



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 August 9th 2023 at 5:30 PM in the Village Office. **NOTICE OF POSTING:** Posted this 4th day of August, 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 August 9th 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 July 12th 2023 (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Rezoning of Parcels HB-712 and HB-735, 4193 Hillcrest Dr. and 4200 Hillcrest Dr. Blk. from R-1: Residential District to PI: Public/Institutional District (Page 4)

The property owner of parcels HB-712 and HB-735 (located at 4193 Hillcrest Dr. and 4200 Hillcrest Dr. Blk. Respectively) is requesting to rezone these two parcels from R-1: Residential District to PI: Public/Institutional District. Both parcels are currently utilized for public school purposes and the PI zoning district was established for such land uses. Both existing parcels would be compliant with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district. The PI zoning district was established to allow for the use of a public school to be a permitted use in this zoning district instead of a conditional use in the R-1.

6. DISCUSSION AND ACTION – Rezoning of Multiple Parcels Under Village of Hobart Ownership from A-1: Agricultural District, ER: Estate Residential District, B-1: Community Business District, PDD#2: Orlando/Packerland Planned Development District, and PDD#1: Centennial Centre at Hobart District to PI: Public/Institutional District (Page 13)

The property owner is proposing to rezone the following parcels (HB-L159-3, HB-83-1, HB-46, HB-657-3, HB-624, HB-627, HB-614-8, HB-572-1, HB-582-4, HB-723-4, HB-2683-1, and HB-2681) from A-1: Agricultural District, ER: Estate Residential District, B-1: Community Business District, PDD#2: Orlando/Packerland Planned Development District, and PDD#1: Centennial Centre at Hobart District to PI: Public/Institutional District. All identified parcels are currently utilized for public parks, or government facilities (Fire Station, Village Office, or Municipal water infrastructure) and the PI zoning district was established for such land uses. All existing parcels would be compliant with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district. The PI zoning district was established to allow for the use of government facilities/structures to be a permitted use in this zoning district instead of a conditional use in their current zoning districts.

7. 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, July 12, 2023 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:34 pm. Roll call: Rich Heidel, aye; Dave Dillenburg, aye; Tom Dennee, aye; Bob Ross, aye; David Johnson, aye; Jeff Ambrosius, aye; John Rather, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, 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 David Johnson, to approve the June 14, 2023, minutes as presented. All in favor. Motion carried, (Rich Heidel and Tom Dennee abstained)

4. Public Comment on Non-Agenda Items:

None.

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

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

The commission members discussed the application.

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

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

All in favor. Motion carried.

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:

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

The commission members discussed the application.

Public comments by:

Jenn Koss Conger, 4690 Forest Rd., Hobart

Barb Schwiesow, 4689 Forest Rd., Hobart

Karl Schwiesow, 4689 Forest Rd., Hobart

Motion by Rich Heidel, seconded by Dave Dillenburg, to conditionally approve the CUP request as submitted subject to the following condition(s):

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 / Homeowners 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,
5. Private drive being properly identified as "No Parking/Fire Lane" (Village Staff to work with developer to best way to accomplish this identification on site).

Motion carried, with John Rather voting "no".

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

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

The commission members discussed the application.

Motion by Rich Heidel, seconded by Jeff Ambrosius, to conditionally approve the preliminary plat as submitted subject to the following condition(s):

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

Motion carried, with John Rather voting "no".

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:

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

The commission members discussed.

Motion by Rich Heidel, seconded by John Rather, to recommend approval of the Certified Survey Map (N. Overland Rd., Centerline Drive, & Founders Terrace, HB-524).

All in favor. Motion carried.

2. Adjourn:

Motion by Jeff Ambrosius, seconded by David Johnson, to adjourn at 6:52 pm. All in favor. Motion carried.



TO: Planning & Zoning Commission

RE: Rezoning of Parcels HB-712 and HB-735, 4193 Hillcrest Dr. and 4200 Hillcrest Dr. Blk. from R-1: Residential District to PI: Public/Institutional District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: August 9, 2023

ISSUE: Consider a request to rezone parcels HB-712 and HB-735 from R-1: Residential District to PI: Public/Institutional District

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

1. Applicants/Agent: Pulaski Community School District / Nick Phillips
2. Owner: Pulaski Community School District
3. Parcel(s): HB-712 and HB-735
4. Current Zoning: R-1: Residential District
5. Proposed Zoning: PI: Public/Institutional District

ZONING REQUIREMENTS

The property owner of parcels HB-712 and HB-735 (located at 4193 Hillcrest Dr. and 4200 Hillcrest Dr. Blk. Respectively) is requesting to rezone these two parcels from R-1: Residential District to PI: Public/Institutional District. Both parcels are currently utilized for public school purposes and the PI zoning district was established for such land uses. Both existing parcels would be compliant with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district.

The PI zoning district was established to allow for the use of a public school to be a permitted use in this zoning district instead of a conditional use in the R-1.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone parcel HB-712 and HB-735 from R-1: Residential District to PI: Public/Institutional District.



- | | |
|-------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> | Rezoning Review |
| <input type="checkbox"/> | Conditional Use Permit Review |
| <input type="checkbox"/> | Planned Development Review |
| <input type="checkbox"/> | 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: Nick Phillips - Pulaski Community School District Date: 7/28/2023

Petitioner's Address: 143 W Green Bay St. Pulaski City: _____ State: WI Zip: 54162

Telephone #: 920-655-6233 Email: njphillips@pulaskischools.org

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

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

OWNER INFORMATION

Owner(s): Pulaski Community School District Date: 7/28/2023

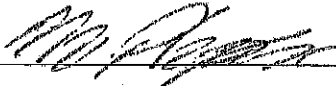
Owner(s) Address: 143 W Green Bay St. Pulaski City: _____ State: WI Zip: 54162

Telephone #: 920-655-6233 Email: njphillips@pulaskischools.org

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: 8/1/23

SITE INFORMATION

Address/Location of Proposed Project: 4193 Hillcrest Rd. Hobart, WI 54155 Parcel #: HB-712 ^{HB-735 +}

Proposed Project Type: Hillcrest Elementary School Addition and Redevelopment project

Current Use of Property: Hillcrest Elementary School Zoning: R1 - Residential

Land Uses Surrounding Site: North: R1 - Residential

South: R1 - Residential

East: R1 - Residential, ER - Estate Residential, A1 - Agricultural

West: R1 - Residential

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

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

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.

1. Health, safety, and general welfare of occupants of surrounding lands.

The current land use as the Hillcrest Elementary School will not change with rezone and will not impact the health, safety and welfare of surrounding lands.

2. Pedestrian and vehicular circulation and safety.

The proposed redevelopment project will improve pedestrian and vehicular safety by reducing vehicular traffic on Hillcrest Rd. during school hours with the addition of drop-off/pick-up drives for parents, separate bus loop drop-off/pick-up area, and separate loading area and driveway. As well as provide adequate pedestrian sidewalks on site. Existing pedestrian crossing on Hillcrest Rd. and pedestrian connection to the North to remain and connect to the proposed redevelopment through the addition of sidewalks.

3. Noise, air, water, or other forms of environmental pollution.

No environmental pollution impact or change is expected for proposed project. Proposed project will implement stormwater management best practices for rate control and treatment standards.

4. The demand for and availability of public services and facilities.

Proposed project will improve the educational services provided by Hillcrest Elementary School through additional space, use and renovation of existing facility for current and future student/staff needs.

5. Character and future development of the area.

Character of proposed project to follow Village of Hobart ordinance standards for construction and improve and enhance the existing site character through proposed materiality and site elements. Future development is expected to remain as Pulaski Community School District use.



Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304

Village of Hobart
2990 South Pine Tree Rd.
Hobart, WI 54155

August 1, 2023

Hillcrest Elementary School Rezone Request- Narrative

The proposed rezoning of this parcel is in response to the Village of Hobart's recent addition of the new IP zoning district designated for institutional purpose. The Hillcrest Elementary School has been recognized as a candidate for the IP zoning district designation. The current zoning for the Hillcrest Elementary School is R1-Residential with the surrounding area primarily zoned residential in conjunction. The rezoning of this parcel to IP-institutional would better serve the current and future projected use of the parcel as an elementary school.

This proposed zoning district maintains the desired consistency of land uses in this area. Currently this parcel is located within a residential setting amongst other compatible zoning districts that are most likely to benefit and utilize the current and future use as an elementary school. We do not anticipate the rezoning of this parcel to have a negative impact on any of the surrounding properties or environment.

Project scope will include a new building addition to the north side of the existing Hillcrest Elementary School and redevelopment of parking lots, driveways, play areas, receiving area and sidewalks. The site will be graded for stormwater management best practices with a proposed wet pond to the south of the parcel for rate control and treatment requirements. The total disturbed area is projected to be 420,168 SF (9.65 AC). Existing site includes 48,825 SF (1.12 AC) of building, 98,084 SF (2.25 AC) of impervious surfaces and 273,259 SF (6.27 AC) of greenspace. The proposed site includes 58,047 SF (1.33 AC) of building, 182,234 SF (4.18 AC) of impervious surface and 179,887 SF (4.13 AC) of greenspace.

The proposed institutional use will not require any additional infrastructure to be built. No new infrastructure will be needed for the construction of the building addition and site redevelopment unit. The proposed redevelopment will add additional traffic management for peak traffic times during parent pick-up and drop-off as well as school events by reducing the need for vehicular staking on Hillcrest Road. Water connection to the site will be needed for the new building addition while sanitary sewer connection will be made to the existing lateral.



**PROJECT
LOCATION**

Shining Stars Hobart

City Acres Farm

Hillcrest Elementary School

Concord Way

Lexington Ct

Merimae Way

Camelot Ct

N Sedona Cir

Hillcrest Rd

Hillcrest Rd

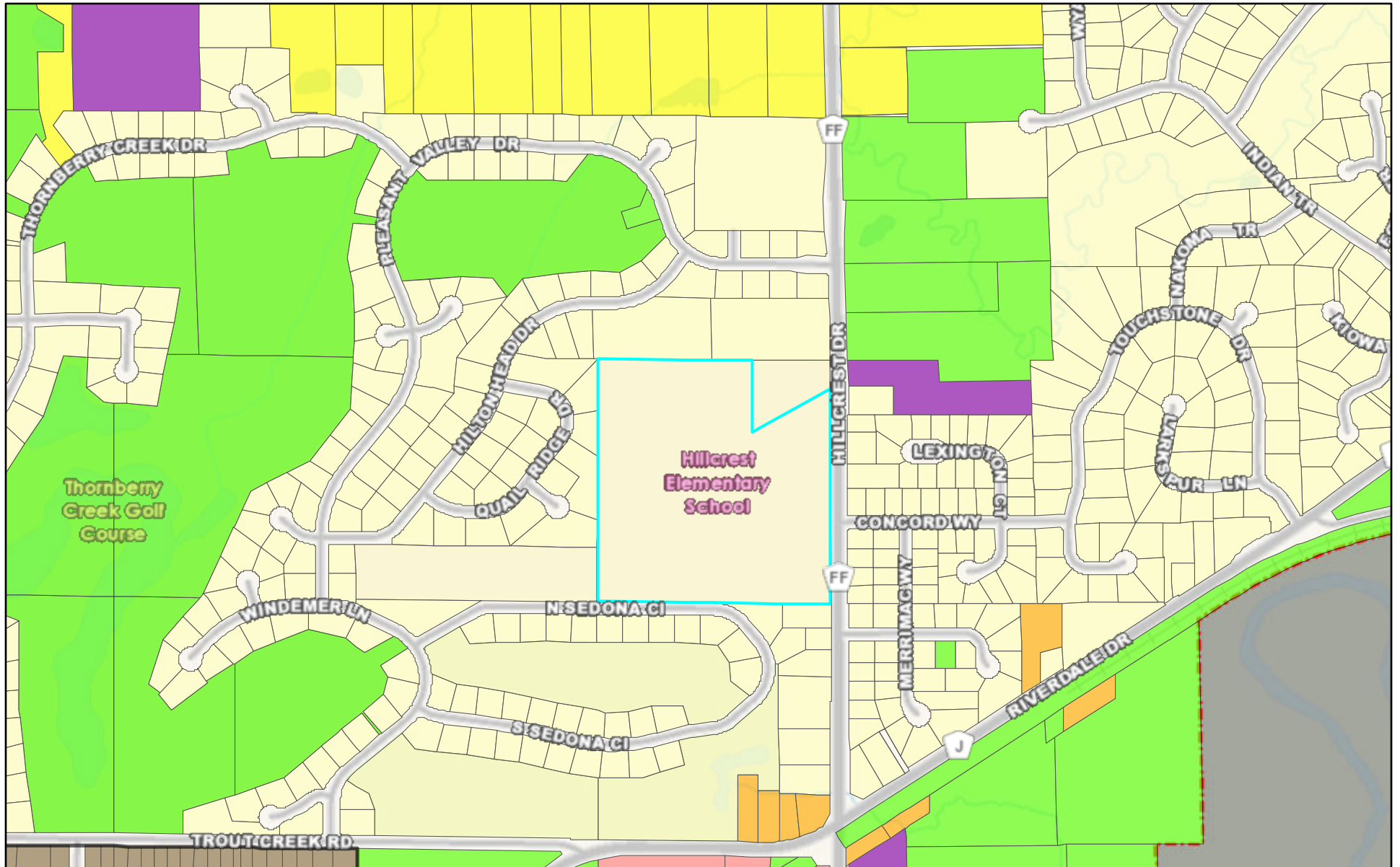
Touchstone Dr

Google Earth

1000 ft

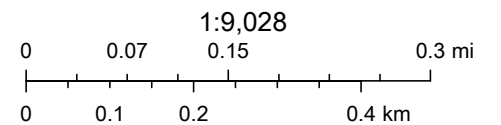


Village of Hobart Zoning



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
- Zoning
- R-4: Single and Two-Family Residential District
 - R-1: Residential District
 - R-2: Residential District
 - ER: Estate Residential District
 - R-2-R: Rural Residential District



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Part of Brown County WI

LEGEND / KEY

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

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

Map printed 8/3/2023



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1 inch = 500 feet*

1 inch = 0.0947 miles*

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

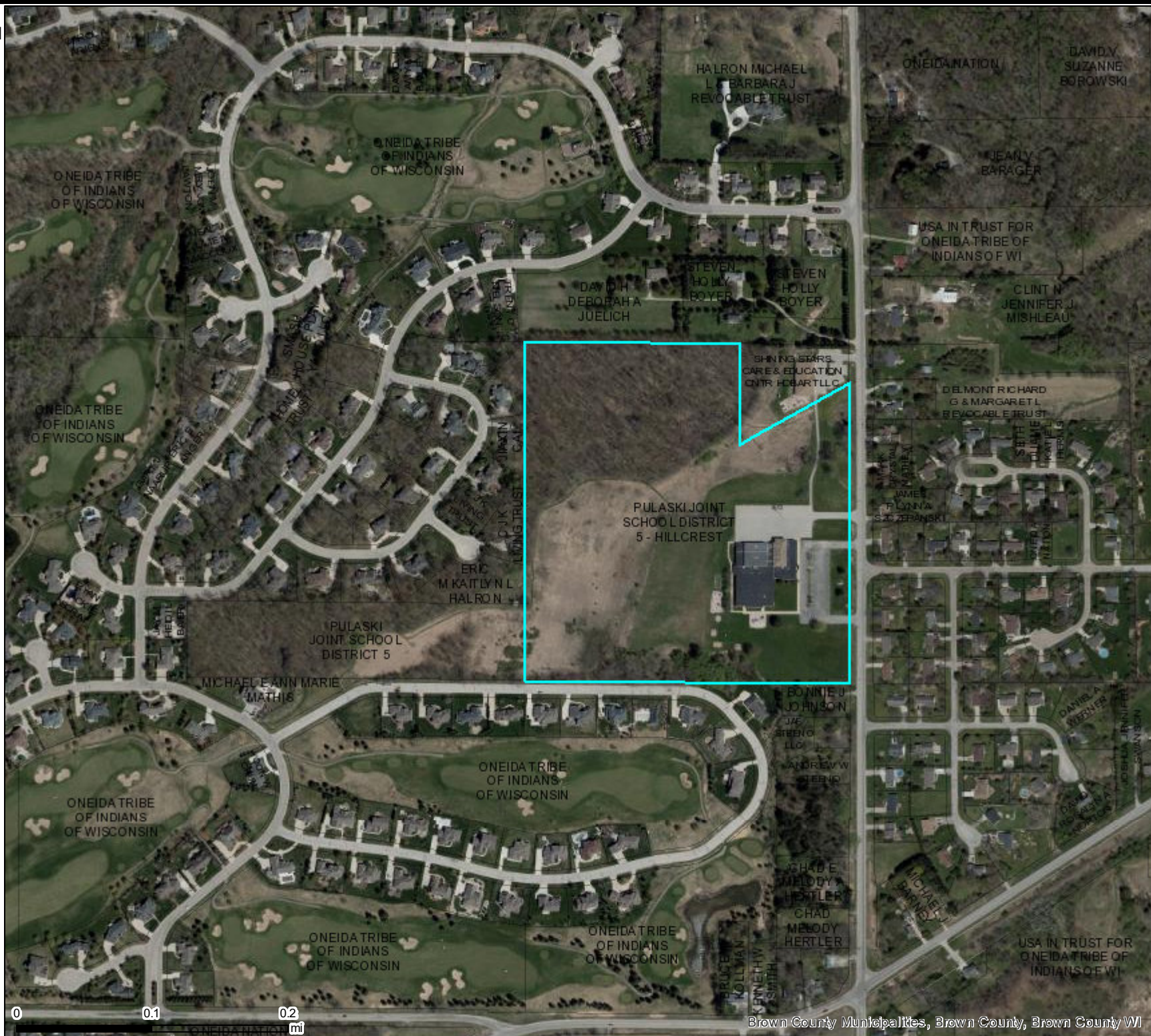
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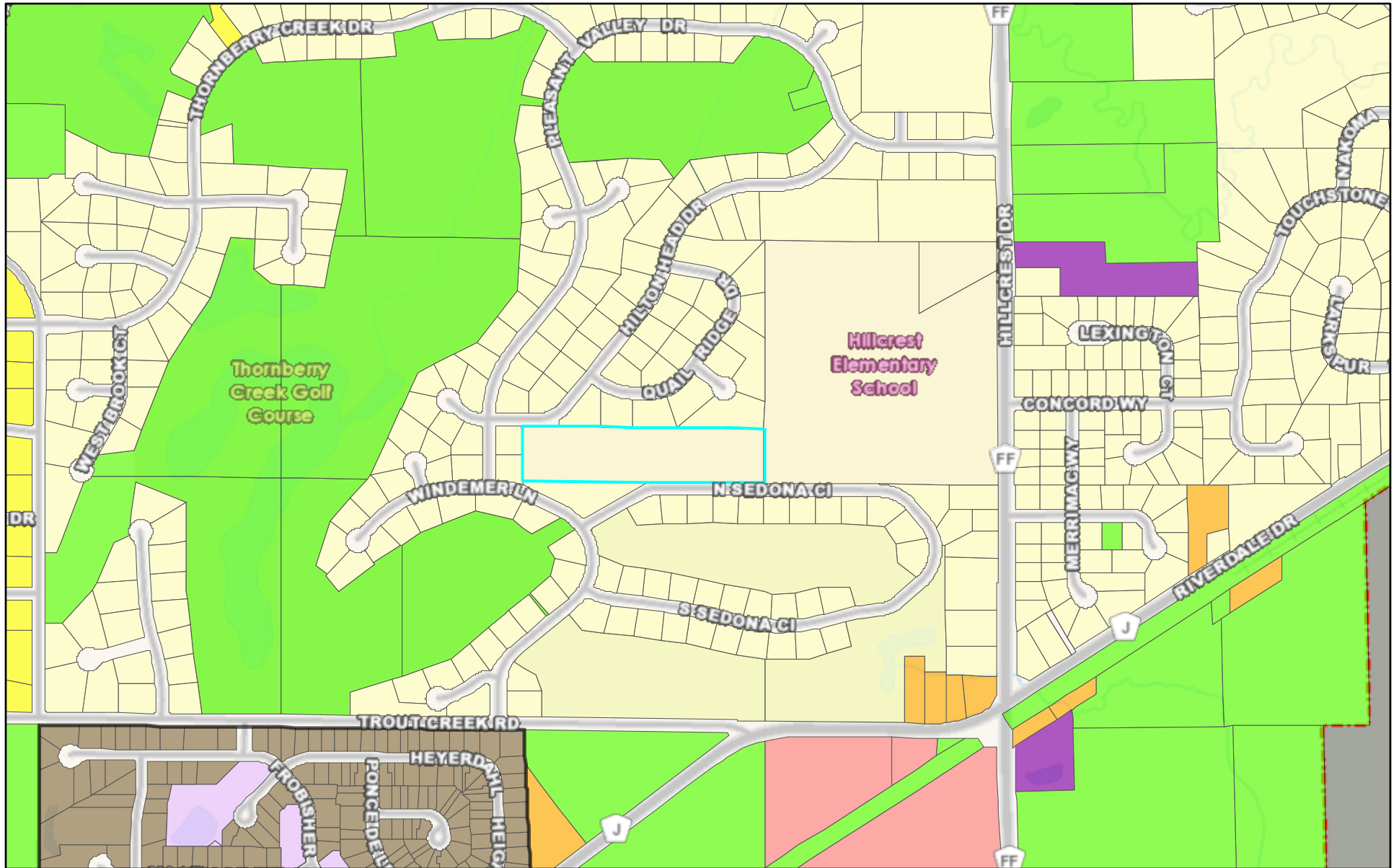


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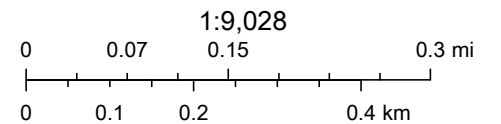


Village of Hobart Zoning



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
- Zoning
- R-4: Single and Two-Family Residential District
 - R-1: Residential District
 - R-5: Two-Family Through 8-Family Residential District
 - R-2: Residential District
 - ER: Estate Residential District



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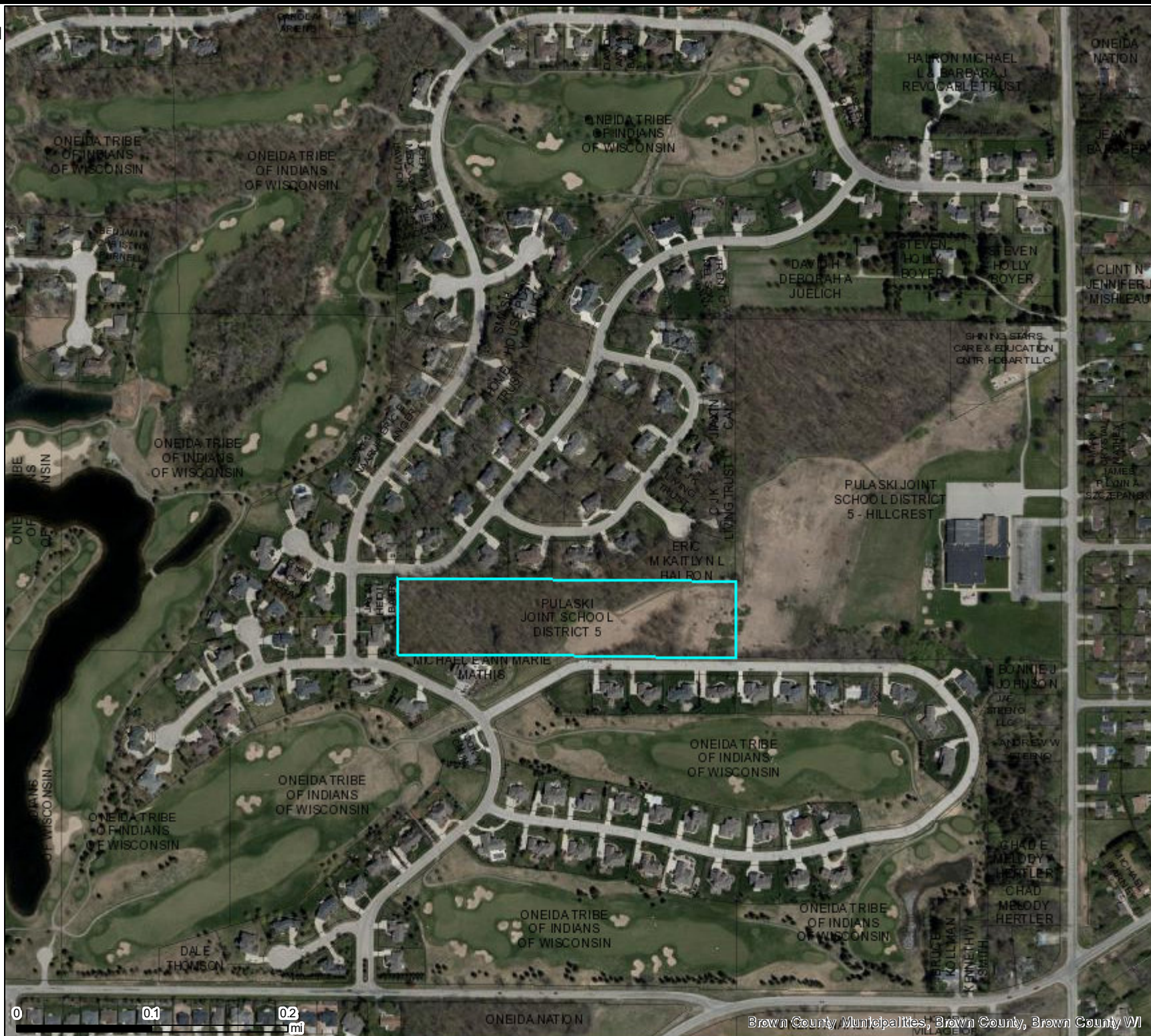
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TO: Planning & Zoning Commission

RE: Rezoning of Multiple Parcels Under Village of Hobart Ownership from A-1: Agricultural District, ER: Estate Residential District, B-1: Community Business District, PDD#2: Orlando/Packerland Planned Development District, and PDD#1: Centennial Centre at Hobart District to PI: Public/Institutional District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: August 9, 2023

ISSUE: Consider a request to rezone multiple parcels under Village of Hobart ownership from A-1: Agricultural District, ER: Estate Residential District, B-1: Community Business District, PDD#2: Orlando/Packerland Planned Development District, and PDD#1: Centennial Centre at Hobart District to PI: Public/Institutional District

GENERAL INFORMATION

1. Applicants/Agent: Village of Hobart
2. Owner: Village of Hobart
3. Parcel(s): See Attached
4. Current Zoning: A-1: Agricultural District, ER: Estate Residential District, B-1: Community Business District, PDD#2: Orlando/Packerland Planned Development District, and PDD#1: Centennial Centre at Hobart District
5. Proposed Zoning: PI: Public/Institutional District

ZONING REQUIREMENTS

The property owner is proposing to rezone the following parcels (HB-L159-3, HB-83-1, HB-46, HB-657-3, HB-624, HB-627, HB-614-8, HB-572-1, HB-582-4, HB-723-4, HB-2683-1, and HB-2681) from A-1: Agricultural District, ER: Estate Residential District, B-1: Community Business District, PDD#2: Orlando/Packerland Planned Development District, and PDD#1: Centennial Centre at Hobart District to PI: Public/Institutional District. All identified parcels are currently utilized for public parks, or government facilities (Fire Station, Village Office, or Municipal water infrastructure) and the PI zoning district was established for such land uses. All existing parcels would be compliant with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district.

The PI zoning district was established to allow for the use of government facilities/structures to be a permitted use in this zoning district instead of a conditional use in their current zoning districts.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone (HB-L159-3, HB-83-1, HB-46, HB-657-3, HB-624, HB-627, HB-614-8, HB-572-1, HB-582-4, HB-723-4, HB-2683-1, and HB-2681) from A-1: Agricultural District, ER: Estate Residential District, B-1: Community Business District, PDD#2: Orlando/Packerland Planned Development District, and PDD#1: Centennial Centre at Hobart District to PI: Public/Institutional 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: Village of Hobart Date: 8/3/23
 Petitioner's Address: 2990 S. Pine Tree Rd. City: Hobart State: wi Zip: 54155
 Telephone #: (920) 869-3804 Email: aaron@hobart-wi.org

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

Petitioner's Signature (required): _____ Date: 8/3/23

OWNER INFORMATION

Owner(s): Village of Hobart Date: 8/3/23
 Owner(s) Address: 2990 S. Pine Tree Rd. City: Hobart State: WI Zip: 54155
 Telephone #: (920) 869-3804 Email: aaron @hobart-wi.org

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: 8/3/23

SITE INFORMATION

Address/Location of Proposed Project: See Attached Parcel #: HB- See Attached

Proposed Project Type: Government Owned Facilities

Current Use of Property: Government Owned Facilities Zoning: See Attached

Land Uses Surrounding Site: North: _____
 South: _____
 East: _____
 West: _____

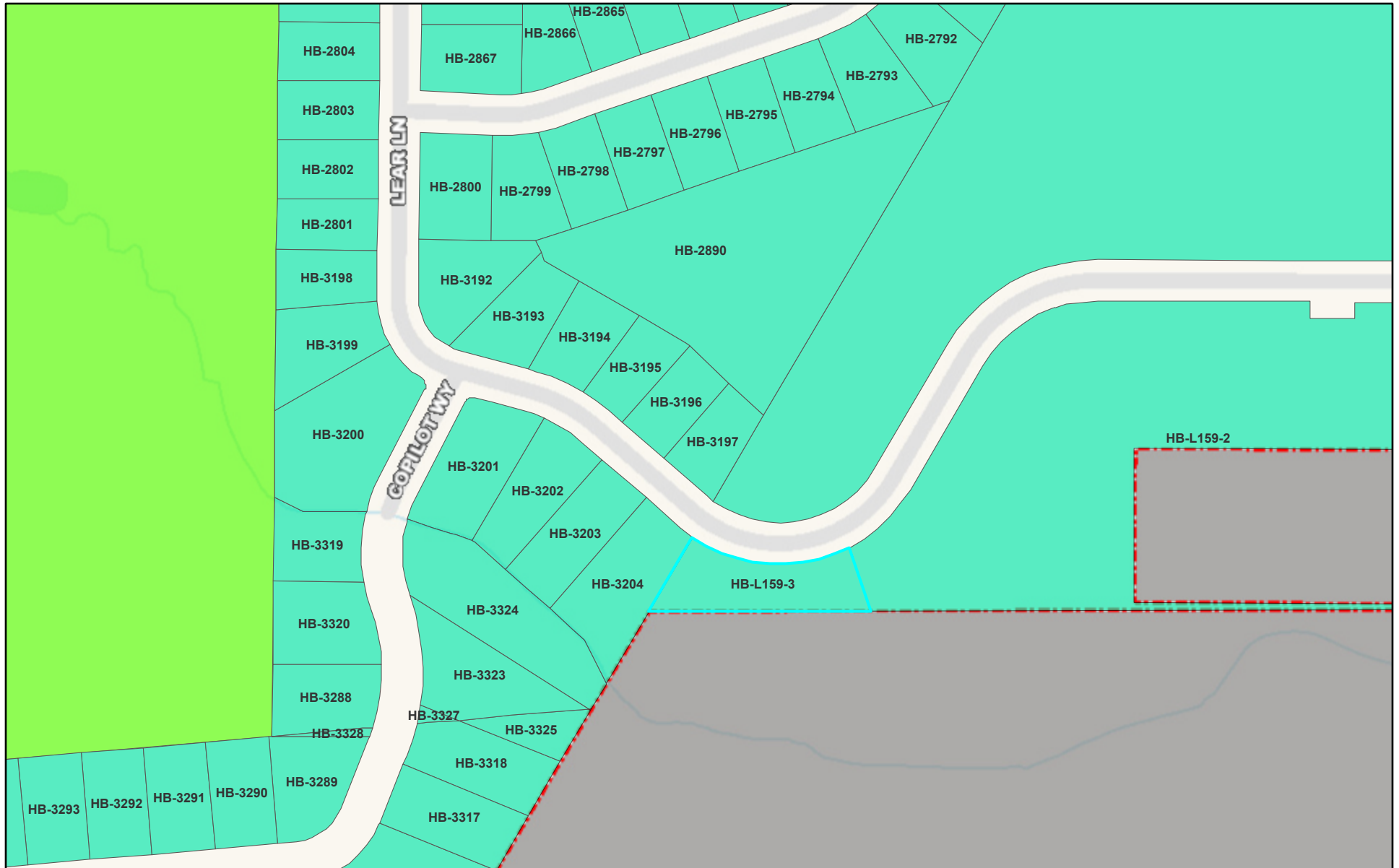
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August 2023 Village Parcel Rezoning



<u>Parcel</u>	<u>Address</u>	<u>Current Zoning District</u>	<u>Proposed Zoning District</u>	<u>Current Use</u>
HB-L159-3	1303 Lear Ln.	PDD#2: Orlando/Packerland PDD	PI: Public - Institutional District	Fontaine Family Park
HB-83-1	2703 S. Pine Tree Rd.	A-1: Agricultural District	PI: Public - Institutional District	Village Fire Station #1
HB-46	2990 S. Pine Tree Rd.	A-1: Agricultural District	PI: Public - Institutional District	Village Office
HB-657-3	400 Country Court Blk	A-1: Agricultural District	PI: Public - Institutional District	Village Fire Station #2
HB-624	471 Four Seasons Dr.	A-1: Agricultural District	PI: Public - Institutional District	Four Seasons Park
HB-627	4400 N. Overland Rd. Blk	A-1: Agricultural District	PI: Public - Institutional District	Four Seasons Park
HB-614-8	4685 N. Pine Tree Rd.	ER: Estate Residential District	PI: Public - Institutional District	In-Line Water Booster
HB-572-1	4492 N. Pine Tree Rd.	A-1: Agricultural District	PI: Public - Institutional District	Village Water Tower
HB-582-4	1229 Pleasant Valley Dr.	A-1: Agricultural District	PI: Public - Institutional District	Village Well
HB-723-4	1285 Riverdale Dr.	B-1: Community Business District	PI: Public - Institutional District	Village Booster Station #1
HB-2683-1	777 Centennial Centre Blvd.	PDD#1: Centennial Centre	PI: Public - Institutional District	Jan Wos Park
HB-2681	750 Centerline Dr.	PDD#1: Centennial Centre	PI: Public - Institutional District	Village Water Tower

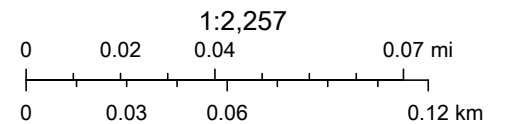
Village of Hobart Zoning



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Zoning











-  PDD #2: Orlando/Packerland Planned Development District
-  A-1: Agricultural District



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Part of Brown County WI

LEGEND / KEY

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-  Condominium
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-  Vacated Right of Way

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1:1,800

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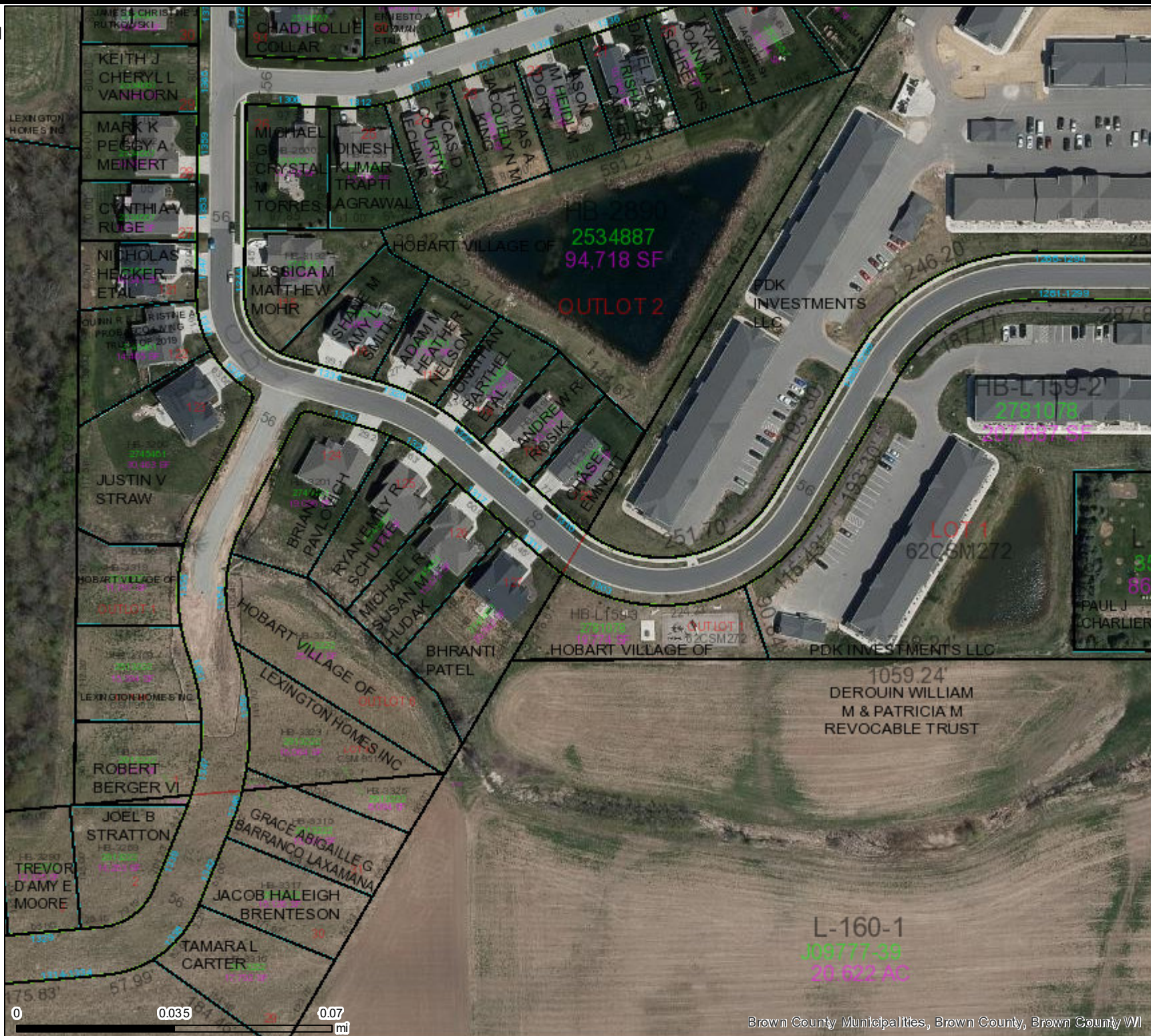
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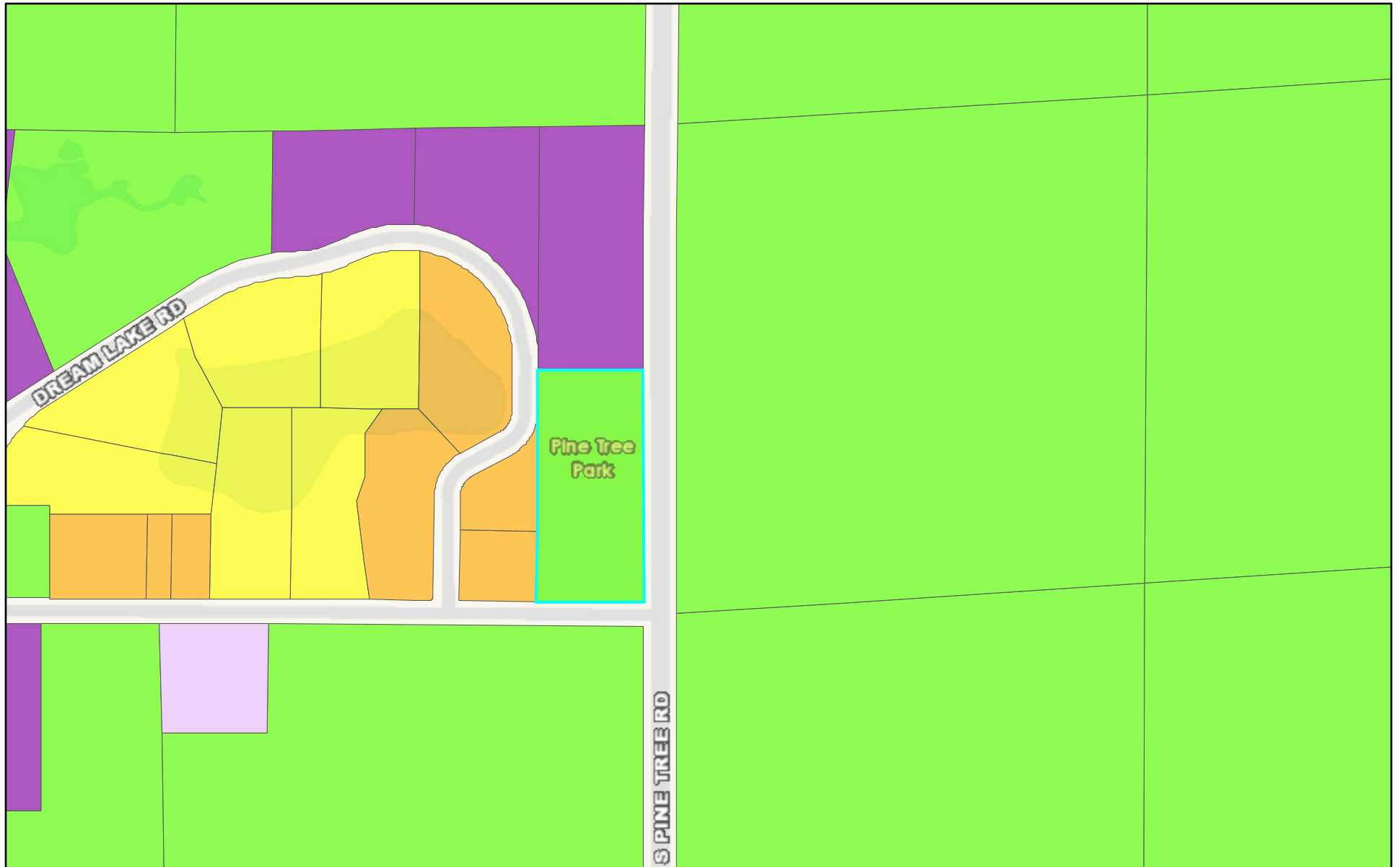


(920) 448-6480

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Village of Hobart Zoning



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Zoning

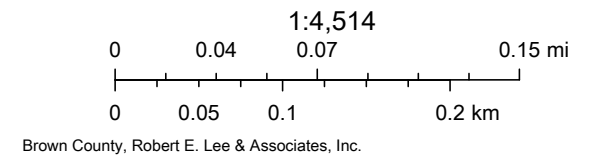
 R-2: Residential District

 R-5: Two-Family Through 8-Family Residential District

 ER: Estate Residential District











 R-2-R: Rural Residential District

 A-1: Agricultural District



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-  Vacated Right of Way

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

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1:3,600

1 inch = 300 feet*

1 inch = 0.0568 miles*

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

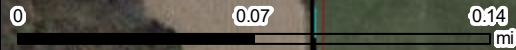
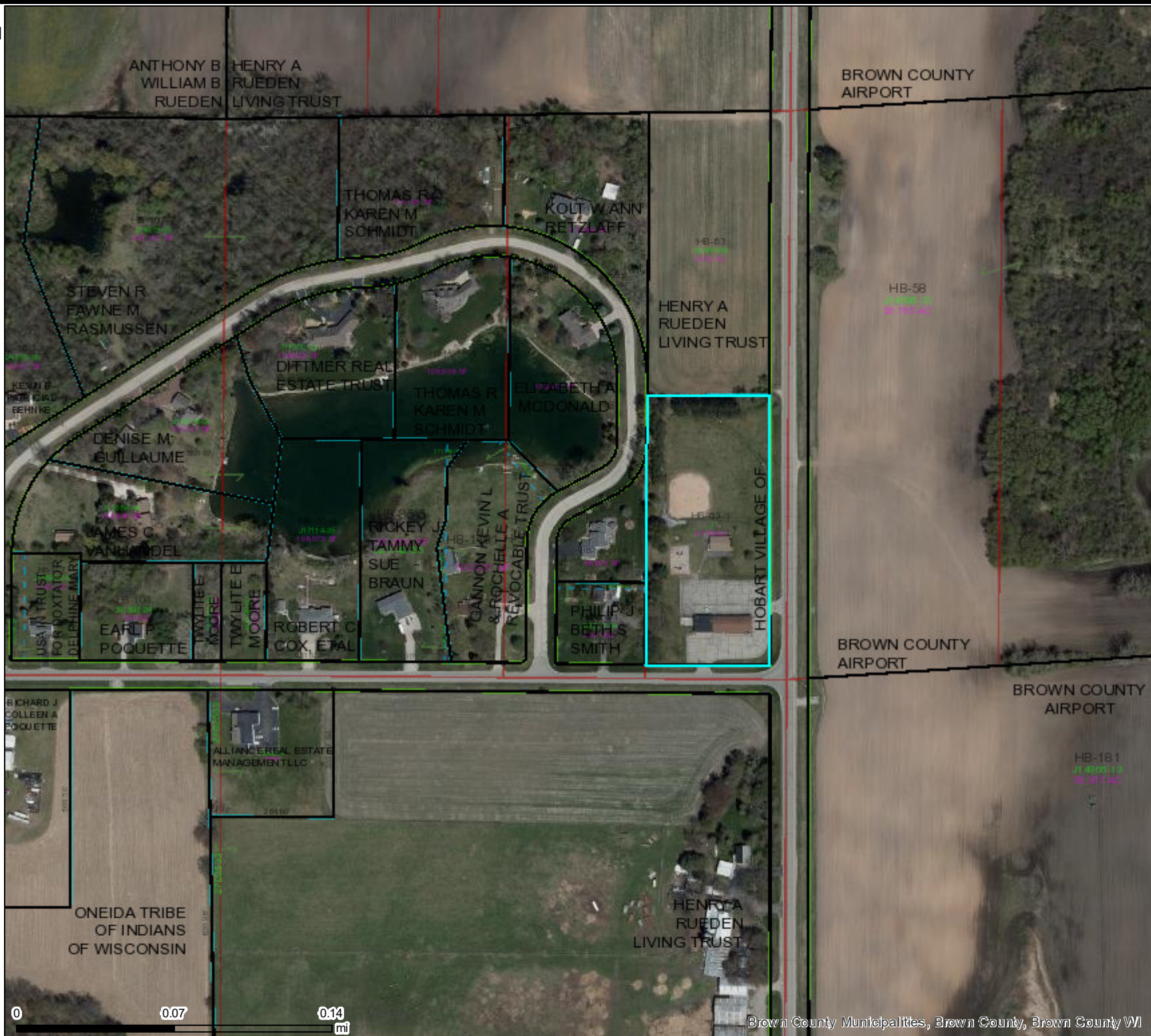
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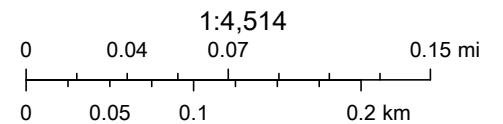
Village of Hobart Zoning



8/3/2023, 1:14:39 PM

Zoning











- R-4: Single and Two-Family Residential District
- A-1: Agricultural District
- R-1: Residential District
- ER: Estate Residential District
- B-1: Community Business District
- R-2: Residential District
- R-2-R: Rural Residential District
- I-1: Limited Industrial District



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Part of Brown County WI

LEGEND / KEY

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

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

Map printed 8/3/2023



1:3,600

1 inch = 300 feet*

1 inch = 0.0568 miles*

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

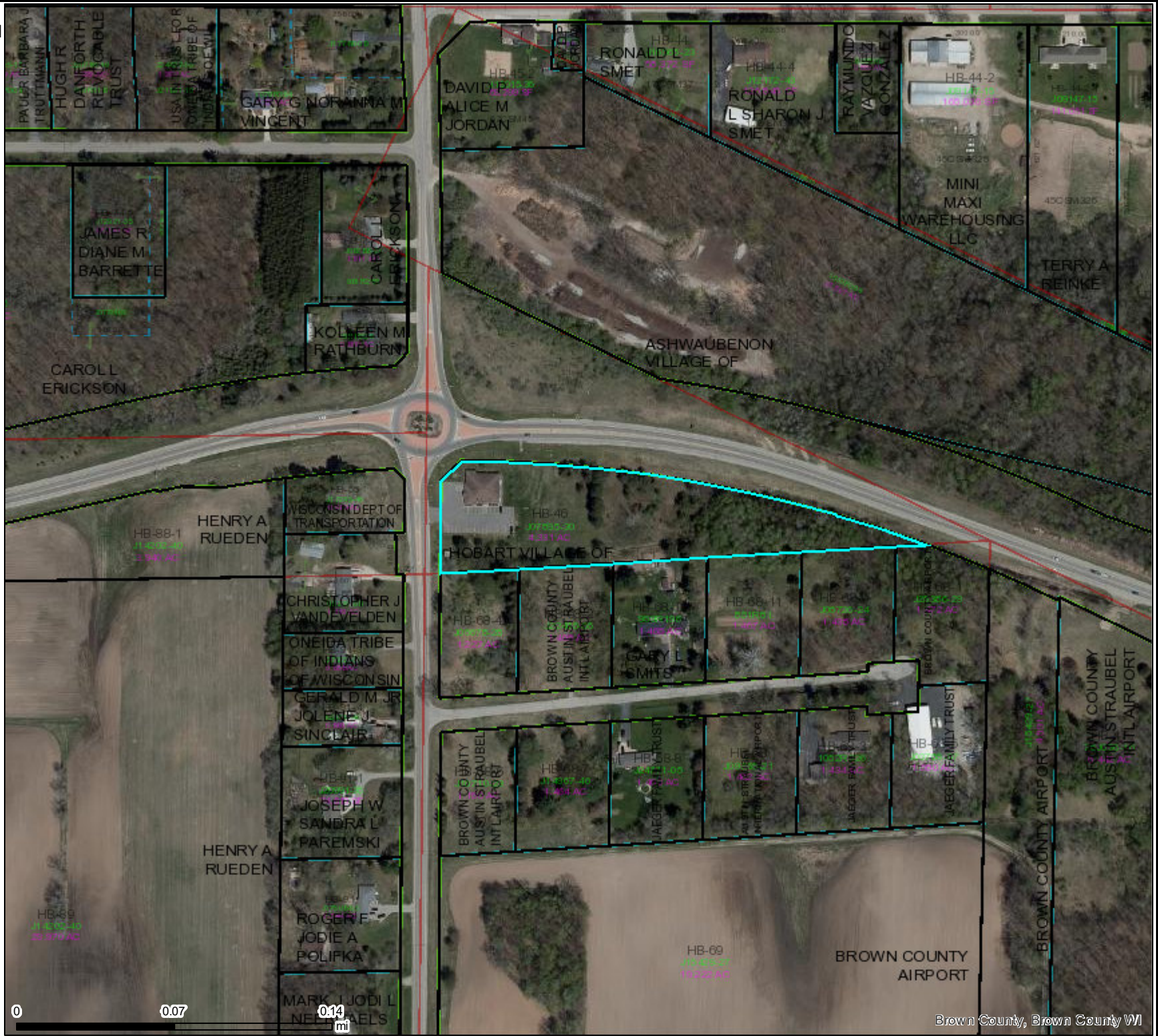
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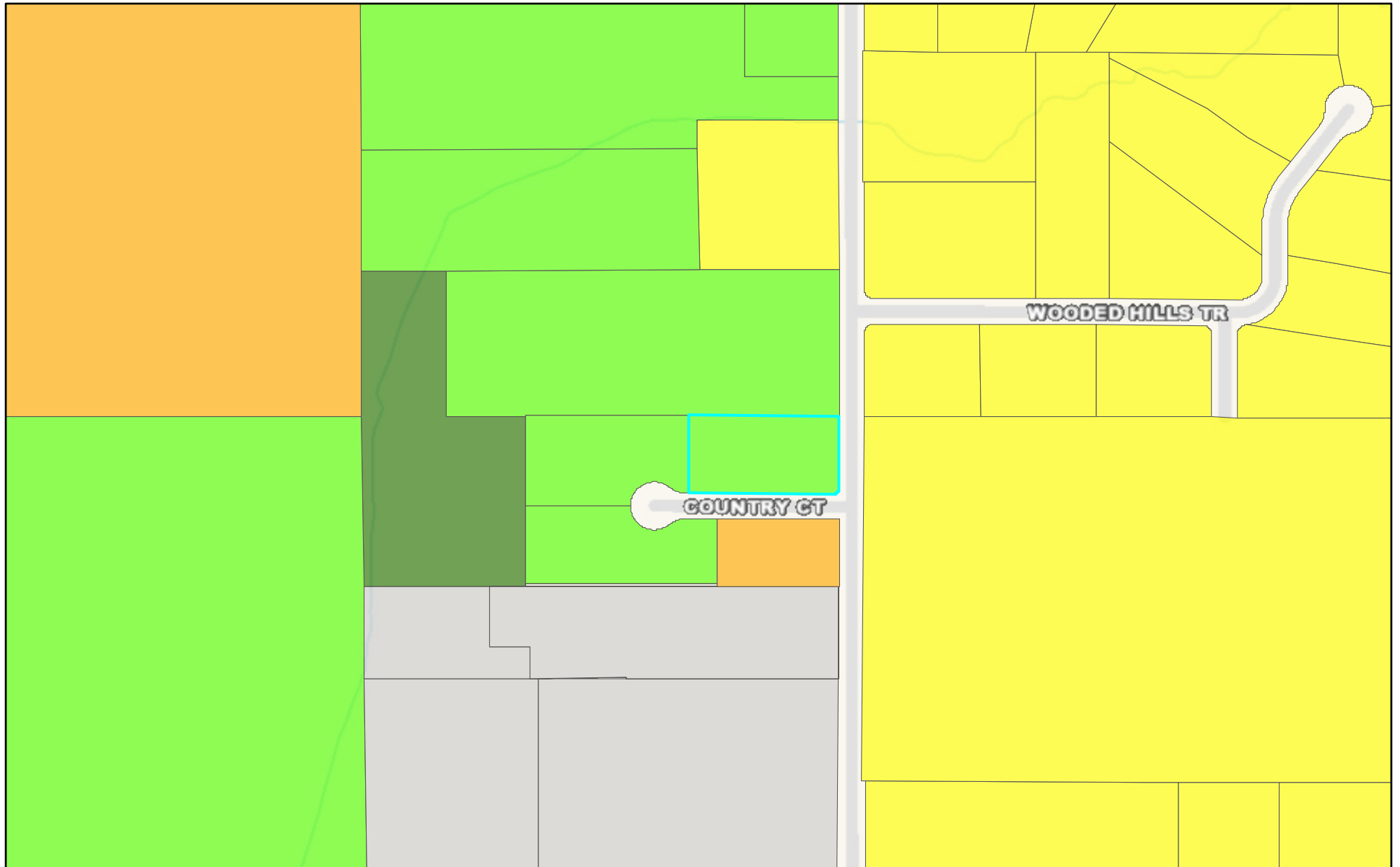
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0.07


0.14

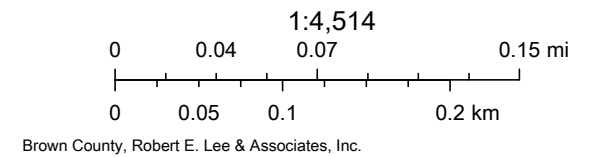
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Village of Hobart Zoning













8/3/2023, 1:19:57 PM

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



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

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1:1,800

1 inch = 150 feet*

1 inch = 0.0284 miles*

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

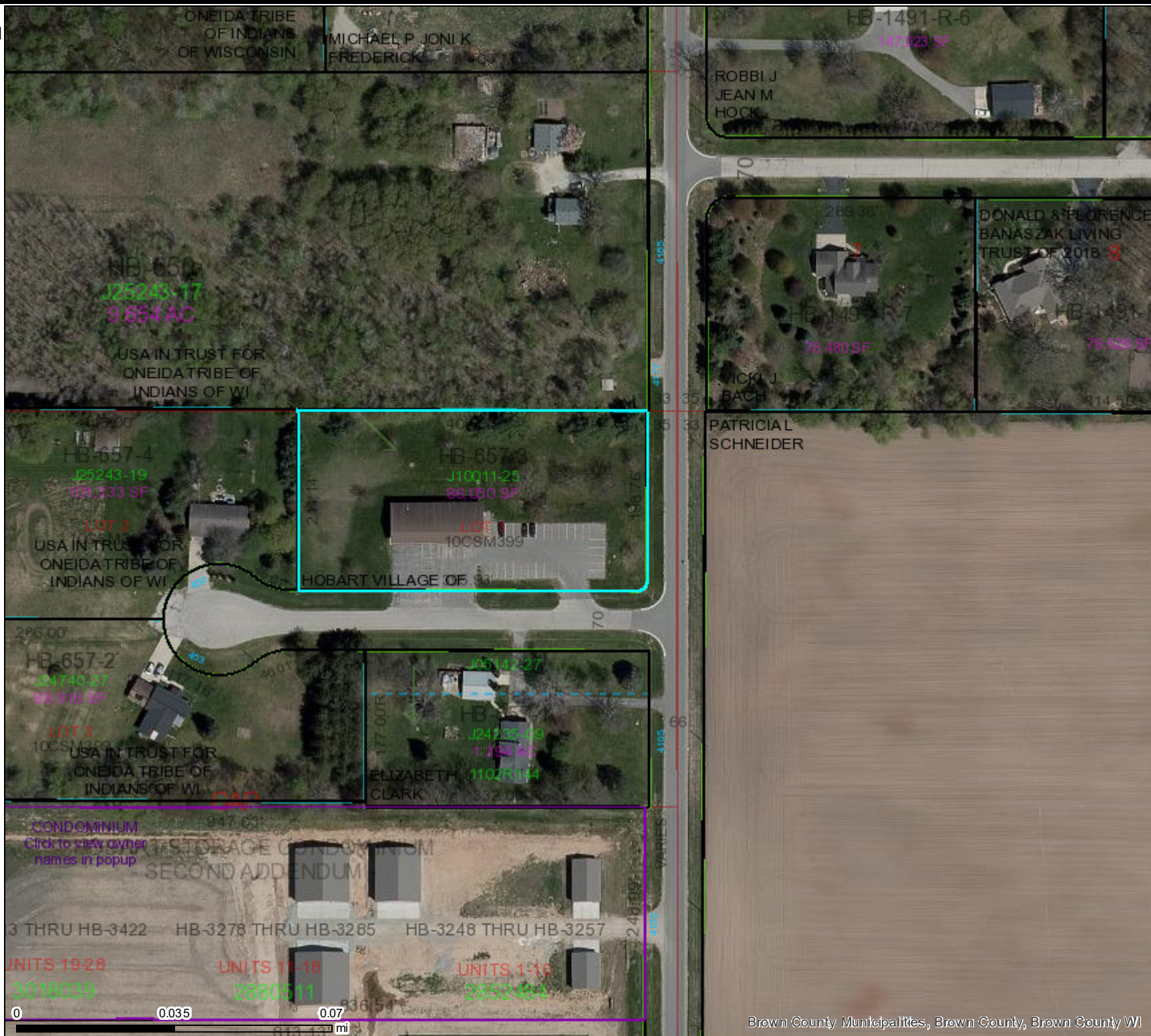
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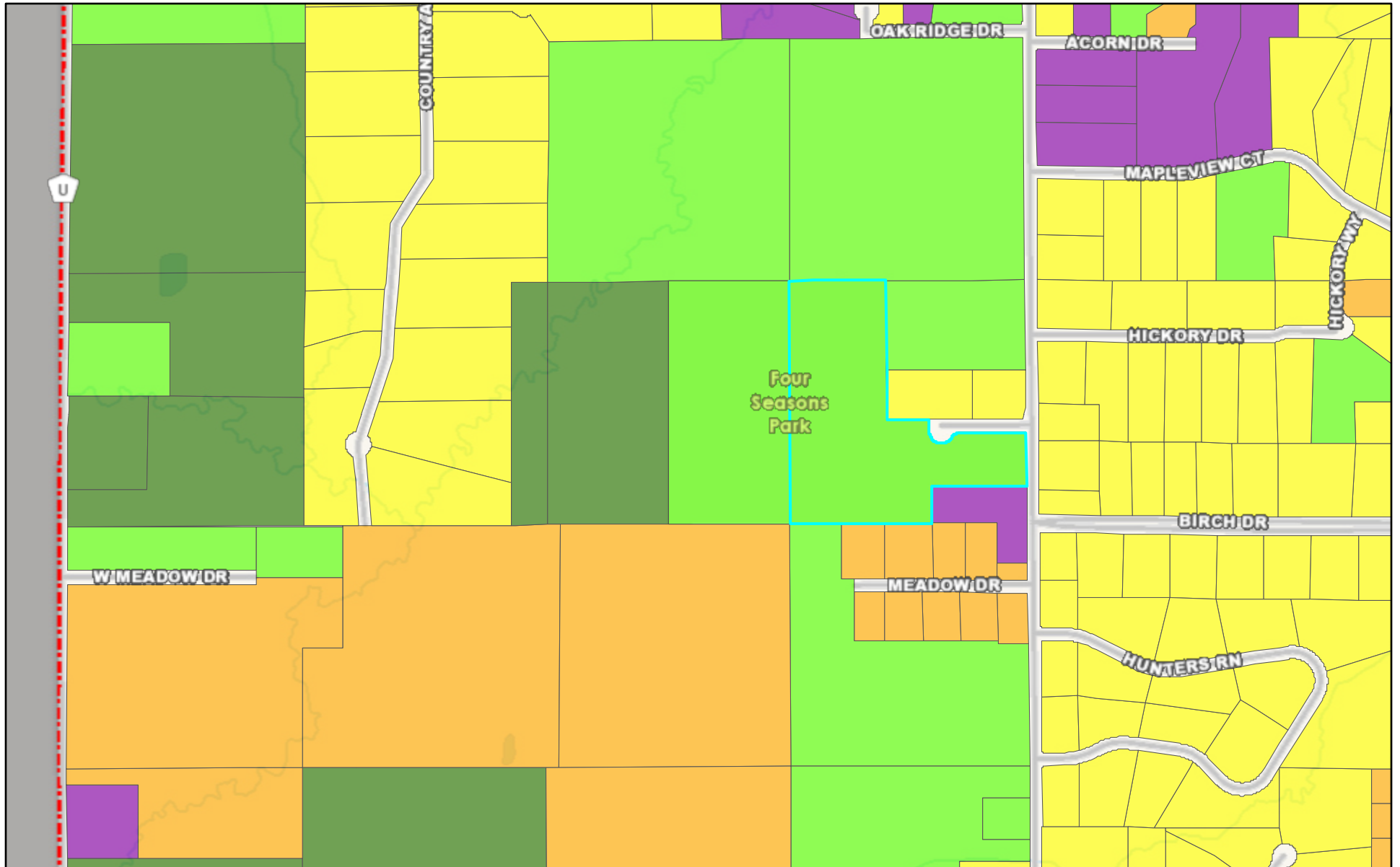


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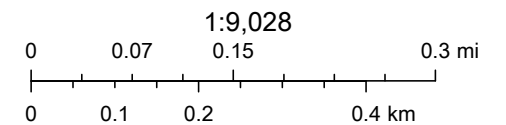


Village of Hobart Zoning



8/3/2023, 1:21:13 PM











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



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Part of Brown County WI

LEGEND / KEY

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

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

Map printed 8/3/2023



1:6,000

1 inch = 500 feet*

1 inch = 0.0947 miles*

*original page size is 8.5" x 11"
Appropriée le format de pens on zoom level

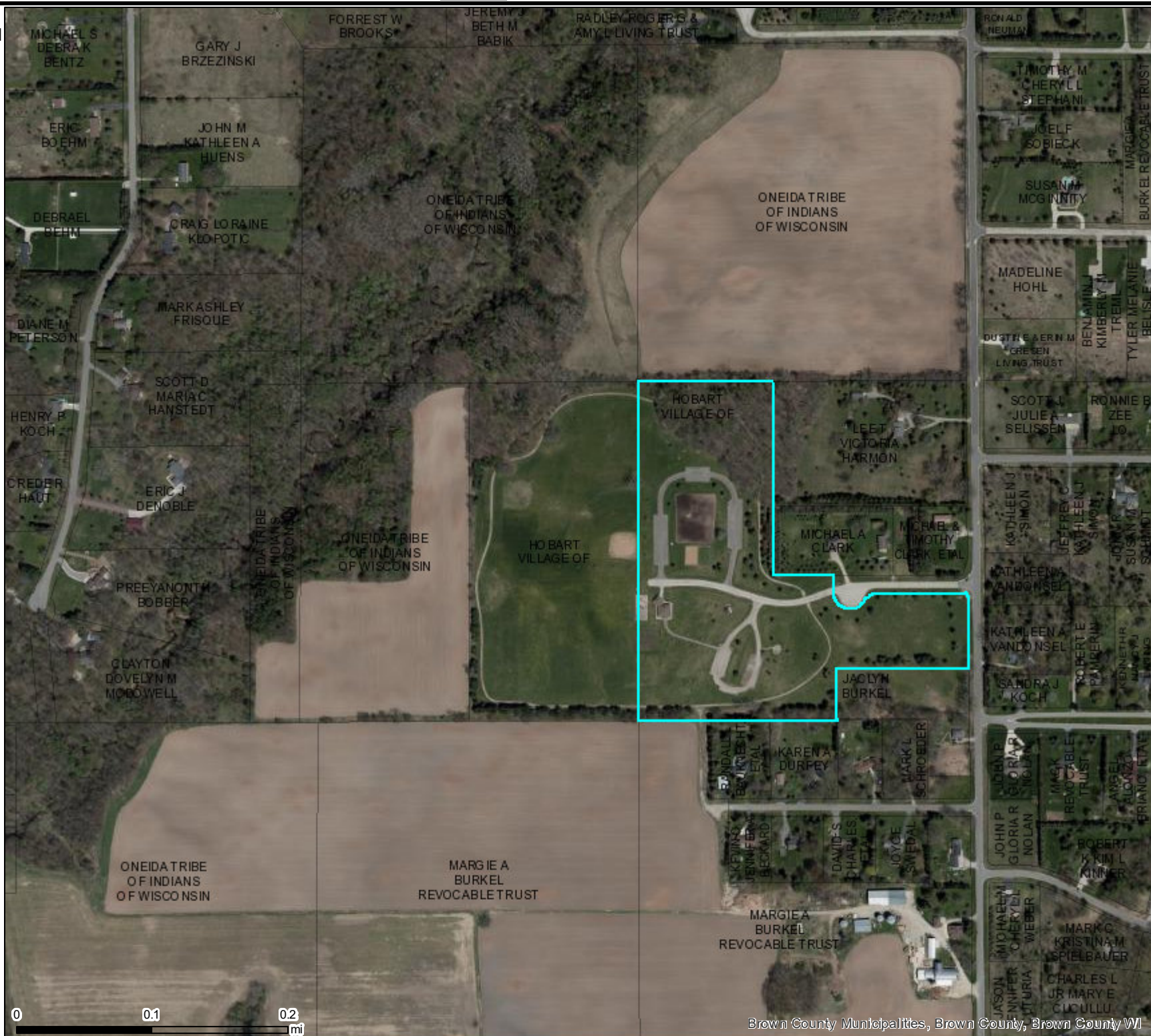
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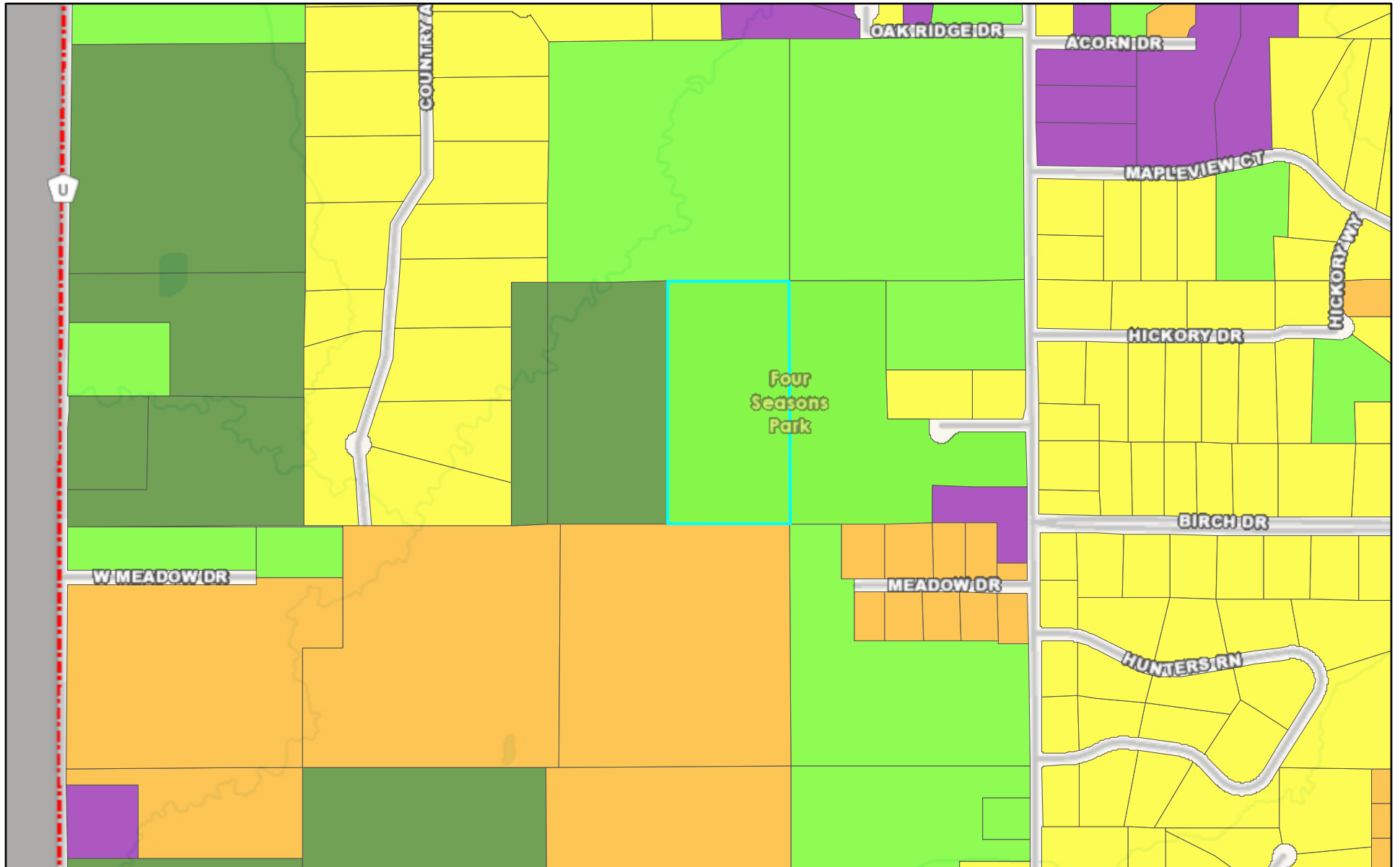


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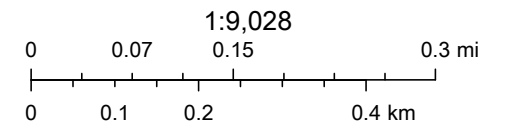


Village of Hobart Zoning



8/3/2023, 1:23:18 PM











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



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LEGEND / KEY

-  Parcel Boundary
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-  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 8/3/2023



1:6,000

1 inch = 500 feet*

1 inch = 0.0947 miles*

*original page size is 8.5" x 11"
Appropriée forme et de pendis on zoom level

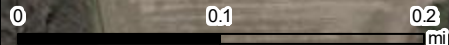
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Brown County Wisconsin Planning & Land Services Department

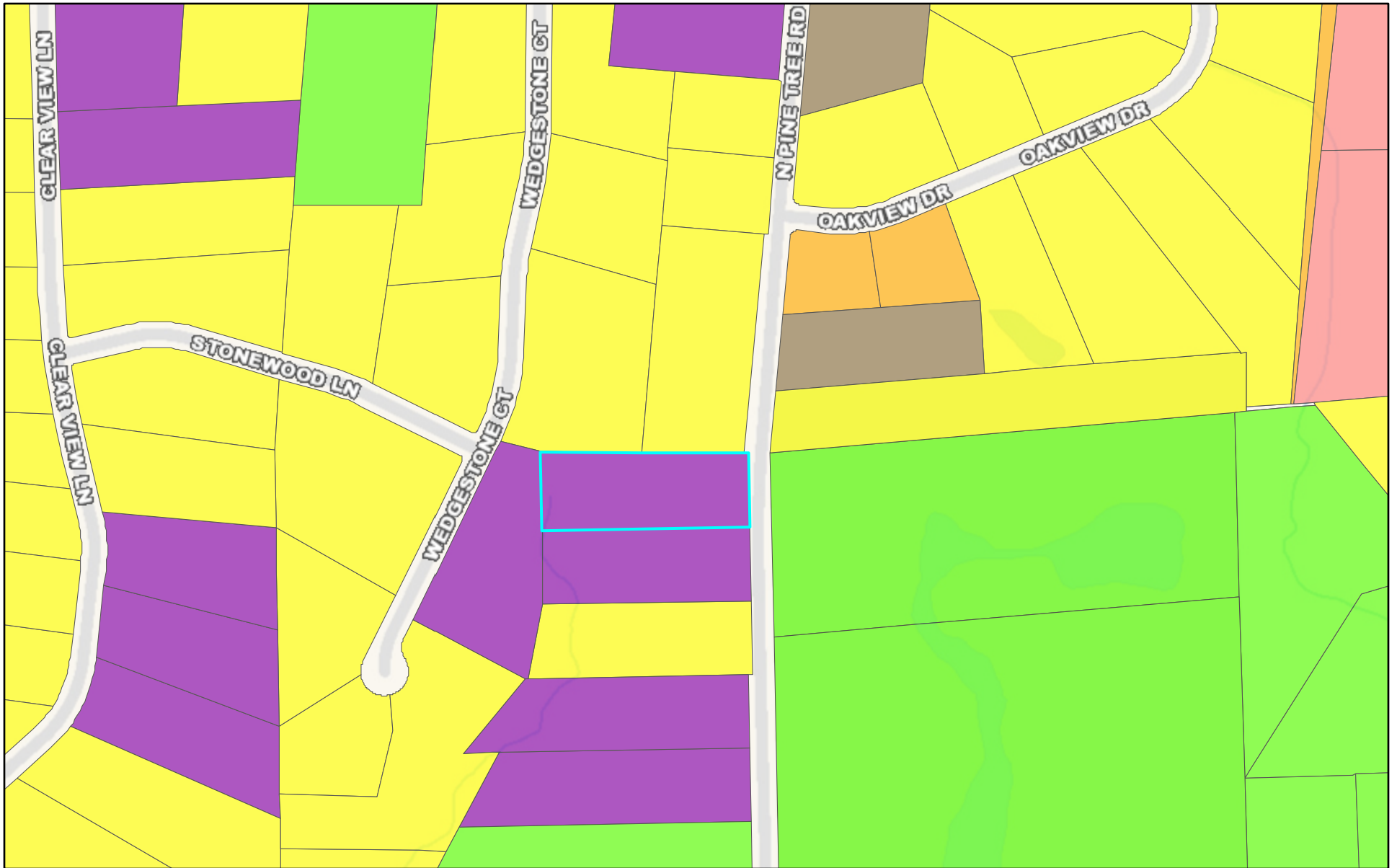


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Village of Hobart Zoning



8/3/2023, 1:30:29 PM

Zoning

R-2: Residential District

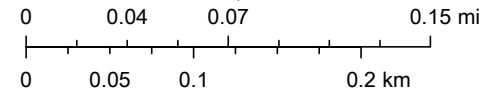
R-4: Single and Two-Family Residential District

ER: Estate Residential District

R-2-R: Rural Residential District

A-1: Agricultural District











1:4,514



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Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
-  Condominium
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-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

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1:2,400

1 inch = 200 feet*

1 inch = 0.0379 miles*

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

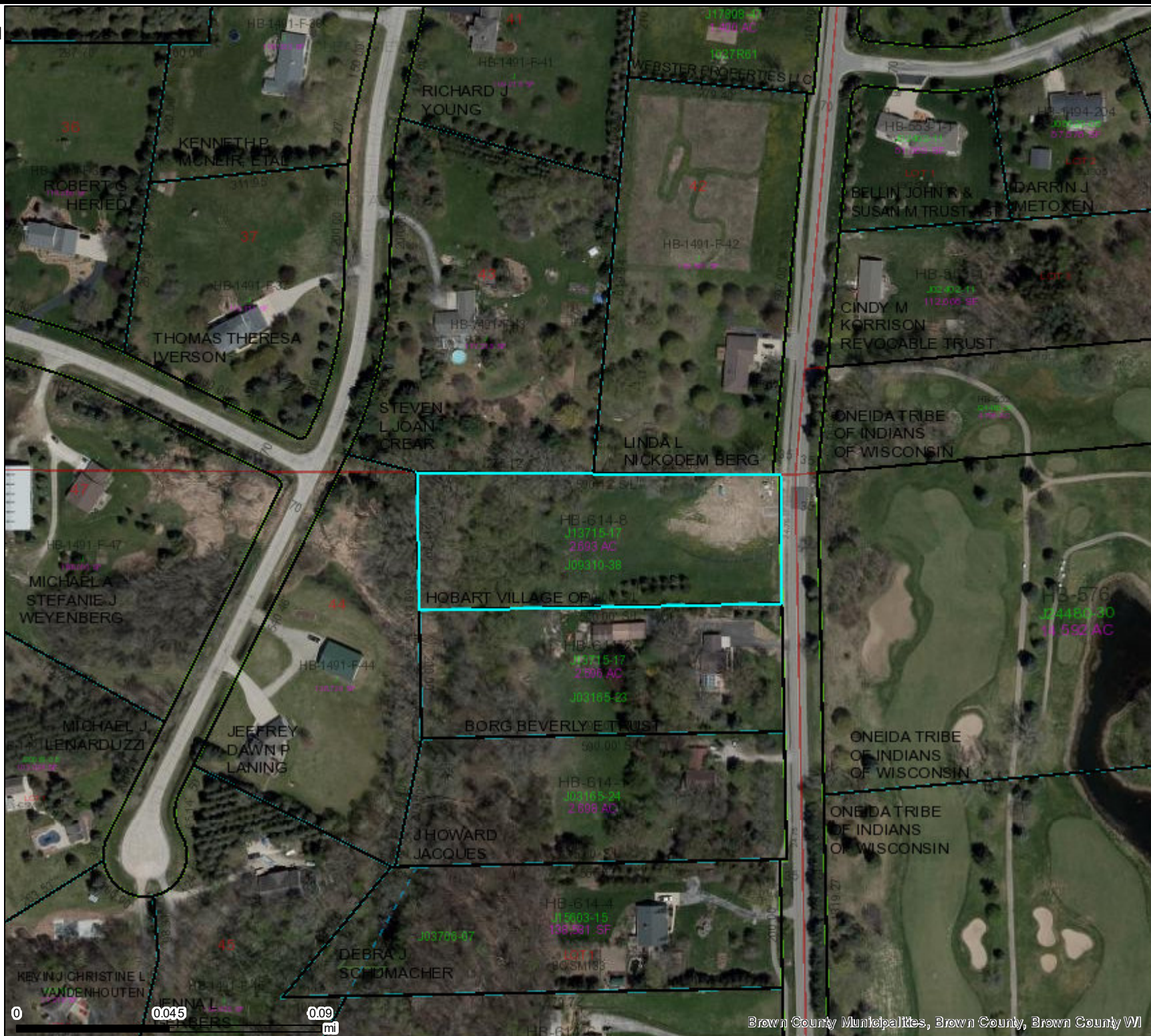
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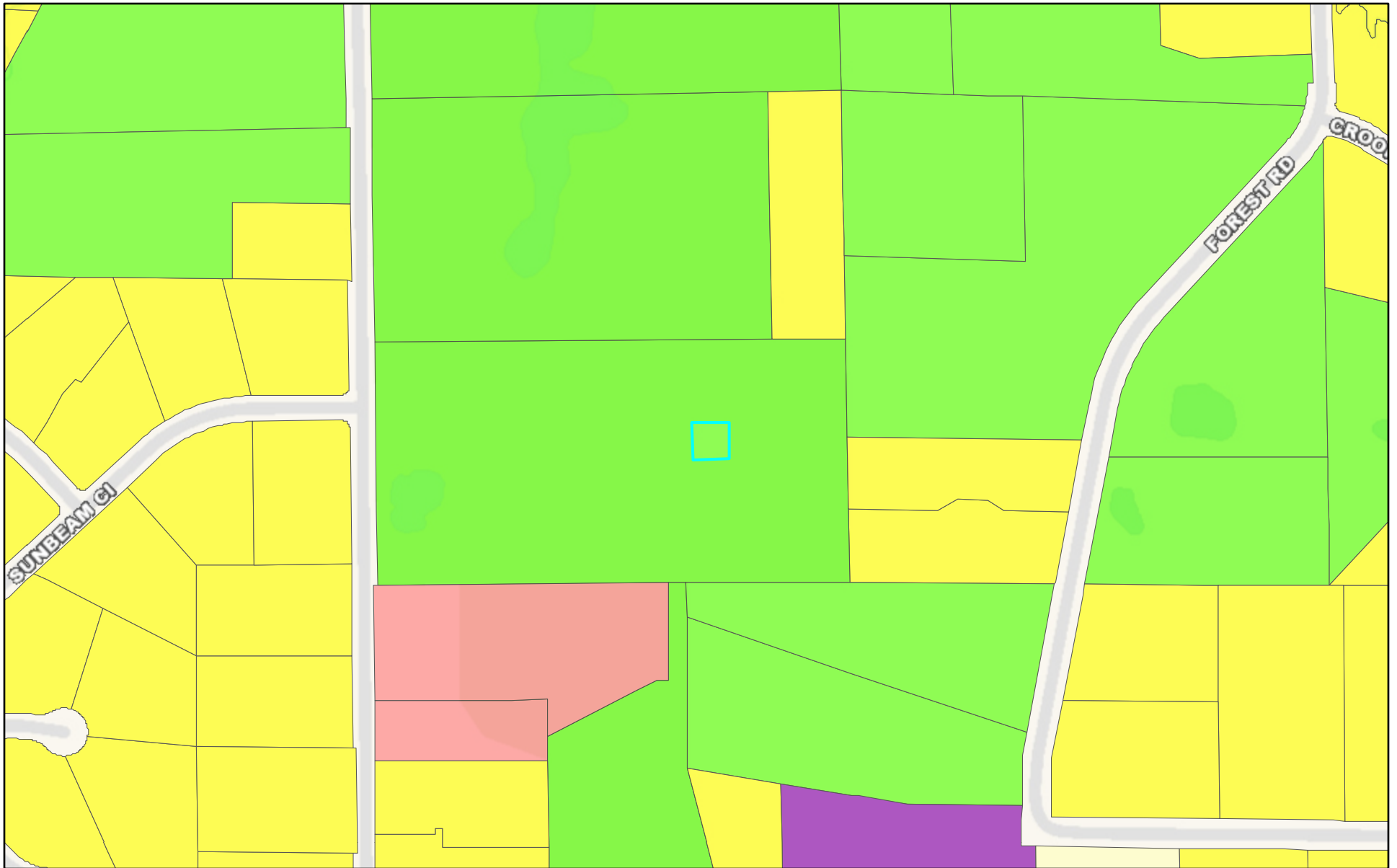
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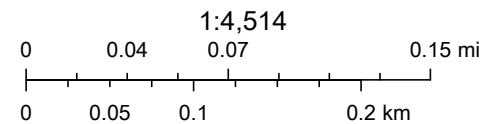
0 0.045 0.09 mi

Village of Hobart Zoning



8/3/2023, 1:32:17 PM











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



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Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
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-  Vacated Right of Way

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

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1:2,400

1 inch = 200 feet*

1 inch = 0.0379 miles*

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

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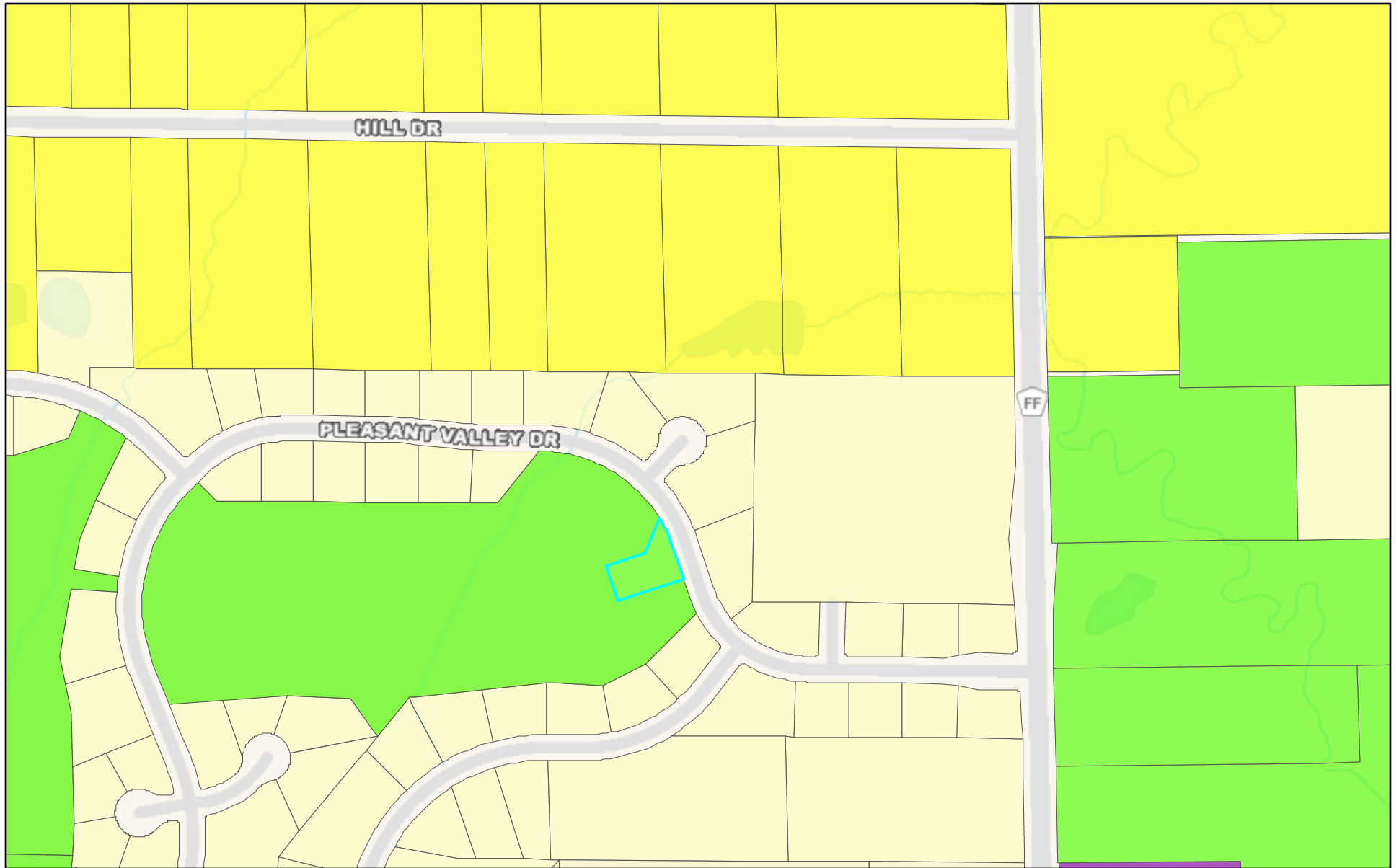
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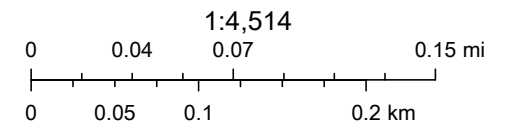
Brown County, Brown County WI

Village of Hobart Zoning



8/3/2023, 1:36:13 PM











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



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

Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
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-  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

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1:1,800

1 inch = 150 feet*

1 inch = 0.0284 miles*

*original page size is 8.5" x 11"
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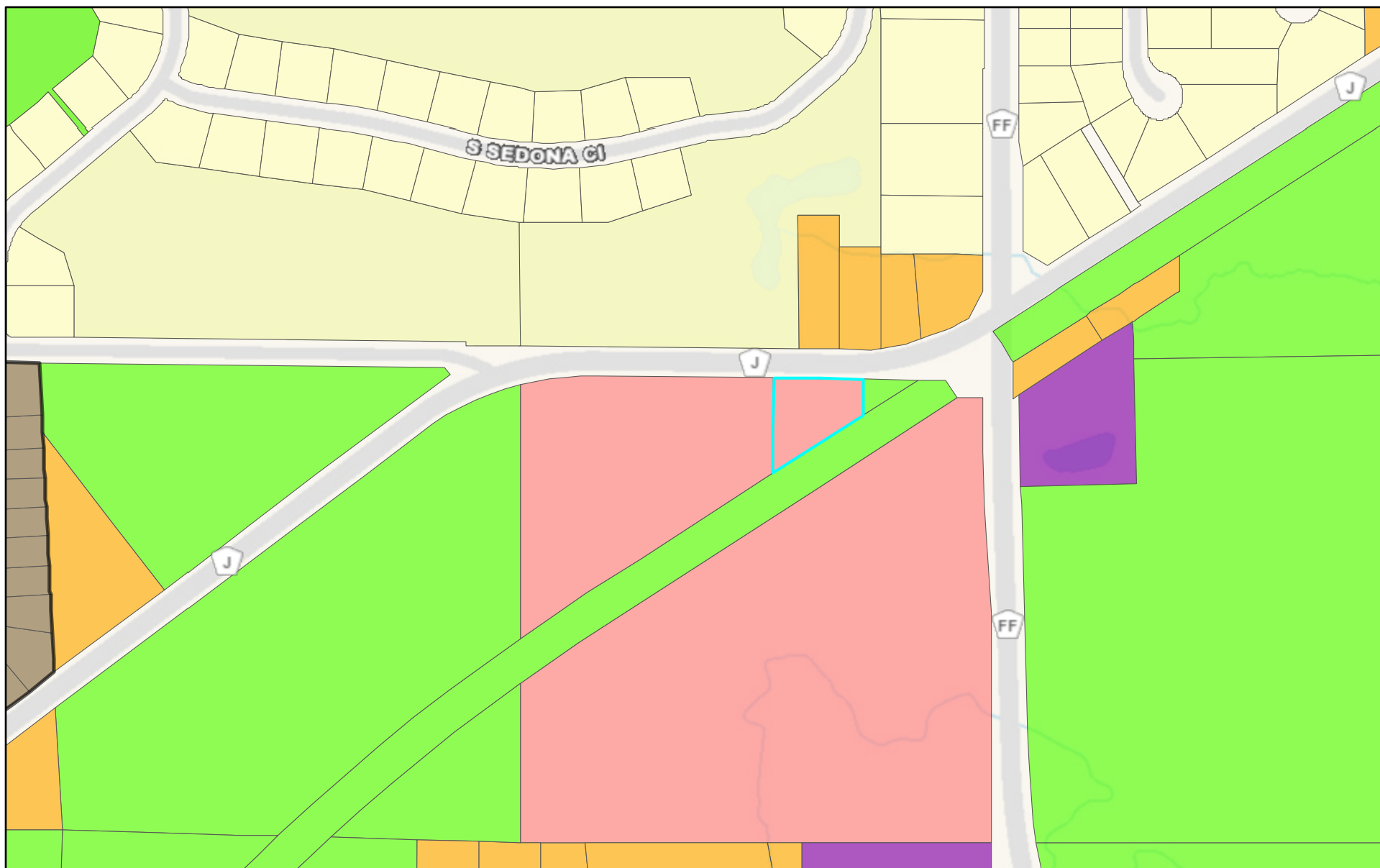


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Village of Hobart Zoning



8/3/2023, 1:40:51 PM

Zoning

R-1: Residential District

R-4: Single and Two-Family Residential District

ER: Estate Residential District

R-2-R: Rural Residential District

A-1: Agricultural District

1:4,514











0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

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LEGEND / KEY

-  Parcel Boundary
-  Condominium
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-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

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tinyurl.com/BrownDogLegend

Map printed
8/3/2023



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1 inch = 0.0379 miles*

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 Department**

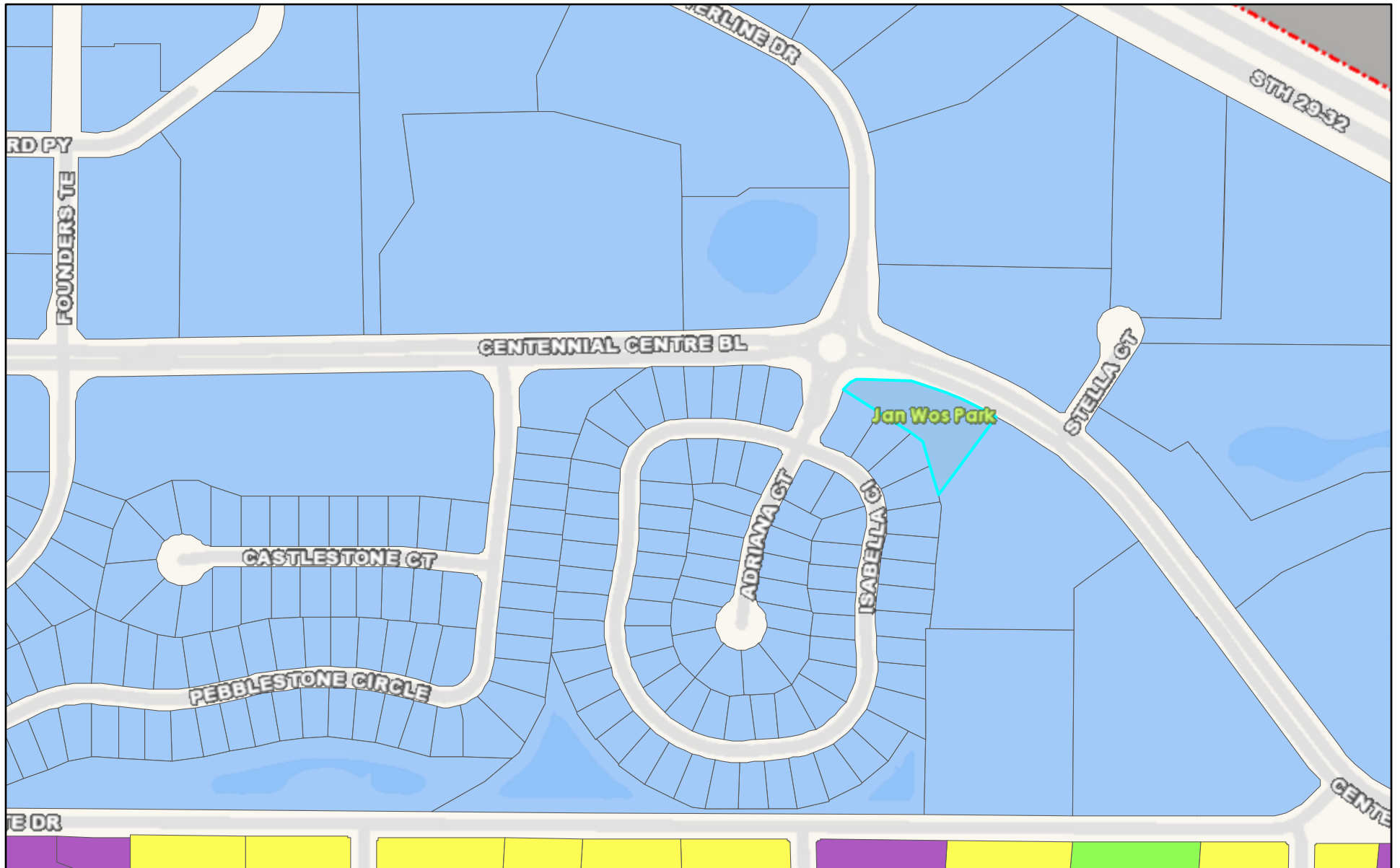


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Village of Hobart Zoning




8/3/2023, 1:42:23 PM

Zoning

 R-2: Residential District

 PDD #1: Centennial Centre at Hobart District

 ER: Estate Residential District

 A-1: Agricultural District

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

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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 8/3/2023



1:2,400

1 inch = 200 feet*

1 inch = 0.0379 miles*

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

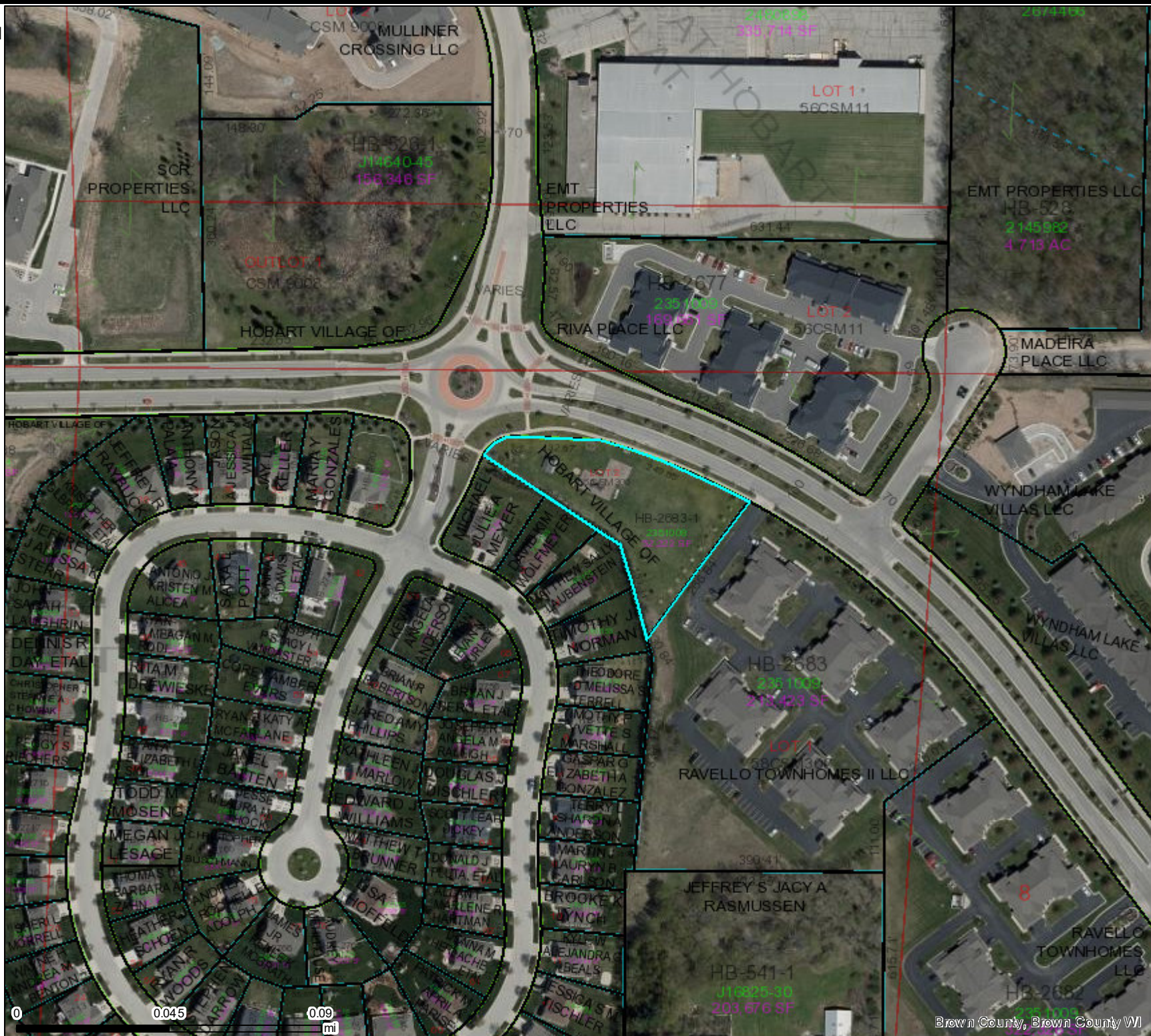
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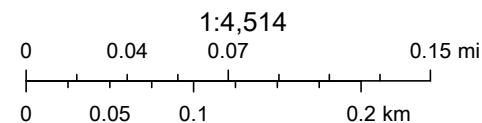
Village of Hobart Zoning



8/3/2023, 1:46:29 PM

Zoning











 PDD #1: Centennial Centre at Hobart District



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Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
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Map printed 8/3/2023



1:2,400

1 inch = 200 feet*

1 inch = 0.0379 miles*

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

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