



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 March 13th 2024 at 5:30 PM in the Village Office. **NOTICE OF POSTING:** Posted this 8th day of March, 2024 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 March 13th 2024 (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 February 14th 2024 meeting (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Consider a request to rezone a portion of parcel HB-709, 600 Trout Creek Rd. Block, from A-1: Agricultural District to ER: Estate Residential District and a Portion of Parcel HB-709-1, 695 Trout Creek Rd., from ER: Estate Residential District to A-1: Agricultural District (Page 4)

The property owners of multiple parcels in the 600 and 700 Block of Trout Creek Rd. (HB-709, HB-709-1, HB-695, HB-695-2, HB-703, and HB-700) are currently having a Plat of Survey completed to retrace existing parcel lines. There will not be any new parcels created or any removed as part of this Plat of Survey. With the retracement of parcel lines, there are portions of two parcels (HB-709 & HB-709-1) that will require rezoning so that the newly aligned parcels only have one zoning district. The rezoning request includes a portion of parcel HB-709, 600 Trout Creek Rd. Block, from A-1: Agricultural District to ER: Estate Residential District and a portion of parcel HB-709-1, 695 Trout Creek Rd., from ER: Estate Residential District to A-1: Agricultural District.

6. ADJOURN

Aaron Kramer, Village Administrator

NOTE: A quorum of the Village Board may be present at this meeting, but no official Board action or discussion will take place.

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, February 14, 2024 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:47 pm. Roll call: Rich Heidel, aye; Dave Dillenburg, aye; Tom Dennee, excused; Bob Ross, excused; David Johnson, aye; Jeff Ambrosius, aye; John Rather attending via Telecommunications, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, seconded by Dave Johnson, to approve the agenda as presented. All in favor. Motion carried 5-0.

3. Approval of Planning & Zoning Minutes:

Motion by Rich Heidel, seconded by Jeff Ambrosius, to approve the November 8, 2023 minutes as presented. All in favor. Motion carried 5-0.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orlando/Packerland Planned Development District

With prior changes to Chapter 295, Article XIII, PDD #1: Centennial Centre at Hobart District, it has been recommended to make similar modifications to Chapter 295, Article XIV, PDD #2: Orlando/Packerland Development District. These modifications/alterations primarily pertain to allowable heights and setbacks of structures along with a few clarifications on the language within the ordinance along with the creation of a new single-family residential district to allow for the possibility of creating more affordable housing developments if determined to be the correct fit for an area.

Director of Planning & Code Compliance, Todd Gerbers, presented the possible modifications/amendments to the Zoning Ordinance.

Appearing before the Commission:

Michelle Stimpson, Lexington Homes

The Commission Members discussed the proposed changes to the Planned Development District.

Motion by Rich Heidel, seconded by Dave Johnson to approve the creation of a new single family residential zoning district in PDD #2 to include the requirement of a 2 stall attached garage. All in favor. Motion carried 5-0.

Motion by Dave Dillenburg , seconded by Jeff Ambrosius, to approve the modifications/alterations to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orlando/Packerland Planned Development District as presented with the modifications as follows: 295-146 G. Bicycle and pedestrian connectivity. To enable and encourage people to walk and bicycle within this district, the Village shall encourage street patterns within new developments that have connections to the existing street system where possible. To delete 295-157 C. (4). All in favor. Motion carried 5-0.

6. Adjourn:

Motion by Rich Heidel, seconded by Jeff Ambrosius, to adjourn at 7:10pm. All in favor. Motion carried 5-0.



TO: Planning & Zoning Commission

RE: Rezoning a Portion of Parcel HB-709, 600 Trout Creek Rd. Block, from A-1: Agricultural District to ER: Estate Residential District and a Portion of Parcel HB-709-1, 695 Trout Creek Rd., from ER: Estate Residential District to A-1: Agricultural District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: March 13, 2024

ISSUE: Consider a request to rezone a portion of parcel HB-709, 600 Trout Creek Rd. Block, from A-1: Agricultural District to ER: Estate Residential District and a Portion of Parcel HB-709-1, 695 Trout Creek Rd., from ER: Estate Residential District to A-1: Agricultural District

GENERAL INFORMATION

1. Applicants/Agent: Vierbicher / Steve Bieda
2. Owner: Mark Lemere, Jacob Lemere, John Lemere
3. Parcel(s): Portions of HB-709 & HB-709-1
4. Zoning: ER: Estate Residential District & A-1: Agricultural District

ZONING REQUIREMENTS

The property owners of multiple parcels in the 600 and 700 Block of Trout Creek Rd. (HB-709, HB-709-1, HB-695, HB-695-2, HB-703, and HB-700) are currently having a Plat of Survey completed to retrace existing parcel lines. There will not be any new parcels created or any removed as part of this Plat of Survey. With the retracement of parcel lines, there are portions of two parcels (HB-709 & HB-709-1) that will require rezoning so that the newly aligned parcels only have one zoning district. The rezoning request includes a portion of parcel HB-709, 600 Trout Creek Rd. Block, from A-1: Agricultural District to ER: Estate Residential District and a portion of parcel HB-709-1, 695 Trout Creek Rd., from ER: Estate Residential District to A-1: Agricultural District.

As illustrated in the proposed Plat of Survey, “Parcel E” would be rezoned from A-1: Agricultural District to ER: Estate Residential District and “Parcel F” would be rezoned from ER: Estate Residential District to A-1: Agricultural District. These zoning changes would match what the existing zoning district is for the remainder of the existing parcels. Essentially, this zoning request to make sure that we do not have any parcels with dual zoning once the Plat of Survey is recorded with Brown County.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone a portion of parcel HB-709, 600 Trout Creek Rd. Block (area noted as “Parcel E” on the attached Plat of Survey), from A-1: Agricultural District to ER: Estate Residential District and a portion of parcel HB-709-1, 695 Trout Creek Rd. (noted as “Parcel F” on the attached Plat of Survey), from ER: Estate Residential District to A-1: Agricultural District



- 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: 1/08/24
 Petitioner's Address: 400 Security Blvd. City: Green Bay State: WI Zip: 54313
 Telephone #: 920-434-9670 Email: sbie@vierbicher.com

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

Petitioner's Signature (required): Date: 1/8/24

OWNER INFORMATION

Owner(s): Mark Lemere Date: 1/08/24
 Owner(s) Address: 4055 Hidden Trail City: Oneida State: WI Zip: 54155
 Telephone #: 920-676-0121 Email: Mark.Lemere45@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: Date: 22-January-2024

SITE INFORMATION

Address/Location of Proposed Project: 600 Blk Trout Creek Rd. Parcel #: HB- 709
 Proposed Project Type: Rezone Parcel "E" of plat of survey from A-1 to ER and to be attached to Parcel # HB-709-1.
 Current Use of Property: Agriculture Zoning: A-1
 Land Uses Surrounding Site:
 North: Residential(R-2-R)
 South: Agriculture(A-1)
 East: Residential(ER)
 West: Agriculture(A-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



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

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APPLICANT INFORMATION

Petitioner: Steve Bieda Date: 1/08/24
 Petitioner's Address: 400 Security Blvd. City: Green Bay State: WI. Zip: 54313
 Telephone #: 920-434-9670 Email: sbie@vierbicher.com

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

Petitioner's Signature (required): *Jim Bieda* Date: 1/8/24

OWNER INFORMATION

Owner(s): Jacob Lemere Date: 1/08/24
 Owner(s) Address: 695 Trout Creek Rd. City: Hobart State: WI. Zip: 54155
 Telephone #: (920) 676-6404 Email: jacob8lemere@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: *Jacob Lemere* Date: 2-7-2024

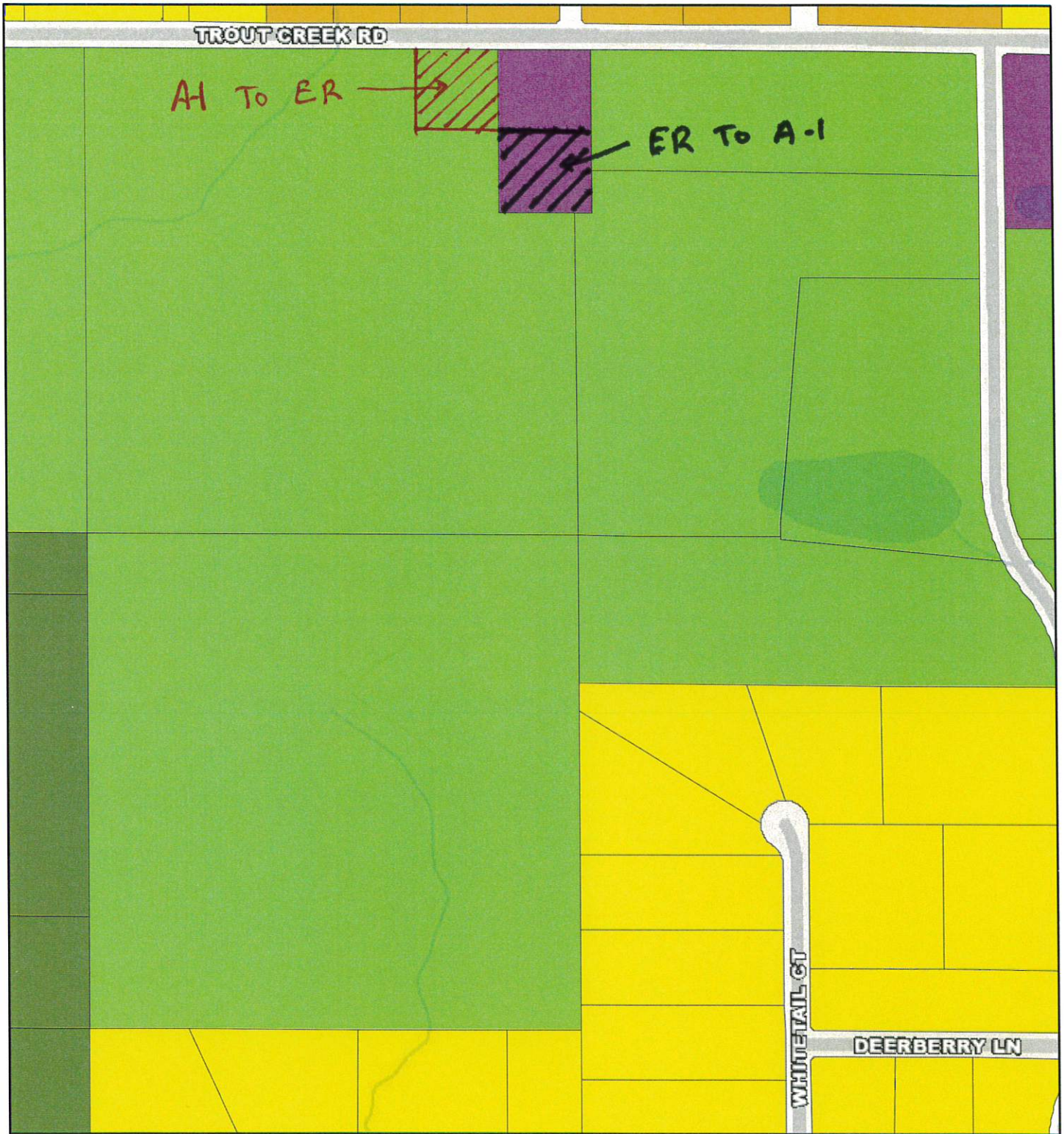
SITE INFORMATION

Address/Location of Proposed Project: 695 Trout Creek Rd. Parcel #: HB- 709-1
 Proposed Project Type: Rezone Parcel "F" of plat of survey from ER to A-1 and to be attached to Parcel # HB-709.
 Current Use of Property: Residential Zoning: ER
 Land Uses Surrounding Site:
 North: Residential(R-2-R)
 South: Agriculture(A-1)
 East: Agriculture(A-1)
 West: Agriculture(A-1)

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

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- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

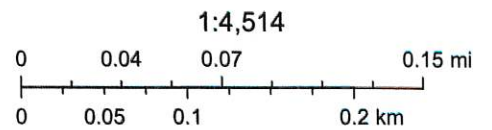
Village of Hobart Zoning



3/7/2024, 1:22:41 PM

Zoning

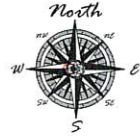
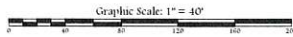
-  R-2: Residential District
-  ER: Estate Residential District
-  R-2-R: Rural Residential District
-  A-1: Agricultural District
-  A-2: Exclusive Agricultural District



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

Plat of Survey

Part of the Northeast 1/4 of the Southwest 1/4, Part of Lot 17, Part of Lot 19, All of Lot 22, All of Lot 23, Part of Lot 25, Part of Lot 1, Volume 35, Certified Survey Maps, Page 172, Map Number 5383, Document Number 1545681, all being located in Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin.



LEGAL DESCRIPTION - PARCEL E

Part of the Northeast 1/4 of the Southwest 1/4 of Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:
 Beginning at the southeast corner of Lot 1, Vol. 35, Certified Survey Maps, Pg. 172, Map No. 5383, Doc. No. 1545681, Brown County Records; thence S27°43'43"W, 225.63 feet along the West line of said Lot 1; thence N89°54'43"W, 174.88 feet; thence N20°54'43"E, 250.00 feet to the South right of way of Trout Creek Road; thence S89°54'43"E, 174.88 feet along said South right of way to said West line and the point of beginning.
 Parcel contains 44,801 square feet / 1.03 acres more or less.
 Parcel subject to easements and restrictions of record.
 Parcel to be attached to existing Form HD-729-1.

LEGAL DESCRIPTION - PARCEL G

Part of Lot 19 of Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:
 Beginning of the Southwest corner of Lot 1, Vol. 35, Certified Survey Maps, Pg. 172, Map No. 5383, Doc. No. 1545681, Brown County Records; thence N89°54'43"W, 48.26 feet along the South line of said Lot 1; thence S20°54'43"E, 14.82 feet; thence S89°29'06"E, 48.09 feet; thence N20°54'43"E, 43.17 feet to said South line and the point of beginning.
 Parcel contains 2,078 square feet / 0.05 acres more or less.
 Parcel subject to easements and restrictions of record.
 Parcel to be attached to existing Parcel HD-708.

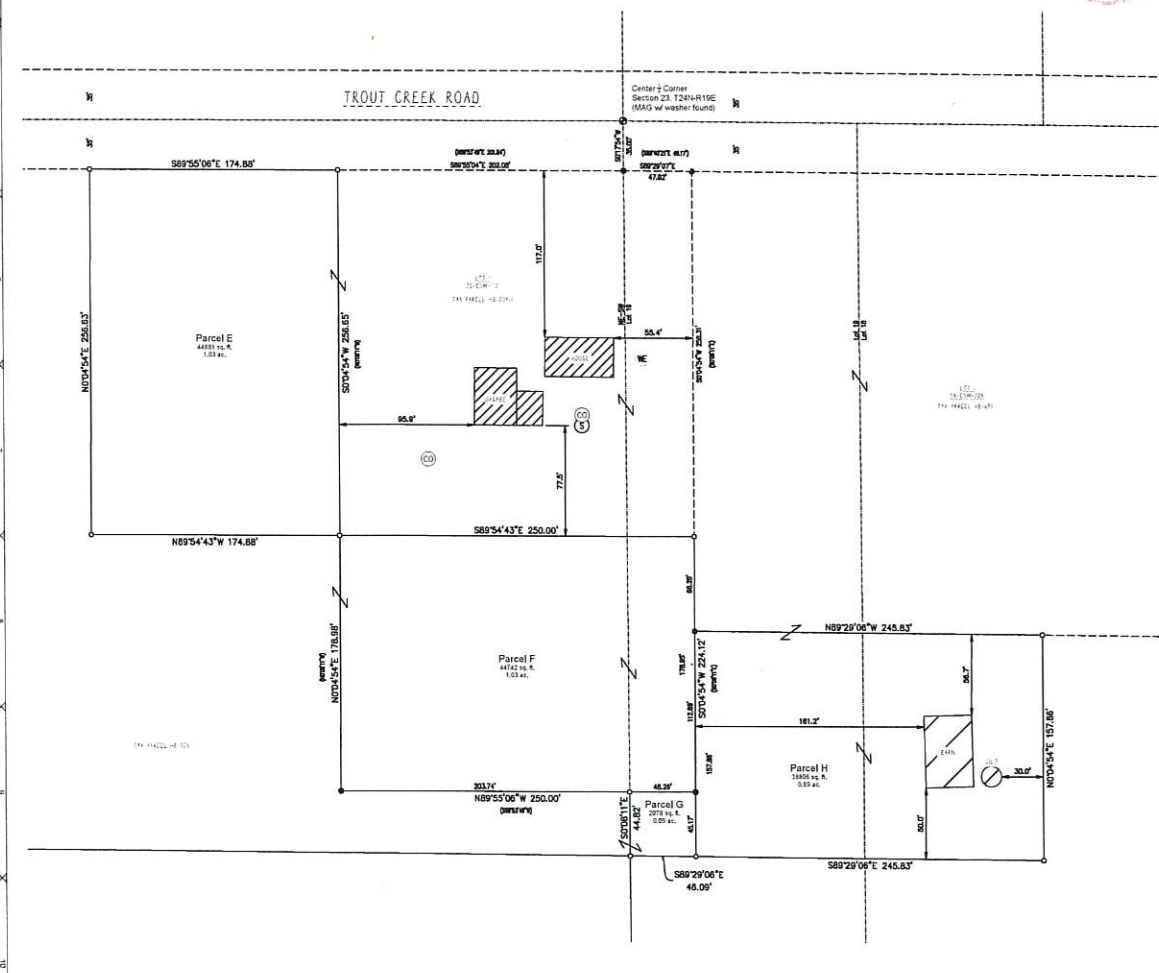
LEGAL DESCRIPTION - PARCEL F

Part of Lot 1, Volume 35, Certified Survey Maps, Page 172, Map Number 5383, Document Number 1545681, Brown County Records, being located in Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:
 Beginning at the Southwest corner of Lot 1, Vol. 35, Certified Survey Maps, Pg. 172, Map No. 5383, Doc. No. 1545681, Brown County Records; thence N20°54'43"E, 178.99 feet along the West line of said Lot 1; thence S89°54'43"E, 250.00 feet to the East line of said Lot 1; thence S27°43'43"W, 178.99 feet along said East line to the South line of said Lot 1; thence N89°54'43"W, 250.00 feet along said South line to said West line and the point of beginning.
 Parcel contains 44,742 square feet / 1.03 acres more or less.
 Parcel subject to easements and restrictions of record.
 Parcel to be attached to existing Parcel HD-729.

LEGAL DESCRIPTION - PARCEL H

Part of Lots 18 and 19 of Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:
 Beginning at the Southwest corner of Lot 1, Vol. 35, Certified Survey Maps, Pg. 206, Map No. 8105, Doc. No. 2516886, Brown County Records; thence S27°43'43"W, 137.86 feet along the East line of Lot 1, Vol. 35, Certified Survey Maps, Pg. 172, Map No. 5383, Doc. No. 1545681, Brown County Records and its extension; thence S89°29'06"E, 245.83 feet; thence N20°54'43"E, 137.86 feet to the South line of Lot 1, Vol. 35, Certified Survey Maps, Pg. 206, Map No. 8105, Doc. No. 2516886, Brown County Records; thence N89°29'06"W, 245.83 feet along said South line to said East line and the point of beginning.
 Parcel contains 35,836 square feet / 0.82 acres more or less.
 Parcel subject to easements and restrictions of record.
 Parcel to be attached to existing Parcel HD-835.

Steven M. Erbe
 PL-2278
 November 28, 2023



DRAWING NO.
 S-3801

Mark Lemere

vierbicher
 planners engineers advisors



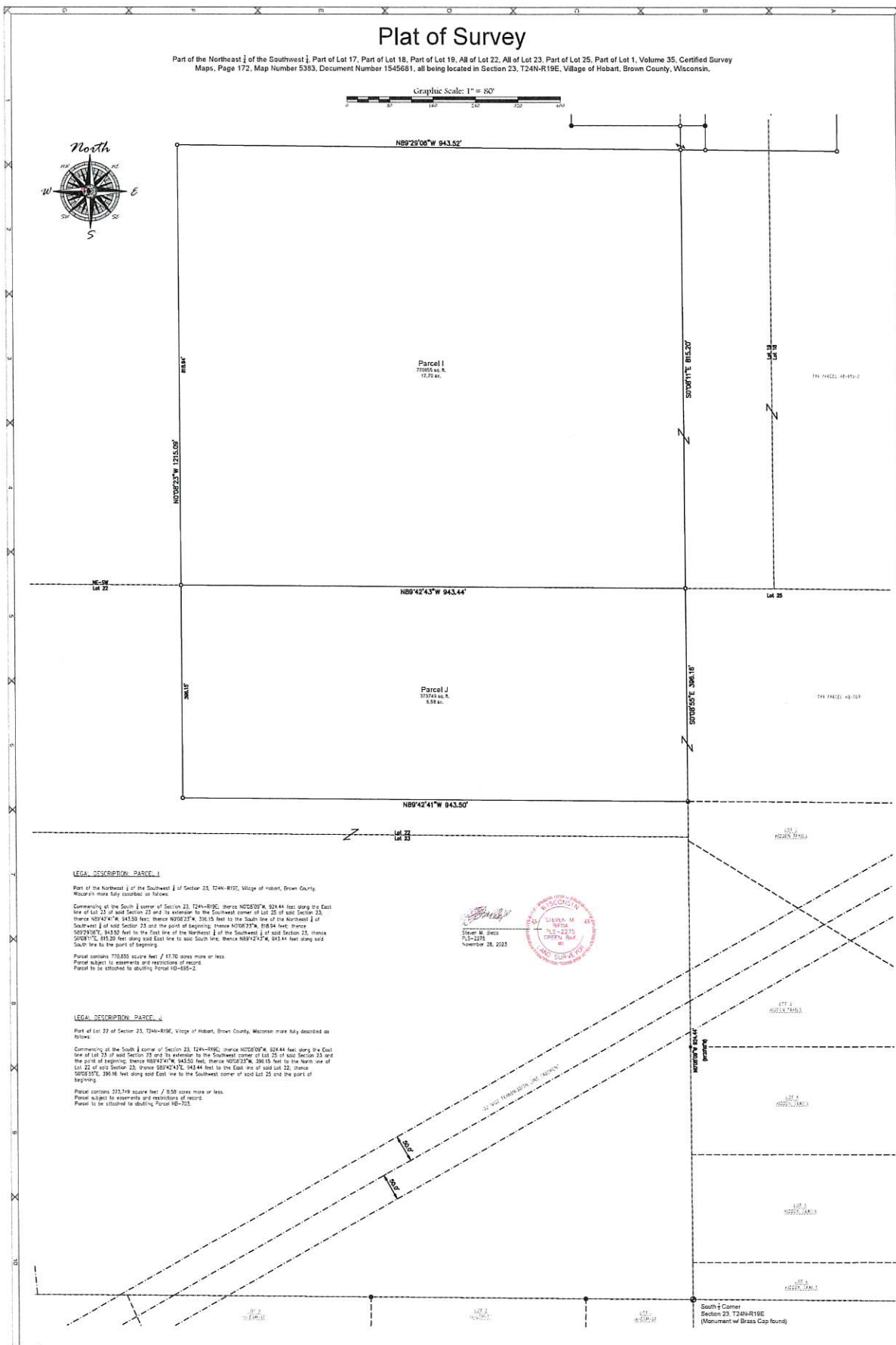
TAX PARCEL NO. MULTIPLE PARCELS
 Plat of Survey

SCALE
 1"=40'
 DRAWN BY
 CLM

Plat of Survey

Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Part of Lot 17, Part of Lot 18, Part of Lot 19, All of Lot 22, All of Lot 23, Part of Lot 25, Part of Lot 1, Volume 35, Certified Survey Maps, Page 172, Map Number 5383, Document Number 1545681, all being located in Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin.

Graphic Scale: 1" = 80'



LEGAL DESCRIPTION PARCEL I

Part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:

Commencing at the South $\frac{1}{2}$ corner of Section 23, T24N-R19E, thence N02°00'00"W, 324.44 feet along the East line of Lot 22 of said Section 23 and its extension to the Southwest corner of Lot 22 of said Section 23, thence N89°42'43"W, 943.50 feet, thence N02°23'36" E, 336.15 feet to the South line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 23 and the point of beginning, thence N02°23'36" E, 818.34 feet, thence S02°23'36" E, 943.50 feet to the East line of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 23, thence S02°23'36" E, 818.34 feet along said East line to said South line, thence N89°42'43"W, 943.44 feet along said South line to the point of beginning.

Parcel contains 770,855 square feet / 17.70 acres more or less.
Parcel subject to easements and restrictions of record.
Parcel to be classified as Shading Parcel (S-450-2).

LEGAL DESCRIPTION PARCEL J

Part of Lot 22 of Section 23, T24N-R19E, Village of Hobart, Brown County, Wisconsin more fully described as follows:

Commencing at the South $\frac{1}{2}$ corner of Section 23, T24N-R19E, thence N02°00'00"W, 324.44 feet along the East line of Lot 22 of said Section 23 and its extension to the Southwest corner of Lot 22 of said Section 23 and the point of beginning, thence N89°42'41"W, 943.50 feet, thence N02°23'36" E, 336.15 feet to the North line of Lot 22 of said Section 23, thence S02°23'36" E, 943.44 feet to the East line of said Lot 22, thence S02°23'36" E, 336.15 feet along said East line to the Southwest corner of said Lot 22 and the point of beginning.

Parcel contains 323,749 square feet / 8.58 acres more or less.
Parcel subject to easements and restrictions of record.
Parcel to be classified as Shading Parcel (S-102).



PROJECT NO. L-188110
SHEET NO. 3 OF 3
DRAWING NO. S-3801

Mark Lemere

vierbicher
planners engineers advisors



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

TAX PARCEL NO. MULTIPLE PARCELS
Plat of Survey

SCALE
1" = 80'

Data File: L-188110.dwg

Fieldbook Compiled: 03/04/23



Part of Brown County WI

Map printed on 3/7/2024



1:4,800
1 inch = 400 feet*
1 inch = 0.0758 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership 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 key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov