 <p><b>VILLAGE OF HOBART</b> GREATNESS IS GROWING Village of Hobart 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>Notice is hereby given according to State Statutes that the <b>PLANNING AND ZONING COMMISSION</b> of the Village of Hobart will meet on Wednesday March 8<sup>th</sup> 2023 at 5:30 PM in the Village Office. <b>NOTICE OF POSTING:</b> Posted this 2<sup>nd</sup> day of March, 2023 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.</p>
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## MEETING NOTICE – PLANNING AND ZONING COMMISSION

**Date/Time: Wednesday March 8<sup>th</sup> 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
4. Approval of Minutes of the January 11<sup>th</sup> 2023 (Page 3)
4. Public Comment on Non-Agenda Items

### ACTION ITEMS

**5. DISCUSSION AND ACTION – Consider a request to rezone parcel HB-314-3 (formerly parcels HB-314-3, HB-314-6, & HB-314-7) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District (Page 5)**

The property owner has recently purchased parcels located along Orlando Dr. (formerly parcels HB-314-6 and HB-314-7) and has submitted a Combination CSM to Brown County to combine both of these parcels with another adjoining parcel that they also own located at 1550 S. Overland Rd. (HB-314-3). With the combining of all three parcels into one new larger parcel, the property owner is requesting to rezone the newly assembled parcel HB-314-3 to A-1: Agricultural District. The three existing parcels are currently zoned either R-2: Residential District or ER: Estate Residential District and with the combination of these three parcels into the one parcel, this newly established larger parcel now is dual zoned. This request was before the Commission back at the January 2023 meeting at which time action was taken to postpone until a future meeting once Brown County fully recorded the combination CSM. A public hearing on this request will be held at the March 21<sup>st</sup> Village Board meeting.

**6. DISCUSSION AND ACTION - Consider a request to rezone parcel HB-307 (formerly parcels HB-293, HB-293-2 & HB-307) from ER: Estate Residential District and A-1: Agricultural District to A-1: Agricultural District (Page 14)**

The property owner has recently purchased parcels HB-293, HB-293-1, HB-293-2, and HB-307 located at 1805 S. Pine Tree Rd. and has submitted a Combination CSM to Brown County to combine these four parcels into two parcels. With the combining of these parcels in to one new larger parcel and one smaller parcel, the property owner is requesting to rezone the newly assembled larger parcel (HB-307) to A-1: Agricultural District and have the smaller parcel (developed with a dwelling) remain zoned ER: Estate Residential District. Three of the original parcels were zoned ER: Estate Residential District and smaller than 5 acres in area. Since the A-1 zoning district requires a minimum lot size of 5 acres, the parcels were required to be combined through the Combination CSM process prior to rezoning. This request was before the Commission back at the January 2023 meeting at which time action was taken to postpone until a future meeting once Brown County fully recorded the combination CSM. That has since taken place and the request is back before the Commission for consideration. A public hearing on this request will be held at the March 21<sup>st</sup> Village Board meeting.

**7. DISCUSSION AND ACTION - Consider Preliminary Plat for Gateway Estates Subdivision, Parcels HB-350 & HB-357, S. Pine Tree Rd. & Orlando Dr. (Page 23)**

Lexington Homes, Inc. is proposing a 58-lot subdivision near the intersection of S. Pine Tree Rd. and Orlando Dr. (parcels HB-350 & HB-357). The plat that has been submitted is the preliminary plat that would have 57 single-family lots, 1 larger lot for the possible construction of multi-family buildings, and 4 Outlots (largely for storm water and environmentally sensitive areas). This request is for the preliminary plat at this time with the review for the final plat will be brought back to the commission at a future meeting once completed.

**8. DISCUSSION AND ACTION - Consider an ordinance creating the PI: Public Institutional District zoning district for lands that are intended more for public structures and uses (Page 28)**

With the proposed construction of the new Village Fire Station in the very near future, Village Staff is proposing the creation of a new zoning district to be known as PI: Public Institutional District. By creating this new zoning district, the Village establishes a specific zoning for such buildings as fire, police, public works, government office, schools, parks, and other similar land uses that are generally owned

and maintained by a government agency to be located in a more fitting property zoning. This would not exclude a private school or a botanical garden that is privately owned from utilizing this zoning, it allows the availability for such a development without having to always go through the conditional use process. As the Commission is aware, the goal is to reduce the number of conditional uses through the zoning code wherever possible, as it makes for a cleaner and more clear zoning code for various Village land uses. Should this new zoning district be approved and adopted into the Village Zoning Code, Village Staff will review several parcels throughout the Village and begin bringing these parcels before the Commission for possible rezonings. The majority of the parcels are governmentally owned with a few that may be privately owned where we will discuss the option with that property owner prior to bringing it before the Commission. Essentially, it would be best for all parties to eliminate such developments as a fire station of community park in an A-1: Agricultural District or a public school in a R-1: Residential District along with requiring a CUP to do so.

## 9. ADJOURN

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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](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 Committee Minutes  
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI  
Wednesday, January 11, 2023 – 5:30 pm**

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

The meeting was called to order by Rich Heidel at 5:30 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 David Johnson, seconded by Jeff Ambrosius, to approve the October 12, 2022 minutes as presented. All in favor. Motion carried.

Motion by John Rather, seconded by David Johnson, to approve the November 9<sup>th</sup>, 2022 minutes as presented. All in favor. Motion carried.

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

None.

**5. Rezoning of Parcel HB-1491-F-45 (4567 Wedgestone Court) from ER: Estate Residential District to R-2: Residential District:**

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

The commission members discussed the application.

Public comment by:

Jenna Scimemi, 4567 Wedgestone Ct., Hobart

Motion by Dave Dillenburg, seconded by Jeff Ambrosius, to recommend approval to the Village Board of the rezoning of parcel HB-1491-F-45 (4566 Wedgestone Ct.) from ER: Estate Residential District to R-2: Residential District as presented. All in favor. Motion carried.

**6. Rezoning of Parcels HB-314-3, HB-314-6, & HB-314-7 (1550 South Overland Road and Orlando Drive) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District:**

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

The commission members discussed the application.

Motion by Rich Heidel, seconded by Tom Dennee, to postpone until Brown County approves and records the combination CSM. All in favor. Motion carried.

**7. Rezoning of Parcel HB-293 and Portions of Parcels HB-293-1 & HB-293-2 (1805 South Pine Tree Road) from ER: Estate Residential District to A-1: Agricultural District:**

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

The commission members discussed the application.

Motion by Rich Heidel, seconded by Tom Dennee, to postpone until Brown County approves and records the combination CSM. All in favor. Motion carried.

**8. Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-187, Conditional Uses, R-2-R:**

Director of Planning & Code Compliance, Todd Gerbers, presented the suggested modifications/amendments to the zoning ordinance.

The commission members discussed.

Motion by Dave Dillenburg, seconded by Bob Ross, to recommend approval to the Village Board of the modification/amendment to the zoning ordinance, chapter 295, 295-187, conditional uses, R-2-R as presented. All in favor. Motion carried.

**9. Consider Conditional Use Permit, Wildlife Pond, HB-3331 & HB-3332 (640 & 650 Trout Creek Road):**

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the suggested Conditional Use Permit.

The commission members discussed.

Motion by Dave Dillenburg, seconded by John Rather, to recommend approval to the Village Board of the Conditional Use Permit, Wildlife Pond, HB-3331 & HB-3332 (640 & 650 Trout Creek Road) as presented with limitations and conditions. All in favor. Motion carried.

**10. Conditional Use Permit, HB-1395-1 (3849 West Mason Street), Mini Storage Warehousing:**

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the suggested Conditional Use Permit.

The commission members discussed.

Public comments by:

Dick Poquette, Owner of Dick Poquette Auto Repair, 3849 W. Mason St., Hobart

Jesse Hall, 3849 W. Mason St., Hobart

Al Dorn, Jr., 3849 W. Mason St., Hobart

Brad Trembl with Robert E. Lee & Associates, 1250 Centennial Centre Blvd., Hobart

Motion by Tom Dennee, seconded by Jeff Ambrosius, to recommend approval to the Village Board with the removal of hours of operation limitations, provided vehicular access point is restricted and the inclusive 9 conditions with the addition to condition #7 to include "Such barrier shall be installed prior to occupancy of first mini-storage building".

All in favor. Motion carried.

**11. Certified Survey Map (Triangle Drive, Centerline Drive, & Founders Terrace, HB-525):**

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the map.

The commission members discussed.

Motion by Rich Heidel, seconded by Tom Dennee, to recommend approval to the Village Board of the Certified Survey Map (Triangle Drive, Centerline Drive & Founders Terrace, HB-525).

All in favor. Motion carried.

**12. Adjourn:**

Motion by Jeff Ambrosius, seconded by Rich Heidel, to adjourn. All in favor. Motion carried.

Meeting adjourned at 6:40 pm.





**TO: Planning & Zoning Commission**

**RE: Rezoning of Parcel HB-314-3 (formerly parcels HB-314-3, HB-314-6, & HB-314-7), 1550 S. Overland Rd, and Orlando Dr. from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District**

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

**DATE: March 8, 2023**

**ISSUE:** Consider a request to rezone parcel HB-314-3 (formerly parcels HB-314-3, HB-314-6, & HB-314-7) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District

**RECOMMENDATION:** Staff recommends approval

### GENERAL INFORMATION

1. Applicants/Agent: Mau & Associates, LLP
2. Owner: Derek & Amie Beauleau
3. Parcel(s): HB-314-3, HB-314-6, & HB-314-7
4. Zoning: A-1: Agricultural District

### ZONING REQUIREMENTS

The property owner has recently purchased parcels located along Orlando Dr. (formerly parcels HB-314-6 and HB-314-7) and has submitted a Combination CSM to Brown County to combine both of these parcels with another adjoining parcel that they also own located at 1550 S. Overland Rd. (HB-314-3). With the combining of all three parcels in to one new larger parcel, the property owner is requesting to rezone the newly assembled parcel HB-314-3 to A-1: Agricultural District. The three existing parcels are currently zoned either R-2: Residential District or ER: Estate Residential District and with the combination of these three parcels in to the one parcel, this newly established larger parcel now is dual zoned.

This request was before the Commission back at the January 2023 meeting at which time action was taken to postpone until a future meeting once Brown County fully recorded the combination CSM. That has since taken place and the request is back before the Commission for consideration. To recap the request, the property owner currently has a valid chicken license through the Village and is requesting the A-1 zoning district to expand their possibility of having additional animals in a little farming operation. Attached is a very basic layout they are proposing with the blue being the location of the existing chicken coop, the green being a potential "meat bird" coop, and the orange being a potential pig pen (planning to have 2-3 pigs per year). Although the rough plan gives a perspective of what they hope to do, it must be noted that with the A-1 zoning, they could legally change their layout and numbers and types of animals at anytime. These parcels do adjoin other A-1 zoned property to the east that is actively being used as farmland, with single-family dwellings to the north and south. This area is being largely utilized as agricultural area and no some much as a "residential neighborhood" with three other residential dwellings (two existing and one proposed) and a church.

### RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone parcel HB-314-3 (formerly parcels HB-314-3, HB-314-6, & HB-314-7) from R-2: Residential District and ER: Estate Residential District to A-1: Agricultural District as illustrated on the submitted Combination CSM.



**Rezoning Review**  
 **Conditional Use Permit Review**  
 **Planned Development Review**  
 **C/S/M/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: Mike R Andraschko Date: 11/16/2022

Petitioner's Address: 400 Security Blvd. City: Green Bay State: WI Zip: 54313

Telephone #: (920) 434-9670 Fax: ( ) \_\_\_\_\_ Other Contact # or Email: mandraschko@mau-associates.com

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

Petitioner's Signature (required): *Mike Andraschko* Date: 11/16/2022

**OWNER INFORMATION**

Owner(s): Derek & Amie Beauleau Date: 11/16/2022

Owner(s) Address: 1550 S Overland Road City: Hobart State: WI Zip: 54155

Telephone #: (920) 869-1011 Fax: ( ) \_\_\_\_\_ Other Contact # or Email: derek@pullentax.com

Ownership Status (Please Check):  Individual  Trust  Partnership  Corporation

**Property Owner Consent: (required)**

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: *Derek & Amie Beauleau* Date: 11-16-22

**SITE INFORMATION**

Address/Location of Proposed Project: 1550 S Overland Road and Orlando Drive Parcel No. HB-314-3, HB-314-6, HB-314-7

Proposed Project Type: Rezoned to A-1

Current Use of Property: Residential and vacant land Zoning: R-2 & ER

Land Uses Surrounding Site:

North: Exclusive Agriculture

South: Agriculture

East: Agriculture

West: Agriculture

**\*\*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**



# Village of Hobart Zoning

HB-314-3, 314-6, & 314-7



1/5/2023, 2:17:01 PM

Zoning

R-2: Residential District

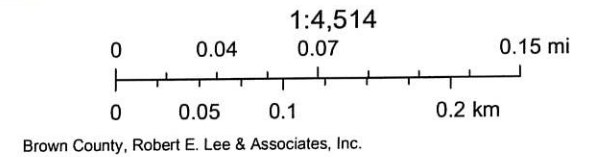
R-4: Single and Two-Family Residential District

ER: Estate Residential District

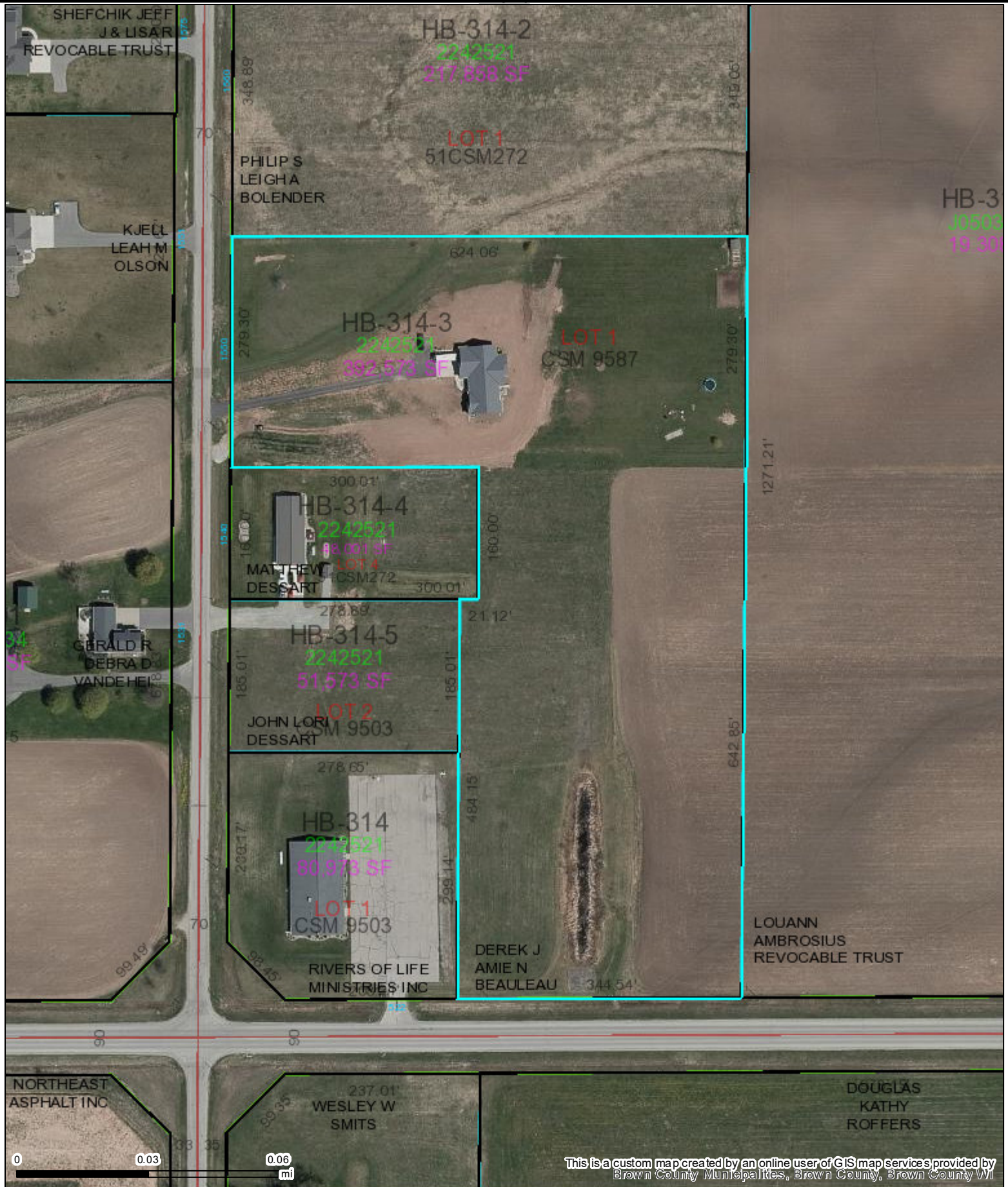
R-2-R: Rural Residential District

A-1: Agricultural District

- R-2 + ER to A-1







This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

# Part of Brown County WI

Map printed on 3/1/2023

1:1,800

1 inch = 150 feet\*

1 inch = 0.0284 miles\*

\*original page size: 8.5"x11"

Appropriate format depends on zoom level

### Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

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

A complete key (legend) is available at: [tinyurl.com/BrownDogLegend](http://tinyurl.com/BrownDogLegend)













(920) 448-6480

[www.browncountywi.gov](http://www.browncountywi.gov)



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](http://tinyurl.com/BrownDogLegend)

Map printed  
1/5/2023



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*

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

**Brown County Wisconsin  
Planning & Land Services  
Department**



(920) 448-6480

[www.browncountywi.gov](http://www.browncountywi.gov)



0

0.045

0.09

mi

HB-368-1 Brown County Municipalities, Brown County, Brown County WI

PHILIP S  
LEIGHA  
BOLENDER

624.06'



HB-314-3

2242521  
174,240 SF

LOT 2  
51CSM272

279.30'

279.30'

DEREK JAMIE N  
BEAULEAU

623.66'



1271.21'

300.01'

HB-314-4

2242521  
48,001 SF

LOT 4

MATTHEW  
DESSART

153.62'

170.03'

160.00'

160.00'

300.01'

HB-314-7

2242521  
109,351 SF

LOT 4  
CSM 9503

278.89'

HB-314-5

2242521  
51,573 SF

LOT 2

JOHN LOU  
DESSART

21.12'

HB-314-6

2242521  
108,986 SF

LOT 3  
CSM 9503

185.01'

185.01'

643.49'

642.85'

278.65'

HB-314

2242521  
80,973 SF

LOT 1  
CSM 9503

230.17'

299.14'

484.15'

DEREK JAMIE N  
BEAULEAU

LOUANN  
AMBROSIL  
REVOCAB

RIVERS OF LIFE  
MINISTRIES INC

DEREK JAMIE N  
BEAULEAU

170.03'



522

S OVERLAND RD

70

1531

1531

DR

55

ORLANDO DR



# Certified Survey Map

A combination and depiction of the parcel boundaries recorded in Document No. 2992201 and 3021841 as corrected in Document 3022513, Brown County Records, being all of Lots 3 & 4, Certified Survey Map, Map No. 9503, Document No. 3013032, Brown County Records, and all of Lot 2, Volume 51, Certified Survey Map, Page 272, Map No. 7530, Document No. 2266976, Brown County Records, being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin.

## Legend

● 1" iron pipe found

⊕ Brown County monument - type noted

▨ existing building

Graphic Scale: 1" = 150'



Michael R. Andraschko  
PLS-2895  
November 16th, 2022

North



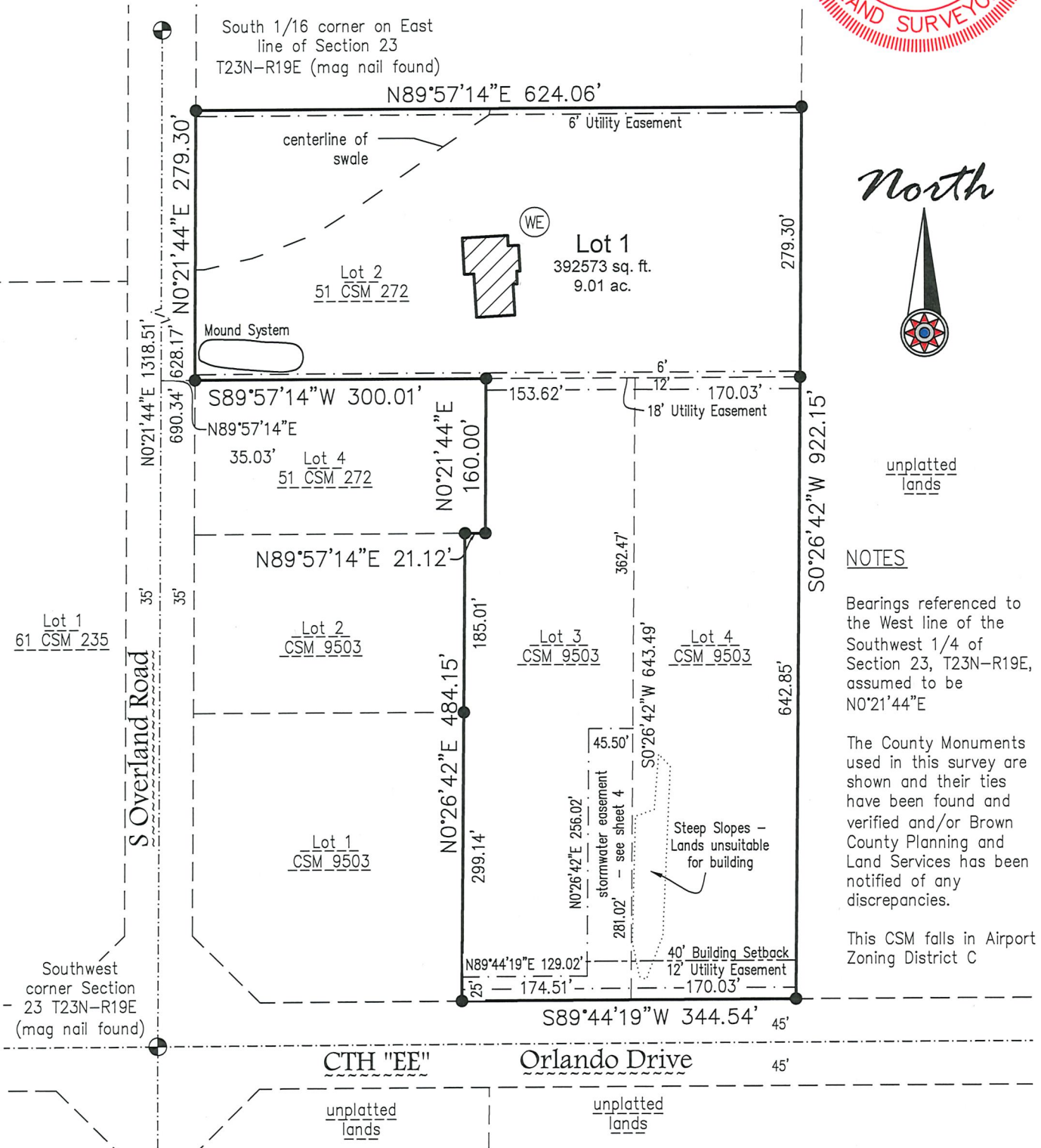
unplatted lands

### NOTES

Bearings referenced to the West line of the Southwest 1/4 of Section 23, T23N-R19E, assumed to be N0°21'44"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.

This CSM falls in Airport Zoning District C



Client: Derek Beaulieu  
Tax Parcel: HB-314-3, HB-314-6, HB-314-7  
Drafted By: NDK  
File: R-9005CSM 110822.dwg  
Data File: R-9005.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

Sheet One of Three  
Project No.: R-9005  
Drawing No.: L-11945  
Fieldwork Completed: 04/20/2022





# Certified Survey Map

A combination and depiction of the parcel boundaries recorded in Document No. 2992201 and 3021841 as corrected in Document 3022513, Brown County Records, being all of Lots 3 & 4, Certified Survey Map, Map No. 9503, Document No. 3013032, Brown County Records, and all of Lot 2, Volume 51, Certified Survey Map, Page 272, Map No. 7530, Document No. 2266976, Brown County Records, being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Michael R. Andraschko, Professional Land Surveyor, PLS-2895, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the land boundaries recorded in Document No. 2992201 and 3021841 as corrected in Document 3022513, Brown County Records, being all of Lots 3 & 4, Certified Survey Map, Map No. 9503, Document No. 3013032, Brown County Records, and all of Lot 2, Volume 51, Certified Survey Map, Page 272, Map No. 7530, Document No. 2266976, Brown County Records, being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin into one parcel and description.

Parcel contains 392,573 square feet / 9.01 acres more or less.  
 Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the combination thereof. That I have made such a survey, combination, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, Village of Hobart and the Brown County Planning Commission in surveying, combining, and mapping the same.

Michael R. Andraschko PLS-2895  
 November 16th, 2022



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 Certified Survey Map as of the dates listed below.

\_\_\_\_\_  
 Paul D. Zeller Date  
 Brown County Treasurer





# Certified Survey Map

A combination and depiction of the parcel boundaries recorded in Document No. 2992201 and 3021841 as corrected in Document 3022513, Brown County Records, being all of Lots 3 & 4, Certified Survey Map, Map No. 9503, Document No. 3013032, Brown County Records, and all of Lot 2, Volume 51, Certified Survey Map, Page 272, Map No. 7530, Document No. 2266976, Brown County Records, being located in part of the Southwest 1/4 of the Southwest 1/4 of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin.

### NOTES

Lot 1 contain steep slopes that are unsuitable for building. No development shall occur in areas labeled 'Steep Slope--Lands Unsuitable for Building' unless a geotechnical study is submitted to and approved by Brown County Planning Commission.

A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.

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 of Hobart has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.

Development on Lot 1 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

### 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.

### OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

BROWN COUNTY PLANNING COMMISSION

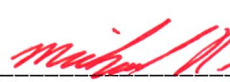
\_\_\_\_\_  
Derek J. Bealeau

\_\_\_\_\_  
Amie N. Bealeau

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Brown County, Wisconsin  
My Commission Expires \_\_\_\_\_

STATE OF WISCONSIN ]  
                                  ] SS  
COUNTY OF BROWN ]

  
Michael R. Andraschko  
PLS-2895  
November 16th, 2022  






**TO: Planning & Zoning Commission**

**RE: Rezoning of Parcel HB-307 (formerly parcels HB-293, HB-293-2 & HB-307), 1805 S. Pine Tree Rd. from ER: Estate Residential District and A-1: Agricultural District to A-1: Agricultural District**

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

**DATE: March 8, 2023**

**ISSUE:** Consider a request to rezone parcel HB-307 (formerly parcels HB-293, HB-293-2 & HB-307) from ER: Estate Residential District and A-1: Agricultural District to A-1: Agricultural District

**RECOMMENDATION:** Staff recommends approval

### **GENERAL INFORMATION**

1. Applicants/Agent: Mau & Associates, LLP
2. Owner: Matthew & Elizabeth Van Den Heuvel
3. Parcel(s): HB-293 & Portions of HB-293-1, HB-293-2, & HB-307
4. Zoning: A-1: Agricultural District

### **ZONING REQUIREMENTS**

The property owner has recently purchased parcels HB-293, HB-293-1, HB-293-2, and HB-307 located at 1805 S. Pine Tree Rd. and has submitted a Combination CSM to Brown County to combine these four parcels into two parcels. With the combining of these parcels in to one new larger parcel and one smaller parcel, the property owner is requesting to rezone the newly assembled larger parcel (HB-307) to A-1: Agricultural District and have the smaller parcel (developed with a dwelling) remain zoned ER: Estate Residential District. Three of the original parcels were zoned ER: Estate Residential District and smaller than 5 acres in area. Since the A-1 zoning district requires a minimum lot size of 5 acres, the parcels were required to be combined through the Combination CSM process prior to rezoning.

This request was before the Commission back at the January 2023 meeting at which time action was taken to postpone until a future meeting once Brown County fully recorded the combination CSM. That has since taken place and the request is back before the Commission for consideration. To recap the request, a large portion of the parcel area requested to be zoned to A-1 is currently wooded and areas adjoining the creek that runs through the property. Aside from the proposed 2.5-acre parcel where the dwelling and accessory building are located, the neighboring properties are zoned either A-1.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval as submitted to rezone parcel HB-307 (formerly parcels HB-293, HB-293-2 & HB-307) from ER: Estate Residential District and A-1: Agricultural District to A-1: Agricultural District as illustrated on the submitted Combination CSM.





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

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: Michael R. Andraschko Date: 12/28/2022

Petitioner's Address: 400 Security Blvd. City: Green Bay State: WI Zip: 54313

Telephone #: ( 920 ) 434-9670 Fax: ( ) \_\_\_\_\_ Other Contact # or Email: mandraschko@mau-associates.com

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

Petitioner's Signature (required): *Michael Andraschko* Date: 12/28/2022

**OWNER INFORMATION**

Owner(s): Matthew and Elizabeth Vandeneuvel Date: 12/28/2022

Owner(s) Address: 1805 S Pine Tree Road City: Hobart State: WI Zip: 54155

Telephone #: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Other Contact # or Email: mattvdh@voselectric.com

Ownership Status (Please Check):  Individual  Trust  Partnership  Corporation

**Property Owner Consent: (required)**

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: *Matt VanDenHeuvel* Date: 12-29-22

**SITE INFORMATION**

Address/Location of Proposed Project: 1805 S Pine Tree Road Parcel No. HB-293, 1, 2, HB-307

Proposed Project Type: Rezone Lot 2 to A-1

Current Use of Property: HB-293, 1, 2 are all Estate Residential and HB-307 is Agricultural Zoning: ER and A-1

Land Uses Surrounding Site:

North: Exclusive Agricultural

South: Zoning Not Designated

East: Zoning Not Designated

West: Agricultural

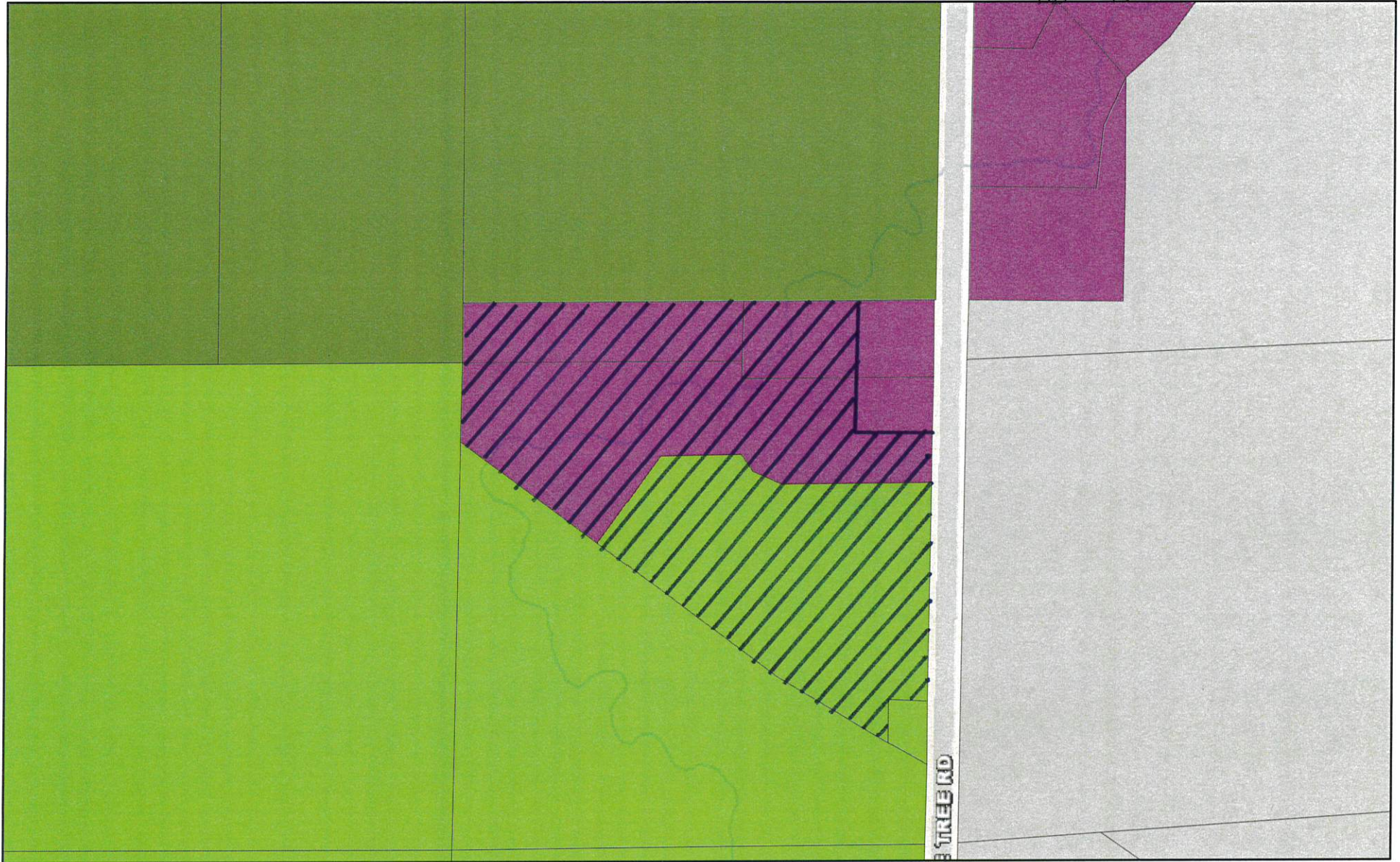
**\*\*Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

- 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



# Village of Hobart Zoning

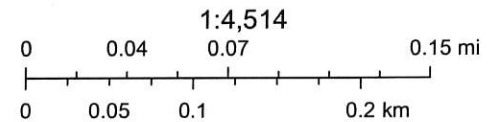
HB-293 and Portions of HB-293-1d  
HB-293-2



1/5/2023, 2:54:26 PM

Zoning

- A-2: Exclusive Agricultural District
- ER: Estate Residential District
- A-1: Agricultural District
- ER to A-1 Zoning
- I-1: Limited Industrial District



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





This is a custom map created by an online user of GIS map services, provided by Brown County, Brown County WI

### Part of Brown County WI

Map printed on 3/1/2023

**1:2,400**  
**1 inch = 200 feet\***  
**1 inch = 0.0379 miles\***  
*\*original page size: 8.5"x11"*  
*Appropriate format depends on zoom level*



**Parcel ownership key**

	Parcel Boundary		"hooks" indicate parcel ownership crosses a line
	Condominium		
	Gap or Overlap		

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

A complete key (legend) is available at:  
[tinyurl.com/BrownDogLegend](http://tinyurl.com/BrownDogLegend)













(920) 448-6480  
[www.browncountywi.gov](http://www.browncountywi.gov)



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](http://tinyurl.com/BrownDogLegend)

Map printed 1/5/2023



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*

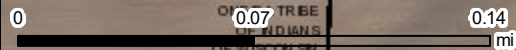
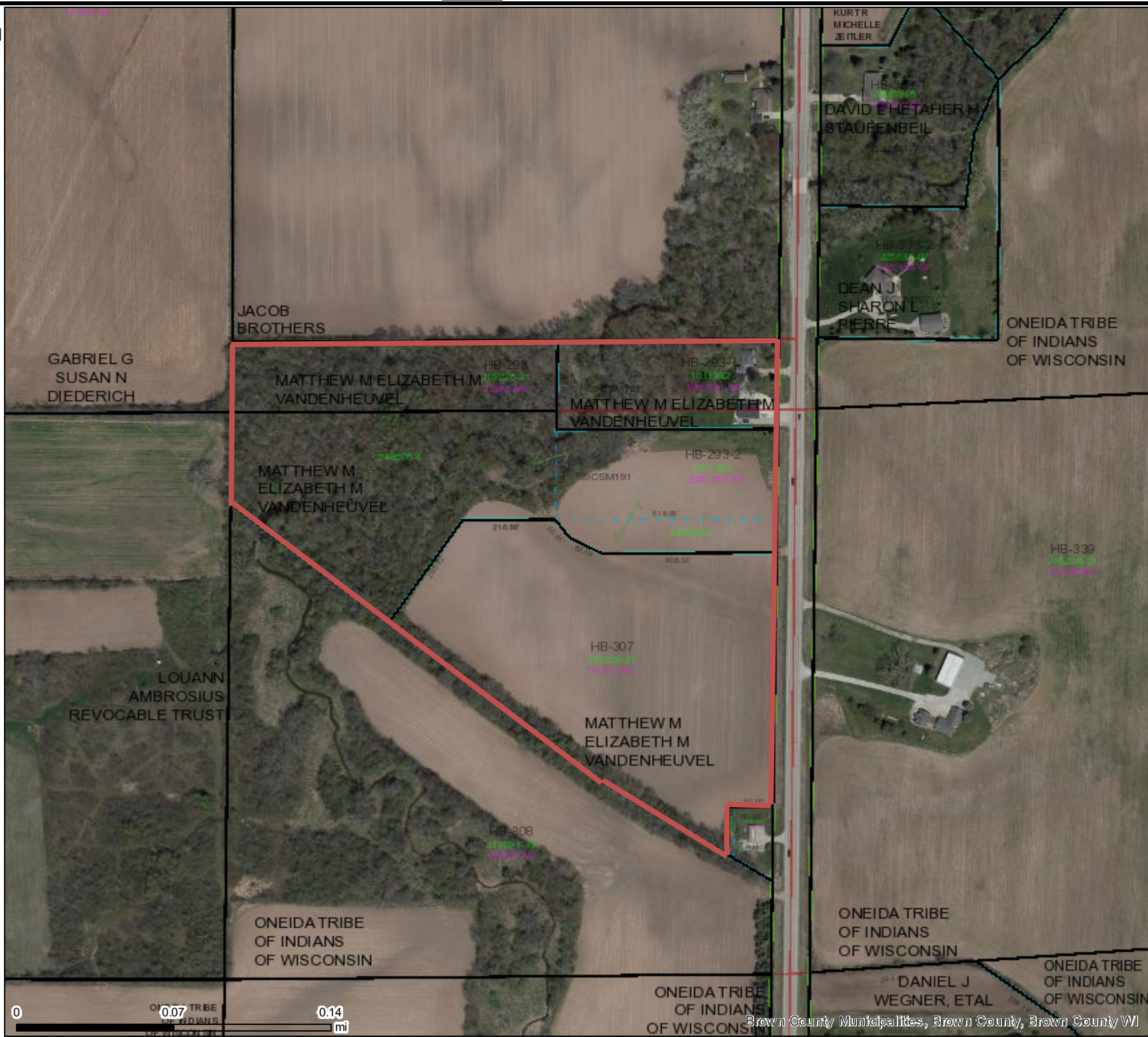
This is a custom web map created by an online user of the GIS map services provided by the

**Brown County Wisconsin Planning & Land Services Department**



(920) 448-6480

[www.browncountywi.gov](http://www.browncountywi.gov)





**PRELIMINARY**  
NOT FOR CONSTRUCTION PURPOSES



Michael R. Andraschko  
PLS-2895  
December 23, 2022



# Certified Survey Map

A combination and depiction of the parcel boundaries recorded in Document No. 3019739, being all of Lots 1 and 2, Volume 39, Certified Survey Maps, Page 191, Map No. 5964, Document No. 1709145, Brown County Records, all of Government Lot 2, and part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all in Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin

Graphic Scale: 1" = 200'



## NOTES

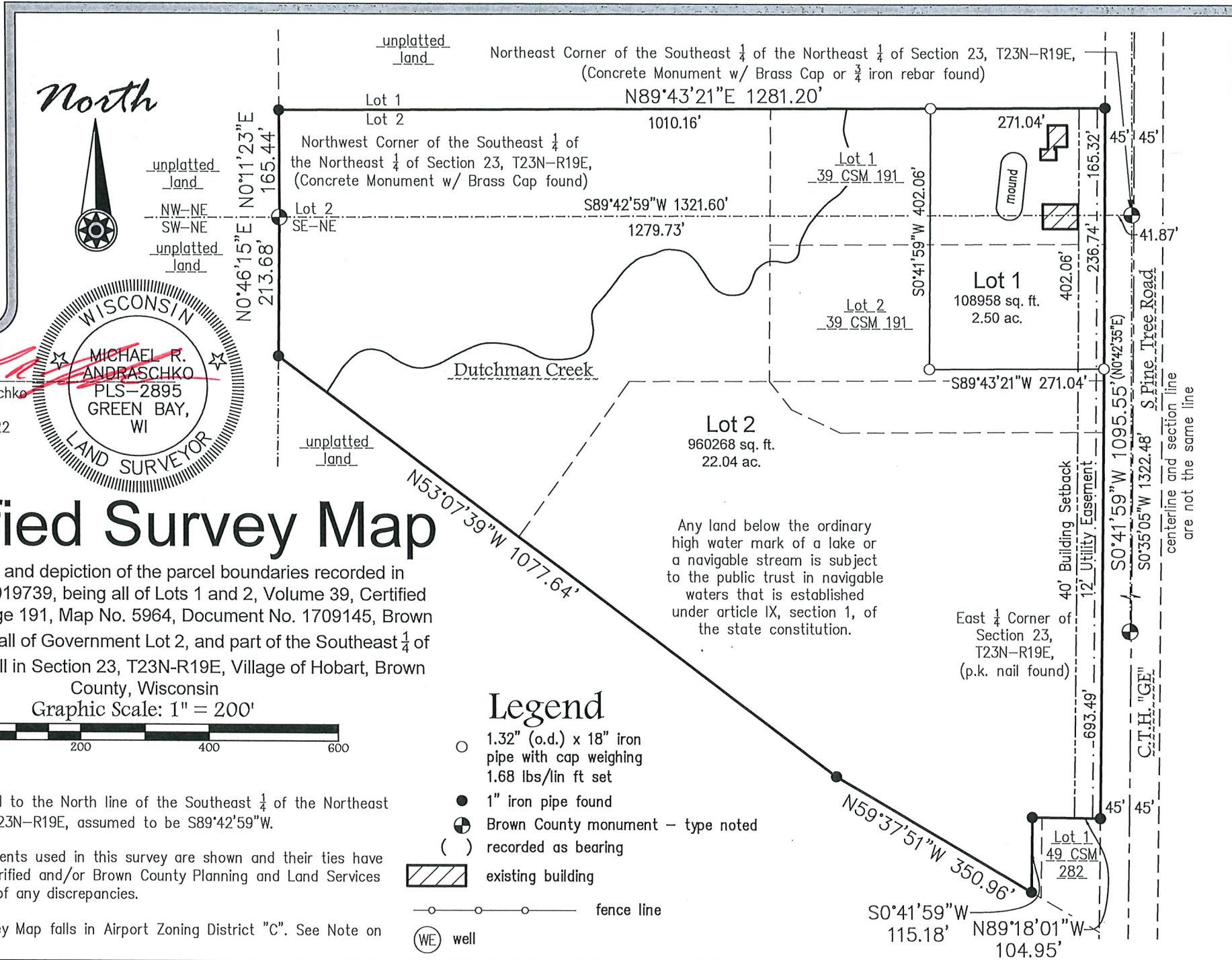
Bearings referenced to the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, T23N-R19E, assumed to be S89°42'59"W.

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.

This Certified Survey Map falls in Airport Zoning District "C". See Note on Sheet 4

## Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- ⊕ Brown County monument - type noted
- ( ) recorded as bearing
- ▨ existing building
- fence line
- (WE) well



Client: Matthew Vandenhuevel  
Tax Parcel: HB-293, HB-293-1, HB-293-2, HB-307  
Drafted By: NDK  
File: V-17522CSM 110322.dwg  
Data File: V-17522.txt

**Mau & Associates, LLP**  
LAND SURVEYING & PLANNING  
CIVIL & WATER RESOURCE ENGINEERING  
Phone: 920-434-9870 Website: www.mau-associates.com  
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Four  
Project No.: V-17522  
Drawing No.: L-11956  
Fieldwork Completed: 12/22/2022

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SURVEYOR'S CERTIFICATE


I, Michael R. Andraschko, Professional Land Surveyor, PLS-2895, do hereby certify that this Certified Survey Map is not a division of property but solely a combination and depiction of the parcel boundaries recorded in Document No. 3019739, being all of Lots 1 and 2, Volume 39, Certified Survey Maps, Page 191, Map No. 5964, Document No. 1709145, Brown County Records, all of Government Lot 2, and part of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all in Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northeast Corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, T23N-R19E; thence S89°42'59"W, 41.87 feet along the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 23 to the Point of Beginning; thence S0°41'59"W, 930.23 feet along the West right of way of C.T.H. "GE", also known as S Pine Tree Road; thence N89°18'01"W, 104.95 feet along the North line of Lot 1, Volume 49, Certified Survey Maps, Page 282, Map No. 7294, Document No. 2184626, Brown County Records, and its extension; thence S0°41'59"W, 115.18 feet; thence N59°37'51"W, 350.96 feet; thence N53°07'39"W, 1077.64 feet; thence N0°46'15"E, 213.68 feet along the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 23; thence N0°11'23"E, 165.44 feet along the West line of Government Lot 2 of said Section 23; thence N89°43'21"E, 1281.20 feet along the North line of said Government Lot 2 of said Section 23 and Lot 1, Volume 39, Certified Survey Maps, Page 191, Map No. 5964, Document No. 1709145, Brown County Records; thence S0°41'59"W, 165.32 feet along said West right of way to the Point of Beginning.

Parcel contains 1,069,227 square feet / 24.54 acres more or less  
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the combination thereof. That I have made such a survey, combination, and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission in surveying, combining, and mapping the same.

  
Michael R. Andraschko  
PLS-2895  
December 23, 2022



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 Certified Survey Map as of the dates listed below.

\_\_\_\_\_  
Paul D. Zeller                                  Date  
Brown County Treasurer





**PRELIMINARY**  
**NOT FOR CONSTRUCTION PURPOSES**



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## NOTES

A Brown County Highway Department access permit must be obtained prior to any construction of a new street / road connection or driveway to a County Trunk Highway.

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 of Hobart has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

A Shoreland Permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution.

Subject parcel lies within Airport Zoning District "C". The Austin Straubel International Airport Director shall be contacted for review and approval prior to any development and land disturbing activities within Airport Zoning Districts.

## 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.

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Matthew and Elizabeth Vandenheuvel, 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 electricity 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 Grantees. 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.

*Michael R. Andraschko*  
 Michael R. Andraschko  
 PLS-2895  
 December 23, 2022



**PRELIMINARY**  
**NOT FOR CONSTRUCTION PURPOSES**



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OWNER'S CERTIFICATE

As Owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined, mapped and dedicated as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

BROWN COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Matthew M. Vandeneuvel

\_\_\_\_\_  
Elizabeth M. Vandeneuvel

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Brown County, Wisconsin

My Commission Expires \_\_\_\_\_

STATE OF WISCONSIN ]  
                                  ] SS  
COUNTY OF BROWN ]

*Michael R. Andraschko*  
Michael R. Andraschko  
PLS-2895  
December 23, 2022





**TO: Planning & Zoning Commission**

**RE: Consider Preliminary Plat for Gateway Estates  
Subdivision, Parcels HB-350 & HB-357, S. Pine Tree Rd. &  
Orlando Dr.**

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

**DATE: March 8, 2023**

**ISSUE:** Review and discuss proposed 58 lot, Single Family and Multi-Family Preliminary Plat, HB-350 & HB-357

**RECOMMENDATION:** Staff recommends approval

### **GENERAL INFORMATION**

1. Owner: Lexington Homes, Inc.
2. Agent(s)/Petitioner(s): Troy Hewitt / Robert E. Lee & Associates, Inc.
3. Parcel(s): HB-350 & HB-357
4. Present Zoning: PDD #2: Orlando / Packerland Planned Development District

### **ZONING REQUIREMENTS**

Lexington Homes, Inc. is proposing a 58-lot subdivision near the intersection of S. Pine Tree Rd. and Orlando Dr. (parcels HB-350 & HB-357). The plat that has been submitted is the preliminary plat that would have 57 single-family lots, 1 larger lot for the possible construction of multi-family buildings, and 4 Outlots (largely for storm water and environmental sensitive areas).

By ordinance all single family lots shall have a minimum of 70 of lot width and 8,400 square feet of lot area. There are some lots located along the interior curve of the proposed roadway or along the bulb of the cul-de-sac that are shown to have less than the 70 feet at the front property line. However, they are compliant with the Village Code as the definition of lot width is stated as "*The horizontal distance between the side lot lines of a lot, measured at the narrowest width within the first 30 feet of lot depth immediately in back of the front yard setback line*". Based on the definition, these lots will all meet and exceed the 70 foot lot width as required in this zoning district.

Public access into this subdivision will be from a new public roadway leading from S. Pine Tree Rd.

This request is for the preliminary plat at this time with the review for the final plat will be brought back to the commission at a future meeting once completed.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval of this Preliminary Plat as submitted.





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

**APPLICANT INFORMATION**

Petitioner: TROY HEWITT Date: 2/24/2023  
 Petitioner's Address: 1250 CENTENNIAL CENTRE BLVD City: HOBART State: WI Zip: 54155  
 Telephone #: 920-662-9641 Email: thewitt@releeinc.com  
 Status of Petitioner (Please Check):  Owner  Representative  Tenant  Prospective Buyer  
 Petitioner's Signature (required):  Date: 2/24/2023

**OWNER INFORMATION**

Owner(s): LEXINGTON HOMES Date: 2/24/2023  
 Owner(s) Address: 1256 CENTENNIAL CENTRE BLVD City: HOBART State: WI Zip: 54155  
 Telephone #: (920) 662-1611 Email: jmarlow@lexingtonneighborhoods.com  
 Ownership Status (Please Check):  Individual  Trust  Partnership  Corporation

**Property Owner Consent: (required)**

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SITE INFORMATION**

Address/Location of Proposed Project: ORLANDO DR & S PINE TREE RD Parcel #: HB-350 / HB-357  
 Proposed Project Type: SUBDIVISION PLAT  
 Current Use of Property: AG/WOODDED Zoning: PDD #2  
 Land Uses Surrounding Site:  
 North: COMMERCIAL  
 South: RESIDENTIAL  
 East: RESIDENTIAL  
 West: AG

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

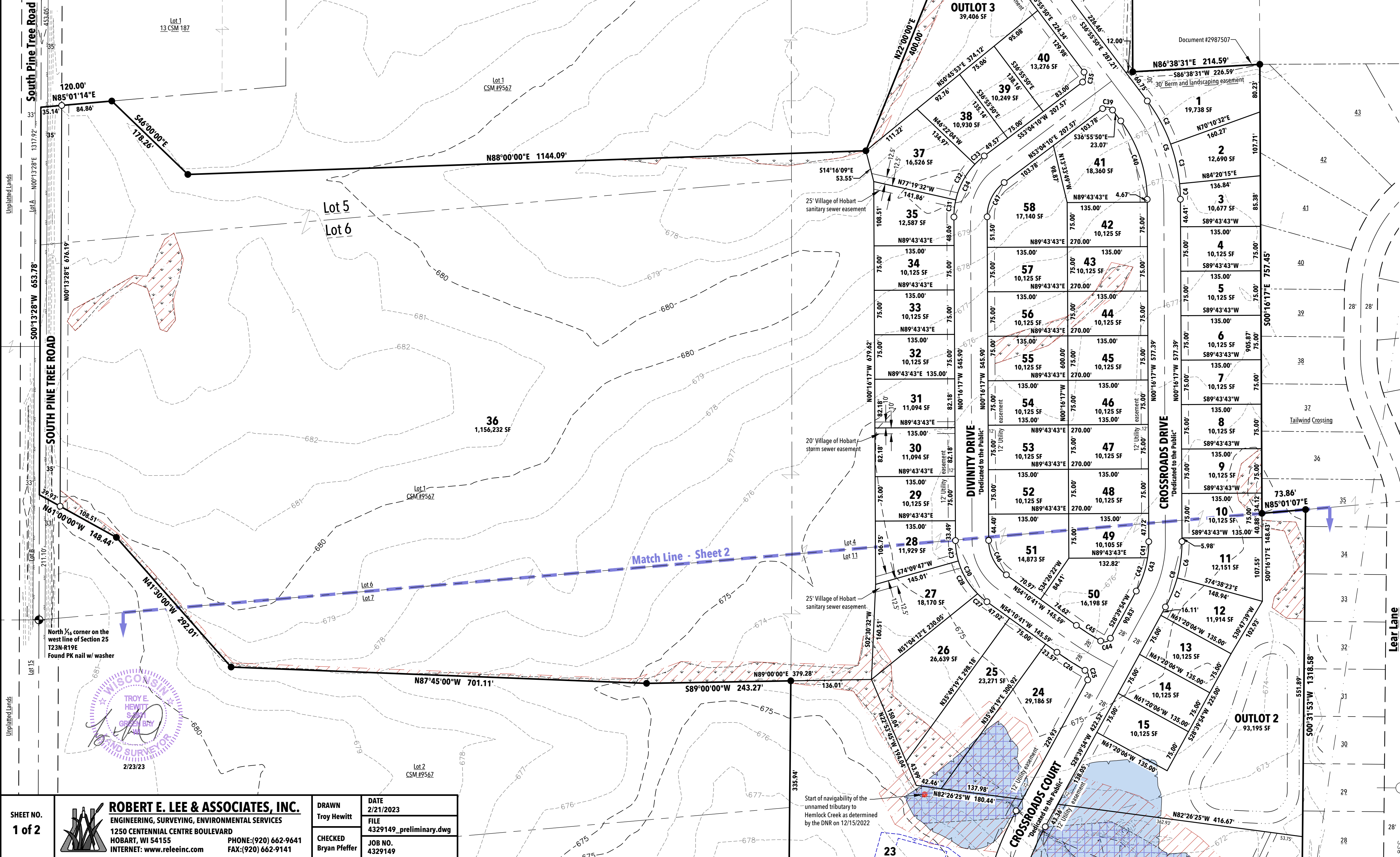
- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE



Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	36°39'33"	222.00'	142.04'	S18°36'03"E	139.63'	S00°16'17"E	S36°55'50"W
C2	17°06'22"	278.00'	83.00'	N28°23'39"W	82.69'	N19°49'28"W	N36°55'50"W
C3	14°09'43"	278.00'	68.71'	N12°44'36"W	68.54'	N05°39'45"W	N19°49'28"W
C4	5°23'28"	278.00'	26.16'	N02°58'01"W	26.15'	N00°16'17"W	N05°39'45"W
C5	36°39'33"	278.00'	177.87'	N18°36'03"W	174.85'	N00°16'17"W	N36°55'50"W
C6	15°37'53"	228.00'	62.20'	N07°32'40"W	62.01'	N15°21'37"E	N00°16'17"W
C7	13°18'17"	228.00'	52.94'	N22°00'45"E	52.83'	N28°39'54"E	N15°21'37"E
C8	28°56'11"	228.00'	115.15'	N14°11'49"E	113.93'	N28°39'54"E	N00°16'17"W
C9	41°13'47"	472.00'	339.65'	N08°03'01"E	332.37'	N12°33'53"W	N28°39'54"E
C10	33°52'44"	65.00'	38.43'	N29°30'15"W	37.88'	N46°26'37"W	N12°33'53"W
C11	16°24'59"	65.00'	18.62'	N54°39'06"W	18.56'	N62°51'36"W	N46°26'37"W
C12	50°17'43"	65.00'	57.06'	S37°42'44"E	55.24'	S12°33'53"E	S62°51'36"E
C13	70°40'24"	65.00'	80.18'	N27°51'24"W	679.34'	N07°48'48"E	N62°51'36"E
C14	66°38'34"	65.00'	75.60'	N41°08'05"E	678.94'	N74°27'22"E	N07°48'48"E
C15	63°48'32"	65.00'	72.39'	S73°38'26"E	68.70'	S41°44'15"E	N74°27'22"E
C16	67°03'13"	65.00'	76.07'	S08°12'39"E	71.80'	S25°18'57"W	S41°44'15"E
C17	248°10'33"	65.00'	304.24'	N71°13'41"E	93.38'	S25°18'57"W	N62°51'36"W
C18	22°14'53"	65.00'	25.24'	S14°13'11"W	25.08'	S03°04'04"W	S25°18'57"W
C19	17°35'02"	65.00'	19.95'	S05°43'27"E	19.87'	S14°30'58"E	S03°04'04"W
C20	39°49'55"	65.00'	45.19'	S05°24'00"E	44.28'	N25°18'57"E	S14°30'58"E
C21	8°21'43"	528.00'	77.06'	S10°20'06"E	76.99'	S06°09'14"E	S14°30'58"E
C22	14°46'55"	528.00'	136.22'	S01°14'13"W	135.84'	S08°37'40"W	S06°09'14"E
C23	20°02'14"	528.00'	184.65'	S18°38'47"W	183.71'	S28°39'54"W	S08°37'40"W
C24	43°10'52"	528.00'	397.93'	S07°04'28"W	388.58'	S28°39'54"W	S14°30'58"E

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C25	88°56'45"	12.00'	18.63'	N15°48'29"W	16.81'	N28°39'54"E	N60°16'51"W
C26	6°06'10"	528.00'	56.24'	S57°13'46"E	56.21'	S54°10'41"E	S60°16'51"W
C27	9°18'30"	128.00'	20.80'	S49°31'26"E	20.77'	S44°52'11"E	S54°10'41"E
C28	29°01'58"	128.00'	64.86'	S30°21'12"E	64.17'	S15°50'13"E	S44°52'11"E
C29	15°33'56"	128.00'	34.77'	S08°03'15"E	34.67'	S00°16'17"E	S15°50'13"E
C30	53°54'24"	128.00'	120.43'	S27°13'29"E	116.04'	S00°16'17"E	S54°10'41"E
C31	12°56'44"	128.00'	28.92'	S06°12'06"W	28.86'	S12°40'28"W	S00°16'17"E
C32	30°57'28"	128.00'	69.16'	S28°09'12"W	68.32'	S43°37'56"W	S12°40'28"W
C33	9°26'14"	128.00'	21.08'	S48°21'03"W	21.06'	S53°04'10"W	S43°37'56"W
C34	53°20'27"	128.00'	119.16'	S26°23'57"W	114.91'	S53°04'10"W	S00°16'17"E
C35	90°00'00"	12.00'	18.85'	N08°04'10"E	16.97'	N53°04'10"E	N36°55'50"W
C36	19°07'28"	278.00'	92.79'	S27°22'06"E	92.36'	S17°48'22"E	S36°55'50"E
C37	17°32'05"	278.00'	85.08'	S09°02'19"E	84.75'	S00°16'17"E	S17°48'22"E
C38	36°39'33"	278.00'	177.87'	S18°36'03"E	174.85'	S00°16'17"E	S36°55'50"E
C39	90°00'00"	12.00'	18.85'	N81°55'50"W	16.97'	N36°55'50"W	S53°04'10"W
C40	36°39'33"	222.00'	142.04'	N18°36'03"W	139.63'	N00°16'17"W	N36°55'50"W
C41	9°07'35"	172.00'	27.40'	N04°17'31"E	27.37'	N08°51'19"E	N00°16'17"W
C42	19°48'35"	172.00'	59.47'	N18°45'36"E	59.17'	N28°39'54"E	N08°51'19"E
C43	28°56'11"	172.00'	86.87'	N14°11'49"E	85.95'	N28°39'54"E	N00°16'17"W
C44	9°14'15"	12.00'	19.11'	N74°17'01"E	17.15'	S60°05'51"E	N28°39'54"E
C45	5°55'10"	472.00'	48.77'	S57°08'16"E	48.74'	S54°10'41"E	S60°05'51"E
C46	53°54'24"	72.00'	67.74'	S27°13'29"E	65.27'	S00°16'17"E	S54°10'41"E
C47	53°20'29"	72.00'	67.03'	S26°23'58"W	64.64'	S53°04'13"W	S00°16'17"E

Northwest Corner of Section 25  
T23N-R19E  
Found MAG nail w/ washer



## PRELIMINARY PLAT GATEWAY ESTATES

**ALL OF LOT 2 AND ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 9567, DOCUMENT NUMBER 3025405, LOCATED IN ALL OF LOT 11 AND PART OF LOTS 4, 5, 6 AND 7, SECTION 25, TOWNSHIP 23 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN**

Section 25  
T23N R19E  
Brown County, Wisconsin  
Not to Scale  
**LOCATION SKETCH**

<b>MINIMUM LOT AREA AS PLATTED</b> Outlot 4 6,746 Sq. Ft. 0.155 Acres	<b>PLATTED AREA DEDICATED TO THE PUBLIC</b> 237,207 Square Feet 5.446 Acres
<b>NUMBER OF LOTS</b> 58 Lots 4 Outlots	<b>PLATTED AREA</b> 2,953,649 Square Feet 67.806 Acres
<b>OWNERS</b> Lots 1-15, 24-58, Outlots 1-4 Lexington Homes, Inc. 1256 Centennial Centre Boulevard Hobart, WI 54155	<b>APPROVING &amp; OBJECTING AUTHORITIES</b> Village of Hobart Department of Administration Brown County
Lots 16-23 Appleton Family LTD Partnership 1451 Mohican Court Green Bay, WI 54213	<b>PARCEL ID</b> HB-350 HB-357
<b>SURVEYOR</b> Troy E. Hewitt Professional Land Surveyor #2831 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Boulevard Hobart, WI 54155	<b>ZONING</b> PDD #2: Orlando/Packerland Planned Development District

SCALE: 1" = 100'

**LEGEND**

- Set 2.375" outside diameter x 30" iron pipe min. wt. 3.65 lb./lin. ft.
- Existing 1" iron pipe
- Existing 2" iron pipe
- ⊕ PLSS monument as noted
- Wetlands delineated by Bay Environmental Strategies, Inc. on 5/27/2023
- Environmentally sensitive area (ESA)
- 100 Year floodplain based upon flood study prepared by Robert E. Lee & Associates, Inc. and submitted to the Wisconsin Department of Natural Resources on 2/6/2023
- Floodway

All other lot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.38 lbs/lin. ft.

Bearings are based on the Brown County Coordinate System. The west line of Lot 5, Section 25, T23N-R19E, bears N00°13'28"E.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

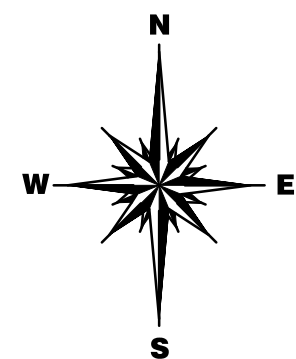
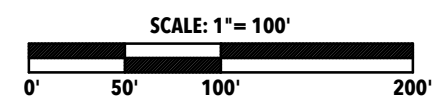
All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

<b>SHEET NO.</b> 1 of 2		<b>ROBERT E. LEE &amp; ASSOCIATES, INC.</b>		<b>DRAWN</b> Troy Hewitt	<b>DATE</b> 2/21/2023
		ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 INTERNET: www.releinc.com			
		PHONE: (920) 662-9641 FAX: (920) 662-9141		<b>CHECKED</b> Bryan Pfeiffer	

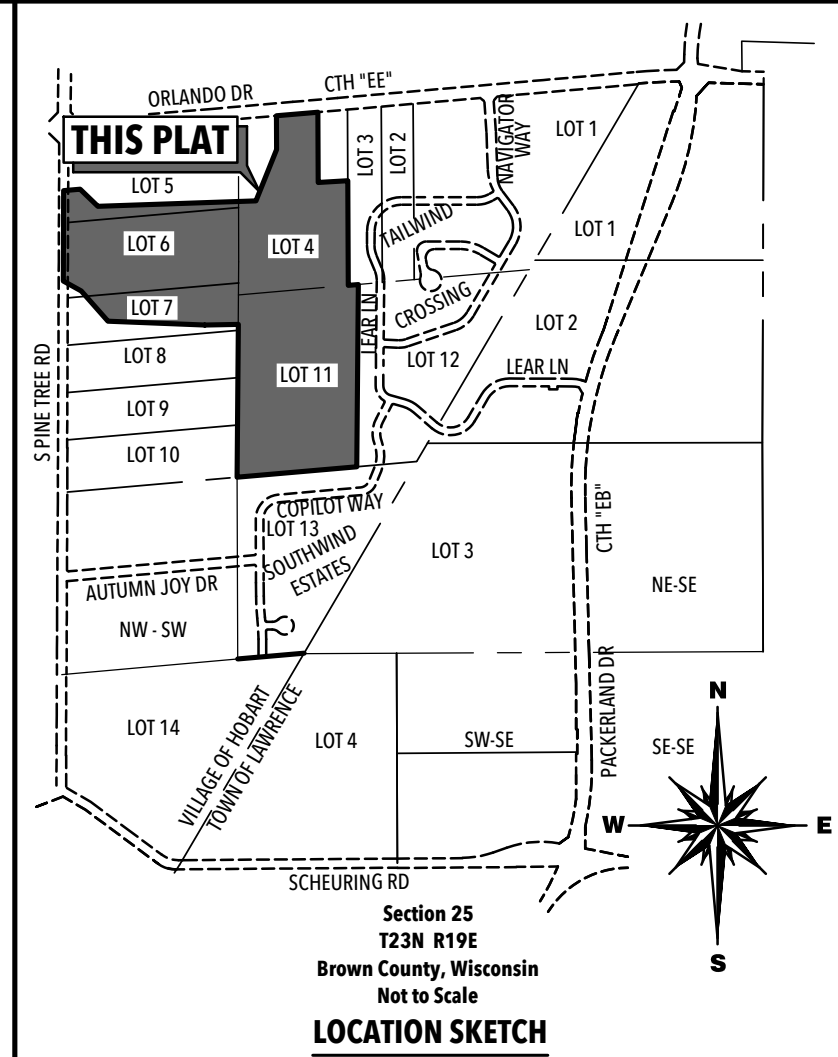


# PRELIMINARY PLAT GATEWAY ESTATES

ALL OF LOT 2 AND ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 9567, DOCUMENT NUMBER 3025405, LOCATED IN ALL OF LOT 11 AND PART OF LOTS 4, 5, 6 AND 7, SECTION 25, TOWNSHIP 23 NORTH, RANGE 19 EAST, VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN



Match Line - Sheet 1



**MINIMUM LOT AREA AS PLATTED**  
Outlot 4  
6,746 Sq. Ft.  
0.155 Acres

**NUMBER OF LOTS**  
58 Lots  
4 Outlots

**OWNERS**  
Lots 1-15, 24-58, Outlots 1-4  
Lexington Homes, Inc.  
1250 Centennial Centre Boulevard  
Hobart, WI 54155

**APPROVING & OBJECTING AUTHORITIES**  
Village of Hobart  
Department of Administration  
Brown County

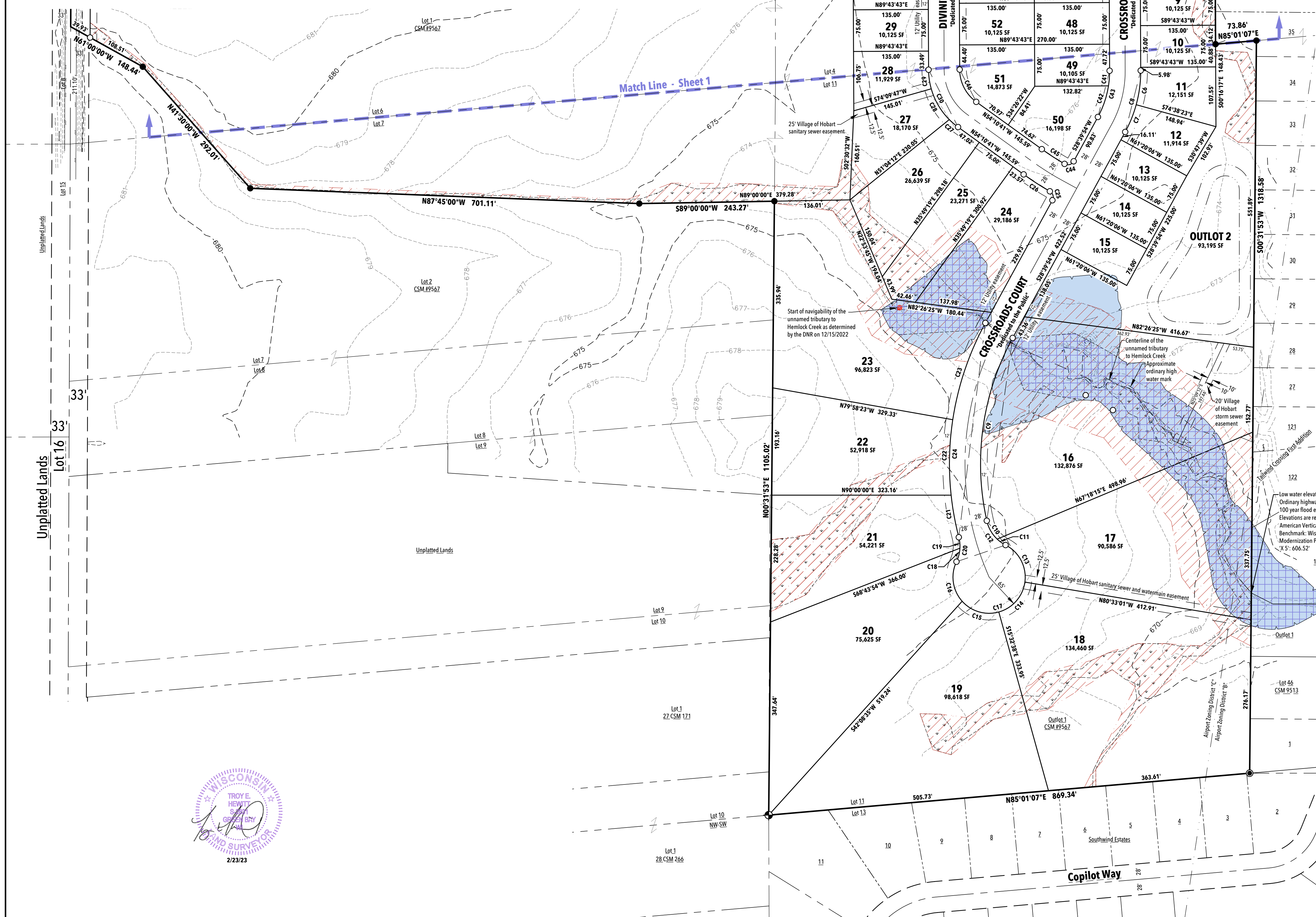
**PARCEL ID**  
HB-350  
HB-357

**ZONING**  
PDD #2: Orlando/Packerland  
Planned Development District

**SURVEYOR**  
Troy F. Hewitt  
Professional Land Surveyor #2831  
Robert E. Lee & Associates, Inc.  
1250 Centennial Centre Boulevard  
Hobart, WI 54155

- LEGEND**
- Set 2.375" outside diameter x 30" iron pipe min. wt. 3.65 lb./lin. ft.
  - Existing 1" iron pipe
  - Existing 2" iron pipe
  - ⊕ PLSS monument as noted
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All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.  
All angular measurements have been made to the nearest three seconds and computed to the nearest half second.













SHEET NO. 2 of 2		<b>ROBERT E. LEE &amp; ASSOCIATES, INC.</b>		DRAWN Troy Hewitt	DATE 2/21/2023
		ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 INTERNET: www.releeinc.com			PHONE:(920) 662-9641 FAX:(920) 662-9141
				CHECKED Bryan Pfeiffer	JOB NO. 4329149



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](http://tinyurl.com/BrownDogLegend)

Map printed 3/2/2023



1:4,800

1 inch = 400 feet\*

1 inch = 0.0758 miles\*

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

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

**Brown County Wisconsin  
Planning & Land Services  
Department**



(920) 448-6480

[www.browncountywi.gov](http://www.browncountywi.gov)





**TO: Planning & Zoning Commission**

**RE: Ordinance creating Article XXXV (PI: Public Institutional District) in Chapter 295 Zoning Code of the Village of Hobart**

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

**DATE: March 8, 2023**

**ISSUE:** Consider an ordinance creating the PI: Public Institutional District zoning district for lands that are intended more for public structures and uses

**RECOMMENDATION:** Staff recommends approval

### **GENERAL INFORMATION**

Village Staff is proposing the creation of a new zoning district in chapter 295 of the Village of Hobart Zoning Code that establishes a PI: Public Institutional District for lands with structures and uses that are publicly oriented.

### **BACKGROUND**

With the proposed construction of the new Village Fire Station in the very near future, Village Staff is proposing the creation of a new zoning district to be known as PI: Public Institutional District. By creating this new zoning district, the Village establishes a specific zoning for such buildings as fire, police, public works, government office, schools, parks, and other similar land uses that are generally owned and maintained by a government agency to be located in a more fitting property zoning. This would not exclude a private school or a botanical garden that is privately owned from utilizing this zoning, it allows the availability for such a development without having to always go through the conditional use process. As the Commission is aware, the goal is to reduce the number of conditional uses through the zoning code wherever possible, as it makes for a cleaner and more clear zoning code for various Village land uses. Should this new zoning district be approved and adopted into the Village Zoning Code, Village Staff will review several parcels throughout the Village and begin bringing these parcels before the Commission for possible rezonings. The majority of the parcels are governmentally owned with a few that may be privately owned where we will discuss the option with that property owner prior to bringing it before the Commission. Essentially, it would be the best for all parties to eliminate such developments as a fire station of community park in an A-1: Agricultural District or a public school in a R-1: Residential District along with requiring a CUP to do so.

Attached is the proposed ordinance with the exact verbiage proposed.

### **RECOMMENDATION/CONDITIONS**

Staff recommends approval of the proposed ordinance creating the new PI: Public Institutional District and inserting it into the Village Zoning Code as submitted.



## ORDINANCE 2023-06

### AN ORDINANCE CREATING ARTICLE XXXV (PI PUBLIC INSTITUTIONAL DISTRICT) IN CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

**Purpose:** The purpose of this Ordinance is to create a new zoning district (PI Public Institutional District) in the Zoning Chapter of the Municipal Code to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

**Section 1:** That Article XXXV (PI Public Institutional District) of Chapter 295 (Zoning) of the Municipal Code shall be created to read as follows:

#### § 295-375. Purpose.

The Public Institutional District (PI) is intended to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose. This designation serves as a notice to those owning or buying land in proximity to publicly-owned land, which is not ordinarily subject to the regulations of this chapter.

#### § 295-376. Permitted uses.

The following uses are permitted in the PI District:

- A. Community Center
- B. Public Library
- C. Museums, Art Galleries, Art Centers
- D. Public – Park, Playground, Recreation Center, Square
- E. Schools, Preschool, Elementary, or Secondary
- F. Government Offices
- G. Emergency / Public Safety Service Facility (EMS, Fire, Police)
- H. Government Maintenance, Storage, and Distribution Facility
- I. Post Office
- J. Community Garden
- K. Arboretum of Botanical Garden
- L. Conservancy
- M. Public Parking Lot
- N. Public Parking Structure
- O. Crops
- P. Storm Water Management Facility/Structure

#### § 295-377. Permitted accessory uses.

The following are permitted accessory uses in the PI District:

- A. Satellite dish antennas less than 38 inches in diameter
- B. Telephone, cable television, electrical power, and similar public utility installations

§ 295-377. Conditional uses.

The following are conditional uses in the PI District:

- A. Cemetery, Columbaria, Mausoleum
- B. College, University, Vocational/Trade School
- C. Religious Institutions
- D. Public Utility and Service Uses as Follows:
  - (1) Substations
  - (2) Gas Regulator Stations
  - (3) Railroad Right-Of-Way but not including railroad yards and shops, other than for passenger purposes
  - (4) Telephone exchange, transmission equipment buildings, and microwave relay towers

§ 295-378. Lot requirements per use.

- A. Area: 19,000 square feet minimum.
- B. Zoning Lot Frontage: 120 feet minimum.

§ 295-379. Height regulations.

Principal structures: 60 feet maximum, except as provided by § 295-13, Height regulations.

§ 295-379. Building Setbacks

	<b>Principal Structure</b>	<b>Accessory Buildings</b>	<b>Driveways</b>
<b>Front yard</b>	40 feet minimum from right-of-way	40 feet minimum from right-of-way	10 feet from property line
<b>Side yard</b>	15 feet minimum	15 feet minimum	10 feet from property line
<b>Rear yard</b>	20 feet minimum	20 feet minimum	10 feet from property line
<b>Corner Lot</b>	40 feet minimum from right-of-way	40 feet minimum from right-of-way	75 feet from center line of intersection

§ 295-380. Parking.

Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements.

§ 295-381. Signs.

Signs shall be regulated as set forth in § 295-361, Regulation of signs.

§ 295-382. Other requirements.

A. Structures and buildings allowed in the PI Public Institutional District shall meet the regulations of this district and the other articles of this chapter, as determined by the Village Director of Planning and Code Compliance and approved by the Site Review Committee.

**Section 2:** Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.



**Section 3.** This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this day of , 2023.

---

Richard Heidel, Village President

Attest:

---

Aaron Kramer, Village Administrator

\*\*\*

I, Katrina Bruecker, am the duly qualified and acting Village Clerk of the Village of Hobart, Brown County, Wisconsin. I hereby certify that the aforementioned is a true and exact reproduction of the original ordinance or resolution adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on 2023.

(Seal)

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Katrina Bruecker, Village Clerk-Treasurer