



TO: Planning & Zoning Commission

RE: Rezone Parcels HB-2484, HB-2485, HB-2486, HB-2487, HB-2488, and HB-2492, Fonda Fields Ct. and Centennial Centre Blvd. from R-1: Residential District to B-1: Community Business District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: April 29, 2020

ISSUE: Consider rezoning parcels HB-2484, HB-2485, HB-2486, HB-2487, HB-2488, and HB-2492 from R-1 to B-1

RECOMMENDATION: Staff recommends approval.

GENERAL INFORMATION

1. Applicant(s)/Petitioner(s): Golden Pond Development (Gary De Caster)
2. Location: Fonda Fields Ct. and Centennial Centre Blvd.
3. Parcel(s): HB-2484, HB-2485, HB-2486, HB-2487, HB-2488, and HB-2492
4. Zoning: R-1: Residential District to B-1: Community Business District

BACKGROUND

The property owners are requesting to rezone a total of 6 parcels along both Fonda Fields Ct. and Centennial Centre Blvd. from R-1: Residential District to B-1: Community Business District

ZONING REQUIREMENTS

The property owner for the past several years has tried to sell the structure at 4735 Fonda Fields Ct. to prospective buyers but has not been successful in those attempts. They have since approached Village Staff with inquiries to convert the large structure to more of a commercial setting which would require the rezoning to a commercial district. In reviewing the current zoning map, this same entity currently owns the parcel to the west of these 6 parcels which already is zoned B-1 even though the site is still undeveloped. One possible use of the existing structure would be converting it to an office building or possibly a school (a school would require a separate conditional use permit to operate). There certainly are concerns with such a rezoning with the largest one being any potential impacts to the adjoining residential neighborhood. Noting that concern and any increased traffic flow, the owner has reviewed the possibility of bringing a new access point off Centennial Centre Blvd. to minimize any additional traffic from coming into the residential neighborhood. Also during our discussions (prior to the rezoning request) the property owner mentioned that they would be open to possibly having the right-of-way of Fonda Fields vacated (they mentioned at their expense) and have all access for all the lots be from Centennial Centre Blvd. If this were to happen then the Village would need to require a utility easement over the existing right-of-way to be vacated to access the public utilities that serve that portion of the area.

Staff as well as everyone would like to see this existing structure be occupied and utilized, but recommends that precautions be taken to minimize any negative impacts towards the existing residential neighborhood. Noting that a rezoning cannot be conditional, Staff would recommend that any rezoning approval only take place after there is a legal binding agreement between the property owner and the Village that all ingress/egress points to all 6 of these parcels be only from Centennial Centre Blvd and that Fonda Fields Ct. be vacated along with the removal of the actual roadway be at the applicants expense.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone parcels HB-2484, HB-2485, HB-2486, HB-2487, HB-2488, and HB-2492 from R-1: Residential District to B-1: Community Business District only after there is a legal binding agreement between the property owner and the Village that all ingress/egress points to all 6 of these parcels be only from Centennial Centre Blvd and that Fonda Fields Ct. be vacated along with the removal of the actual roadway be at the applicants expense.

- ☒ 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

RECEIVED
APPLICANT INFORMATION

Petitioner: Golden Pond Development LLC Date: 4-9-2020
 Petitioner's Address: P.O. Box 13427 City: Green Bay State: WI Zip: 54307
 Telephone #: (920) 371-2923 Fax: () _____ Other Contact # or Email: G-DeCaster Sr@yahoo.com
 Status of Petitioner (Please Check): ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer
 Petitioner's Signature (required): [Signature] Date: 4-9-2020

OWNER INFORMATION

Owner(s): Golden Pond Development LLC Date: 4-9-2020
 Owner(s) Address: P.O. Box 13427 City: Green Bay State: WI Zip: 54307
 Telephone #: (920) 371-2923 Fax: () _____ Other Contact # or Email: G-DeCaster Sr@yahoo.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: 4-9-2020

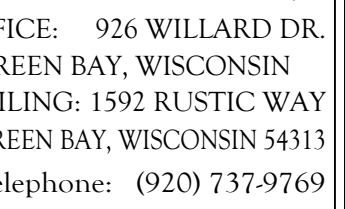
SITE INFORMATION

Address/Location of Proposed Project: 4735 Fonda Fields Ct Parcel No. HB-2485 HB-2488
HB-2484 HB-2487
HB-2486 HB-2492
 Proposed Project Type: move to commercial
 Current Use of Property: Residential Zoning: Residential
 Land Uses Surrounding Site: North: commercial
 South: Residential
 East: commercial
 West: vacant

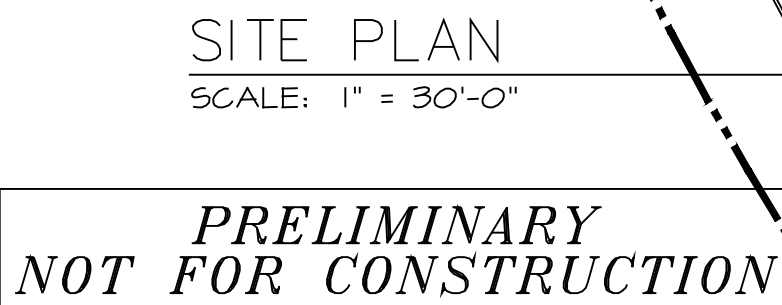
****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

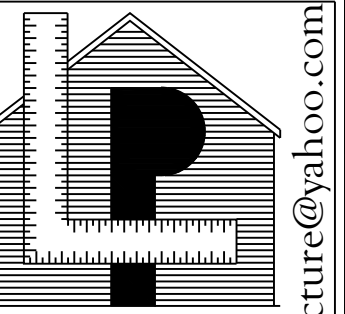
- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

maps.gis.co.brown.wi.us



DATE 3/20/2020
PROJECT NO. 1371100
SHEET C 1.1





LaPlant
Architecture, LLC

MAIL: lap

OFFICE: 926 WILLARD DR.
 GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769

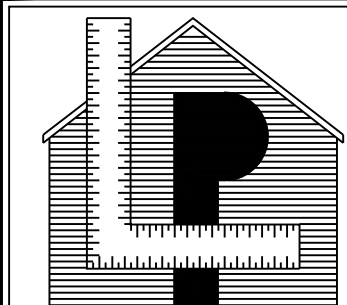
GDC Properties

Golden Pond
Centennial Center
HOBART, WI

REVISION	DATE
X	XX

DATE 3/20/2020
PROJECT NO. 1371100
SHEET C 1.2

*PRELIMINARY
NOT FOR CONSTRUCTION*



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EMAIL:

OFFICE: 926 WILLARD DR.
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

laplantarchitecture@yahoo.com

GDC Properties

Golden Pond
Centennial Center
HOBART, WI

THE CASTLE - # 1371100 These
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REVISION	DATE
X	XX

DATE
3/20/2020

PROJECT NO.
1371100

SHEET

A

1.1

COURT
ELEVATION

SCALE: 1/8" = 1'-0"



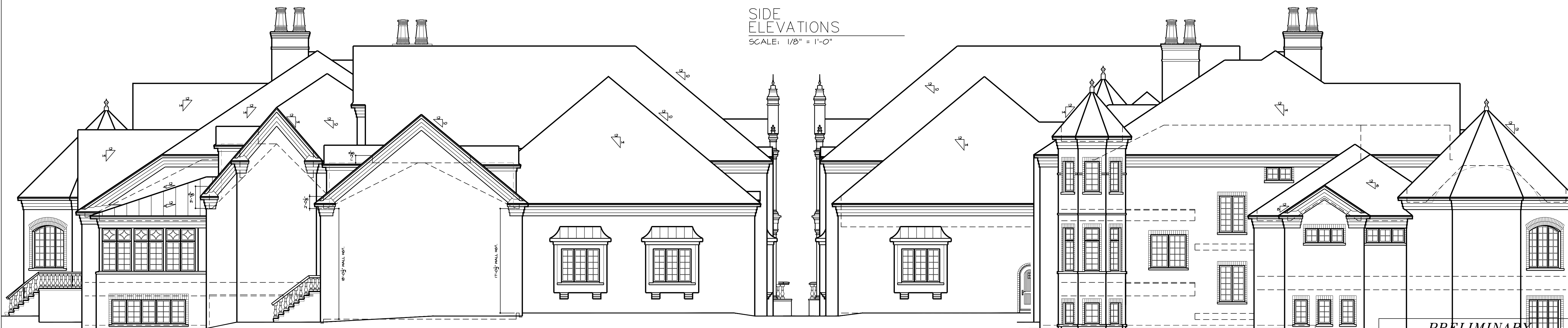
POND
ELEVATION

SCALE: 1/8" = 1'-0"



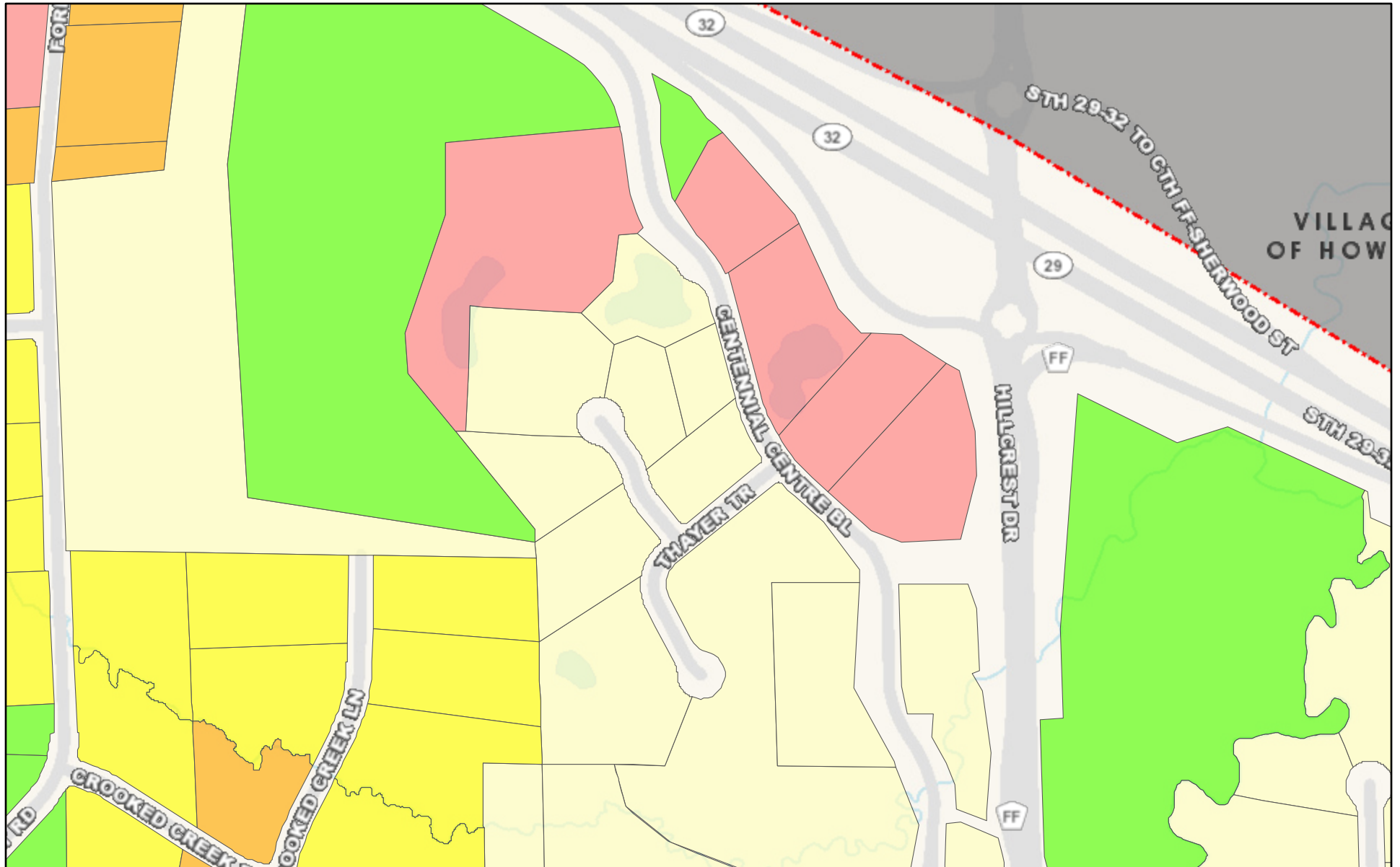
SIDE
ELEVATIONS

SCALE: 1/8" = 1'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

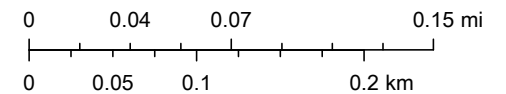
Village of Hobart Zoning



4/24/2020, 12:32:45 PM

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

1:4,514



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

Village of Hobart
Village of Hobart



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 4/24/2020

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
- Condominium
- Gap or Overlap

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

"hooks" indicate parcel ownership crosses a line

SC-190-2
 2880257
 0.814 AC
 279.8'
 3547

Parcel ID Number
 Document Number
 Area of parcel
 Line Distance
 Address

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



(920) 448-6480
maps.gis.co.brown.wi.us