



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 October 12th 2022 at 5:30 PM** in the Village Office. **NOTICE OF POSTING:** Posted this 7th day of October, 2022 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – PLANNING AND ZONING COMMISSION (Amended)

Date/Time: Wednesday October 12th 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 – September 14th 2022 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider Conditional Use Permit for Additional Accessory Building (HB-1338, 122 Riverdale Drive) (Page 5)

The current property owner, Ronald Van Schyndel, is proposing to construct a second accessory building of an additional 576 (24'x24') square feet on his property. Being that the property currently has a 576 square foot (24'x24') accessory building (detached garage), an older existing barn (to be removed), and an existing chicken coop (to be removed), this request would consist of a Conditional Use Permit as the additional accessory building would not conform to the requirements identified in the zoning code. The two conditions that would require the CUP would be the request for a second such accessory building on the same lot, and the increase in allowable total square footage for accessory buildings. The additional square footage combined with the existing accessory building would total 1,152 square feet which would exceed the maximum of 864 (increase of 288 square feet) that is allowed for this size property (ordinance allows the building to be the greater of 864 square feet or 1/60th the square footage of the total lot area).

6. DISCUSSION AND ACTION – Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-8 Definitions (Page 15)

Village Staff has recently received inquiries from property owners relating to the maximum square footage allowed for a detached utility building. Chapter 295, section 295-8 of the Village Zoning Code has different definitions for “accessory building” and “utility building” with the difference being that a “utility building” is not to exceed 150 square feet in area. Anything larger would be classified as an “accessory building”. The inquiries Village Staff have been receiving pertain to the 150 square foot maximum and whether or not it could be modified to follow the nominal lumber sizes that are standard in the construction industry. There are multiple companies in today's economy that offer prefabricated self-standing structures that are built off-site and transported to a desired location. These structures are typically built using nominal lumber dimensions that are typically in 10', 12', 14, or 16' lengths. With almost every property owner trying to maximize the available storage facilities they can acquire for their property, most want to get as close to the 150 square feet as possible. Requested have been made to whether or not the Village would consider the increase in the allowable square footage of a utility building from 150 to 160. Not being certain on where the 150 measurement came from, other than being a convenient number, I offered to bring this item forward for further discussion and possible action.

*** 7. DISCUSSION AND ACTION - Consider a single lot CSM dividing one parcel into two separate parcels of 2.53 acres and 35.886 acres (630 Orlando Dr., HB-315) (Page 21)**

The property owner currently has one larger parcel of 38.416 acres and is proposing a single lot Certified Survey Map (CSM) that would create one new lot. This proposed CSM will establish two separate parcels of 2.53 acres and 35.886 acres respectively. The new proposed lot (noted as Lot 1 on the CSM) is currently undeveloped farmland while the remaining 35.886 acre parcel is largely undeveloped farm land with the exception of a dwelling and associated farm building/structures. This entire 38.416 parcel is currently zoned A1: Agricultural District which requires a minimum lot size of 5 acres per parcel. With this newly proposed lot being less than the 5 acre requirement for the A-1 zoning district, the new lot will need to be re-zoned to a zoning that is compatible with the proposed size lot. With the acreage of the proposed new lot being reduced to under 5 acres, this lot will need to be rezoned to a residential district and any approval of this CSM will need to be conditioned with the rezoning being approved.

*** 8. DISCUSSION AND ACTION - Consider a request to rezone a portion of parcel HB-315 (630 Orlando Drive) from A-1: Agricultural District to ER: Estate Residential District (Page 28)**

The property owner has recently submitted a single lot CSM which created a new parcel that is less than the 5 acre minimum to remain in the A-1: Agricultural zoning district. Therefore, the property owner is requesting to have a portion of parcel HB-315 (noted as "Lot 1" on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District to allow for the future construction of a single-family residential dwelling. The proposed Lot 1 meets the Village requirements for both lot width and lot square footage to be zoned ER.

9. DISCUSSION AND ACTION – Starting Time of Committee Meetings

10. ADJOURN

Aaron Kramer, Village Administrator

* - Added to amended agenda on October 11th

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. 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, September 14, 2022 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:30pm. Roll call: Rich Heidel, excused; Dave Dillenburg, aye; Tom Dennee, aye; Bob Ross, excused; David Johnson, aye; Jeff Ambrosius, aye; John Rather, aye.

2. Verify/Modify/Approve Agenda:

Motion by John Rather, seconded by Tom Dennee, 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 August 10, 2022 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Consider a three lot CSM dividing HB-1345-1 (500 Block Airport Dr) into three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres:

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

Motion by Dave Dillenburg, second by Dave Johnson, to approve the CSM dividing HB-1345-1 (500 Block Airport Drive) into three separate parcels of 2.50 acres, 4.33 acres, and 8.84 acres as presented with the following condition:

1. Payment of the required park fee of \$600.00.

All in favor. Motion carried

6. Rezoning of Parcel HB-645-3, 4547 Country Aire Ct., from R-2: Residential District to ER: Estate Residential District:

Motion by Dave Dillenburg, second by Tom Dennee, to suspend the rules and open the meeting to the public at 5:44pm. The motion passed unanimously.

The following residents made comments:

- Diane Peterson – 4517 Country Aire Court
- Debrael Behm – 4547 Country Aire Court
- Lorraine Klopotic – 4546 Country Aire Court
- Jack Huens – 4574 Country Aire Court

Motion by Dave Dillenburg, second by Jeff Ambrosius, to return to normal order at 6:12pm.

The commission discussed the proposal.

Motion by John Rather, second by Dave Johnson, to approve the rezoning of HB-645-3 (4547 Country Aire Court) from R-2: Residential District to ER: Estate Residential District. All in favor. Motion carried.

7. Consider Conditional Use Permit for an additional accessory building at HB-606-4 (743 Melanie Drive):

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP application. The commission members discussed the application.

Motion by Dave Dillenburg, second by Tom Dennee, to approve a conditional use permit for an additional accessory building at HB-606-4 (743 Melanie Drive) as presented with the following conditions:

1. Maximum overall height of new accessory building shall not exceed 25 feet or height of primary structure on site, whichever is less;
2. The exterior finish shall be of residential materials which are substantially similar to those used in the principal structure with respect to texture, color, and general appearance.

All in favor. Motion carried.

8. Consider Conditional Use Permit for detached accessory building at HB-1490-15 (788 Brookwood Circle):

Director of Planning & Code Compliance, Todd Gerbers, presented the CUP application. The commission members discussed the application with the applicant.

Motion by Tom Dennee, second by John Rather, to approve a conditional use permit for an accessory structure of 2,400 square feet at HB-1490-15 (788 Brookwood Circle) as presented with the following conditions:

1. All four building elevations of the new structure are constructed of materials that closely resemble those on the existing residential dwelling on the property;
2. Vehicles that may be stored on site shall be limited those that are customary and incidental to a single-family residence;
3. No exterior storing of vehicles, trailers, or other similar vehicles or equipment except for properly licensed and operable passenger vehicles;
4. Detached accessory building shall only be one story with a walk-up attic, not permitted to have a finished second floor/level;
5. Planting of a minimum of 24 arbor vitae trees to create a natural barrier to obscure the view from the street and abutting property.

All in favor. Motion carried.

9. Adjourn:

Motion by Jeff Ambrosius, seconded by John Rather, to adjourn at 6:58pm. All in favor. Motion carried.



TO: Planning & Zoning Commission

RE: Conditional Use Permit for Additional Accessory Building, HB-1338, 122 Riverdale Dr.

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: October 12, 2022

ISSUE: Consider Conditional Use Permit, HB-1338, 122 Riverdale Dr. – second accessory building of an additional 576 square feet on property

RECOMMENDATION: Staff recommends conditional approval.

GENERAL INFORMATION

1. Applicant(s)/Petitioner(s): Ronald Van Schyndel (Owner)
2. Owner(s): Ronald Van Schyndel & Tanya Hill
3. Address: 122 Riverdale Dr.
4. Parcel: HB-1338
5. Present Zoning: R-1: Residential District.

ANALYSIS:

The Conditional Use Permit verbiage for such accessory buildings reads as follows:

Accessory structures and fences which do not conform to the requirements identified elsewhere in this chapter, but which are designed, constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity or use and will not change the essential character of the same area.

The applicable detached accessory building regulations read as follows:

- *Not More than one such building shall be located on a lot*
- *May be the greater of 864 square feet or 1/60th the lot square footage, but shall not exceed 2,500 square feet.*

BACKGROUND

The current property owner, Ronald Van Schyndel, is proposing to construct a second accessory building of an additional 576 (24'x24') square feet on his property. Being that the property currently has a 576 square foot (24'x24') accessory building (detached garage), an older existing barn (to be removed), and an existing chicken coop (to be removed), this request would consist of a Conditional Use Permit as the additional accessory building would not conform to the requirements identified in the zoning code. The two conditions that would require the CUP would be the request for a second such accessory building on the same lot, and the increase in allowable total square footage for accessory buildings. The additional square footage combined with the existing accessory building would total 1,152 square feet which would exceed the maximum of 864 (increase of 288 square feet) that is allowed for this size property (ordinance allows the building to be the greater of 864 square feet or 1/60th the square footage of the total lot area).

The existing dwelling on site does not have an attached garage and the existing accessory building is the only “garage” currently on the property. Village Staff discussed with the owner the possibility of expanding the existing accessory building, however, with the site already having three separate detached accessory structures, a CUP would be required to bring the property in to compliance with the Village Zoning Code. Additionally, adding on to the existing “detached garage” would be difficult to match the siding and roofing close enough so that it doesn’t look like it was an addition

without having to replace the existing siding and roofing materials. As part of this CUP request, the property owner proposes to raze/remove the existing barn and chicken coop from the property, but is requesting to have a time delay on these razing's in order to keep the belongings stored indoors until the new accessory building is constructed. Therefore, any approval would require a condition that these two structures are razed/removed by a certain date.

Attached is their conceptual site plan and draft Conditional Use Permit.

RECOMMENDATION/CONDITIONS

With the lack of an attached garage area on the existing dwelling, the topography of the property, and the total cumulative square footage of both buildings being well under the allowable limit, Staff would support this request for the Conditional Use Permit for this additional 576 square foot accessory building as proposed subject to the following conditions:

1. Maximum overall height of new accessory building shall not exceed 25 feet or height of primary structure on site, whichever is less.
2. The exterior finish shall be of residential materials which are substantially similar to those used in the principal structure with respect to texture, color and general appearance.
3. The existing barn and chicken coop shall be razed/removed from the property no later than July 31, 2023



2990 S. Pine Tree Rd.
Hobart, WI 54155
tele: 920-869-3809
fax: 920-869-2048

Conditional Use Permit

A Conditional Use Permit is hereby granted for a 576 square foot detached accessory building located at 122 Riverdale Dr., Hobart, Wisconsin (HB-1338) as approved by the Village Board on November 15, 2022. This Permit is subject to the following Limitations and Conditions:

Limitations:

- Maximum of two (2) detached accessory buildings on parcel

Conditions:

- Maximum overall height of new accessory building shall not exceed 25 feet or height of primary structure on site, whichever is less.
- The exterior finish shall be of residential materials which are substantially similar to those used in the principal structure with respect to texture, color and general appearance.
- The existing barn and chicken coop shall be razed/removed from the property no later than July 31, 2023

Director of Planning and Code Compliance

Date

Thursday, October 6, 2022

To Whom it may concern,

I, Ronald Van Schyndel, am trying to update structures and match the existing (siding, roofing, etc.) on my property.

The site plans were sent digitally to Todd Gerbers via email.

Thank you,

A handwritten signature in cursive script that reads "Ronald Van Schyndel". The signature is written in black ink and is positioned above the printed name.

Ronald Van Schyndel

122 Riverdale Dr.



- Rezoning Review
 Conditional Use Permit Review
 Planned Development Review
 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: Ronald Van Schyndel Date: 10/5/2022
 Petitioner's Address: 122 Riverdale Drive City: Oneida State: WI Zip: 54155
 Telephone #: (920) 265-1240 Fax: () _____ Other Contact # or Email: van.r50@gmail.com
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required): Ronald Van Schyndel Date: 10/5/2022

OWNER INFORMATION

Owner(s): Ronald Van Schyndel and Tanya Hill Date: 10/5/2022
 Owner(s) Address: 122 Riverdale Drive City: Oneida State: WI Zip: 54155
 Telephone #: (920) 265-1240 Fax: () _____ Other Contact # or Email: van.r50@gmail.com
 Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

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

Property Owner's Signature: Ronald Van Schyndel Date: 10/5/2022

SITE INFORMATION

Address/Location of Proposed Project: 122 Riverdale Drive Parcel No. HB-1338
 Proposed Project Type: Construct a 24x24 garage
 Current Use of Property: Home/Residence Zoning: R-1
 Land Uses Surrounding Site:
 North: Oneida Nations Veterans Building
 South: Oneida Nation Property Residential Site
 East: County J. and a house and lot
 West: My 2nd Parcel - I own the lot behind this one.

**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

Pd. \$225.00
 10/6/22

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

Briefly explain how the proposed conditional use/development plan will not have a negative effect on the issues below.

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

I am looking to build a 24x24 foot garage and take down two existing buildings to update and make storage more useful and do some project work wood working etc.

2. Pedestrian and vehicular circulation and safety.

This item would cause no interference with any surrounding property this traffic should not increase

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

There would be no new noise possibly a table saw or other common tools. Nothing commercial.

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

The demand in services would be minimal electricity brought from existing garage by owner/contractor when needed.

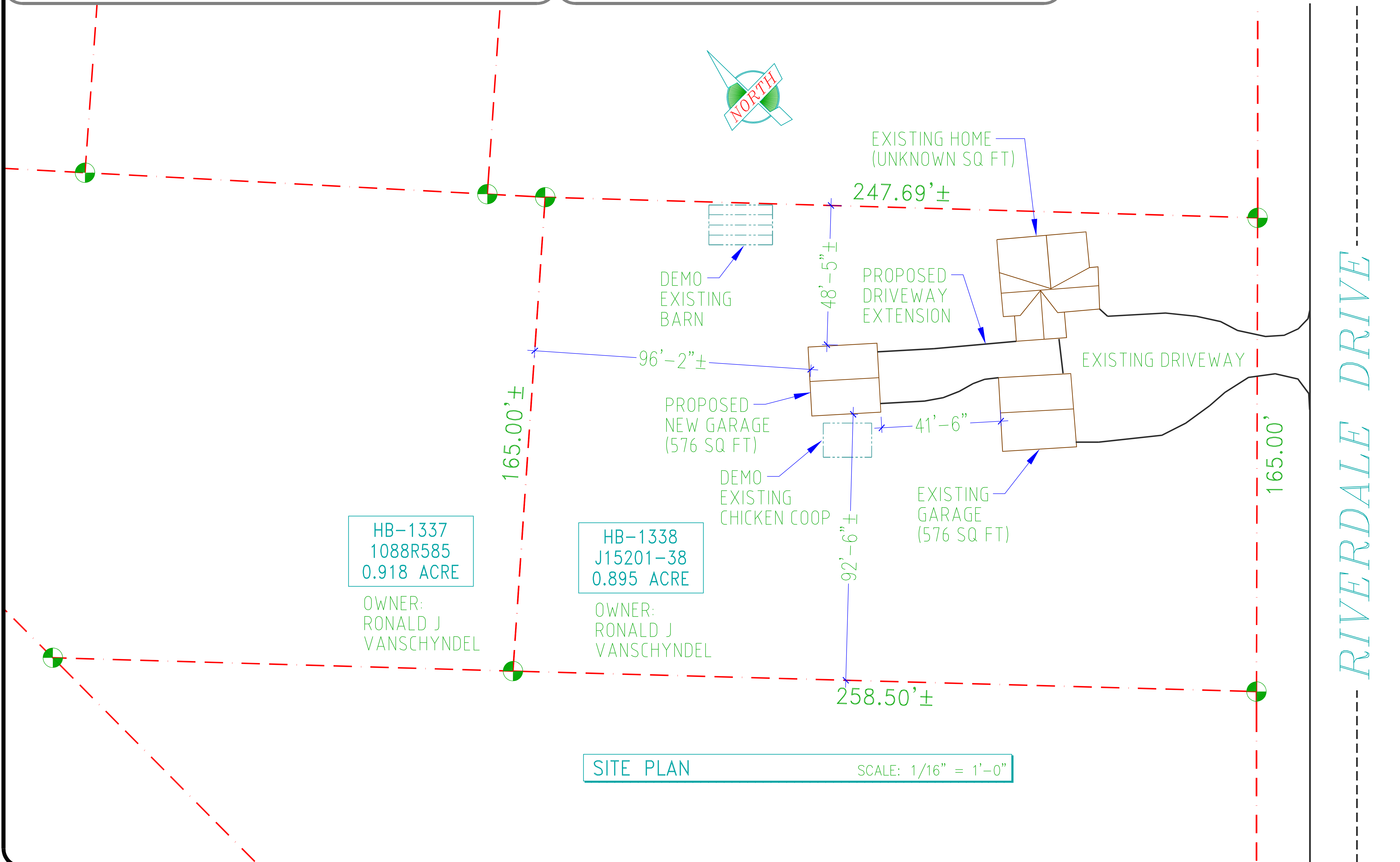
5. Character and future development of the area.

I would be removing two existing structures to help increase property values, also to make storage and buildings more useful. I would request until the occupancy is granted at least 7 or 8 months after occupancy the time to remove the second building (the barn)

**GARAGE ADDITION PROJECT
FOR RONALD VANSCHYNDEL**
122 RIVERDALE DRIVE
(0.895 AC PARCEL #HB-1338)
VILLAGE OF HOBART, WI 54155

SCOPE OF WORK

- THIS PROJECT CONSISTS OF:
- 1) THE REMOVAL OF AN EXISTING BARN AND CHICKEN COOP
 - 2) THE ADDITION OF A NEW 24' X 24' GARAGE (MENARD'S KIT)



HB-1337
1088R585
0.918 ACRE

OWNER:
RONALD J
VANSCHYNDEL

HB-1338
J15201-38
0.895 ACRE

OWNER:
RONALD J
VANSCHYNDEL

SITE PLAN

SCALE: 1/16" = 1'-0"

PROPERTY HAS NOT BE SURVEYED. HOLD HARMLESS FOR ANY EASEMENTS OR SET-BACKS TO LOCATION OF BUILDING. All specifications on this property and copyright of the contractor and shall not be used on any other work except by agreement with the contractor. The contractor shall be responsible for all errors and omissions and shall be liable for any and all errors and omissions. ANY DISCREPANCY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK.

GREEN BAY AREA BUILDERS
PAUL G. ROSE, General Contractor
Dwelling Contractor License # 999122
Dwelling Qualifier License # 262246
Lead Safe Renovator License # LSR-237215
PO Box 200, Oneida, WI 54155-0200 (920) 632-7031



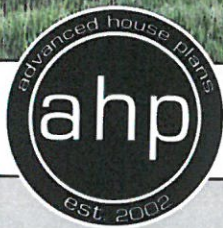
NO.	DATE	REVISION

DRAWING TITLE	SITE PLAN
JOB TITLE	BASEMENT REMODEL PROJECT FOR RONALD VANSCHYNDEL
JOB ADDRESS	122 RIVERDALE DRIVE VILLAGE OF HOBART, WI 54155

DATE	05OCT22
SCALE	NOTED
DRAWN BY	SAN

JOB NO.	
DRAWING NO.	1
REVISION NO.	

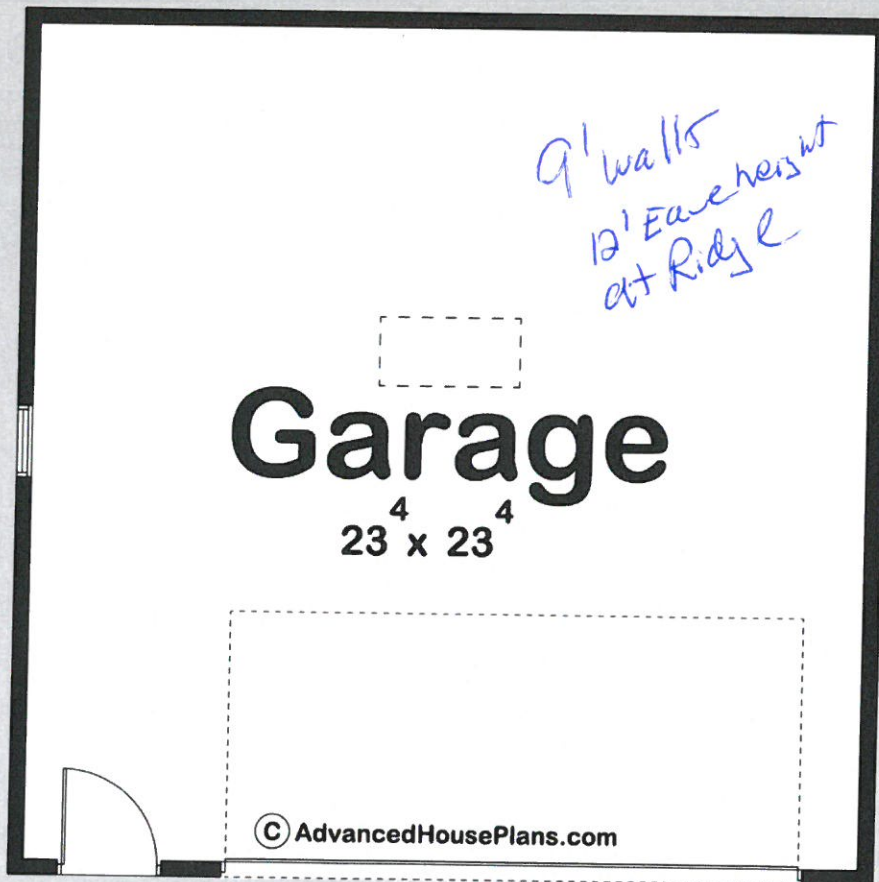
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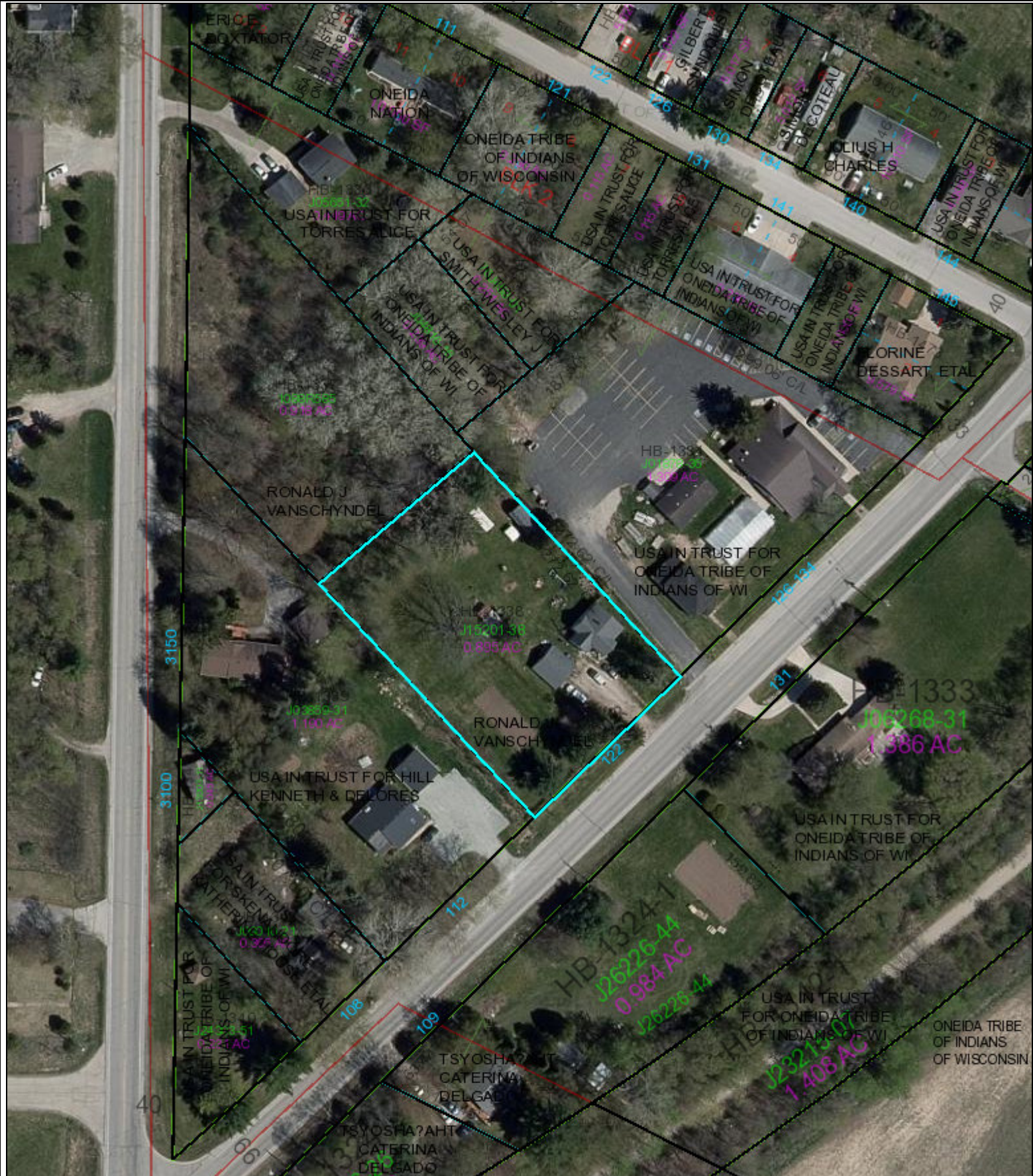
OLIVER
2 CAR GARAGE

GARAGE AREA: 576 SQ FT

EXTERIOR DIMENSIONS
24' - 0" WIDE
24' - 0" DEEP



TO ORDER THIS PLAN VISIT WWW.MENARDS.COM

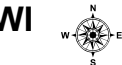


This is a custom map created by an online user of GIS map services provided by Brown County, Brown County WI

Part of Brown County WI

Map printed on 10/7/2022

1:1,200
 1 inch = 100 feet*
 1 inch = 0.0189 miles*
 *original page size: 8.5"x11"
 Appropriate format depends on zoom level



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

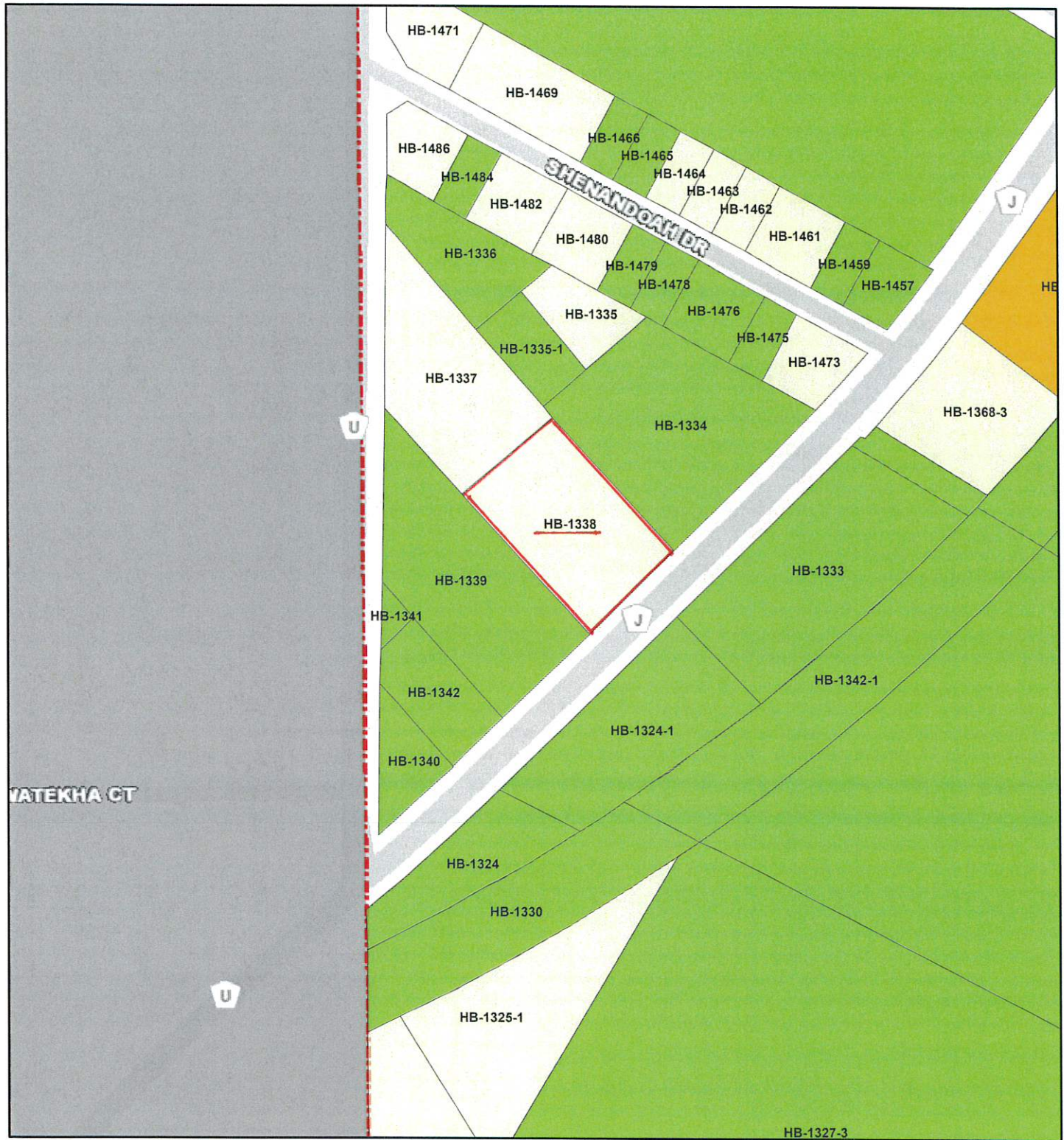
- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

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



(920) 448-6480
 www.browncountywi.gov

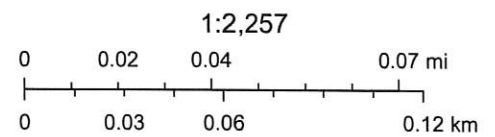
Village of Hobart Zoning



10/7/2022, 12:07:29 PM

Zoning

- R-1: Residential District
- R-2-R: Rural Residential District
- A-1: Agricultural District



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



TO: Planning & Zoning Commission

RE: Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-8 Definitions

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: October 12, 2022

ISSUE: Discussion and action on modifications/ amendments to the Zoning Ordinance, Chapter 295, 295-8 Definitions

RECOMMENDATION: Staff is not opposed to this zoning code modification

GENERAL INFORMATION

Village Staff has recently received inquiries from property owners relating to the maximum square footage allowed for a detached utility building. Chapter 295, section 295-8 of the Village Zoning Code has different definitions for “accessory building” and “utility building” with the difference being that a “utility building” is not to exceed 150 square feet in area. Anything larger would be classified as an “accessory building”.

The inquiries Village Staff have been receiving pertain to the 150 square foot maximum and whether or not it could be modified to follow the nominal lumber sizes that are standard in the construction industry. There are multiple companies in today’s economy that offer prefabricated self-standing structures that are built off-site and transported to a desired location. These structures are typically built using nominal lumber dimensions that are typically in 10’, 12’, 14, or 16’ lengths. With almost every property owner trying to maximize the available storage facilities they can acquire for their property, most want to get as close to the 150 square feet as possible. Requested have been made to whether or not the Village would consider the increase in the allowable square footage of a utility building from 150 to 160. Not being certain on where the 150 measurement came from, other than being a convenient number, I offered to bring this item forward for further discussion and possible action.

Also attached is a copy of section 295-11: Buildings and Uses, which addresses both utility buildings and accessory buildings in specific residential zoning districts.

RECOMMENDATION/CONDITIONS

Staff is not apposed to increasing the maximum square footage allowed by the Village Zoning Code 160 square feet for a “utility storage building” as noted in section 295-8: Definitions.

Chapter 295 Zoning Code Definition

Current Definition

UTILITY STORAGE BUILDING

An uninhabited, subordinate structure, not exceeding 150 square feet in area, attached or detached to the principal structure, the use of which is incidental to and customary in conjunction with the principal use of the structure (e.g., tool houses, sheds and other similar buildings used for the storage of common household supplies, equipment and vehicles).¹¹¹

Proposed Definition

UTILITY STORAGE BUILDING

An uninhabited, subordinate structure, not exceeding 160 square feet in area, attached or detached to the principal structure, the use of which is incidental to and customary in conjunction with the principal use of the structure (e.g., tool houses, sheds and other similar buildings used for the storage of common household supplies, equipment and vehicles).

§ 295-11. Building and uses.

- A. The use of buildings hereafter erected, enlarged, converted, structurally altered, rebuilt or moved; and existing land shall be used only for purposes as specified in this chapter. Furthermore, land and building uses shall be in compliance with the regulations as established herein or each district.
- B. Not more than one principal detached residential building shall be located on a lot of record or a zoning lot, except in the case of planned unit residential developments or multifamily uses.
- C. Permitted, permitted accessory uses, and conditional uses are limited to the uses indicated for the respective zone districts. Additional uses shall be allowed upon written recommendation by the Planning and Zoning Commission and approval by the Village Board. Additional uses, however, cannot be allowed in the Exclusive Agriculture District, unless farm-related.
- D. Accessory and utility storage buildings.¹
 - (1) Attached accessory buildings and utility storage buildings.
 - (a) Where an accessory or utility storage building is part of the main building or is substantially attached thereto, all dimensional regulations (e.g., setbacks and height) for the principal buildings or structure shall be applied to the attached accessory and utility buildings.
 - (b) Total combined building footprint square footage of attached accessory building and attached utility storage building use spaces shall not exceed 50% of the combined footprint of the principal building, attached accessory building and attached utility building spaces.
 - (2) Detached accessory buildings located on lots within the R-1, R-2, R-3 and R-2-R, R-4 and R-5 Zones which are utilized by a single-family or two-family dwelling shall meet the following requirements:
 - (a) Not more than one such building shall be located on a lot;
 - (b) Shall meet the zoning district setback requirements identified in the respective zoning district;
 - (c) Detached accessory building structure area is subject to the following requirements:
 - [1] May be the greater of 864 square feet or 1/60th of the lot square footage, but shall not exceed 2,500 square feet;
 - [2] Shall not occupy more than 30% of an area lying between the main residential structure and the required rear yard setback in all zones;

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).

§ 295-11

§ 295-11

- [3] Detached accessory buildings located closer to a street right-of-way than the rear plane of the principal structure shall not exceed the lesser of 864 square feet or the maximum allowed accessory building square footage as described in Subsection D(1)(b).
- (d) The width and lengths dimensions of any such building shall not exceed a ratio of 3:1;
 - (e) The height of any such building shall not exceed 25 feet or the height of the principal structure, whichever is less, and shall not exceed one story plus a walk-up attic;
 - (f) The exterior finish shall be of residential materials which are substantially similar to those used in the principal structure with respect to texture, color and general appearance;
 - (g) No accessory building shall be constructed on a property before a principal structure exists or a building permit to construct a principal structure is issued.
- (3) Detached utility storage buildings located on lots within the R-1, R-2, R-3, and R-2-R, R-4 and R-5 Zones which are utilized by a single-family or two-family dwelling shall meet the following requirements:
- (a) Not more than one such building shall be located on a lot;
 - (b) Shall be located in the rear yard;
 - (c) The width and lengths dimensions of any such building shall not exceed a ratio of 3:1;
 - (d) Building height shall not exceed 10 feet;
 - (e) The exterior finish shall be of residential material which are substantially similar to those used in the principal structure with respect to texture, color and general appearance;
 - (f) No utility storage building shall be constructed on a property before a principal structure exists or a building permit to construct a principal structure is issued.
- E. If a nonconforming use of a building or premises is discontinued for a period of 12 months, any future use of the building or premises shall conform to the regulations for the district in which it is located. Existing farming operations shall be exempt from these restrictions.
- F. When a building containing a nonconforming use is damaged by fire, explosion, act of God, or the public enemy to the extent of more than 50% of its current local assessed value, it definitely shall not be restored, except in conformity with the regulations of the district in which it is located. Total structural repairs or alterations in any nonconforming use shall not, during its life, exceed 50% of the local assessed

§ 295-11

§ 295-11

value of the building at the time of its becoming a nonconforming use, unless permanently changed to a conforming use.

- G. No lot area shall be reduced so that the yards and open spaces shall be smaller than is required by this chapter. If the lot area is less than that required for the zoning district in which it is located and was a lot of record at the time of the passage of this chapter, such lot may be built upon, if it meets the other district requirements and other requirements of the Brown County Sanitary and Subdivision Ordinances.
- H. Where the Village Zoning Administrator/Building Inspector has issued a building permit pursuant to the provisions of this chapter, such permit shall become null and void, unless work thereon is substantially underway within six months of the date of the issuance of such permit.
- I. Where a building permit for a building or structure has been issued in accordance with the law prior to the effective date of this chapter, and provided that construction is begun within six months of such effective date and diligently prosecuted to completion, said building or structure may be completed in accordance with the approved plans on the basis of which the building permit has been issued, and further, may, upon completion, be occupied under a certificate of occupancy by the use for which originally designed and subject thereafter to the provisions of Article XXXI.
- J. Radio and television transmitting and receiving antennas, as well as dish antennas, shall be allowed within the lot area not required for the building setback area in all zones and on the roof of a building in all business and industrial zones.
- K. Satellite dish antennas greater than 38 inches are not allowed on the roof of a building in any residential or agricultural zone. However, radio and television transmitting and receiving antennas are allowed on roofs in these zones.
- L. Mini warehouse.
 - (1) Must have a continuous roof.
 - (2) Must have a common wall.
 - (3) Must be nonheated.
 - (4) Must be nonsewered.
 - (5) Maximum height of door shall be 12 feet.
 - (6) Access points shall be kept clear of ice and/or snow buildup.
 - (7) Water shall be drained away from structure.
 - (8) Driveway shall have hard surface within one year of building completion.
 - (9) There shall be no outside storage.
 - (10) Green space shall be maintained, mowed, etc.

§ 295-11

§ 295-11

- (11) Roof pitch shall be a minimum of 4/12.
- (12) Overhang is to be one foot on eave end.



TO: Planning & Zoning Commission

RE: CSM, 630 Orlando Dr., HB-315

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: October 12, 2022

ISSUE: Consider a single lot CSM dividing one parcel into two separate parcels of 2.53 acres and 35.886 acres

RECOMMENDATION: Staff recommends conditional approval

GENERAL INFORMATION

1. Applicants/Agent: Mau & Associates, LLP
2. Owner: LouAnn Amborsius
3. Parcel: HB-315
4. Zoning: A-1: Agricultural District

ZONING REQUIREMENTS

The property owner currently has one larger parcel of 38.416 acres and is proposing a single lot Certified Survey Map (CSM) that would create one new lot. This proposed CSM will establish two separate parcels of 2.53 acres and 35.886 acres respectively. The new proposed lot (noted as Lot 1 on the CSM) is currently undeveloped farmland while the remaining 35.886 acre parcel is largely undeveloped farm land with the exception of a dwelling and associated farm building/structures. This entire 38.416 parcel is currently zoned A1: Agricultural District which requires a minimum lot size of 5 acres per parcel. With this newly proposed lot being less than the 5 acre requirement for the A-1 zoning district, the new lot will need to be re-zoned to a zoning that is compatible with the proposed size lot.

With the acreage of the proposed new lot being reduced to under 5 acres, this lot will need to be rezoned to a residential district and any approval of this CSM will need to be conditioned with the rezoning being approved.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval as submitted noting that this would be approval for both the preliminary and final CSM should there be no adjustments to the final CSM subject to the following conditions:

1. New proposed lot be rezoned to an appropriate residential district to comply with the minimum lot size
2. Payment of the required Park Fee of \$300.00



- Rezoning Review
- Conditional Use Permit Review
- Planned Development Review
- 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: 10/06/2022
 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): *[Signature]* Date: 10/6/22

OWNER INFORMATION

Owner(s): LouAnn Ambrosius Date: 10/06/2022
 Owner(s) Address: 630 Orlando Drive City: Hobart State: WI Zip: 54155
 Telephone #: () _____ Fax: () _____ Other Contact # or Email: louann.ambrosius@gmail.com
 Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

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

Property Owner's Signature: *Lou Ann Ambrosius* Date: 10/7/2022

SITE INFORMATION

Address/Location of Proposed Project: 630 Orlando Drive Parcel No. HB-315
 Proposed Project Type: Certified Survey Map
 Current Use of Property: Agriculture Zoning: A-1
 Land Uses Surrounding Site:
 North: 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

Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23,
T23N-R19E, Village of Hobart, Brown County, Wisconsin

Graphic Scale: 1" = 100'



NOTES

Bearings referenced to the South line of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, assumed to be N89°44'19"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 Certified Survey Map falls in Airport Zoning District "C". See Note on Sheet 3



Steven M. Bieda
PLS-2275
October 6th, 2022

Line #	Length	Direction
L1	50.01'	N77°05'15"W
L2	24.86'	S09°36'54"W
L3	69.38'	S38°53'06"W
L4	109.65'	S18°13'37"W
L5	77.27'	S16°59'16"W
L6	43.48'	S13°19'48"W
L7	53.68'	S14°41'25"W

North



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

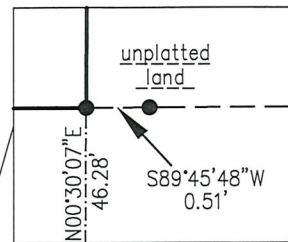
⊞ wetland area

environmentally sensitive area(esa) limits

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.

unplatted land
Lot 12

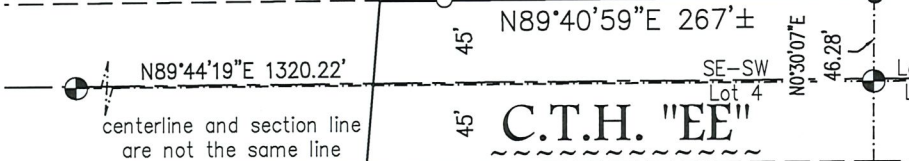
Detail



South $\frac{1}{4}$ corner of Section 23, T23N-R19E, mag w/ washer found

Orlando Drive

unplatted land
West $\frac{1}{16}$ corner on the South line of Section 23, T23N-R19E, mag w/ washer found



Client: LouAnn Ambrosius
Tax Parcel: HB-315
Drafted By: NDK
File: D-9200CSM 090222.dwg
Data File: D-9200.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 Four
Project No.: D-9200
Drawing No.: L-11915
Fieldwork Completed: 10/05/22



Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin

SURVEYOR'S CERTIFICATE


I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin, more fully described as follows:


Commencing at the South $\frac{1}{4}$ Corner of Section 23, T23N-R19E; thence N0°30'07"E, 46.28 feet along the North-South $\frac{1}{4}$ line of said Section 23 to the Point of Beginning; thence N0°30'07"E, 659.73 feet along the North-South $\frac{1}{4}$ line of said Section 23, to a point being S0°30'07"W, 36 feet more or less from the centerline of Dutchmans Creek and the start of a meander line; thence S19°49'45"W, 702.65 feet along said meander line to a point being N89°40'59"E, 34 feet more or less from the centerline of Dutchmans Creek and the end of said meander line; thence N89°40'59"E, 232.58 feet along the North right of way of C.T.H. "EE", also known as Orlando Drive to the point of Beginning.

Parcel contains 110,344 square feet / 2.53 acres more or less, including all lands laying between the meander line and the centerline of Dutchmans Creek.

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 division thereof. That I have made such a survey, land division 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, the Village of Hobart, and the Brown County Planning Commission code in surveying, dividing and mapping the same.


 Steven M. Bieda
 PLS-2275
 October 6th, 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

CERTIFICATE OF THE VILLAGE OF HOBART

Approved for the Village of Hobart this ____ day of _____, 20__.

Erica Berger
Village Clerk





Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart,
Brown County, Wisconsin

NOTES

Wetlands delineated by Evergreen Consultants LLC. in July of 2021.

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.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lot 1 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.

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.


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.

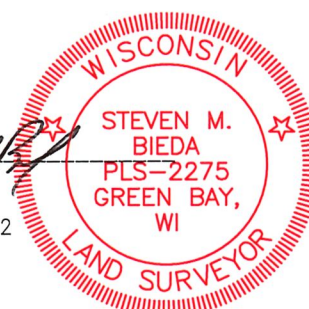
RESTRICTIVE COVENANTS

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.

Lot 1 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.


Steven M. Bieda
PLS-2275
October 6th, 2022



UTILITY EASEMENT PROVISIONS

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

LouAnn Ambrosius Revocable, 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.



Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart,
Brown County, Wisconsin

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I 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:

VILLAGE OF HOBART
BROWN COUNTY PLANNING COMMISSION

LOUANN AMBROSIUS- Trustee
LouAnn Ambrosius Revocable Trust

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

Notary Public My Commission Expires _____
Brown County, Wisconsin











STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
October 6th, 2022



Part of Brown County WI

LEGEND / KEY

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

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

Map printed 10/10/2022



1:4,800

1 inch = 400 feet*

1 inch = 0.0758 miles*

*original page size is 8.5" x 11"
Appropriée forme dépend du 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





TO: Planning & Zoning Commission

**RE: Rezoning of a Portion of Parcel HB-315, 630
Orlando Dr. from A-1: Agricultural District to ER:
Estate Residential District**

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: October 12, 2022

ISSUE: Consider a request to rezone a portion of parcel HB-315 from A-1: Agricultural District to ER: Estate Residential District

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

1. Applicants/Agent: Mau & Associates, LLP
2. Owner: LouAnn Ambrosius
3. Parcel: HB-315 (portion of)
4. Zoning: A-1: Agricultural District (currently) to ER: Estate Residential District (proposed)

ZONING REQUIREMENTS

The property owner has recently submitted a single lot CSM which created a new parcel that is less than the 5 acre minimum to remain in the A-1: Agricultural zoning district. Therefore, the property owner is requesting to have a portion of parcel HB-315 (noted as "Lot 1" on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District to allow for the future construction of a single-family residential dwelling. The proposed Lot 1 meets the Village requirements for both lot width and lot square footage to be zoned ER.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone a portion of parcel HB-315 (noted as "Lot 1" on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District



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

Village of Hobart
 Dept of Neighborhood Services
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax (920) 869-2048

APPLICANT INFORMATION

Petitioner: Steve Bieda Date: 10/06/2022
 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): [Signature] Date: 10/6/22

OWNER INFORMATION

Owner(s): LouAnn Ambrosius Date: 10/06/2022
 Owner(s) Address: 630 Orlando Drive City: Hobart State: WI Zip: 54155
 Telephone #: () _____ Fax: () _____ Other Contact # or Email: louann.ambrosius@gmail.com
 Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

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

Property Owner's Signature: [Signature] Date: 10/7/2022

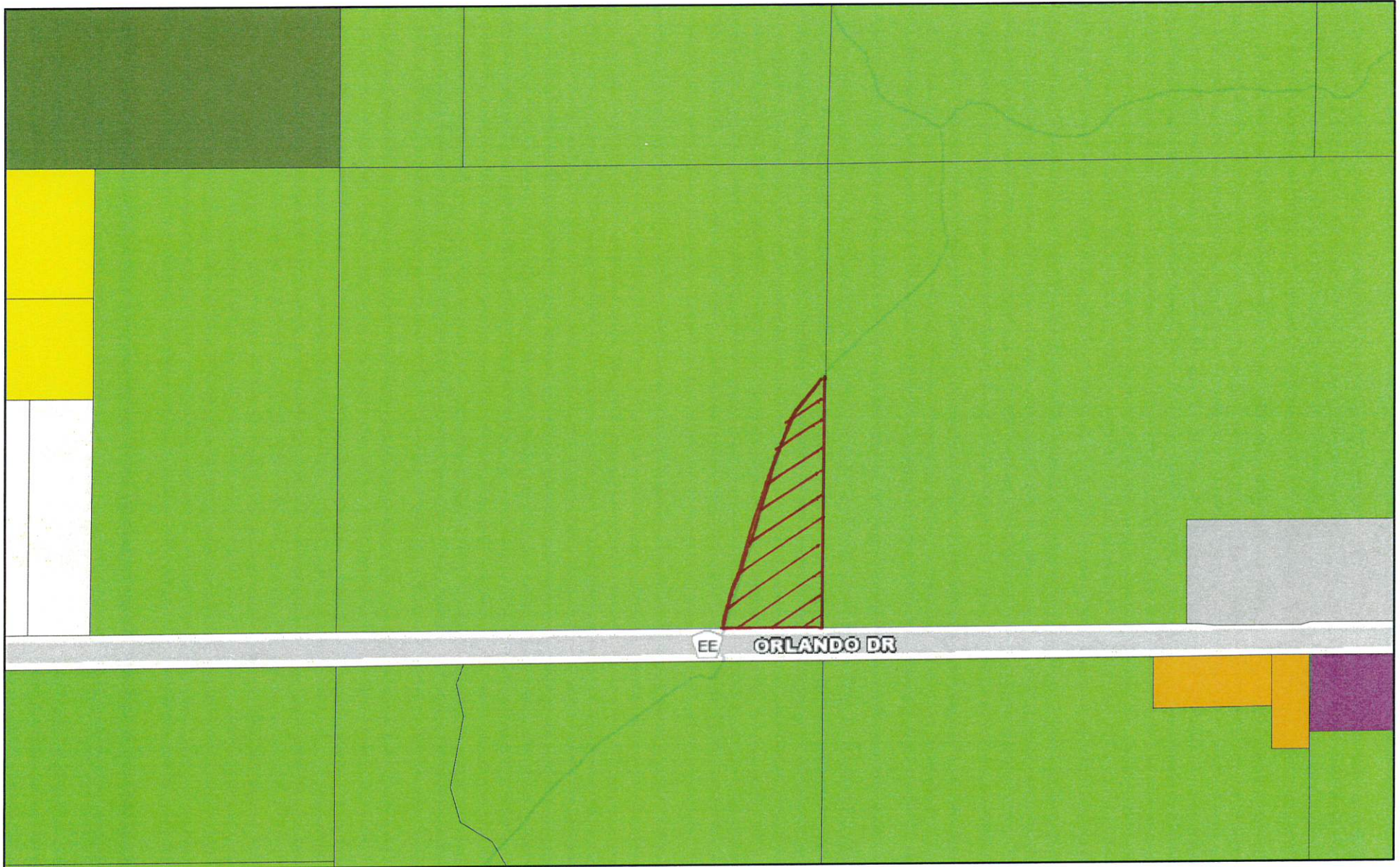
SITE INFORMATION

Address/Location of Proposed Project: 630 Orlando Drive Parcel No. HB-315
 Proposed Project Type: Rezone to ER Estate Residential
 Current Use of Property: Agriculture Zoning: A-1
 Land Uses Surrounding Site:
 North: 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.**

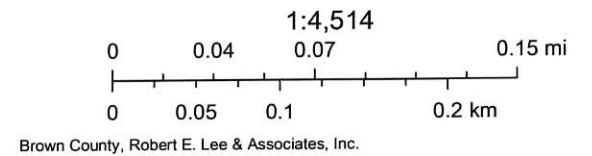
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- > Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

Village of Hobart Zoning













10/10/2022, 3:24:04 PM

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



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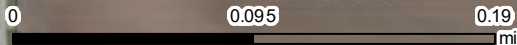
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**Brown County Wisconsin
 Planning & Land Services
 Department**



(920) 448-6480

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Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23,
T23N-R19E, Village of Hobart, Brown County, Wisconsin

Graphic Scale: 1" = 100'



NOTES

Bearings referenced to the South line of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, assumed to be N89°44'19"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 Certified Survey Map falls in Airport Zoning District "C". See Note on Sheet 3



Steven M. Bieda
PLS-2275
October 6th, 2022

Line #	Length	Direction
L1	50.01'	N77°05'15"W
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Legend

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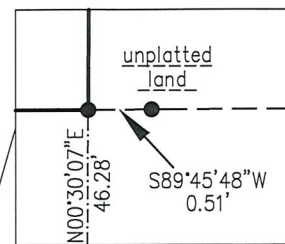
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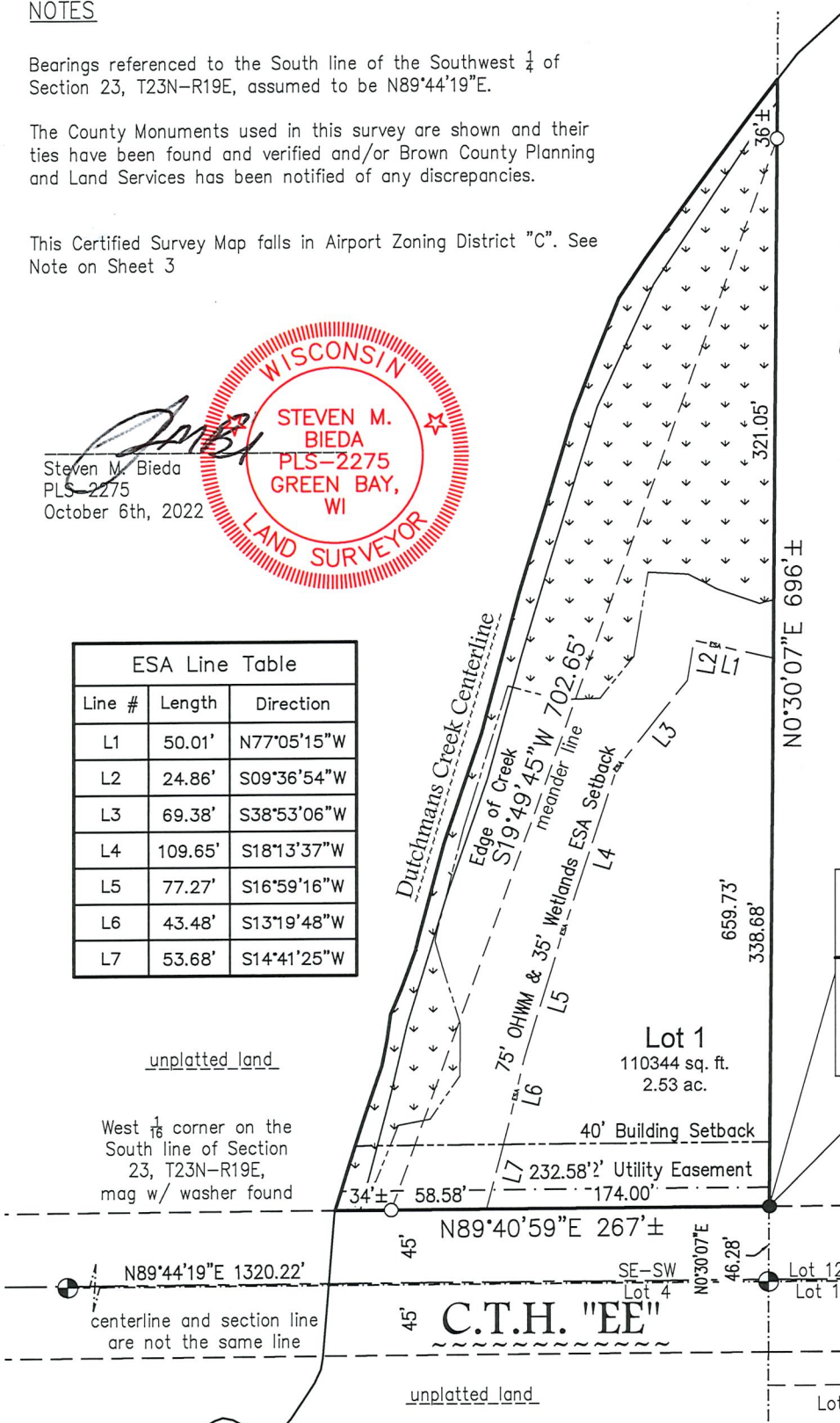
unplatted land
Lot 12

Detail



South $\frac{1}{4}$ corner of Section 23, T23N-R19E, mag w/ washer found

Orlando Drive



West $\frac{1}{16}$ corner on the South line of Section 23, T23N-R19E, mag w/ washer found

N89°44'19"E 1320.22'
centerline and section line are not the same line

Client: LouAnn Ambrosius
Tax Parcel: HB-315
Drafted By: NDK
File: D-9200CSM 090222.dwg
Data File: D-9200.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 Four
Project No.: D-9200
Drawing No.: L-11915
Fieldwork Completed: 10/05/22



Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin

SURVEYOR'S CERTIFICATE


I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that I have surveyed, divided and mapped part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin, more fully described as follows:


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Parcel contains 110,344 square feet / 2.53 acres more or less, including all lands laying between the meander line and the centerline of Dutchmans Creek.

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 division thereof. That I have made such a survey, land division 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, the Village of Hobart, and the Brown County Planning Commission code in surveying, dividing and mapping the same.


 Steven M. Bieda
 PLS-2275
 October 6th, 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

CERTIFICATE OF THE VILLAGE OF HOBART

Approved for the Village of Hobart this ____ day of _____, 20__.

Erica Berger
Village Clerk





Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart,
Brown County, Wisconsin

NOTES

Wetlands delineated by Evergreen Consultants LLC. in July of 2021.

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.

A Shoreland Permit from the Brown County Zoning Administrator's office is required for Lot 1 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.

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.


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.

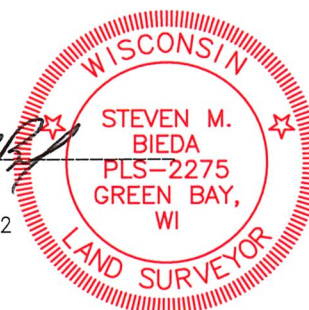
RESTRICTIVE COVENANTS

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.

Lot 1 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes wetlands, all land within 35 feet of wetlands 2 acres or greater, navigable waterways, all land within 75 feet of the ordinary high water mark of navigable waterways. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.


Steven M. Bieda
PLS-2275
October 6th, 2022



UTILITY EASEMENT PROVISIONS

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

LouAnn Ambrosius Revocable, 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.



Certified Survey Map

Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, T23N-R19E, Village of Hobart,
Brown County, Wisconsin

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. I 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:

VILLAGE OF HOBART
BROWN COUNTY PLANNING COMMISSION

LOUANN AMBROSIUS- Trustee
LouAnn Ambrosius Revocable Trust

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

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Steven M. Bieda
PLS-2275
October 6th, 2022

