



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 June 14th 2023 at 5:30 PM in the Village Office. **NOTICE OF POSTING:** Posted this 12th day of June, 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 June 14th 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 May 10th 2023 (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - CUP for Parcel HB-550-3, 4758 Forest Rd. for the preliminary plan for the Planned Development Overlay District (Page 4)

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.

6. DISCUSSION AND ACTION – Consider Preliminary Plat of Parcel HB-550-3, 4758 Forest Rd. for the Planned Development Overlay District (Page 32)

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. 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.

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, May 10, 2023 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:30pm. 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 Tom Dennee, 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 April 12, 2023 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION – Election of Commission Chairperson and Vice Chairperson

Per Village Ordinance , the Commission Chairperson must be the Village President. Therefore, no nominations, nor vote was needed for Rich Heidel, Village President, to remain the Chairperson. Motion was made by Rich Heidel, seconded by David Johnson to nominate Dave Dillenburg as the Vice Chairperson. Dave Dillenburg accepted the nomination. Motion by Rich Heidel, seconded by Bob Ross to re-elect Dave Dillenburg as Vice Chairperson. All in favor. Motion carried.

6. DISCUSSION AND ACTION – Consider Final Plat for Gateway Estates Subdivision (Parcels HB-350 & HB-357, South Pine Tree Rd. & Orlando Dr.):

Director of Planning and Code Compliance, Todd Gerbers, presented the committee with the final plat for the Gateway Estates Subdivision.

Motion by Rich Heidel, seconded by Tom Dennee to suspend the rules and open the meeting to the public. All in favor. Motion carried.

Comments made by the following resident(s):

- Ben Manders, 1439 Lear Lane, Hobart
- Sue Mielcarek, 1433 Lear Lane, Hobart
- Jim Rutkowski, 1373 Lear Lane, Hobart
- Chris Rutkowski, 1373 Lear Lane, Hobart
- Matt Eckert, 1385 Lear Lane, Hobart
- Jeff Marlow with Lexington Homes, 2656 Centennial Centre Blvd., Hobart

*Motion by Rich Heidel, seconded by Tom Dennee to return to normal order at 6:26 pm. All in favor. Motion carried.

Motion by Rich Heidel, seconded by Dave Dillenburg, to recommend approval to the Village Board of the Final Plat for Gateway Estates Subdivision (Parcels HB-350 & HB-357, South Pine Tree Rd. & Orlando Dr.) All in favor. Motion carried.

7. Adjourn:

Motion by Rich Heidel, seconded by John Rather, to adjourn at 6:28 pm. All in favor. Motion carried.



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: June 14, 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 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 developer shall receive approval from the WDOT to install the driveway connection to Forest Rd. 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 1,400 square feet of finished area with two stall attached garages. Village Staff is working with the applicant to gather greater details on the proposed dwellings 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. Developer to receive approval from WDOT for access through WDOT right-of-way for driveway access
2. Private driveway shall maintain a minimum of 24 feet in width for the entire distance of the driveway/private roadway
3. Location of private fire hydrant shall be approved by the Village Fire Chief
4. 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
5. 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

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

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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 6 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. Said drive will be shared with an accompanying request for B1 development at the corner of Forest and Centennial Centre.

Each of the six 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 the B1 property and 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. That access point will serve accompanying B1 rezone. 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 6 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 $\frac{1}{4}$ of Sec 12-T24N-R19 E described in J3295-26 ex rd ex prt 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

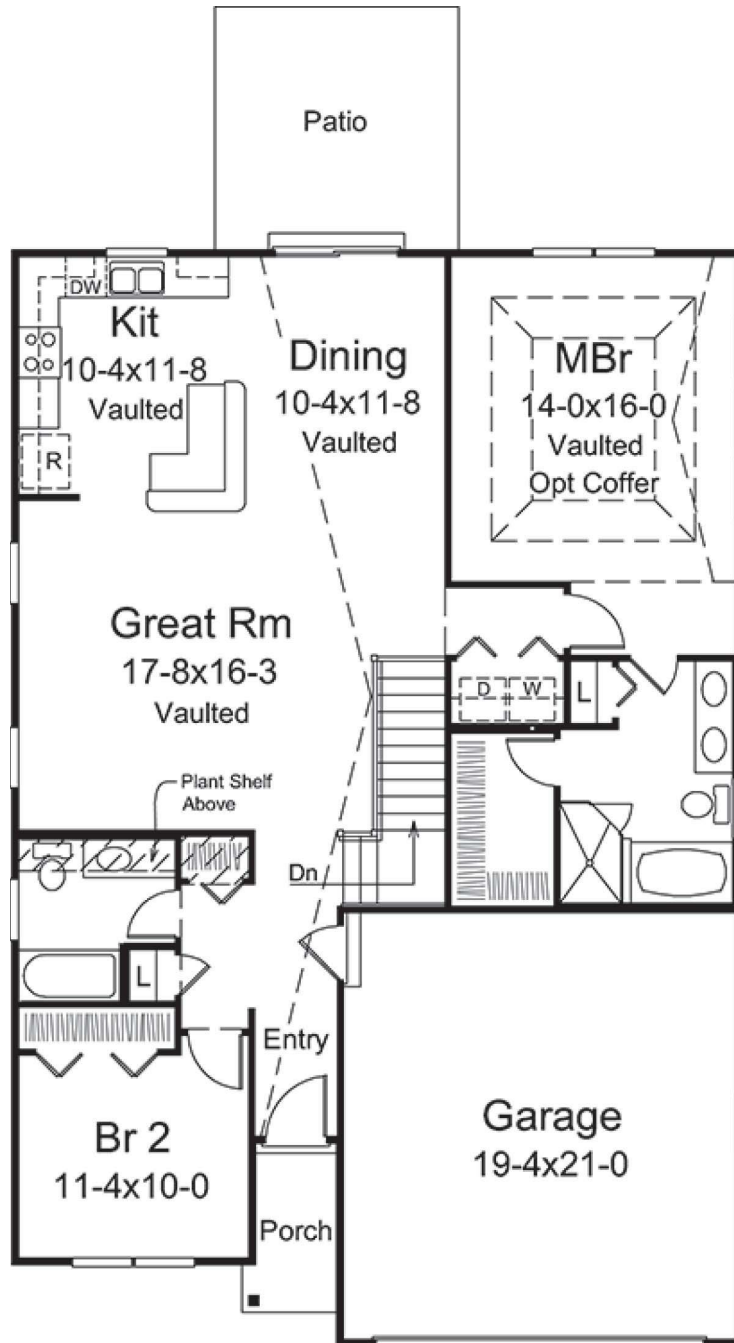
Each home will use Village of Hobart single family refuse day services. Owners will need to take out refuse bins to Forest Road for a designated area for pickup.

Snow Removal

An agreement between the B1 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

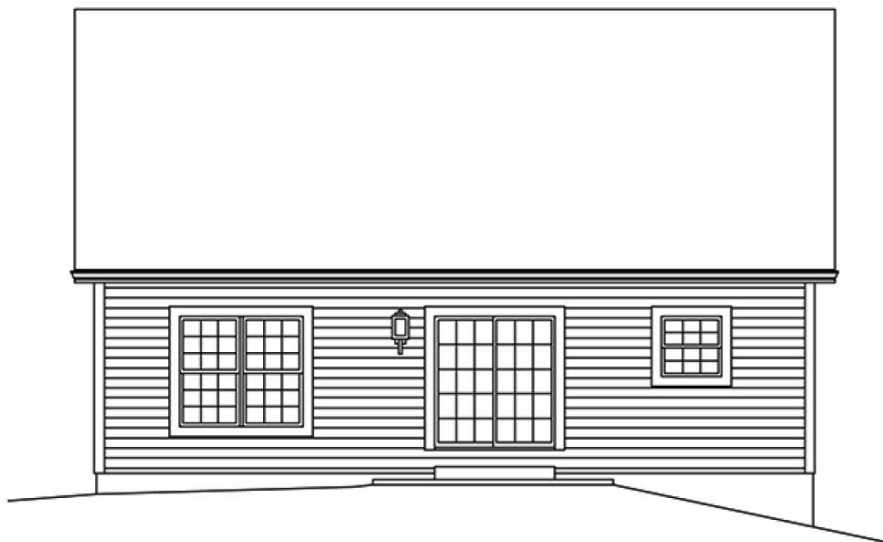
Craftsman Home



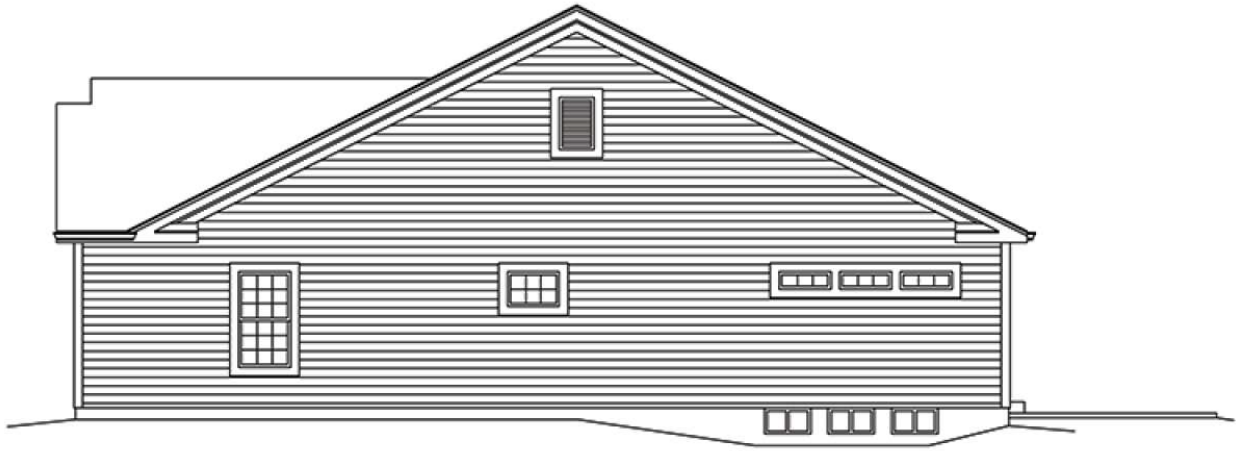
Floorplan



Front



Rear



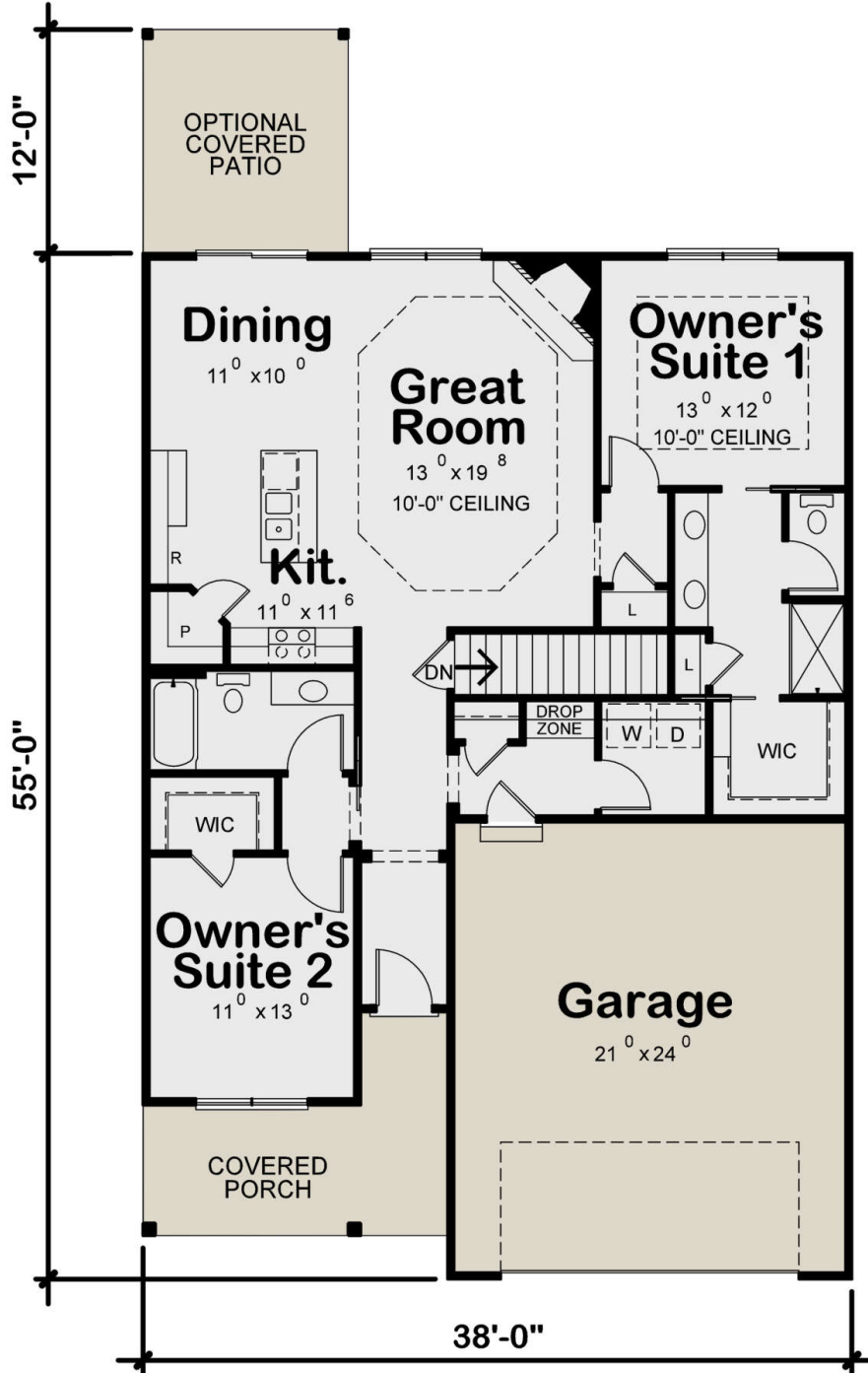
Side Right



Side Left

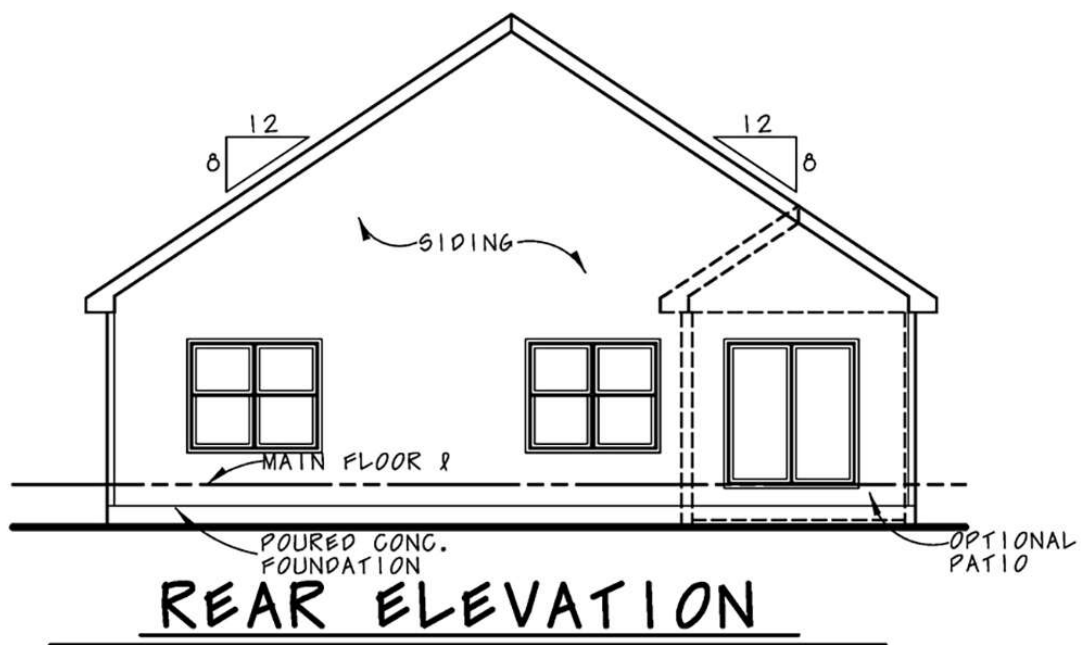
Residential Design Basis Imagery

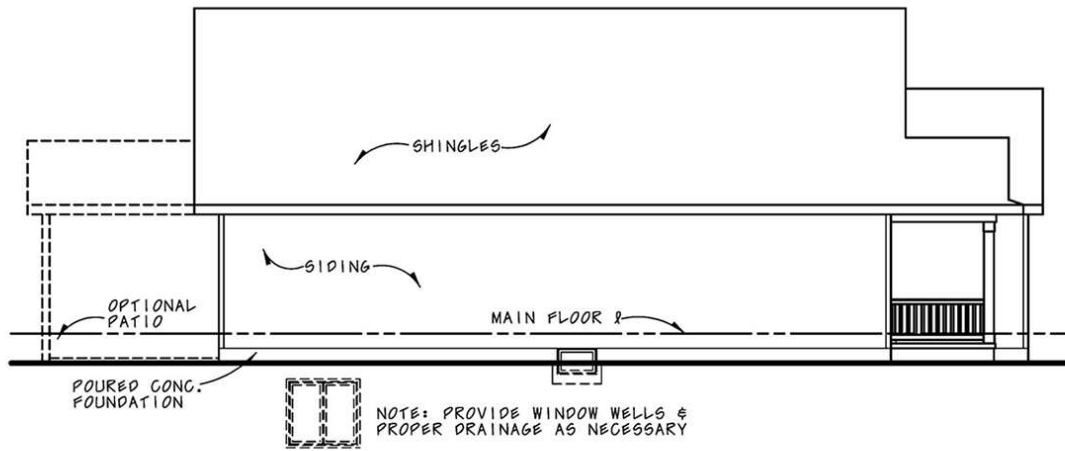
Modern Farmhouse Home



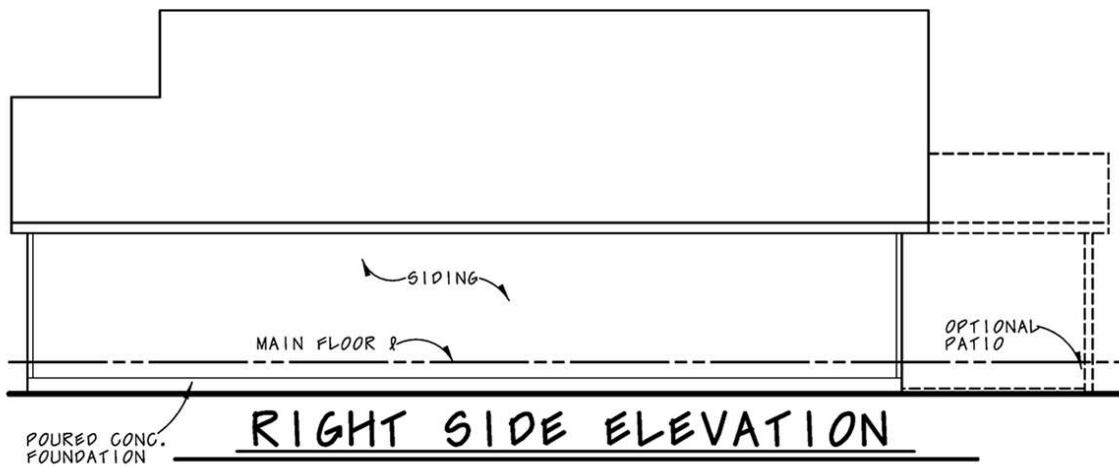


Front





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 1,200 square feet of finished area and include a minimum 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 for the construction of a private road to be utilized for both personal and emergency vehicle access within this development. Private roadway shall be hard surfaced and made of either asphalt or concrete.
- 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:

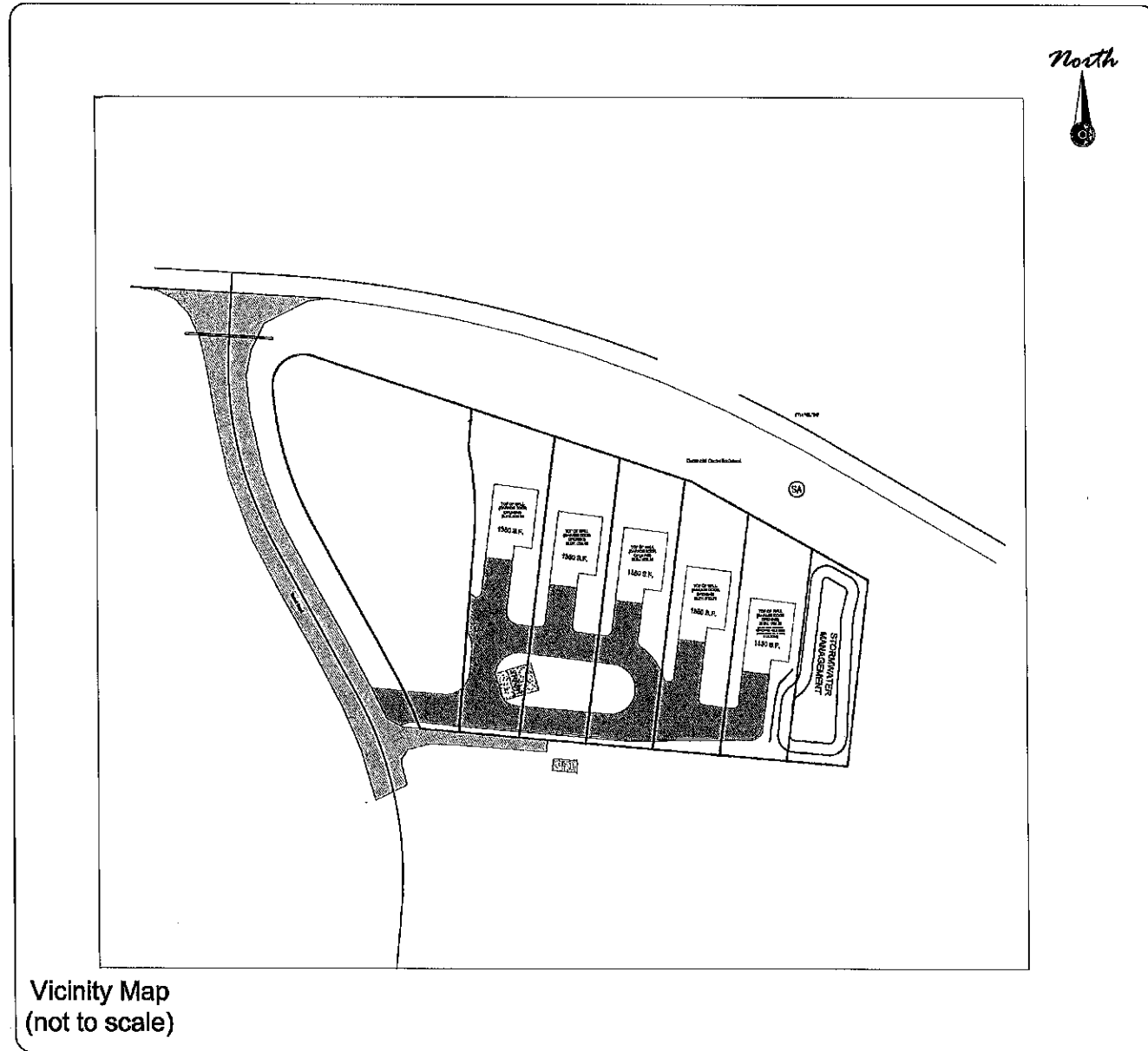
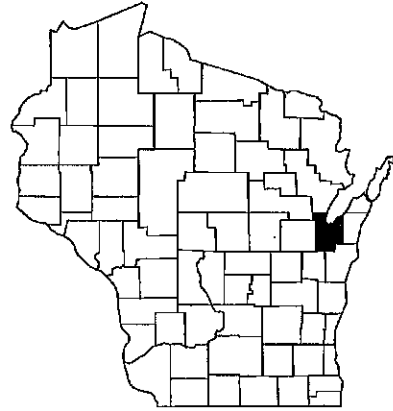
Katrina Bruecker, Village Clerk-Treasurer

Attachment

Exhibit B

KES EXCAVATING SERVICES

FOREST ROAD RESIDENTIAL VILLAGE OF HOBART



PROJECT INFORMATION

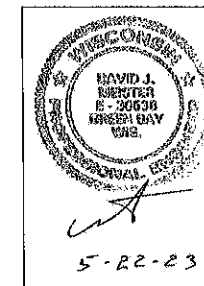
OWNER(S): KES EXCAVATING SERVICES
PROJECT NAME: FOREST ROAD RESIDENTIAL
PROJECT DESCRIPTION: 6 SINGLE FAMILY RESIDENTIAL UNITS AND STORMWATER MANAGEMENT, (WITH THE POSSIBILITY OF FUTURE BUILDING)
PROJECT LOCATION: 4758 FOREST ROAD
PARCEL NUMBER(S): HB-550-3

CONTACT INFORMATION

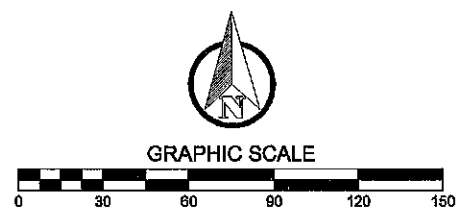
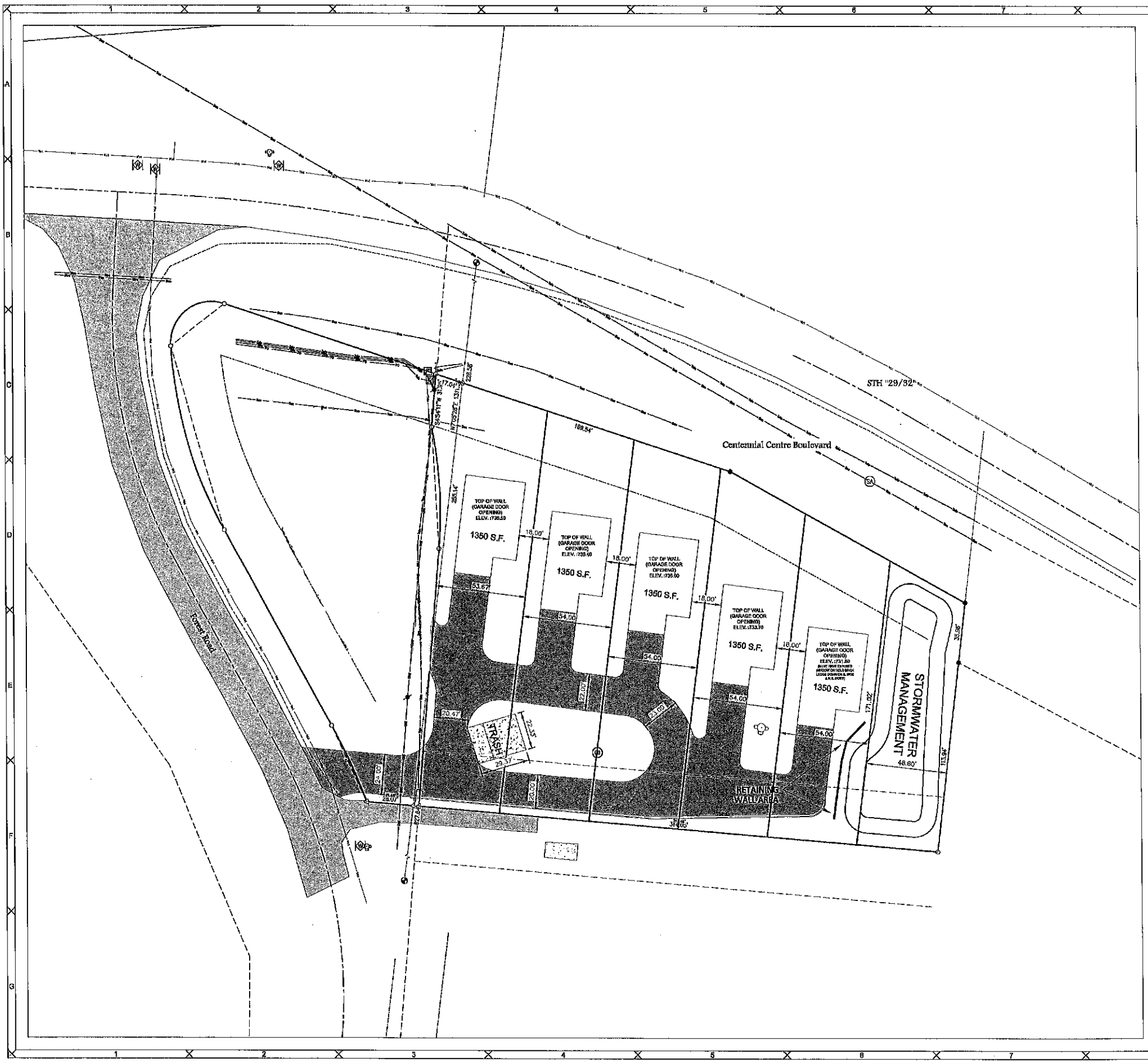
OWNER(S): KES EXCAVATING SERVICES ATTN.: KYLE STANKEVITZ 1262 CAMBER CT. HOBART, WI 54115
ENGINEER: MAU & ASSOCIATES, LLP CONTACT: DAVID J. MEISTER, P.E. PH.: 920-434-9670 400 SECURITY BLVD. GREEN BAY, WI 54313

- 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



DESIGNED BY	DJM
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

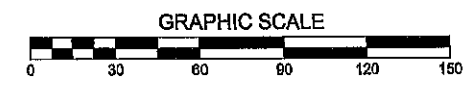
KES EXCAVATING SERVICES
 SITE LAYOUT

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.

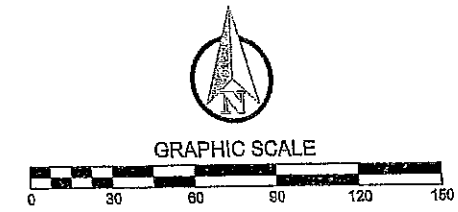
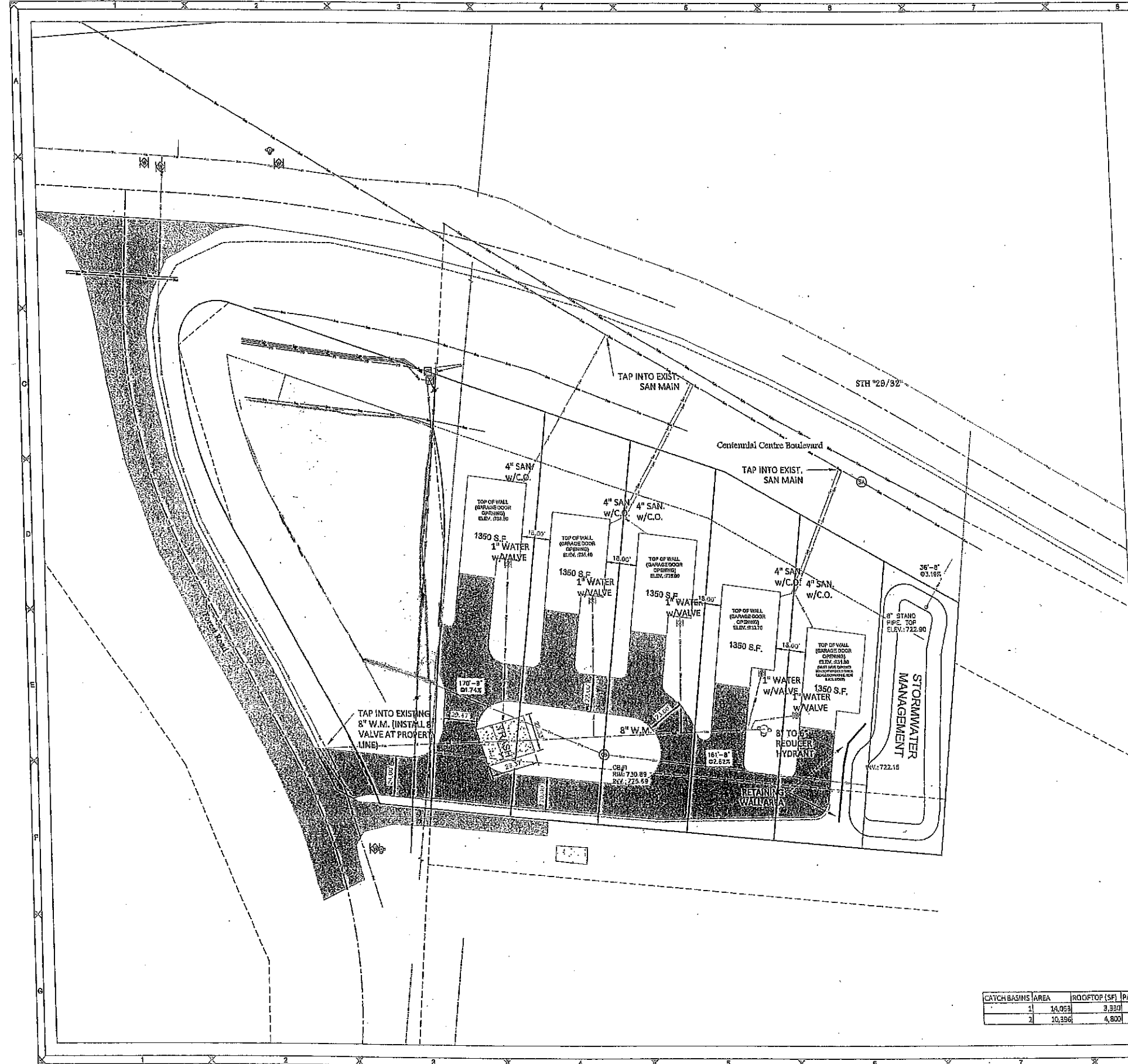


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Date	
Comments	

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

KES EXCAVATING SERVICES
 GRADING PLAN

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



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D.M.

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DATE
05-22-23

Number	Date	Comments

Mau & Associates
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KES EXCAVATING SERVICES
 SITE UTILITIES

PROJECT NO.
K-22220

SHEET NO.
C5.0

DRAWING NO.
S-3737

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.

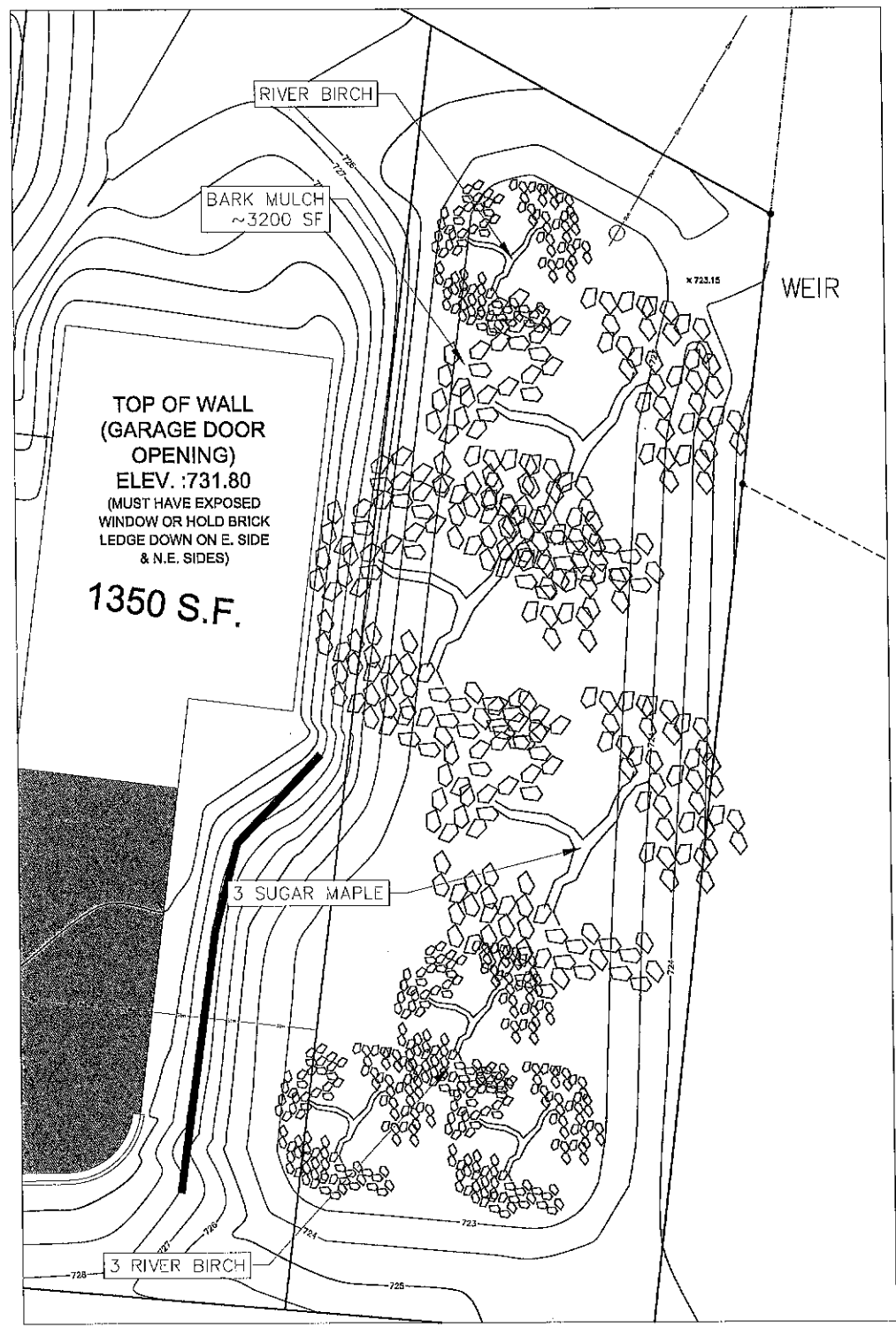
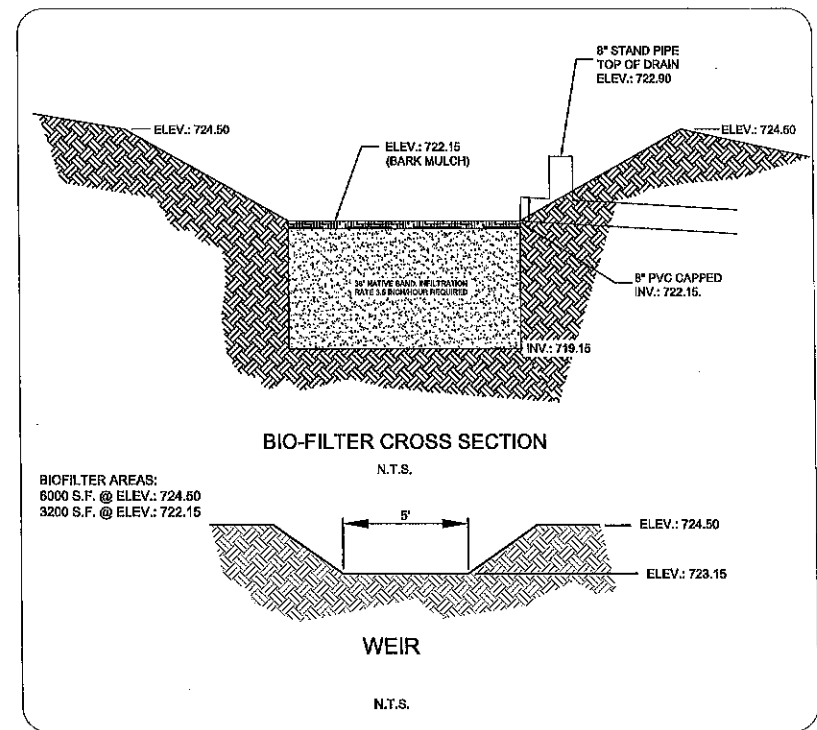
CATCH BASINS	AREA	ROOFTOP (SF)	PAVEMENT (SF)	GREEN SPACE (SF)	FLOW (GPM)	COMBINED FLOW (GPM)	CAPACITY (GPM)	PIPE SIZE@SLOPE	CB#
1	14,063	3,330	3,851	6,877	313	646	1,136 @ 2.82%		1
2	10,356	4,800	4,477	1,119	333	333	895 @ 1.74%		2

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 TURE-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.epa.gov/polwaste/hnpdes/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).

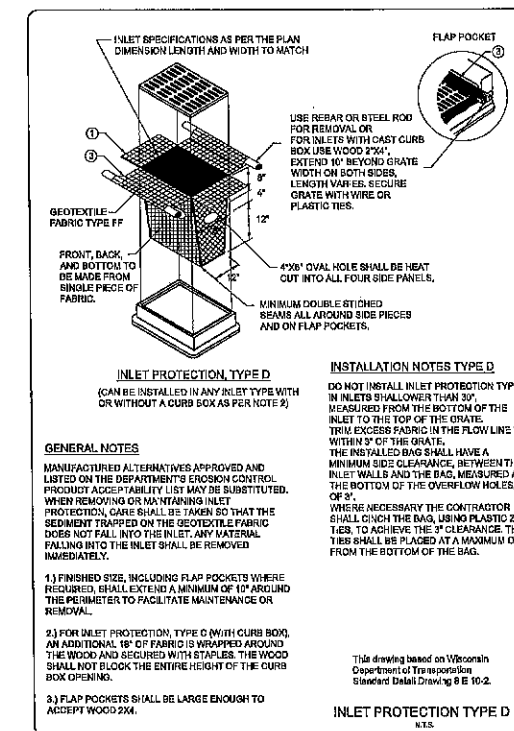
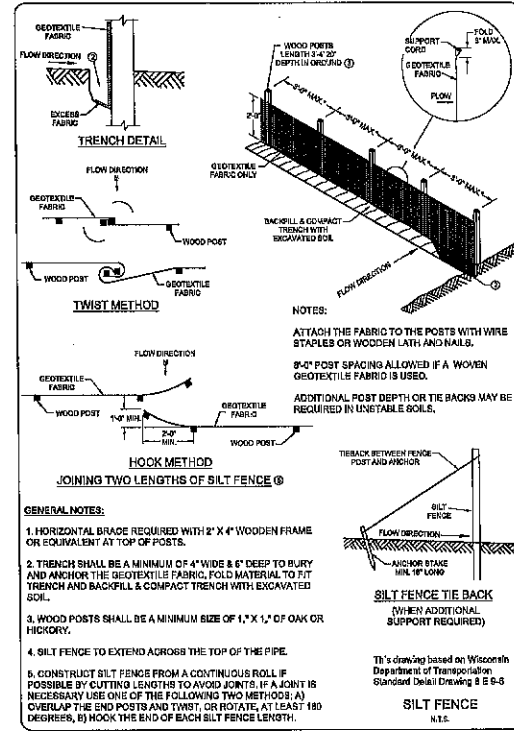
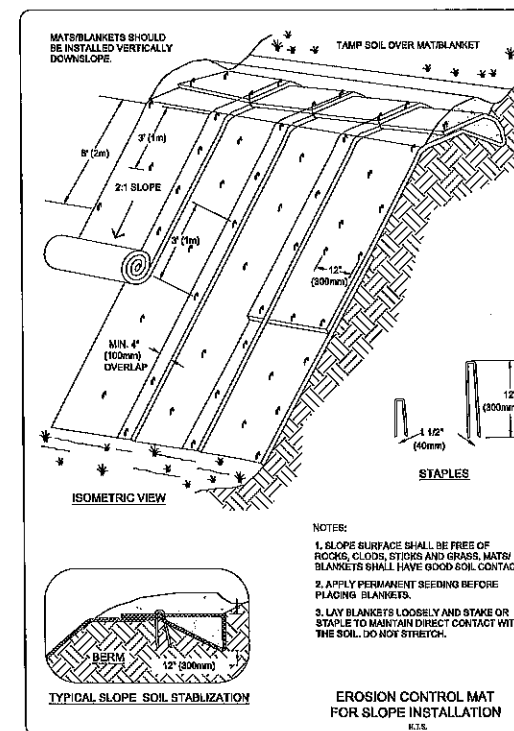
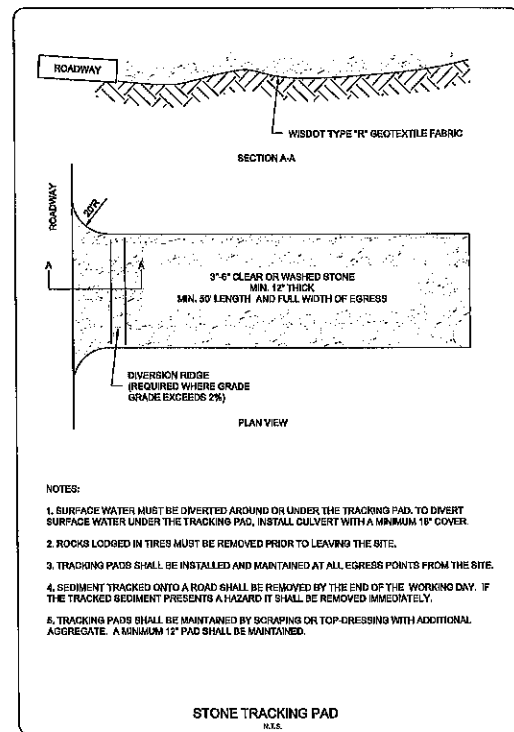
THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

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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DJM

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Number	Date	Comments

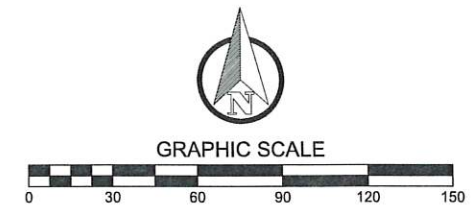
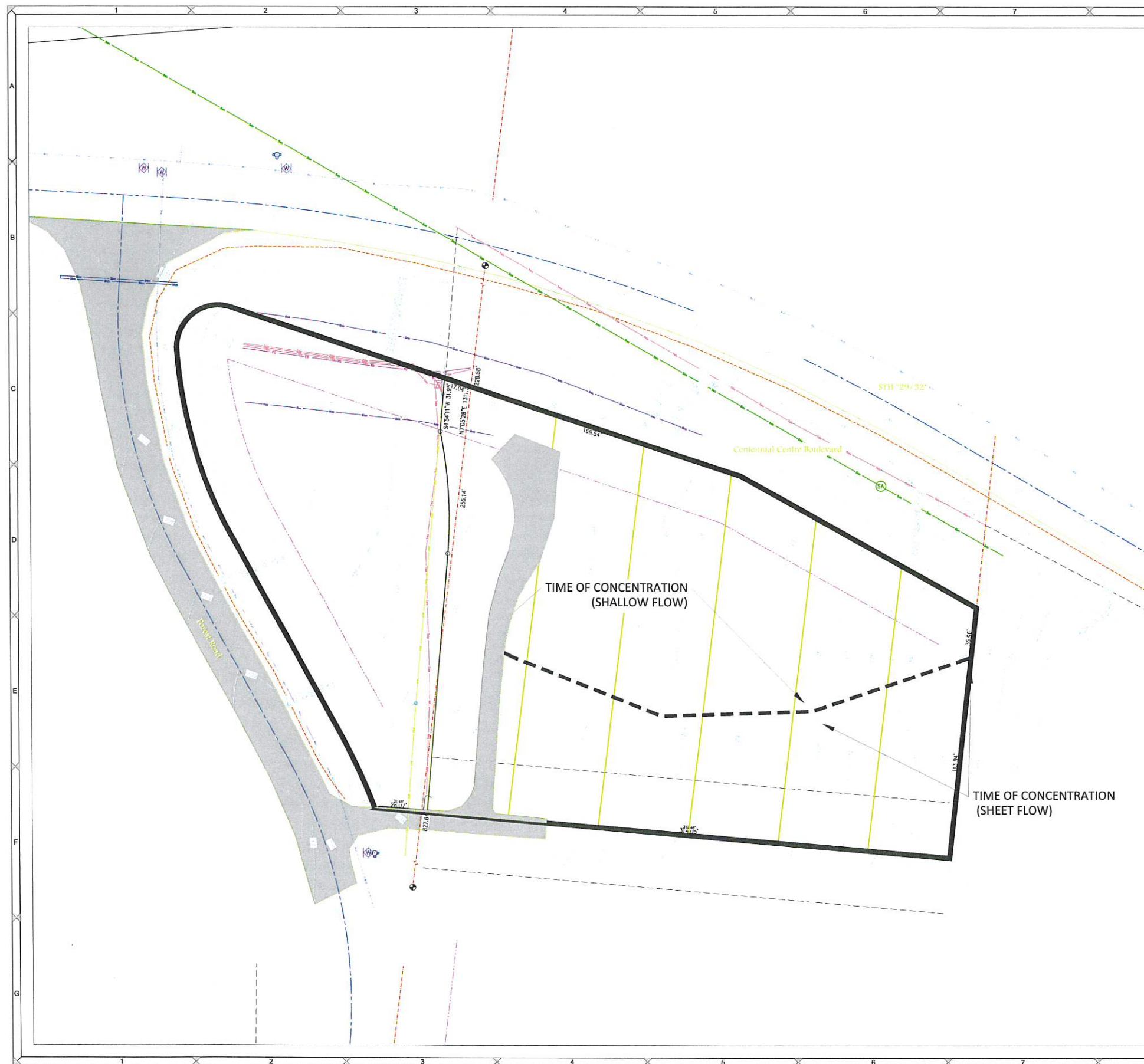
Mau & Associates
LAND SURVEYING & PLANNING
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Phone: 920-434-9670 Fax: 920-434-9672

KES EXCAVATING SERVICES
NOTES & DETAILS

PROJECT NO.
K-22220

SHEET NO.
C7.0

DRAWING NO.
S-3737

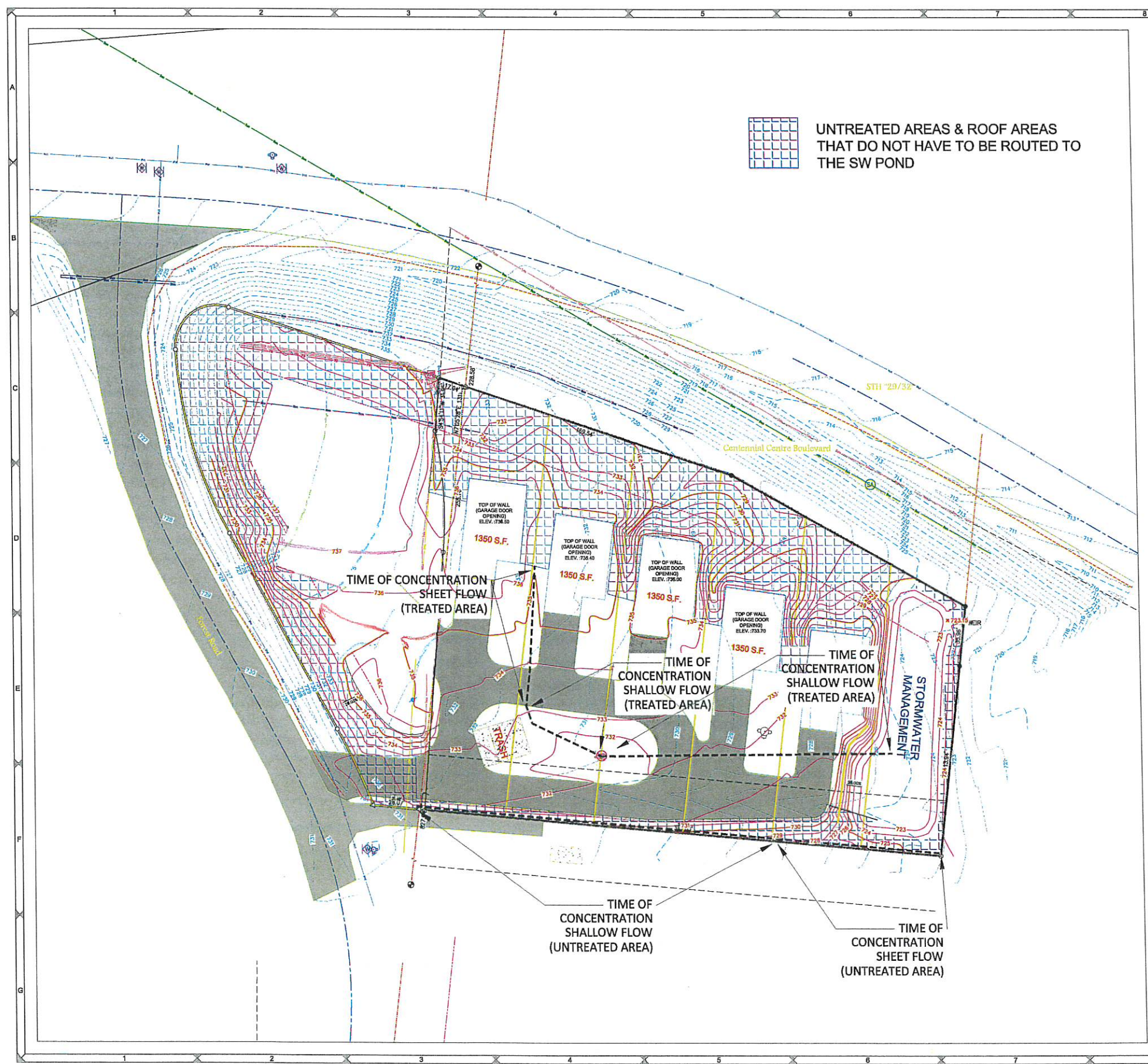


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KES EXCAVATING SERVICES
 EXISTING WATERSHED

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



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DATE	05-22-23
Number	
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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: June 14, 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
2. Developer to receive approval from WDOT for access through WDOT right-of-way for driveway access



<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

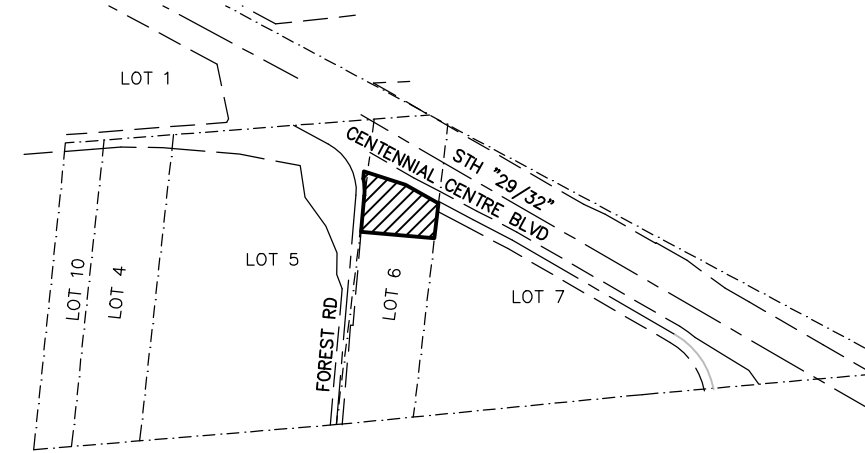
Part of Lot 1, Volume 9, Certified Survey Maps, Page 191, Map No. 2101, Document No. 944882,
Brown County Records and part of Lots 5 and 6, all being in Section 12, T24N-R19E, Village of Hobart,
Brown County, Wisconsin

Graphic Scale



Location Sketch

Lots 5 and 6
Section 12
T24N-R19E
Village of Hobart
Brown County, Wisconsin



not to scale

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.

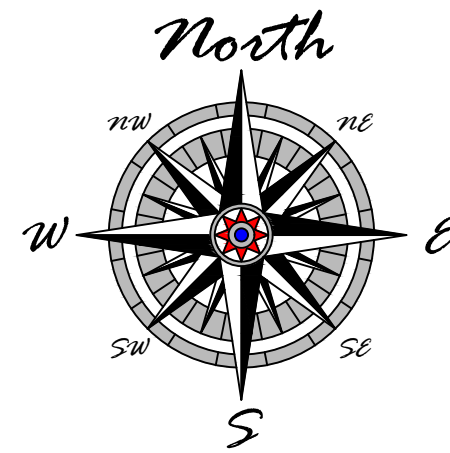
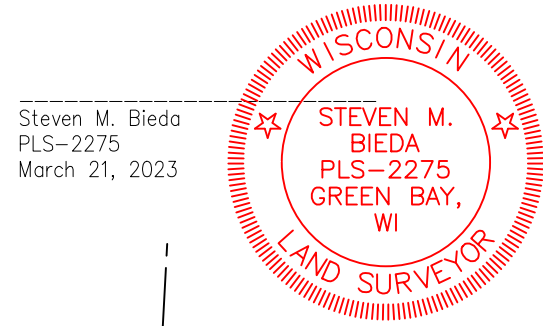
SURVEYOR'S CERTIFICATE

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 N31°0'21"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: N31°0'21"W
Central Angle: 16°09'02"
Tangent Bearing: N11°14'52"W

Street Vacation (Not yet recorded)

Forest Road

Centennial Centre Boulevard

Lot 1
13969 sq. ft.
0.32 ac.

Lot 2
12771 sq. ft.
0.29 ac.

Lot 3
12088 sq. ft.
0.28 ac.

Lot 4
11163 sq. ft.
0.26 ac.

Lot 5
9879 sq. ft.
0.23 ac.

Outlot 1
7766 sq. ft.
0.18 ac.
dedicated to the Village of Hobart

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

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

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

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