

<p style="text-align: center;"> <small>V I L L A G E O F</small>  <b>HOBART</b>  <small>G R E A T N E S S I S G R O W I N G</small>  <b>Village of Hobart</b>  Village Office 2990 S. Pine Tree Rd, Hobart, WI  <a href="http://www.hobart-wi.org">www.hobart-wi.org</a> - <a href="http://www.buildinhobart.com">www.buildinhobart.com</a> </p>	<p> <b>Notice is hereby given according to State Statutes that the PLANNING AND ZONING COMMISSION of the Village of Hobart will meet on Wednesday July 13<sup>th</sup> 2022 at 5:30 PM in the Village Office. NOTICE OF POSTING: Posted this 8<sup>th</sup> day of July, 2022 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.</b> </p>
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## MEETING NOTICE – PLANNING AND ZONING COMMISSION

**Date/Time: Wednesday July 13<sup>th</sup> 2022 (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 – June 8<sup>th</sup> 2022 (Page 2)
4. Public Comment on Non-Agenda Items

### ACTION ITEMS

#### **5. DISCUSSION AND ACTION – Rezoning of Parcel HB-550-3, 4758 Forest Rd. from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District (Page 4)**

The Applicant, on behalf of their client, is requesting that the property located 4758 Forest Rd. (parcel HB-550-3) be rezoned from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District to allow for the construction of multiple single-family residential dwellings. This property is currently owned by the Village of Hobart and the potential developer has an option to purchase with the Village. This same property was before the Planning & Zoning Commission back in February of 2022 with a request to rezone to R-6 for the construction of a multi-family development, however, that request was denied by the Village Board at a subsequent meeting.

#### **6. ADJOURN**

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Aaron Kramer, Village Administrator

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

**NOTE:** Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: [www.hobart-wi.org](http://www.hobart-wi.org). Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Board may be considered and taken on any of the items described or listed in this agenda. There may be Board members attending this meeting by telephone if necessary.



**Village of Hobart Planning & Zoning Commission Minutes**  
**Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI**  
**Wednesday, June 8, 2022 – 5:30 pm**

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

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

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

Motion by Rich Heidel, seconded by Bob Ross, to approve the agenda as presented. The motion passed unanimously.

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

Motion by Dave Dillenburg, seconded by Jeff Ambrosius, to approve the May 11, 2022 minutes as presented. The motion passed unanimously.

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

None.

**5. Consider a Conditional Use Permit for a Faith Based Residential Recovery Facility for Substance and Alcohol Abuse residents located at HB-579-4 and HB-580-6 (1071 Hill Drive):**

The Planning & Zoning Commission was provided a copy of all communications received by staff from residents.

Todd Gerbers presented the CUP application.

Vaushawn Johnson, Executive Director – Adult & Teen Challenge Northeastern Wisconsin, presented their programs and how their facilities are run.

Motion by Rich Heidel, second by Dave Dillenburg, to suspend the rules and open the meeting to the public at 6:00pm. The motion passed unanimously.

The following residents asked questions and made comments:

- Glen Severson – 362 Crosse Point Court – Read into record a letter from John and Roberta Rather (697 Mapleview Court)
- Jeanine Ellsworth – 1028 Thornberry Creek Drive
- Judith Knilans – 4482 Hill Drive
- Rebecca Meacham – 1136 Hill Drive
- Julie Maccoux – 1152 Pleasant Valley Drive
- Donna Severson – 362 Crosse Point Court – Read into record a letter from Annette King and David Masephol (4493 Forest Road)
- Chuck Rybak - 1136 Hill Drive
- James Nick – 1009 Thornberry Creek Drive
- Larry Schwochert – 965 Thornberry Creek Drive
- Jon Giese - 1062 Butternut Lane
- Tom Wilbur – 1026 Butternut Lane
- Jennifer Allen – 1046 Thornberry Creek Drive
- Gina Angeli – 4242 Westbrook Court
- Ashley Nick – 1009 Thornberry Creek Drive
- Dennis Young – 1108 Thornberry Creek Drive

- Mike Kwaterski – 4584 Crooked Creek Lane
- Mark Gathje – 994 Thornberry Creek Drive
- Tim Koss – 1010 Thornberry Creek Drive
- Pete Stauber – 1018 Thornberry Creek Drive
- Hillary Nick – 997 Thornberry Creek Drive
- Judy Koss – 1010 Thornberry Creek Drive
- John Mahan – 1035 Butternut Lane
- Sally Warning – 1030 Highland Springs Court
- Jay Nick – 992 Thornberry Creek Drive
- Rose Fecteau – 4377 Windemer Lane
- Mary Kay Bishop – 915 Kings Point Court

Motion by Rich Heidel, second by Dave Dillenburg, to return to normal order at 7:43pm. The motion passed unanimously.

Motion by Rich Heidel, second by David Johnson, to go into a brief recess at 7:44pm.

The commission reconvened at 7:55pm.

The commission members discussed the application.

Motion by Rich Heidel, second by Tom Dennee, to recommend denial to the Village Board of a conditional use permit for a community living arrangement for residence with substance abuse issues to be located at 1071 Hill Drive (HB-579-4 & HB-580-6). The motion passed unanimously.

**6. Adjourn:**

Motion by Rich Heidel, seconded by Jeff Ambrosius, to adjourn at 8:13pm. The motion passed unanimously.



**TO: Planning & Zoning Commission**

**RE: Rezoning of Parcel HB-550-3, 4758 Forest Rd. from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District**

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

**DATE: July 13, 2022**

**ISSUE:** Consider a request to rezone parcel HB- 550-3, 4758 Forest Rd. from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District

**RECOMMENDATION:** Staff recommends approval

### **GENERAL INFORMATION**

1. Applicants/Agent: Mau & Associates, LLP (Steve Bieda)
2. Owner: Village of Hobart
3. Parcel: HB-550-3
4. Current Zoning: A-1: Agricultural District
5. Proposed 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 that the property located 4758 Forest Rd. (parcel HB-550-3) be rezoned from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District to allow for the construction of multiple single-family residential dwellings. This property is currently owned by the Village of Hobart and the potential developer has an option to purchase with the Village.

This same property was before the Planning & Zoning Commission back in February of 2022 with a request to rezone to R-6 for the construction of a multi-family development, however, that request was denied by the Village Board at a subsequent meeting. The applicant took the comments and concerns from the public during the meetings and has since changed their development plans to include the construction of six (6) single-family dwellings that would back up to Centennial Centre Blvd. and be accessed by a common driveway from Forest Rd. There will be six separate parcels for the individual dwellings, but there will be common elements that included but not limited to the access drive, storm water management practices, etc. Since the new parcels and dwellings will be smaller in nature, the applicant is requesting to have a Planned Unit Development Overlay (PUD) over the entire parcel. This would require the R-7 Overlay which by ordinance allows the overlay as a Conditional Use. This is very similar to the structure of the Polo Point subdivision which has a R-4 base zoning with the R-7 overlay.

There is a potential second component to this development which, although shown on the preliminary site plan, is not part of this request at this time. That will need to be a secondary request in the future as neither the applicant or the Village has full control over that particular area.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval as submitted to rezone parcel HB-550-3 from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District.



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

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

**APPLICANT INFORMATION**

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

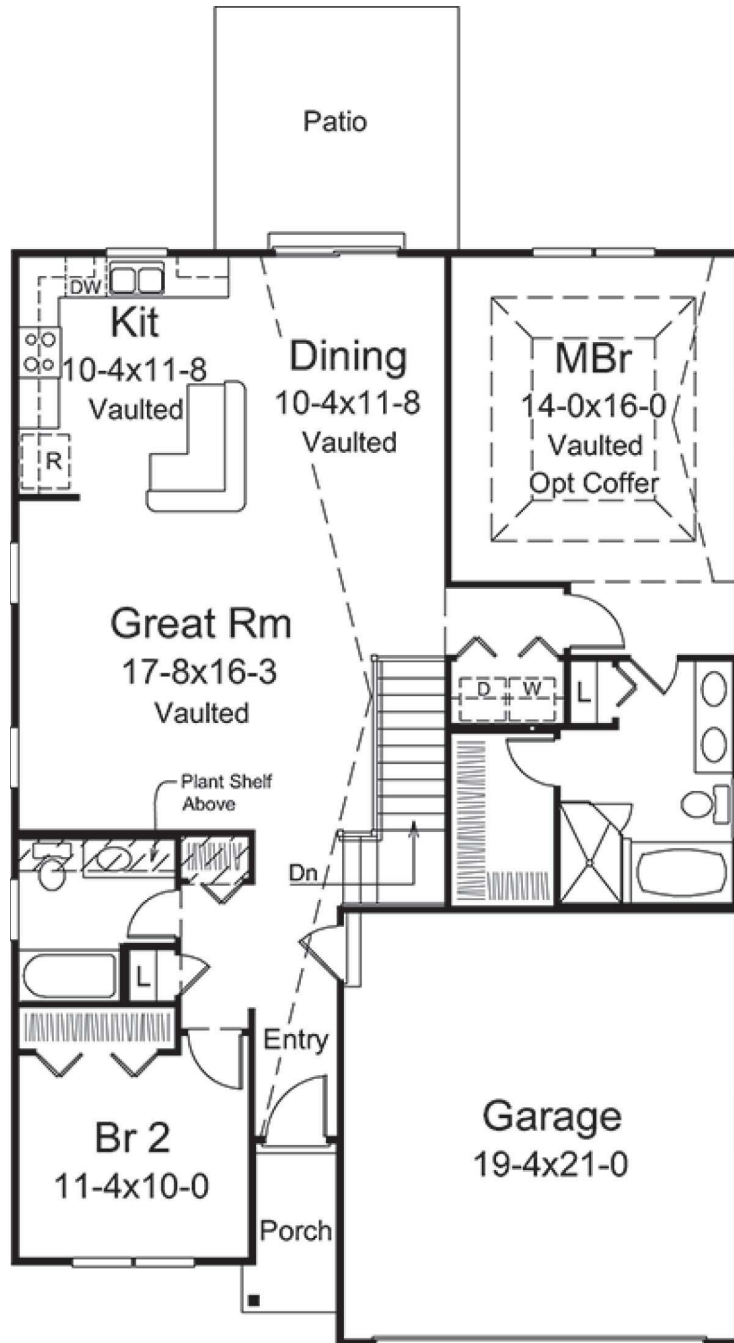
Each home will use Village of Hobart single family refuse day services. Owners will need to take out refuse bins to Forest Road for a designated area for pickup.

### 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

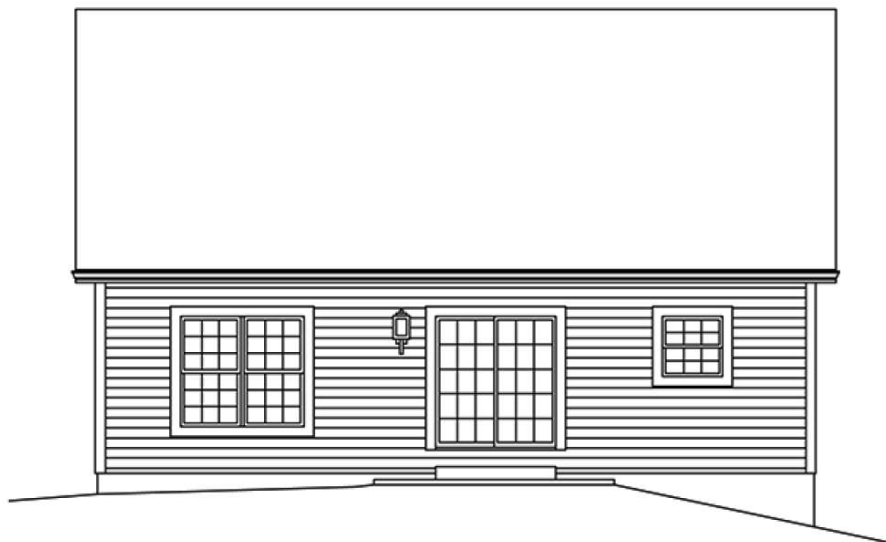
*Craftsman Home*



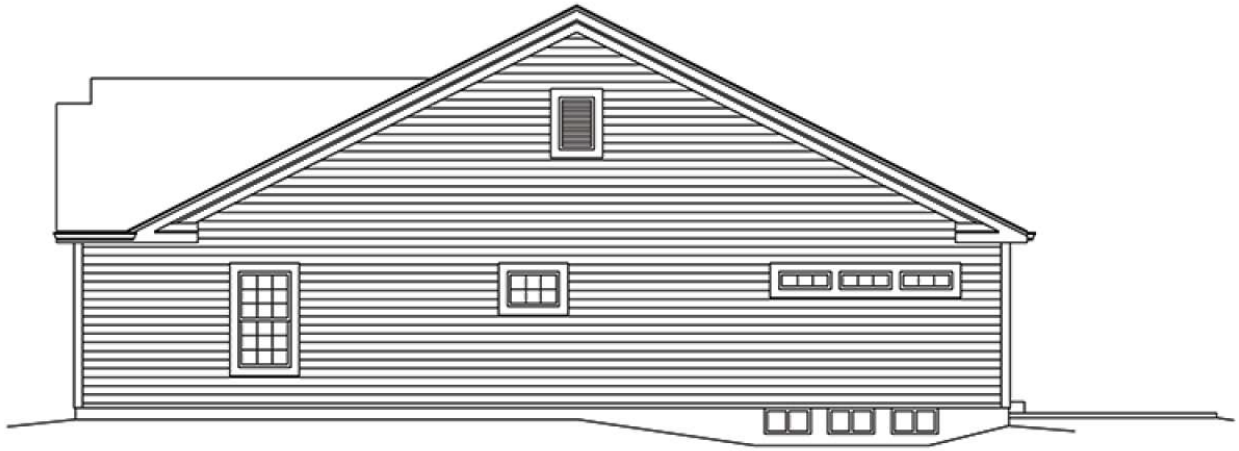
Floorplan



**Front**



**Rear**



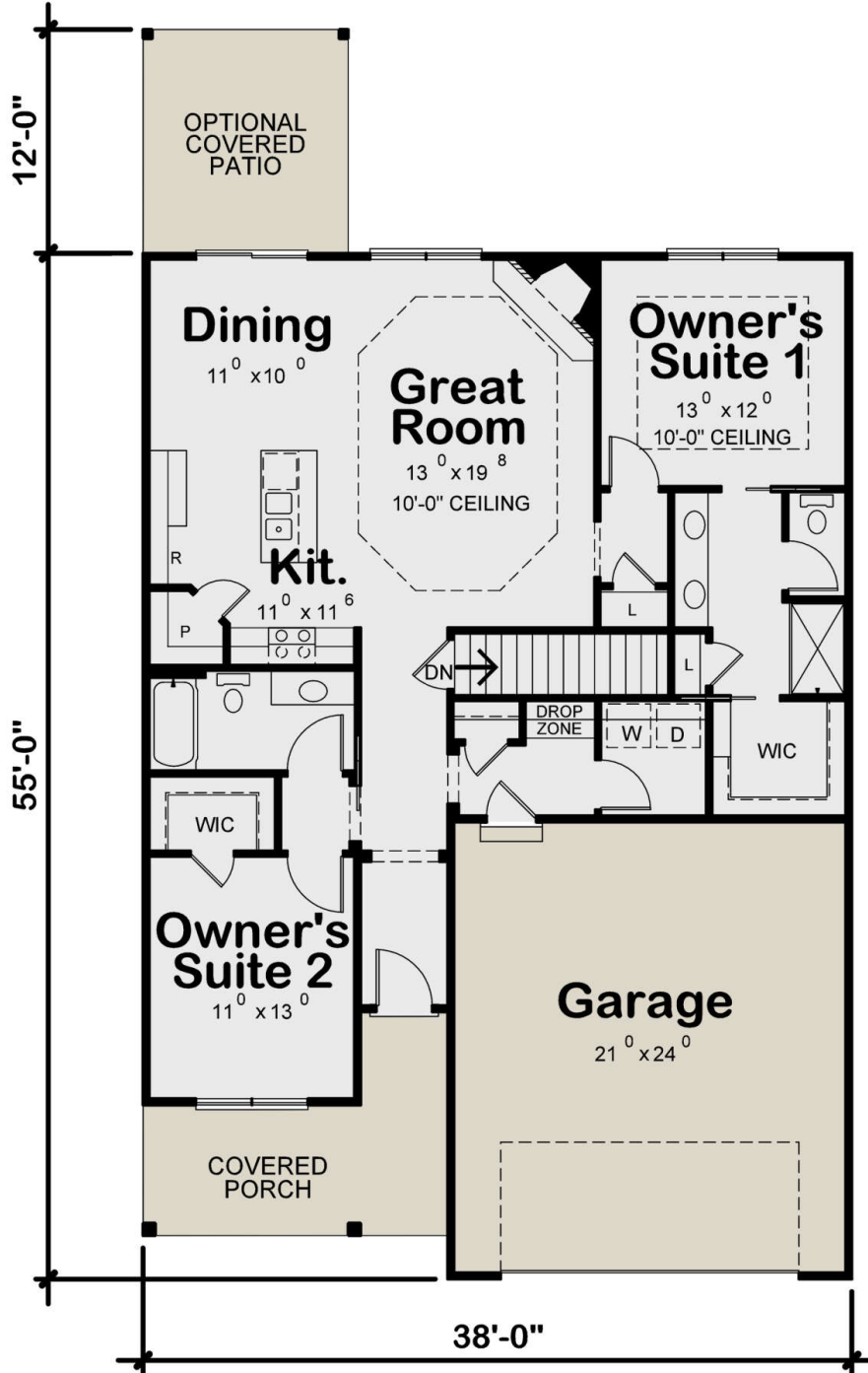
Side Right



Side Left

Residential Design Basis Imagery

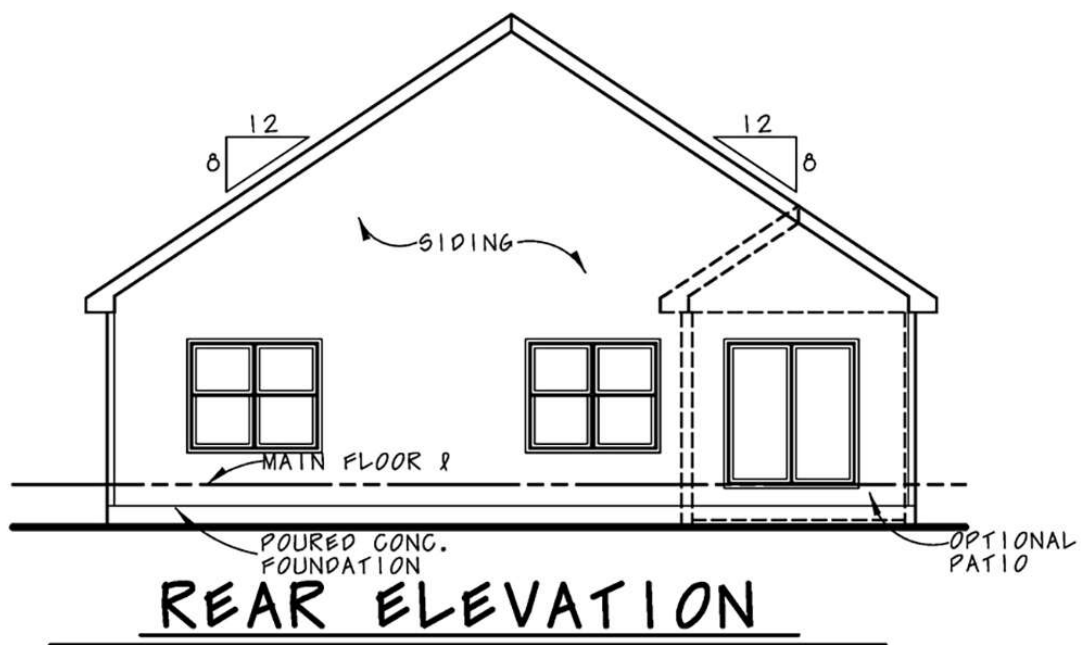
Modern Farmhouse Home

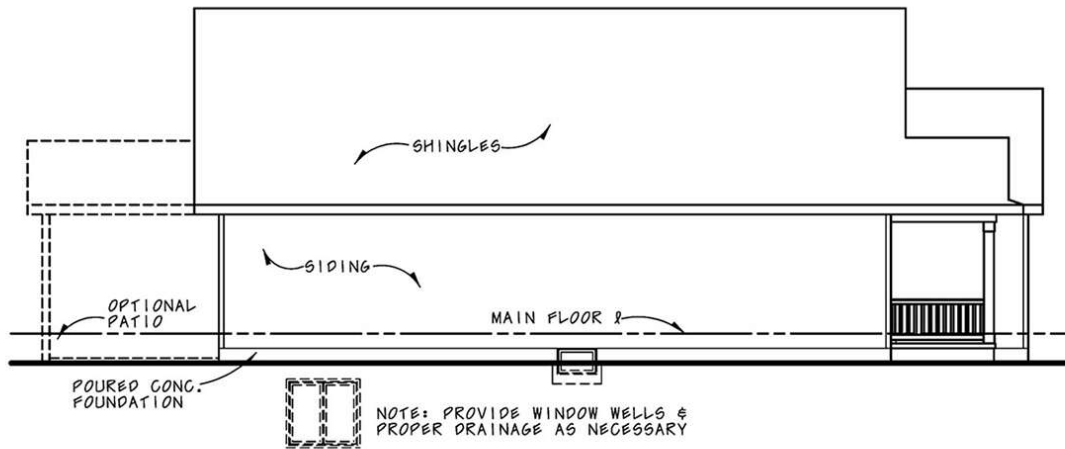




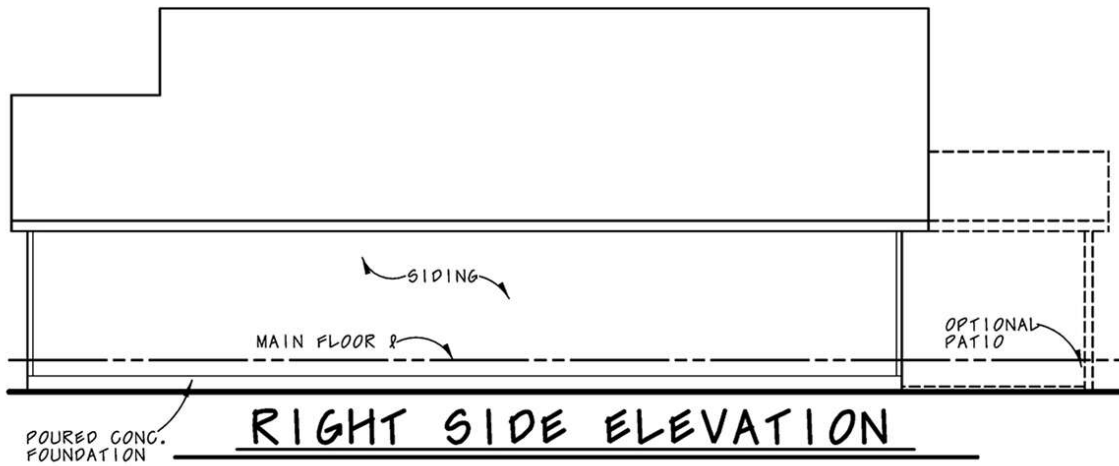


Front





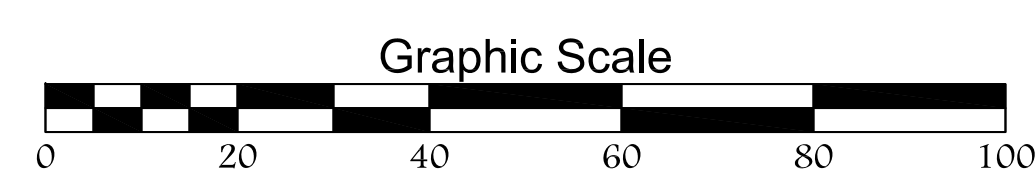
LEFT SIDE ELEVATION



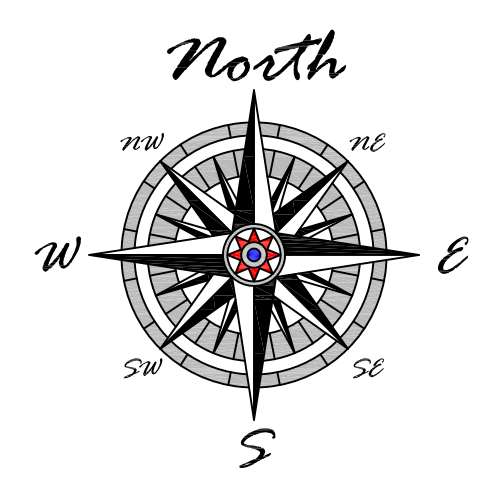
RIGHT SIDE ELEVATION

# Planned Development

Centennial Centre and Forest  
Village of Hobart



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C-1	50.02	335.00	49.98	N24°28'51"W	83°33'20"	N20°12'11"W
C-2	115.68	265.00	114.77	N16°19'10"W	25°00'42"	N3°44'49"W
C-3	48.85	25.00	41.44	N52°13'32"E	111°56'41"	-
C-4	73.20	259.69	72.96	S3°10'21"E	163°09'02"	N11°4'52"W



SCALE  
1"=20'

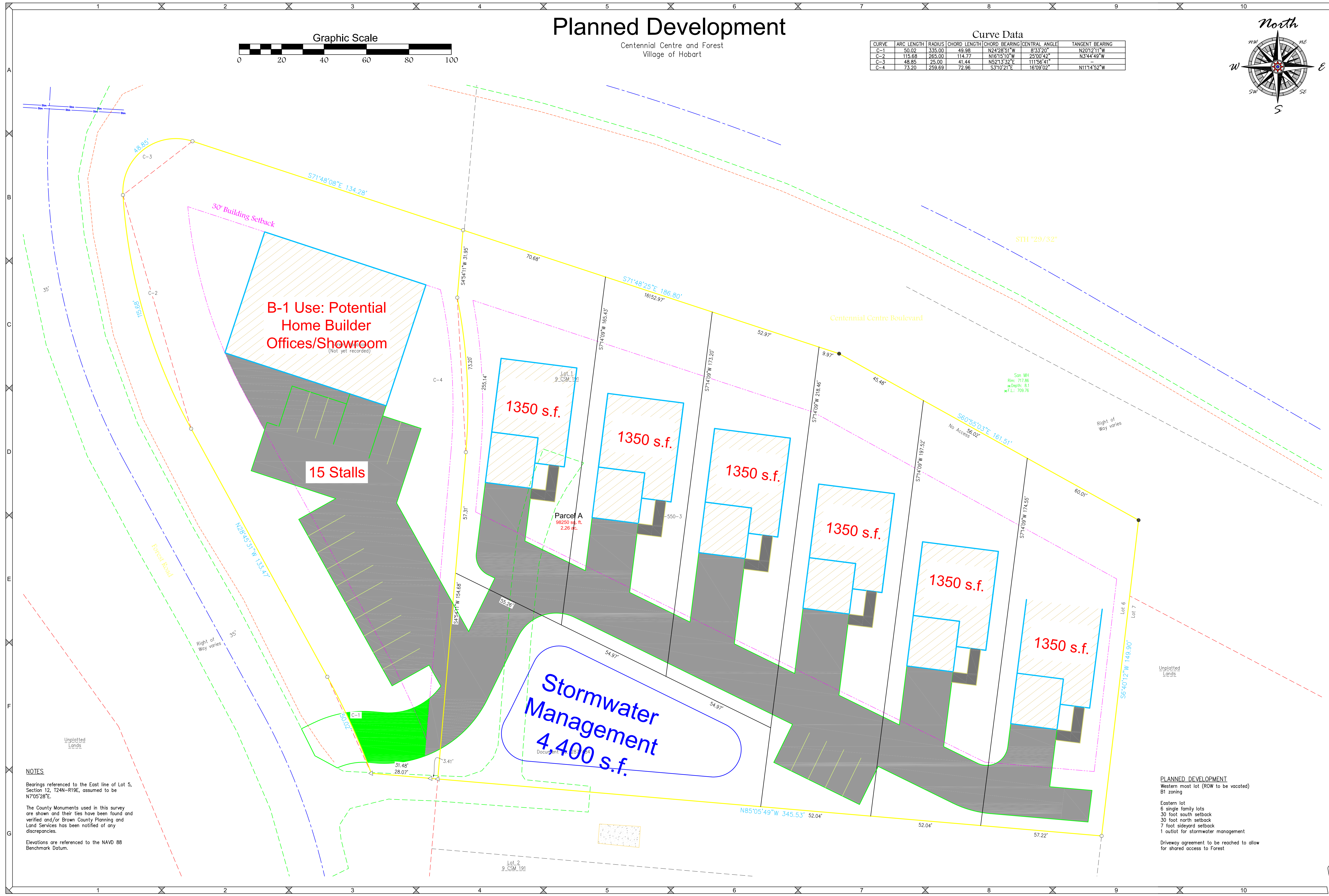
DRAWN BY  
JEL

Planned Development Layout

**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.  
**S-3603**



**NOTES**

Bearings referenced to the East line of Lot 5, Section 12, T24N-R19E, assumed to be N70°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.

Elevations are referenced to the NAVD 88 Benchmark Datum.

**PLANNED DEVELOPMENT**

Western most lot (ROW to be vacated)  
B1 zoning

Eastern lot  
6 single family lots  
30 foot south setback  
30 foot north setback  
7 foot sideyard setback  
1 outlet for stormwater management

Driveway agreement to be reached to allow for shared access to Forest

TAX PARCEL NO. HB-590-3  
Data File: K-22220.dwg  
Fieldwork Completed: 12/24/20