet along said Centerline to the Point of Beginning.

Parcel contains 67,636 square feet / 1.55 acres more or less.
Parcel subject to easements and restrictions of record.



Northwest Corner of Section 12, T24N-R19E Concrete Monument with Aluminum cap Found

Curve Data:
Arc: 73.20'
Radius: 259.69'
Chord: 72.96'
Chord Bearing: N3°10'21"W
Central Angle: 16°09'02"
Tangent Bearing: N11°14'52"W

NOTES

- Bearings referenced to the East line of Lot 5, Section 12, T24N-R19E, assumed to be N7°05'28"E.
- 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.
- 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.
- Outlot 1 to be dedicated to the Village of Hobart for stormwater management

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 BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I 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 Plat as of the dates listed below.

Paul D. Zeller
Brown County Treasurer

CERTIFICATE OF THE VILLAGE OF HOBART

Approved for the Village of Hobart this ____ day of _____, 20__

Erica Berger
Village Clerk

CERTIFICATE OF THE VILLAGE OF HOBART TREASURER

As duly appointed Village of Hobart Treasurer, I 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 Plat as of the dates listed below.

Erica Berger
Village Treasurer

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on _____ to be surveyed, divided, mapped and dedicated as represented herein. We also certify that this Plat 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
DEPT. OF ADMINISTRATION

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
Brown County, Wisconsin
My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Village of Hobart, Grantor, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, 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 electric 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 Grantee. 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.

SCALE 1"=30'

DRAWN BY MRA

TAX PARCEL NO. HB-550-3

Fieldwork Completed: 12/24/20

Data File: K-22220.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

KES Excavating

PROJECT NO. K-22220

SHEET NO. 1 of 1

DRAWING NO. P-2558



TO: Planning & Zoning Commission

RE: CSM, N. Overland Rd., Centerline Dr., & Founders Ter., HB-524

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: July 12, 2023

ISSUE: Consider a 2 Lot with 1 Outlot CSM creating two additional parcels consisting of 9.470 (Lot 1), 2.492 (Lot 2), and 2.689 (Outlot 1) acres

RECOMMENDATION: Staff recommends approval.

GENERAL INFORMATION

1. Applicants/Agent: Troy Hewitt – Robert E. Lee & Associates, Inc.
2. Owner: North Hobart Business Park, LLC
3. Parcel: HB-524
4. Zoning: PDD#1: Centennial Centre at Hobart District

ZONING REQUIREMENTS

The property owner is proposing a two lot with 1 outlot CSM splitting one 16.688 acre parcel in to two parcels of 9.470 (Lot 1), 2.492 (Lot 2), and 2.689 (Outlot 1) acres in the area bound by N. Overland Rd., Centerline Dr., and Founders Terrace. The existing parcel is currently zoned PDD#1: Centennial Centre at Hobart District and the proposed CSM would create two new lots and one outlot that maintain compliance with Village Code requirements by maintaining “sufficient area for green space requirements, parking and stormwater management requirements”. These requirements will be reviewed and verified during the Site Review Committee process once a development is submitted for review.

RECOMMENDATION/CONDITIONS

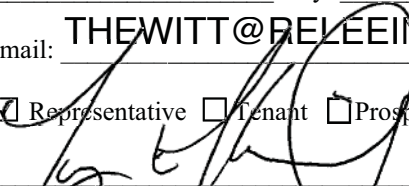
Staff recommends approval as submitted noting that this would be approval for both the preliminary and final CSM should there be no adjustments to the final CSM.



- 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: TROY HEWITT Date: 7/6/23
 Petitioner's Address: 1250 CENTENNIAL CENTRE BLVD City: HOBART State: WI Zip: 54155
 Telephone #: 920-662-9641 Email: THEWITT@BELEEINC.COM
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required):  Date: 7/6/23

OWNER INFORMATION

Owner(s): NORTH HOBART BUSINESS PARK, LLC Date: 7/6/23
 Owner(s) Address: 3323 BAY RIDGE CT City: HOBART State: WI Zip: 54155
 Telephone #: 920-498-9300 Email: Chad Calmes <CCalmes@baylandbuildings.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:  Date: 7/6/2023

SITE INFORMATION

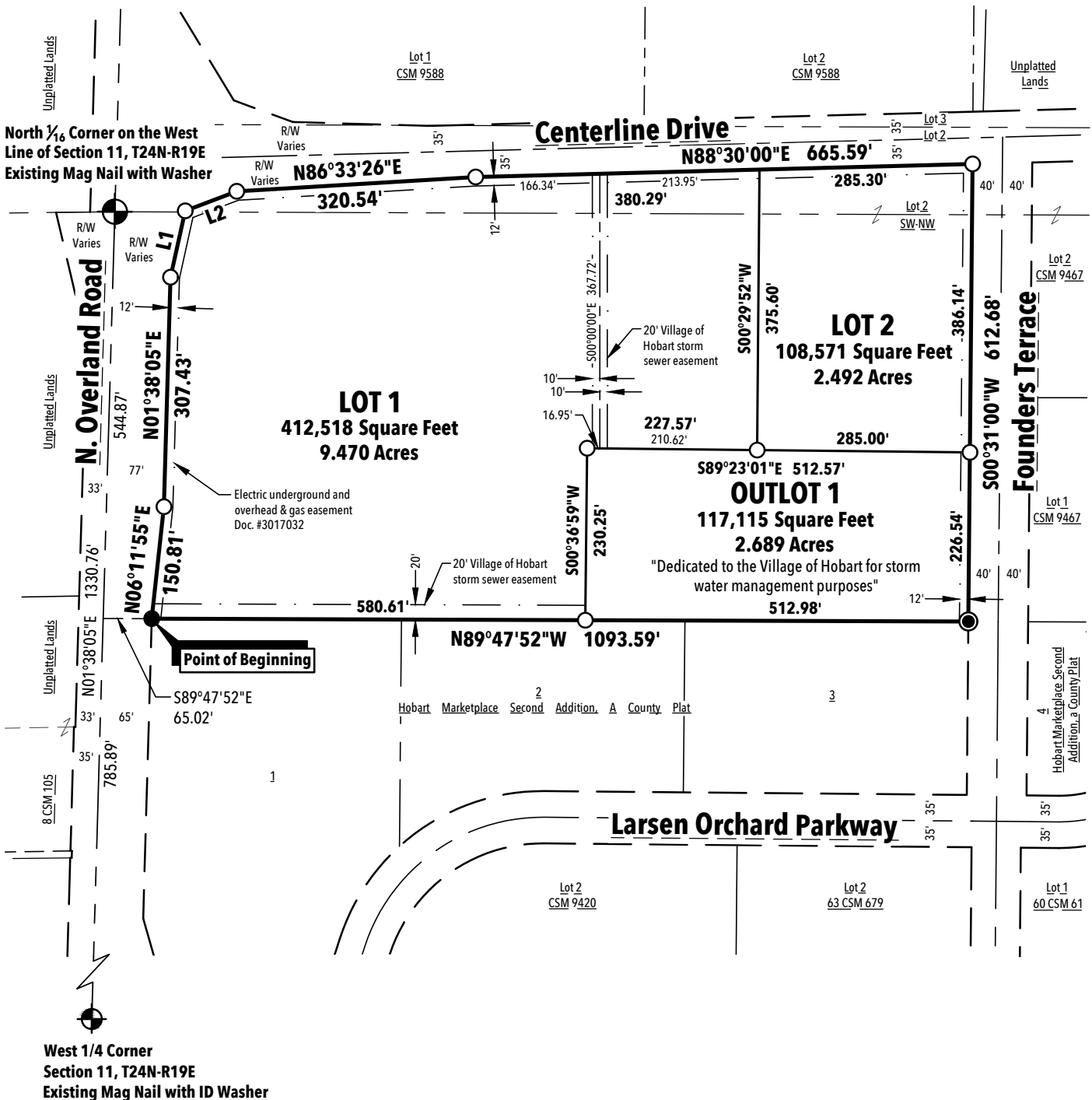
Address/Location of Proposed Project: N OVERLAND RD/CENTERLINE DR Parcel #: HB- 524
 Proposed Project Type: BUSINESS USE ON LOT 2
 Current Use of Property: AG Zoning: PDD #1
 Land Uses Surrounding Site:
 North: BUSINESS
 South: COMMERCIAL
 East: BUSINESS
 West: AG

****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 THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF LOT 2,
ALL LOCATED IN SECTION 11, TOWNSHIP 24 NORTH, RANGE 19 EAST,
VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN



LEGEND:

- Set 1" x 18" Iron Pipe w/ ID Cap Weighing 1.38 lbs./lin. ft.
- Existing 1" Iron Pipe
- ⊙ Existing 2" Iron Pipe
- ⊕ Recorded County Monument

LINE TABLE:

Line #	Length	Direction
L1	90.94'	N12°31'12"E
L2	73.79'	N69°17'03"E

AFFECTED TAX PARCEL:
HB-524

SCALE: 1" = 200'



Bearings are referenced to the Brown County Coordinate System. The west line of Southwest 1/4 of the Northwest 1/4 of Section 11, T24N-R19E bears N01°38'05"E.

REL Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

R:\2000\2035\2035496\dwg\2035496_csm.dwg

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF LOT 2, ALL LOCATED IN SECTION 11,
TOWNSHIP 24 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, divided and mapped a parcel of land being part of the Southwest 1/4 of the Northwest 1/4 and part of Lot 2, all located in Section 11, Township 24 North, Range 19 East, Village of Hobart, Brown County, Wisconsin more fully described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 11; thence N01°38'05"E, 785.89 feet on the west line of said Northwest $\frac{1}{4}$ to the westerly extension of the north line of Lot 1, Hobart Marketplace Second Addition, a County Plat, Volume 1, Page 290, Document Number 2878308; thence S89°47'52"E, 65.02 feet on said westerly extension to the east right of way of North Overland Road, the POINT OF BEGINNING; thence N06°11'55"E, 150.81 feet on said east right of way; thence N01°38'05"E, 307.43 feet on said east right of way; thence N12°31'12"E, 90.94 feet on said east right of way to the south right of way of Centerline Drive; thence N69°17'03"E, 73.79 feet on said south right of way; thence N86°33'26"E, 320.54 feet on said south right of way; thence N88°30'00"E, 665.59 feet on said south right of way to the west right of way of Founders Terrace; thence S00°31'00"W, 612.68 feet on said west right of to the northeast corner of Lot 3 of said Hobart Marketplace Second Addition, a County Plat; thence N89°47'52"W, 1093.59 feet on the north line of Lots 1, 2 and 3 of said Hobart Marketplace Second Addition, a County Plat to said east right of way.

Said parcel contains 638,204 square feet or 14.651 acres of land more or less subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

Dated this _____ day of _____, 2023.

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

SURVEYOR'S 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 an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction or installation-related activities.

RESTRICTIVE COVENANT:

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

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF LOT 2, ALL LOCATED IN SECTION 11,
TOWNSHIP 24 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS:

The undersigned, being the owner of the real estate legally described on Sheet 2 of 6 and mapped on Sheet 1 of 6 of this Certified Survey Map (the "Subject Real Estate") hereby subject said real estate to the covenants contained herein. Each part of the Subject Real Estate shall be held, sold and conveyed only subject to the following covenants, conditions and restrictions, which shall constitute covenants running with land, and shall be binding upon all parties acquiring or holding any right, title or interest in the Subject Real Estate (or any part thereof), their heirs, personal representatives, successors or assigns, and the covenants contained herein shall inure to the benefit of each owner thereof.

1. **Restriction on Transfer.** Without the express written consent of the Village of Hobart, no owner of any interest in the Subject Real Estate (or any part thereof) shall transfer any interest in the Subject Real Estate, to any individual, entity (whether corporation, limited liability company, limited partnership, limited liability partnership, general partnership or otherwise), organization, or sovereign nation, or during the period of ownership take any other action, the result of which would: (1) remove or eliminate the Subject Real Estate (or any part thereof) from the tax rolls of the Village of Hobart; (2) diminish or eliminate the payment of real estate taxes levied or assessed against the Subject Real Estate (or any part thereof), and/or (3) remove the Subject Real Estate (or any part thereof) from the jurisdiction of the Village of Hobart, including but not limited to, zoning authority and controls. This restriction shall apply to the transfer of an interest in an entity that is an owner of the Subject Real Estate if, as a result of the transfer, any of items (1) - (3) above would occur. Notwithstanding the foregoing, nothing contained in this Restrictive Covenant, including without limitation this paragraph, shall be deemed or construed to: (i) prevent, limit or restrict any owner or holder of any interest in the Subject Real Estate (or any part thereof) from contesting, protesting, appealing or otherwise challenging (through whatever lawful means are necessary or advisable) the amount of any real property tax levied or assessed by any "taxation district" or "taxing jurisdiction" (as the foregoing terms are defined in and by Wis. Stats. Section 74.01(6) - (7) and/or successor statutes thereto and/or regulations promulgated thereunder) including without limitation the State of Wisconsin, Brown County, the Village of Hobart, municipal or school district, township or other jurisdiction assessing "general property taxes" (as defined by Wis. Stats. Section 74.01(1) or successor statutes and/or regulations promulgated thereunder) levied or assessed against the Subject Real Estate (or any part thereof) and/or "special assessments", "special charges", "special tax" (as the foregoing terms are defined in and by Wis. Stats. Section 74.01(1) - (5) and/or successor statutes thereto and/or regulations promulgated thereunder) and/or other municipal or governmental charges levied or assessed against the Subject Real Estate; (ii) effect a waiver, abrogation, release or relinquishment of any constitutional rights granted to or held by real property owners under the constitution or laws of the United States and/or the State of Wisconsin, including without limitation pursuant to Chapters 74 and 75, Wis. Stats.; or (iii) except as expressly covenanted and agreed herein, to cause the Subject Real Estate to be taxed or otherwise treated by the Village of Hobart in any manner differently from any other parcel of real estate located within the Village of Hobart's lawful taxing jurisdiction, zoning authority and/or jurisdiction of the Village of Hobart.
2. **Notice of Transfer.**
 - (a) **Notice and Consent to Transfer.** Prior to any transfer of any interest in the Subject Real Estate (or any part thereof) the party proposing to transfer an interest shall comply with the following. The transferor shall provide advance written notice of the intended transfer, executed by both the transferor and the intended transferee of such interest, to the Village of Hobart. The notice shall contain: (1) a complete and accurate description of the interest to be transferred and the relevant part(s) of the Subject Real Estate affected; (2) the correct legal name and current business address of the transferee; and (3) a legally enforceable consent agreement from the transferor and transferee acknowledging knowledge of these Restrictive Covenants and, further agreeing that the Subject Real Estate shall be subject to the terms and conditions hereof following the transfer and that transferee will take no action in violation of these Restrictive Covenants. The notice of transfer shall be delivered to the Village of Hobart not later than fifteen (15) calendar days prior to any transfer of any interest in the Subject Real Estate or any portion thereof. The Village of Hobart shall have fifteen (15) days from the date of the notice of transfer to object to the transfer as being in violation of the terms of these Restrictive Covenants by forwarding written notice thereof to the transferor. In the event of such an objection, the transferor shall be prohibited from transferring the interest alleged to be transferred until such time as a court of competent jurisdiction determines that the proposed transfer does not violate the terms of these Restrictive Covenants.
 - (b) **Failure to Act.** If the Village of Hobart fails to timely object to the transfer within fifteen (15) calendar days, the transfer may occur; provided, however, that the Village of Hobart's failure to object shall not operate, in any manner, as a waiver of any of the restrictions set forth herein or the consent to violate any of the terms hereof.
 - (c) **Basis for Objection.** Village of Hobart shall not unreasonably withhold or delay its consent to any transfer of any interest subject to these Restrictive Covenants, and the sole and exclusive basis for any objection made pursuant to the foregoing process shall be that the transfer would cause a violation of these Restrictive Covenants.
 - (d) **Inapplicability.** Notwithstanding anything in these Restrictive Covenants to the contrary, the foregoing provisions are not intended to affect, and shall not apply to: (i) any transferor's grant of utility, ingress/egress, access, maintenance, signage, drainage, conservation or other easements or similar interests of any type or nature in the Subject Real Estate (or parts thereof) for the benefit of third parties which are immaterial to the fee ownership of the Subject Real Estate; (ii) any transferor's grant to a third party or parties of any real estate security agreement, mortgage(s), deed in trust, Uniform Commercial Code (UCC) fixture or other filing or other similar security devices or instrument evidencing a collateral interest in the Subject Real Estate (or any part thereof) to be held by any bank, credit union, savings and loan or saving bank, and/or other lenders in consideration of past, present and/or future indebtedness by any transferor, unless, and not until, there is a foreclosure or execution on such real estate security instrument which results in the transfer of title to the Subject Real Estate (or any part thereof); or (iii) any other grant of a material interest in the Subject Real Estate (or part thereof) which does not substantially alter the fee simple or other equitable ownership in the Subject Real Estate and does not result in the violating the restrictions contained in paragraph 1 above.

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF LOT 2, ALL LOCATED IN SECTION 11,
TOWNSHIP 24 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS:

3. **Waiver of Certain Restrictions.** Notwithstanding anything in these Restrictive Covenants to the contrary, the restrictions set forth in paragraph 1, hereof, as restrictions (1) and (2) which pertain to tax assessments against the Subject Real Estate (or any part thereof), shall be deemed to have been waived by the Village as to any owner and proposed transferee of the Subject Real Estate (or any part thereof), provided that the proposed transferee enters into a written and legally enforceable agreement, that the proposed transferee will make payments to the Village of Hobart in lieu of real estate taxes, which payments shall equal the tax assessments which would otherwise be due the Village of Hobart, Brown County, Pulaski School District and Vocational/Technical School (or any other beneficiary of real estate taxes) for the Subject Real Estate (or portion) owned or proposed to be transferred, and which shall be due at the time real estate tax payments are due from the real estate tax assessed parcels of the Village of Hobart and that the obligation to make said payment shall be in full force and effect for so long as the proposed transferee holds title to the Subject Real Estate (or any portion thereof). The proposed transferee must further confirm and agree, in writing to the Village of Hobart, that in the event that any such payment in lieu of real estate taxes is not made when due, the proposed transferee consents to the imposition of a lien on the Subject Real Estate (or portion) in favor of the Village, in the amount of the unpaid amount. With respect to restriction (3) contained in paragraph 1, the Village will agree to waive this restriction upon receipt of a legally enforceable consent agreement whereby the owner or proposed transferee agrees to be bound by the jurisdiction of the Village of Hobart, including, but not limited to, zoning authority and controls.
4. **Duration of Restrictions.** The covenants, conditions, and restrictions contained in this instrument are to run with the land and shall be binding on all parties and all persons claiming under them, unless and until an instrument terminating the covenants set forth herein, or any portion thereof, is executed by the owners of record title and Village of Hobart and filed with the Register of Deeds for Brown County, Wisconsin.
5. **Reformation of Covenants.** If any provision or clause of these Restrictive Covenants is held to be invalid or inoperative by a court of competent jurisdiction, then such clause or provision shall be severed herefrom without affecting any other provision or clause of this Agreement, the balance of which shall remain in full force and effect; provided, however, that if such provision or clause may be modified for it to be valid as a matter of law, then the provision or clause shall be deemed to be modified so as to be enforceable to the maximum extent permitted by law.
6. **Amendment of Covenants.** These Restrictive Covenants may be amended by the Village without the consent of any owner, lien holder or other party having an interesting the Subject Real Estate if an issue arises with respect to the invalidity or enforceability of any clause or provision and said amendment is required to render said provision or clause valid and enforceable to the maximum extent permitted by law. Any other amendment shall require the consent of the Village and the record owner(s) holding title to at least 75% of the total assessed value of the Subject Real Estate.
7. **Miscellaneous.**
 - (a) **Expenses.** In the event that any legal action is filed arising out of, or relating to these Restrictive Covenants and the Village of Hobart is a party to said action, in the event that the Village of Hobart is a prevailing party, all non-prevailing parties, jointly and severally, shall be liable to the Village of Hobart for all costs and expenses incurred by the Village of Hobart in defending or prosecuting such action, including reasonable attorney fees.
 - (b) **Notices.** All notices or other communications required or permitted to be given hereunder shall be in writing and shall be considered to be given and received in all respects when personally delivered or sent by prepaid telex, cable or telecopy or sent to reputable overnight courier service or three (3) days after deposit in the United States Mail, certified mail, postage prepaid, return receipt requested.
 - (c) **Binding Effect.** These restrictive covenants shall be binding upon the Subject Real Estate as a covenant running with land and shall bind all present and future owners of any interest in the Subject Real Estate or any portion thereof.
 - (d) **Paragraph Headings.** The headings in this document are for purposes of convenience and ease of reference only and shall not be construed to limit or otherwise affect the meaning of any part of this agreement.
 - (e) **Applicable Law.** Any and all actions or proceedings seeking to enforce any provision of, or based upon any right arising out of, these Restrictive Covenants shall be brought against a party in the circuit court of Brown County, State of Wisconsin (sitting in Green Bay, Wisconsin) and each of the parties to any such action consents to exclusive jurisdiction of such court(s) (and the appropriate appellate courts therefrom) in any such account or proceeding and waives any objection to venue laid therein. By acceptance of a deed transferring title ownership of any portion of the Subject Real Estate, the title owner hereby waives any defense to an action filed with respect to these Restrictive Covenants by the Village based on sovereign immunity.

OWNER: NORTH HOBART BUSINESS PARK, LLC

By: _____

Print name and title: _____

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this ____ day of _____, 2023, the above signed owner of the Subject Real Estate, namely North Hobart Business Park, LLC to me known to be the person who executed the foregoing instrument.

Notary Public, Brown County, WI

My Commission Expires _____



1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

R:\2000\2035\2035496\dwg\2035496_csm.dwg

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF LOT 2, ALL LOCATED IN SECTION 11,
TOWNSHIP 24 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and combined as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection:

VILLAGE OF HOBART
BROWN COUNTY

North Hobart Business Park, LLC Date

Print name and title

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

(print name) _____

My commission expires: _____

MORTGAGE CERTIFICATE

Village of Hobart, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedicating and mapping of the land described on this certified survey map, and does hereby consent to the above certificate of North Hobart Business Park, LLC, owner.

IN WITNESS WHEREOF, the said Village of Hobart has caused these presents to be signed by, Rich Heidel, its President, and countersigned by Erica Berger, its Clerk, at Hobart, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2023.

In the presence of:

Village of Hobart

Rich Heidel, Village President Date

Erica Berger, Village Clerk Date

(Corporate Mortgagee Notary Certificate)

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2023, _____, President, and _____, Clerk of the above named municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said municipal corporation, by its authority.

(Notary Seal) _____ Notary Public,

_____, Wisconsin

My commission expires _____.

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF LOT 2, ALL LOCATED IN SECTION 11,
TOWNSHIP 24 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

BROWN COUNTY PLANNING COMMISSION:

Approved for the Brown County Planning Commission this _____ day of _____, 2023.

Karl Mueller, Senior Planner

VILLAGE OF HOBART BOARD APPROVAL:

Approved by the Village of Hobart this _____ day of _____, 2023.

Erica Berger, Village Clerk

TREASURER'S CERTIFICATE:

As duly elected Brown County Treasurer, I 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 date listed below.

Paul D. Zeller
Brown County Treasurer

Date