



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 VILLAGE BOARD of the Village of Hobart will meet on Tuesday March 17th 2020 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 13th day of March, 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday March 17th 2020 (6:00 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. Pledge of Allegiance

4. PUBLIC HEARINGS

A. PUBLIC HEARING – Conditional Use Permit, HB-622-4, 225 Shady Drive – 2,112 square feet of additional accessory building on property

The current property owner Nick DeNoble is proposing to construct a second accessory building of an additional 2,112 square feet on his property. Being that the property currently has a 768 square foot (24'x32') accessory building (detached garage), this request would consist of a Conditional Use Permit as the new accessory building would not conform to the requirements identified in the zoning code. The three conditions that would require the CUP would be the request for a second such accessory building on the same lot, the increase in maximum total accessory building square footage to 2,880 (380 square feet greater than the maximum noted in the ordinance), and the overall height to be at 25 feet which would exceed the height of the principal dwelling which is at 18 feet, but would still meet the maximum allowed by ordinance of 25 feet. (Page 5)

B. ACTION on aforesaid agenda item

C. PUBLIC HEARING - Consider Conditional Use Permit allowing excavation of a rear yard pond, HB-622-4, 225 Shady Drive

The current property owner Nick DeNoble is proposing to construct a pond of approximately 1/8 acre in surface area in the rear yard of his property. Mr. DeNoble has submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements. (Page 16)

D. ACTION on aforesaid agenda item

E. PUBLIC HEARING - Proposed Changes to the Zoning Code

The purpose of this Ordinance is to amend the current Zoning Code to include requirements and regulations to promote pedestrian and bicycle usage, safety and connectivity. (Page 23)

F. ACTION on aforesaid agenda item (Ordinance 2020-02)

G. PUBLIC HEARING - Proposed Changes to the Zoning Code

The purpose of this Ordinance is to amend the current Zoning Code to amend the regulations for the placement of temporary construction signs, including, but not limited to, the size of said signs, the length of time a sign may be displayed, and the process for appeal. (Page 43)

H. ACTION on aforesaid agenda item (Ordinance 2020-03)

I. PUBLIC HEARING – Consider Proposed Changes to the Zoning Code

The purpose of this Ordinance is to amend the current Zoning Code to create a new zoning designation (I-3: Airport Industrial) to address future development adjacent to Austin Straubel Airport. (Page 70)

J. ACTION on aforesaid agenda item (Ordinance 2020-04)**5. CONSENT AGENDA (These items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Board President if you would prefer separate discussion and action.)****A. Payment of Invoices**

B. VILLAGE BOARD: Minutes of March 3rd (Regular) (Page 79) March 10th (Special) 2020 (Page 82)

C. PLANNING AND ZONING COMMISSION: Minutes of February 19th 2020 (Page 83)

D. ALCOHOL AND OPERATORS LICENSES (if any)

6. ITEMS REMOVED FROM CONSENT AGENDA**7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS (NOTE: Please limit citizens' comments to no more than three minutes)****8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS (Page 84)****9. COMMITTEE REPORTS AND ACTIONS****A. DISCUSSION AND ACTION - Consider Preliminary Plat for Blackberry Ridge Subdivision, HB-689, HB-683, & HB-688 (Planning and Zoning Commission)**

Gigot Properties, LLC is proposing a 32 lot single-family plat with one thru roadway from Melanie Dr. on the north to Trout Creek Rd. on the south and one small cul-de-sac near the middle of the subdivision. This request is for the preliminary plat at this time with the review for the final plat will be brought back at a future meeting. (Page 86)

B. DISCUSSION AND ACTION - RE: Consider Preliminary Plat for Southwind Estates Planned Unit Development, HB-2892, HB-359-1, & HB-359 (Planning and Zoning Commission)

Lexington Homes, Inc. is proposing a 46 lot plat that would have 45 single-family lots and 1 larger lot for the construction of multi-family buildings. This request is for the preliminary plat at this time with the review for the final plat will be brought back at a future meeting. (Page 90)

10. OLD BUSINESS**A. DISCUSSION AND ACTION - POLICY 2020-1 (VILLAGE OF HOBART MUNICIPAL SPONSORSHIP (NON-PROFIT ORGANIZATIONS AND EVENTS))**

The purpose of this policy is to establish a formal procedure and criteria for the sponsorship of special events with non-profit organizations in the Village of Hobart. (Page 94)

11. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)**A. DISCUSSION AND ACTION – To Establish a Public Hearing on Ordinance 2020-05 (Operator's Licenses)**

The purpose of this Ordinance is to amend the current code regarding the issuance of operators' licenses, in accordance with 2019 Wisconsin Act 166, which allows a municipal governing body to delegate authority to issue operator's licenses (commonly referred to as "bartender's licenses") to a designated municipal official, which will reduce the waiting time for licenses to be issued. Staff would recommend a public hearing at the April 8th Board meeting.

B. DISCUSSION AND ACTION – To Establish a Public Hearing on Ordinance 2020-06 (Nuisances)

The purpose of this Ordinance is to amend the current code regarding the nuisances to address such issues as property inspection, abatement costs, and unmanned aircraft, among others. Staff would recommend a public hearing at the April 8th Board meeting.

C. DISCUSSION AND ACTION – To Establish a Public Hearing to Consider a Conditional Use Permit, HB-1491-F-11, 4629 Clear View Ln. – 2,283 square foot accessory building on property

The current property owner Kevin Wilke is proposing to construct a detached accessory building of 2,283 square feet on his property. Staff would recommend a public hearing at the April 8th Board meeting.

D. DISCUSSION AND ACTION – Resolution 2020-02 (A RESOLUTION AUTHORIZING THE RE-ALLOCATION OF \$93,112.29 IN TID #2 BOND PROCEEDS TO THE SOUTHWIND ESTATES PROJECT)

The Village borrowed money in 2016 to provide for infrastructure in Tax Increment District #2, specifically the Tailwind Crossing First Addition, and there remains \$93,112.29 in unexpended proceeds from the 2016 borrowing. Staff is recommending those unspent proceeds be allocated to the development of the Southwind Estates development, pursuant to a development agreement signed and executed on February 3rd 2020. (Page 97)

E. DISCUSSION AND ACTION – Awarding of Bids for 2020 Centennial Centre Boulevard Water Main Loop project (Contract 2320-20-03)

Bids were opened on March 4th for the project. Bids were received from ten (10) contractors, ranging in cost from \$598,883.00 to \$798,325.00 for the base bid. The low bidder was David Tenor Corporation (Green Bay) with a bid of \$598,883.00, which was under the Engineer's estimated amount of \$627,000. Staff would recommend awarding the bid. Dave Tenor indicated that he plans to begin work in early to mid-June with a completion date of September 1st 2020. (Page 98)

F. DISCUSSION AND ACTION - Policy 2020-2 (CONTAGIOUS/INFECTIOUS RESPONSE POLICY)

The purpose of this policy is to establish a formal procedure to address any contagious or infectious outbreak, to ensure the safety of the Village staff, and to ensure the continuous operation of the Village government. (Page 101)

G. DISCUSSION - Items for future agenda consideration or Committee assignment

H. ADJOURN to CLOSED SESSION:

1) Under Wisconsin State Statute 19.85 (1) (g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. RE: Fee-to-trust issues, Abandoned railroad R-O-W, Brown County Service Agreement and Oneida Nation v. Village of Hobart litigation

2) Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: TID Projects/Development Agreements

I. CONVENE into open session

J. ACTION from closed session

12. ADJOURN

Aaron Kramer, Village Administrator

Village Board of Trustees: Richard Heidel (President), Tim Carpenter, David Dillenburg, Ed Kazik, Debbie Schumacher

UPCOMING BOARD MEETINGS

Wednesday April 8th (6:00 PM) - Regular Board Meeting at Village Office

Tuesday April 21st (6:00 PM) - Regular Board Meeting at Village Office

Tuesday May 5th (6:00 PM) - Regular Board Meeting at Village Office

Tuesday May 19th (6:00 PM) - Regular Board Meeting at Village Office

NOTE: Page numbers refer to the meeting packet. All agendas 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 Village Clerk-Treasurer, Mary Smith, 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.



TO: Planning & Zoning Commission

RE: Conditional Use Permit for Additional Accessory Building, HB-622-4, 225 Shady Dr.

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: February 12, 2020

ISSUE: Consider Conditional Use Permit, HB-622-4, 225 Shady Dr. – 2,112 square feet of additional accessory building on property

RECOMMENDATION: Staff recommends approval.

GENERAL INFORMATION

1. Applicant(s)/Petitioner(s): Nick DeNoble (Owner)
2. Parcel: HB-622-4
3. Present Zoning: R-2: 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;*
- *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.*

BACKGROUND

The current property owner Nick DeNoble is proposing to construct a second accessory building of an additional 2,112 square feet on his property. Being that the property currently has a 768 square foot (24'x32') accessory building (detached garage), this request would consist of a Conditional Use Permit as the new accessory building would not conform to the requirements identified in the zoning code. The three conditions that would require the CUP would be the request for a second such accessory building on the same lot, the increase in maximum total accessory building square footage to 2,880 (380 square feet greater than the maximum noted in the ordinance), and the overall height to be at 25 feet which would exceed the height of the principal dwelling which is at 18 feet, but would still meet the maximum allowed by ordinance of 25 feet.

Village Staff discussed multiple options with the property owner such as enlarging the existing accessory building instead of construction a separate one, splitting the parcel into two separate parcels, and even the possibility of rezoning the property. During our discussions, all three options raised additional concerns and had potential negative impacts that were thought to outweigh the positives. Adding on to the existing accessory building for an area to allow for the access and storage of a motorhome would require a height that is greater than the existing dwelling and the expanded structure could possible exceed the total area of the primary building which would not only detract from the esthetics of the property, but also quite possible the neighborhood. As for a possible rezoning, this property is 5.065 acres which would meet the

required acreage for A-1: Agricultural District and the A-1 zoning does not have a limit on the number of accessory buildings, nor the total square footage allowed. Although rezoning was discussed (adjoining property to the east is currently zoned A-1), this is not something that Village Staff would suggest doing as it would also permit the raising of farm animals. Additionally, the owner also prefers not to go this route as they love the rural residential setting but would like the ability to store their motorhome indoors.

The primary intent of the accessory building size and height regulations is to keep an accessory building from overshadowing the principal structure. The visual impact in the neighborhood is a significant concern as it relates maintaining harmony and the general character of the neighborhood. Therefore, the owner is requesting a CUP to allow for the construction of a second accessory building that would be setback approximately 225 feet from the property line (approximately 248 feet from edge of pavement of Shady Dr.) and screened by a line of mature pine trees.

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

RECOMMENDATION/CONDITIONS

After extensive consideration, Staff is not opposed to this request with the location of the proposed accessory building being set back a significant distance, screened from adjoining properties by a dense area of mature pine trees, and generally out of sight from the majority of neighboring residences with the condition that 6 new evergreen trees of a minimum of 6 feet in height that would be evenly spaced along the front property line running west of the proposed new driveway to help obscure the view from the roadway.

required acreage for A-1: Agricultural District and the A-1 zoning does not have a limit on the number of accessory buildings, nor the total square footage allowed. Although rezoning was discussed (adjoining property to the east is currently zoned A-1), this is not something that Village Staff would suggest doing as it would also permit the raising of farm animals. Additionally, the owner also prefers not to go this route as they love the rural residential setting but would like the ability to store their motorhome indoors.

The primary intent of the accessory building size and height regulations is to keep an accessory building from overshadowing the principal structure. The visual impact in the neighborhood is a significant concern as it relates maintaining harmony and the general character of the neighborhood. Therefore, the owner is requesting a CUP to allow for the construction of a second accessory building that would be setback approximately 225 feet from the property line (approximately 248 feet from edge of pavement of Shady Dr.) and screened by a line of mature pine trees.

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

RECOMMENDATION/CONDITIONS

After extensive consideration, Staff is not opposed to this request with the location of the proposed accessory building being set back a significant distance, screened from adjoining properties by a dense area of mature pine trees, and generally out of sight from the majority of neighboring residences with the condition that 6 new evergreen trees of a minimum of 6 feet in height that would be evenly spaced along the front property line running west of the proposed new driveway to help obscure the view from the roadway.



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 2,112 square foot detached accessory building located at 225 Shady Dr., Hobart, Wisconsin (HB-622-4) as approved by the Village Board on March 17, 2020. This Permit is subject to the following Limitations and Conditions:

Limitations:

- Total of 2,880 square feet for both detached accessory buildings
- Maximum overall height of new accessory building shall not exceed 25 feet

Conditions:

1. Planting of 6 new evergreen trees of a minimum of 6 feet in height that would be evenly spaced along the front property line running west of the proposed new driveway to help obscure the view from the roadway;
2. Vehicles that may be stored on site shall be limited to 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. This parcel shall be prohibited from being further subdivided or split without obtaining prior Village approval.

Director of Planning and Code Compliance

Date



<input type="checkbox"/>	Rezoning Review
<input checked="" 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: Nick DeNoble Date: 1/15/20
 Petitioner's Address: 225 Shady Dr City: Oneida State: WI Zip: 54155
 Telephone #: (920) 624-1930 Fax: () _____ Other Contact # or Email: dendoble123@gmail.com
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required): [Signature] Date: 1/15/20

OWNER INFORMATION

Owner(s): Nick DeNoble Date: 1/15/20
 Owner(s) Address: 225 Shady Drive City: Oneida State: WI Zip: 54155
 Telephone #: (920) 624-1930 Fax: () _____ Other Contact # or Email: 920 680 6358
 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: 1/15/20

SITE INFORMATION

Address/Location of Proposed Project: 225 Shady Dr, Oneida Parcel No. HB-622-4
 Proposed Project Type: Shop / outbuilding
 Current Use of Property: currently not used for anything Zoning: Residential
 Land Uses Surrounding Site:
 North: Home
 South: Field
 East: Field / nature reserve
 West: Trees

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

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

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

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

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

No neighbor is within view of the proposed shop area.

2. Pedestrian and vehicular circulation and safety.

Proposed shop area is not close to road

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

Use of shop is for personal storage of camper/seasonal items

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

5. Character and future development of the area.

Property is next to nature reserve, therefore no development would be applicable

DeNoble Outbuilding/Pond Proposal

Shop Narrative

Proposing a 2100 sqft outbuilding for camper storage and outside seasonal items. Outbuilding will be built with a 20ft concrete apron. Driveway will be gravel and black topped eventually.

Building is just for camper and seasonal items. No line of work will be done in outbuilding.

One dwelling will be done on half of the property. Total of 5 acres.

There will be 0 disturbance of building.

Other outbuildings in the area are compatible in size.

None, not for business.

Outbuilding will be used for storage.

Pond Narrative

For our children and family to observe nature in and around the pond.

To swim in the summer months and skate in the winter.

To create memories with our children. We believe our kids should be outside as much as possible, playing and enjoying nature.

RECEIVED

JAN 21 2020

Village of Hobart

Part of Brown County Wisconsin



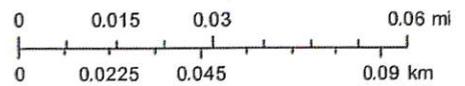
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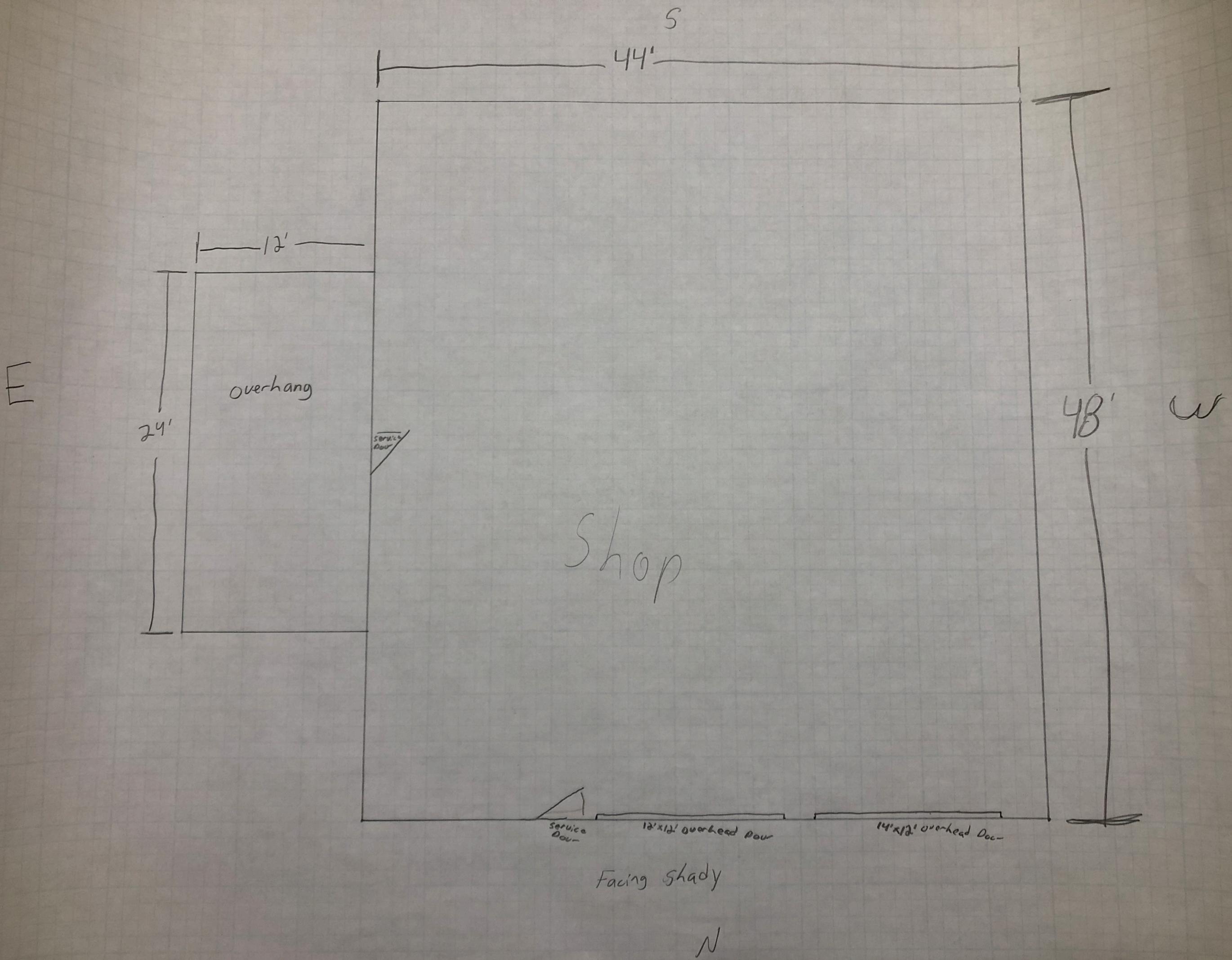
TaxParcel

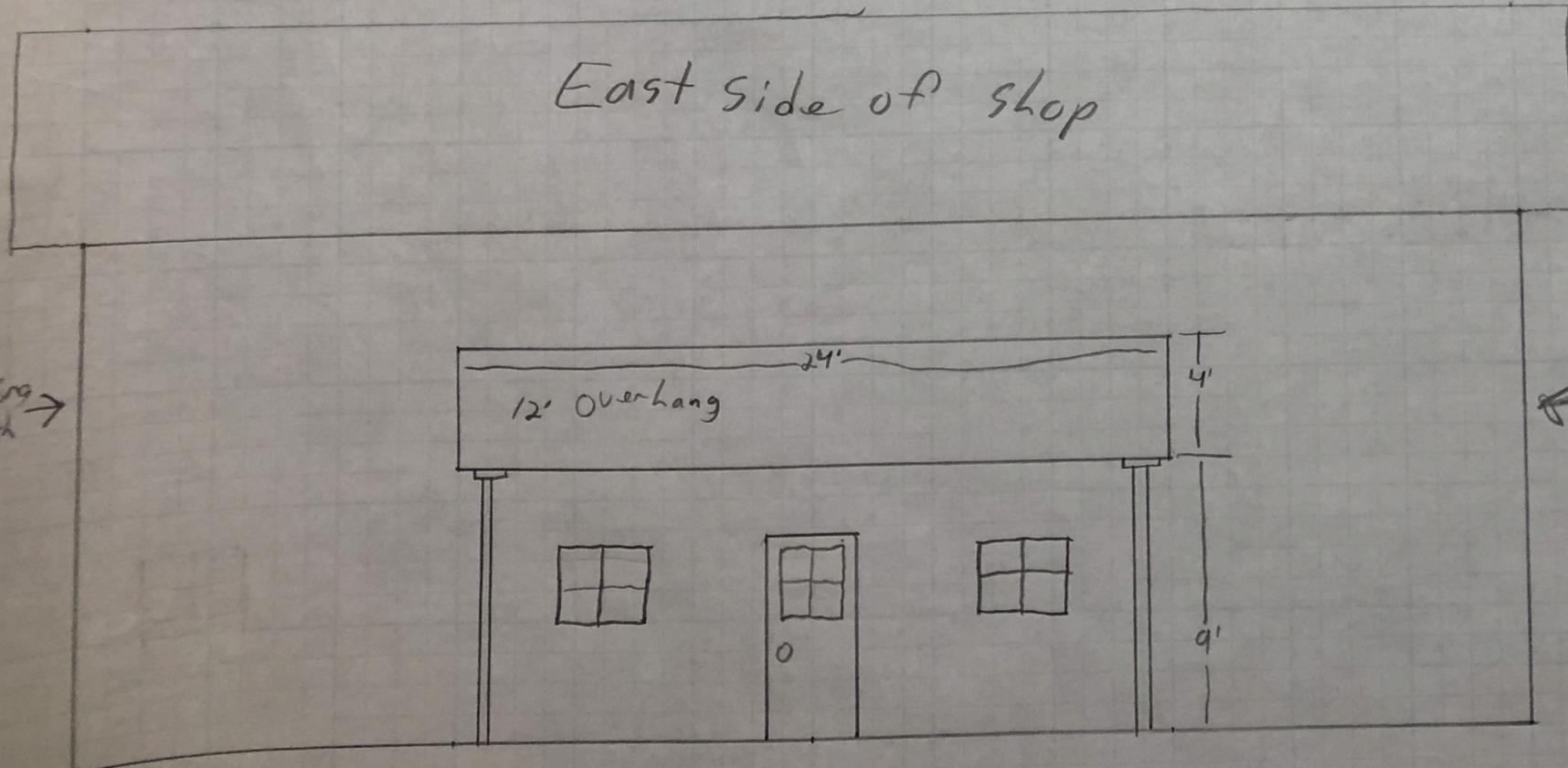
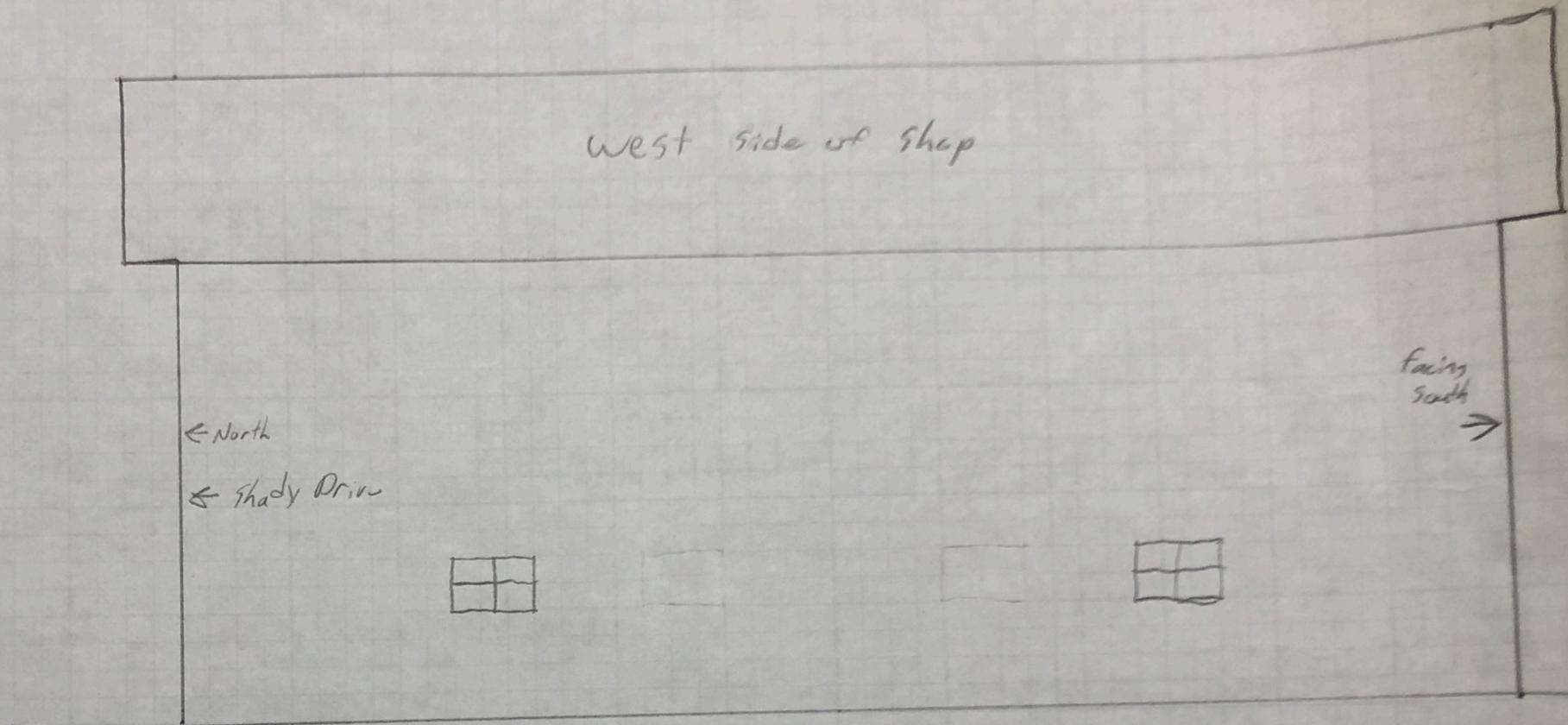
- Condominium
- Gap; Overlap
- Hydrography
- Right of Way

- TaxParcel
- Undetermined

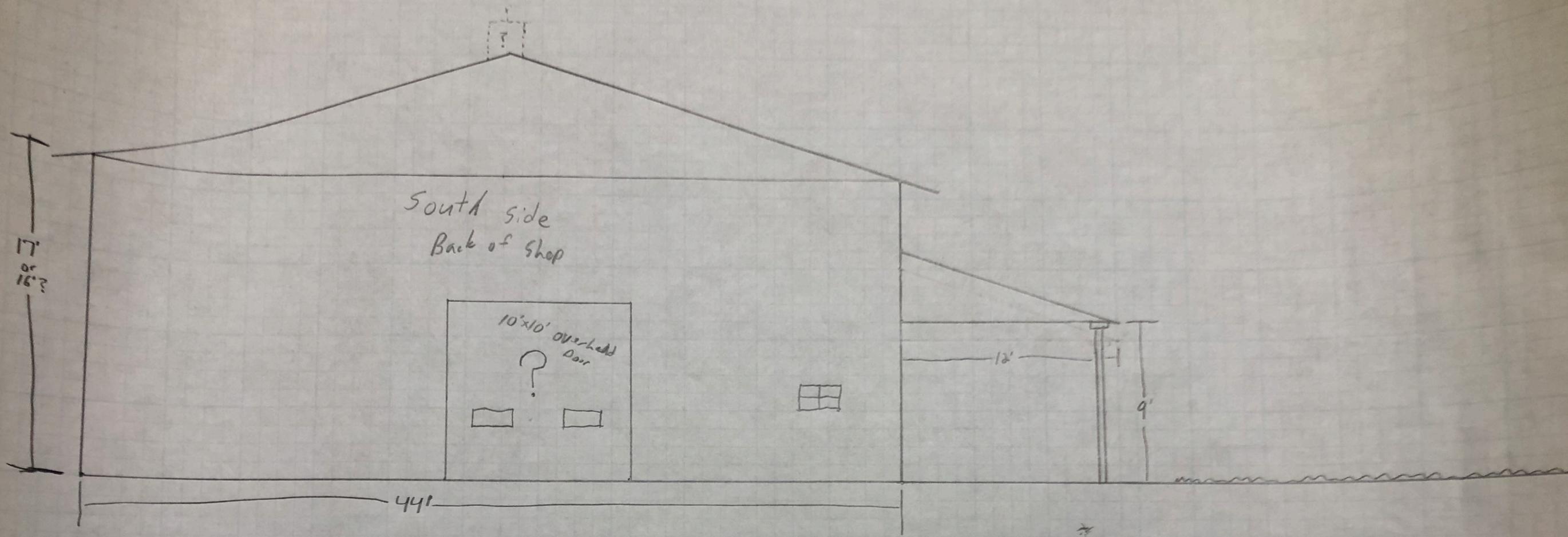


Brown County Municipalities
Brown County
Brown County WI





← facing North
toward Shady Drive



South side
Back of Shop

10'x10' Overhead
Door

17'
or
16'?

44'

North side of Shop
"Facing the Shady Drive"

Front of Shop

12'x12'
Overhead
Door

14'x12'
Overhead
Door

9'

12'

44'



TO: Planning & Zoning Commission

**RE: Consider Conditional Use Permit, Pond, HB-622-4,
225 Shady Dr.**

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: February 12, 2020

ISSUE: Consider Conditional Use Permit allowing excavation of a rear yard pond, HB-622-4, 225 Shady Dr.

RECOMMENDATION: Staff recommends approval.

GENERAL INFORMATION

1. Applicant(s)/Petitioner(s): Nick DeNoble (Owner)
2. Parcel: HB-622-4
3. Present Zoning: R-2: Residential District.

BACKGROUND

The current property owner Nick DeNoble is proposing to construct a pond of approximately 1/8 acre in surface area in the rear yard of his property. Mr. DeNoble has submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements.

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

RECOMMENDATION/CONDITIONS

Staff recommends approval of the attached draft CUP in addition to any conditions the Commission might identify



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 the construction of a pond in the rear (west) yard located at 225 Shady Dr., Hobart, Wisconsin (HB-622-4) as approved by the Village Board on March 17, 2020. This Permit is subject to the following Limitations and Conditions:

Limitations:

- Pond shall be constructed and maintained as described in the CUP application, staff report and supporting materials submitted to Village Staff, Village Planning & Zoning Commission, and Village Board.

Conditions:

1. No change in ground elevations in the area adjoining the pond that would adversely impact area surface water drainage conditions to adjoining properties or village right-of-way shall be taken;
2. The Conditional Use Permit may be brought back to the Village Board for reconsiderations and revocation if the activities of the operation results in repeated violations or complaints of Village, County, State or Federal regulations, rules or laws.

Director of Planning and Code Compliance

Date



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

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 Petitioner's Address: 225 Shady Dr City: Oneida State: WI Zip: 54155
 Telephone #: (920) 621-1930 Fax: () _____ Other Contact # or Email: denoble123@gmail.com
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer
 Petitioner's Signature (required): *Nick DeNoble* Date: 1/15/20

OWNER INFORMATION

Owner(s): Nick DeNoble Date: 1/15/20
 Owner(s) Address: 225 Shady Dr City: Oneida State: WI Zip: 54155
 Telephone #: (920) 621-1930 Fax: () _____ Other Contact # or Email: denoble123@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: *Nick DeNoble* Date: 1/15/20

SITE INFORMATION

Address/Location of Proposed Project: 225 Shady Dr, Oneida Parcel No. HB-622-4
 Proposed Project Type: Pond
 Current Use of Property: Home Zoning: Res.
 Land Uses Surrounding Site:
 North: Home
 South: pine trees
 East: field / proposed shop
 West: trees

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

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

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

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

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

Pond would be surrounded by berm and trees on south side of property

2. Pedestrian and vehicular circulation and safety.

Pond is in back of property, no pedestrians or vehicles would be near the proposed area

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

Pond will not disturb any of the following.

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

No power or gas lines are near proposed area for pond

5. Character and future development of the area.

Pond ~~is~~ ^{would be} located near an area where no future development would occur.

DeNoble Outbuilding/Pond Proposal

Shop Narrative

Proposing a 2100 sqft outbuilding for camper storage and outside seasonal items. Outbuilding will be built with a 20ft concrete apron. Driveway will be gravel and black topped eventually.

Building is just for camper and seasonal items. No line of work will be done in outbuilding.

One dwelling will be done on half of the property. Total of 5 acres.

There will be 0 disturbance of building.

Other outbuildings in the area are compatible in size.

None, not for business.

Outbuilding will be used for storage.

Pond Narrative

For our children and family to observe nature in and around the pond.

To swim in the summer months and skate in the winter.

To create memories with our children. We believe our kids should be outside as much as possible, playing and enjoying nature.

RECEIVED

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Village of Hobart

Part of Brown County Wisconsin

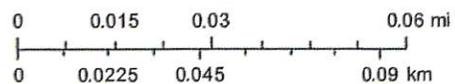


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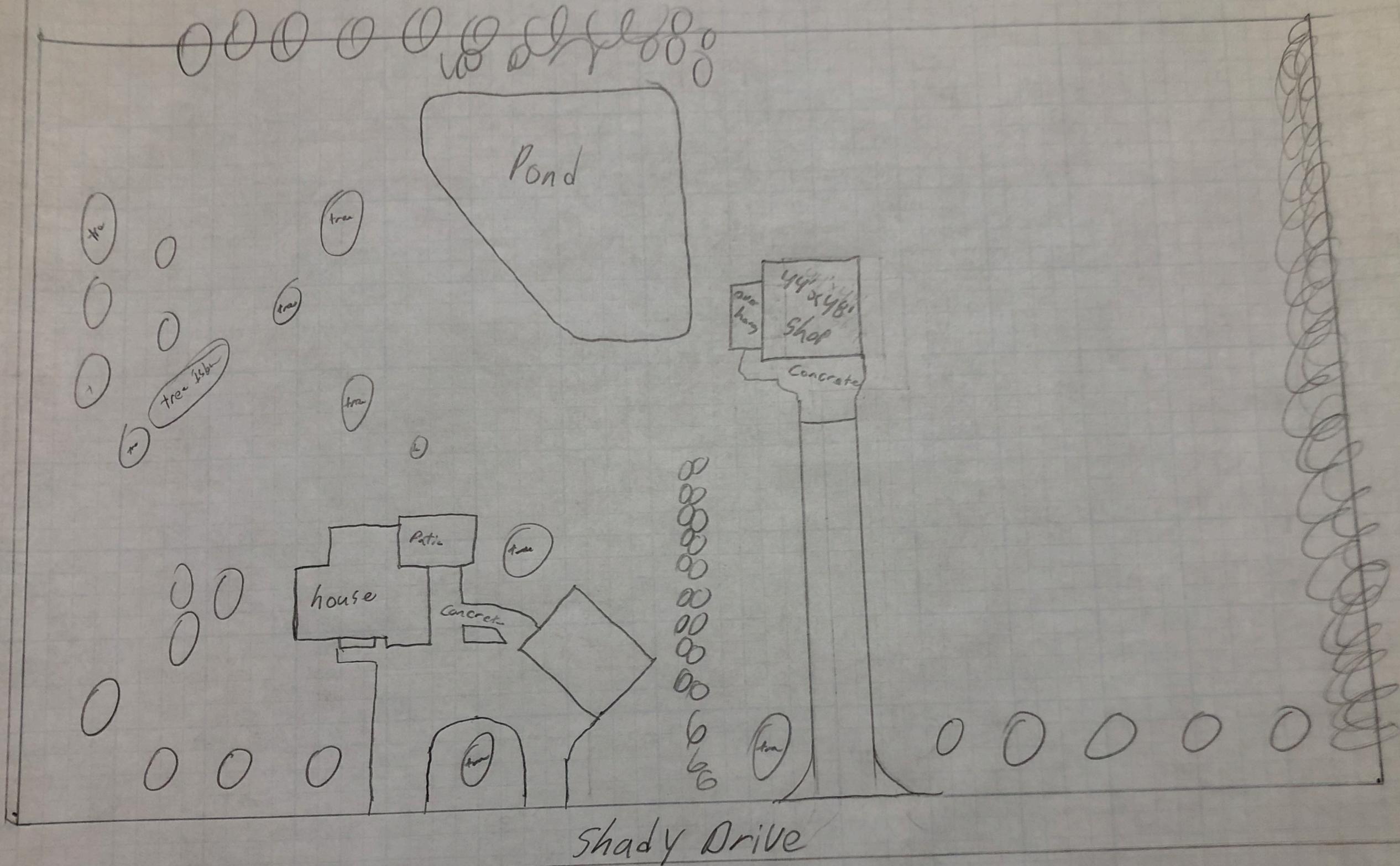
TaxParcel

- Condominium
- Gap; Overlap
- Hydrography
- Right of Way
- TaxParcel
- Undetermined



Brown County Municipalities
Brown County
Brown County WI

Country Aire Court



Layout of property



ORDINANCE 2020-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

* * *

Purpose: The purpose of this Ordinance is to amend the current Zoning Code to include requirements and regulations to promote pedestrian and bicycle usage, safety and connectivity.

* * *

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

Section 1: Section 295-122 (General Provisions for Districts) of Article XIII (PDD #1: Centennial Centre at Hobart District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

§ 295-122. General provisions for district.

A. Engineering design standards. Normal standards or operational policy regarding right-of-way widths, provision for sidewalks, streetlighting and similar environmental design criteria shall not be mandatory in the District, but precise standards satisfactory to the Village, pursuant to the criteria as set forth in §§ 295-135 through 295-139 hereof shall be made a part of the approved plan and shall be enforceable as a part of this chapter.

B. Contractual requirements and guarantees. The owner shall enter into an appropriate contract or agreement with the Village to guarantee the development and operation in accordance with the terms and conditions established between the Village and the owner of the development project and to provide the Village with sufficient assurances that the owner will abide by the Village's zoning, taxing and other municipal authority. Any changes or additions to the original approved development site, structures or plans of operation shall require resubmittal and approval by the Site Review Committee.

C. Parking. Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements, of the Village of Hobart Code of Ordinances to the maximum extent practicable in addition to any requirements set forth in this article. The Site Review Committee may require shared parking, or require other parking strategies that promote an open/green space concept set forth in the Master Plan or strategies to otherwise mitigate the promotion of impervious parking surfaces. Parking availability in residential land uses shall be calculated per dwelling unit and shall match the number of bedrooms in such unit, and at least one of the parking arrangements must be garage parking. All other parking must be off-street. Throughout the district, parking spaces shall be provided on the basis required for each individual use as determined by first, the Village Engineer and second, ultimate approval of the Site Review Committee. Loading docks for semitrailer or delivery trucks shall be rear- or side-loaded, or otherwise not visible from the roadway. In the Limited Industrial (LI), Large Commercial and Retail (LCR), and Small Commercial and Retail (SCR) land use designations, no overnight parking, storage or idling of vehicles shall be allowed on site without prior approval from the Village Board. [Amended 1-8-2016 by Ord. No. 01-2016]

D. Signs. Private signs shall be regulated as set forth in § 295-361, Regulation of signs. All public signs within the District shall be aesthetically cohesive and follow the regulations set forth in § 295-361, Regulation of signs. The Site Review Committee may approve signs that may not comply with the afore referenced ordinances provided such sign(s) promotes or adheres to the general design aesthetics, themes and guidelines of the Centennial Centre Master Plan.

E. Stormwater and erosion control. The intent of the Master Plan document encourages a regional approach to stormwater detention and management. Wherever possible, a plan encompassing existing or pending regional stormwater management shall be encouraged. Throughout the District, stormwater management requirements shall be in accordance with Chapter 150, Erosion Control and Stormwater Management, Article I, Stormwater Runoff. Requirements for erosion control, per Chapter 150, Article II, Erosion Control, shall also be required throughout the subdivision and development of land throughout the District. Easements for stormwater management facilities shall also be required and granted upon request from the Village.

F. Failure to comply. Failure to comply with the conditions, commitments, guarantees or the recommendations established in the approval of such development project will be cause for rescinding the approval of the same. Upon notice given by the Zoning Administrator/Building Inspector, the owner then shall be required to appear before the Site Review Committee at its next meeting to explain any such failure to comply. The Site Review Committee, at such public hearing, may set a time limit for compliance and/or recommend specific steps to be taken prior to rescinding the approval of the project, including the termination of the construction of any buildings on such site upon 30 days' notice in writing to the owner at his last-known address. Continued failure to comply shall result in the rescinding of plan approvals by the Site Review Committee.

G. Garbage and refuse containment. All containers, garbage cans, dumpsters or other garbage and refuse receptacles shall be contained in a structure surrounded by walls on four sides. The Site Review Committee may approve decorative fencing to satisfy this requirement if the fencing meets all other requirements of this section. Complete enclosure of garbage collection areas is strongly encouraged. Colors, materials and other aesthetic features of structures that house garbage and refuse containers shall match the style and aesthetics of the principle structure(s) of the site.

H. Open/green space requirements. The minimum requirement for green/open space as an aspect of an individual site plan shall range from 10% to 25% of the overall aggregate square footage of the lot depending on the type of land use, specific site configurations and as deemed appropriate by Village planning staff and the Site Review Committee.

I. Bicycle and Pedestrian Connectivity. To enable and encourage people to walk and bicycle to, from, and within Centennial Centre, the village shall require street patterns within new developments that have connections to the existing street system. If streets cannot be connected due to physical or environmental barriers, the village shall require the designation of public rights-of-way at or near the end of cul-de-sacs, horseshoe roads, and other streets for multi-use paths that connect to neighboring subdivisions, schools, parks, and other destinations.

Section 2: Section 295-139 (B) (Site Plan Review) of Article XIII (PDD #1: Centennial Centre at Hobart District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

B. Design objectives. The following objectives will be considered in reviewing any application for a site plan approval:

- (1) To encourage harmonious development;
- (2) To encourage the provision of open space and recreational facilities throughout the District;
- (3) To encourage owners to use creative and imaginative approaches in their projects;
- (4) To provide an enjoyable living environment by preserving existing topography, stands of trees, ponds, floodplains, and similar natural assets;
- (5) To encourage a variety of living environments and an agreeable mixture of housing types, where shown on the Master Plan;
- (6) To require architectural plans that are consistent with design guidelines and principal aesthetic goals for development as set forth in the Master Plan.
- (7) To enable and encourage people to easily and safely travel to, from, and within Centennial Centre on foot, by bicycle, and by vehicle.

Section 3: Section 295-309 (F) (Parking Standards) of Article XXVIII (Off-Street Parking) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

A. Location. All parking spaces required to serve employees and visitors of buildings erected or established after the effective date of this chapter shall be located on the same zoning lot as the building or use served. Off-street parking areas may be located in the front of the buildings in any district, with a minimum of 25 feet green space/open space from the property line. However, uninterrupted walkways shall be provided between the buildings and adjacent sidewalks or trails to allow pedestrians to safely access the buildings without crossing the parking areas.

Section 4: Section 295-353 (A) (Objectives) of Article XXXIII (Site Review/Development and Design Standards) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

A. Provide for safe and efficient vehicular, pedestrian, and bicyclist circulation

Section 5: Section 295-362 (A) (Off-street parking requirements in B-1, B-2, I-1, I-2 and R-4, R-5 and R-6 Districts) of Article XXXIII (Site Review/Development and Design Standards) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

A. Location. All parking spaces required to serve employees and visitors of buildings erected or established after the effective date of this chapter shall be located on the same zoning lot as the building or use served. Off-street parking areas may be located in the front of the buildings in any district, with a minimum of 25 feet green space/open space from the property line. However, uninterrupted walkways shall be provided between the buildings and adjacent sidewalks or trails to allow pedestrians to safely access the buildings without crossing the parking areas.

Section 6: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 7. This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this 17th day of March, 2020.

Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

I, Mary Smith, 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 March 17th 2020.

(Seal)

Mary Smith, Village
Clerk

1.1 Introduction

People walk and ride a bicycle for a variety of reasons – recreation, fitness, commuting to work, and travel to non-work destinations. Both walking and cycling are efficient and inexpensive forms of transportation that can provide a variety of benefits - community health, livability, decreased vehicular traffic, to name a few - with increased use. As communities continue to change, they should periodically review existing conditions, policies, and procedures to find opportunities for improvement, and to further realize these benefits.

The Village of Hobart has grown rapidly over the last three decades, and especially since 2010, with an estimated 3,000+ additional people in the last nine years¹. As more people continue to move to the village, the interest level in walking and bicycling will most likely grow. Increased population will also mean that more people are traveling around the community, to a large degree by vehicle. These changing conditions mean more people are using the existing transportation network, but the facilities have largely remained the same. Through working on this plan, the Village is proactively working to plan long-range to address community needs and desires.

However, the village cannot stop at the provision of facilities if it hopes to develop a culture of bicycling and walking. It must also help to inform motorists and non-motorists of their rights and responsibilities, ensure that they are following local and state laws, and provide incentives for residents and visitors to use the facilities for transportation and recreational purposes.

The Village of Hobart's 2036 Comprehensive Plan identifies the creation of a pedestrian and bicycle plan as an important component to create a safe and well-connected pedestrian and bicycle system in the Village. The plan recommends three goals:

- *Expand the development of land use patterns that enable and encourage walking and bicycling.*
- *Create a safe, continuous pedestrian system throughout the Village.*
- *Enable people to easily reach developments in the Village on foot or by bicycle.*

Pedestrian and Bicycle Plan Purpose

This plan will provide the framework to advance the comprehensive plan's three goals through the following plan elements:

I. Evaluation

Goal and Objectives. This section states the Pedestrian and Bicycle Plan's goals, and the objectives to achieve those goals.

Existing Efforts and Conditions. This section addresses recent and current engineering, education, enforcement, and encouragement efforts in Hobart. This section also summarizes the locations and circumstances of reported bicycle and pedestrian crashes in the Village.

II. Engineering

Physical Conditions Analysis. This section includes photos of specific intersections and roadway segments and recommends modifications that will improve safety and accessibility, and looks at ways to improve pedestrian and bicycle connections throughout the Village.

III. Education and Initiatives

Education, Enforcement, Encouragement, Evaluation, and Equity. This section includes recommendations for each of these elements and identifies specific techniques the village can use to implement the recommendations.

IV. Recommendations

Implementation Matrix. The section includes a matrix that identifies when the village should implement each recommendation, how each recommendation should be implemented (through code or policy modifications, etc.), the entities that are responsible for implementing each recommendation, and grant programs and other resources that can be used to implement the plan's recommendations.

¹2019 Wisconsin Department of Administration Official Final Population Estimates

3.1 Network and Infrastructure Recommendations

Proposed Revisions to the Village of Hobart Zoning Code

Addition to Chapter 295-122 (General Provisions for Centennial Centre at Hobart District)

295-122 I. Bicycle and Pedestrian Connectivity. To enable and encourage people to walk and bicycle to, from, and within Centennial Centre, the village shall require street patterns within new developments that have connections to the existing street system. If streets cannot be connected due to physical or environmental barriers, the village shall require the designation of public rights-of-way at or near the end of cul-de-sacs, horseshoe roads, and other streets for multi-use paths that connect to neighboring subdivisions, schools, parks, and other destinations.

Addition to Chapter 295-139 (Site Plan Review for Centennial Centre at Hobart District – Design Objectives)

295-139 B. (7) To enable and encourage people to easily and safely travel to, from, and within Centennial Centre on foot, by bicycle, and by vehicle.

*Addition to Chapter 295-309 F. (Off-Street Parking Standards) – Addition in **Bold Italics***

295-309 F. Parking areas may be located in any yard space for commercial uses; ***however, uninterrupted walkways shall be provided between the commercial uses and adjacent sidewalks or trails to allow pedestrians to safely access the uses without crossing the parking areas.*** Parking areas may be located in any yard but the front yard for other uses. Parking spaces and areas shall not be closer than 10 feet to any street line or within five feet of a property line in a side yard.

*Addition to Chapter 295-353 A. (Site Review/Development and Design Standards – Objectives) – Addition in **Bold Italics***

295-353 A. Provide for safe and efficient vehicular, pedestrian, ***and bicyclist circulation.***

*Addition to Chapter 295-362 A. (Off-street parking requirements in B-1, B-2, I-1, I-2 and R-4, R-5, and R-6 Districts) – Addition in **Bold Italics***

295-362 A. Location. All parking spaces required to serve employees and visitors of buildings erected or established after the effective date of this chapter shall be located on the same zoning lot as the building or use served. Off-street parking areas may be located in the front of the buildings in any district, with a minimum of 25 feet green space/open space from the property line. ***However, uninterrupted walkways shall be provided between the buildings and adjacent sidewalks or trails to allow pedestrians to safely access the buildings without crossing the parking areas.***

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Chapter 295. Zoning

Article XIII. PDD #1: Centennial Centre at Hobart District

§ 295-122. General provisions for district.

- A. Engineering design standards. Normal standards or operational policy regarding right-of-way widths, provision for sidewalks, streetlighting and similar environmental design criteria shall not be mandatory in the District, but precise standards satisfactory to the Village, pursuant to the criteria as set forth in §§ 295-135 through 295-139 hereof shall be made a part of the approved plan and shall be enforceable as a part of this chapter.
- B. Contractual requirements and guarantees. The owner shall enter into an appropriate contract or agreement with the Village to guarantee the development and operation in accordance with the terms and conditions established between the Village and the owner of the development project and to provide the Village with sufficient assurances that the owner will abide by the Village's zoning, taxing and other municipal authority. Any changes or additions to the original approved development site, structures or plans of operation shall require resubmittal and approval by the Site Review Committee.
- C. Parking. Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements, of the Village of Hobart Code of Ordinances to the maximum extent practicable in addition to any requirements set forth in this article. The Site Review Committee may require shared parking, or require other parking strategies that promote an open/green space concept set forth in the Master Plan or strategies to otherwise mitigate the promotion of impervious parking surfaces. Parking availability in residential land uses shall be calculated per dwelling unit and shall match the number of bedrooms in such unit, and at least one of the parking arrangements must be garage parking. All other parking must be off-street. Throughout the district, parking spaces shall be provided on the basis required for each individual use as determined by first, the Village Engineer and second, ultimate approval of the Site Review Committee. Loading docks for semitrailer or delivery trucks shall be rear- or side-loaded, or otherwise not visible from the roadway. In the Limited Industrial (LI), Large Commercial and Retail (LCR), and Small Commercial and Retail (SCR) land use designations, no overnight parking, storage or idling of vehicles shall be allowed on site without prior approval from the Village Board.
[Amended 1-8-2016 by Ord. No. 01-2016]
- D. Signs. Private signs shall be regulated as set forth in § 295-361, Regulation of signs. All public signs within the District shall be aesthetically cohesive and follow the regulations set forth in § 295-361, Regulation of signs. The Site Review Committee may approve signs that may not comply with the afore referenced ordinances provided such sign(s) promotes or adheres to the general design aesthetics, themes and guidelines of the Centennial Centre Master Plan.
- E. Stormwater and erosion control. The intent of the Master Plan document encourages a regional approach to stormwater detention and management. Wherever possible, a plan encompassing existing or pending regional stormwater management shall be encouraged. Throughout the District, stormwater management requirements shall be in accordance with Chapter 150, Erosion Control and Stormwater Management, Article I, Stormwater Runoff. Requirements for erosion

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control, per Chapter 150, Article II, Erosion Control, shall also be required throughout the subdivision and development of land throughout the District. Easements for stormwater management facilities shall also be required and granted upon request from the Village.

- F. Failure to comply. Failure to comply with the conditions, commitments, guarantees or the recommendations established in the approval of such development project will be cause for rescinding the approval of the same. Upon notice given by the Zoning Administrator/Building Inspector, the owner then shall be required to appear before the Site Review Committee at its next meeting to explain any such failure to comply. The Site Review Committee, at such public hearing, may set a time limit for compliance and/or recommend specific steps to be taken prior to rescinding the approval of the project, including the termination of the construction of any buildings on such site upon 30 days' notice in writing to the owner at his last-known address. Continued failure to comply shall result in the rescinding of plan approvals by the Site Review Committee.
- G. Garbage and refuse containment. All containers, garbage cans, dumpsters or other garbage and refuse receptacles shall be contained in a structure surrounded by walls on four sides. The Site Review Committee may approve decorative fencing to satisfy this requirement if the fencing meets all other requirements of this section. Complete enclosure of garbage collection areas is strongly encouraged. Colors, materials and other aesthetic features of structures that house garbage and refuse containers shall match the style and aesthetics of the principle structure(s) of the site.
- H. Open/green space requirements. The minimum requirement for green/open space as an aspect of an individual site plan shall range from 10% to 25% of the overall aggregate square footage of the lot depending on the type of land use, specific site configurations and as deemed appropriate by Village planning staff and the Site Review Committee.

Village of Hobart, WI
Thursday, February 6, 2020

Chapter 295. Zoning

Article XIII. PDD #1: Centennial Centre at Hobart District

§ 295-139. Site plan review.

A. Site plan approval required.

- (1) No property within the District shall be improved without first obtaining an approved site plan as provided in this section.
- (2) No construction or improvements may be made except in strict compliance with a site plan that has been approved as provided in this section.

B. Design objectives. The following objectives will be considered in reviewing any application for a site plan approval:

- (1) To encourage harmonious development;
- (2) To encourage the provision of open space and recreational facilities throughout the District;
- (3) To encourage owners to use creative and imaginative approaches in their projects;
- (4) To provide an enjoyable living environment by preserving existing topography, stands of trees, ponds, floodplains, and similar natural assets;
- (5) To encourage a variety of living environments and an agreeable mixture of housing types, where shown on the Master Plan;
- (6) To require architectural plans that are consistent with design guidelines and principal aesthetic goals for development as set forth in the Master Plan.

C. Site plan approval. The following procedure shall be followed for the submittal of site plans. Where procedures and requirements imposed by this section are either more restrictive or less restrictive than comparable procedures and requirements imposed by any other provision of this chapter or any other law, ordinance, resolution rule or regulation of any kind, the regulations which are more restrictive or impose higher standards or requirements shall govern. For purposes of this section, all applications must be executed by all owners and the party or parties that will be responsible for the development of the site, all of whom shall be collectively referred to in this section as the "applicant."

- (1) Preliminary consultation. Prior to the submittal of a site plan, it is recommended that the developer meet with the Zoning Administrator/Building Inspector and other appropriate Village planning staff to discuss the District zoning, site plan and landscaping plan requirements. Such meeting should occur prior to any extensive outlay of funds on the part of the developer since it is intended to identify potential problems and methods to alleviate them and to encourage a cooperative effort between the developer/owner and the Village.

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- (a) Statements or recommendations made at the consultation are not legally binding. The meeting is intended to ensure that the owner is aware of the District and Master Plan criteria.
 - (b) In order to obtain information, each owner shall confer with the Village staff and appropriate consultants at the call of the Village in connection with the preparation of the District site plan application. Of primary importance are policy issues such as density, external and internal land uses, traffic circulation, parking requirements, signage, lighting consistency with standards set forth in this chapter and in the Master Plan document, open space quantity and maintenance, general spatial characteristics such as setbacks and architectural renderings of buildings. The owner or interested party shall also provide a conceptual sketch or site rendering at the time of the preapplication consultation. Village staff will offer advice to the applicant regarding his proposal and aid in understanding this chapter.
- (2) Filing prerequisite. Prior to the submittal of a site plan within the District, the owner must be current on all real estate taxes, assessments or other municipal charges, whether relating to the real estate subject to the site plan application or otherwise located within the Village.
 - (3) Plan submittal. Ten copies of all site plans requiring approval of the Site Review Committee shall be submitted to the Village Clerk-Treasurer.
 - (4) Staff review. Upon receipt, the Clerk-Treasurer shall forward the plans to the Zoning Administrator/Building Inspector for staff review. The Village planning and public safety staff, and any appropriate consultants, shall all review the plans and make recommendations regarding their particular expertise to the Site Review Committee.
 - (5) Time of Site Plan Committee review. If the site plan is filed less than 10 days before the next regularly scheduled meeting of the Site Review Committee, Village staff will attempt to review the site plan and forward it to the Site Review Committee for consideration at the next regular meeting. If the site plan is not timely filed, or if staff cannot make timely review, the site plan shall be placed on the next subsequent regular meeting of the Site Review Committee. Nothing in this provision shall limit the Site Plan Review Committee's ability to schedule special meetings to consider site plans, upon proper notice to the owner/developer, at the sole discretion of the Site Review Committee.
 - (6) Site Review Committee decision. The Site Review Committee shall review and either approve, conditionally approve, or deny approval of the site plan. Site plan approval and continuance of project planning and construction shall be granted by the Site Review Committee upon a determination that all phases, details, materials, aesthetics, land uses, etc., are consistent with the Master Plan standards and guidelines, as may be amended from time to time, and confirmation that the owner is current on all taxes, assessments and other municipal charges.
 - (7) Site Review Committee special exceptions. The Site Review Committee may grant special exception to the dimensional standards applicable in the District upon a finding that such exception is consistent with the Master Plan and contemplated or existing development in the area of the exception. A special exception shall not be valid until reviewed and accepted by the Village Board under the same standard.
 - (8) Site plan contents and specifications. All plans shall be drawn to an engineering scale no greater than one inch equals 100 feet plus one complete set of such plans reduced in size to 11 inches by 17 inches and include the following information:
 - (a) Name of project/development;
 - (b) Location of project/development by street address or CSM;

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- (c) Name and mailing address of developer/owner;
- (d) Name and mailing address of engineer/architect;
- (e) A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.
- (f) A written statement from the owner acknowledging the Village's restrictive covenants for the District set forth on Appendix A^[1] and agreeing:
 - [1] To subject the real estate that is subject to the site to the restrictive covenants if said property has not been previously subjected to the restricted covenants; and
 - [2] To be individually bound by the terms of the restrictive covenants, including the waiver of sovereign immunity set forth therein.

[1] *Editor's Note: Appendix A is on file in the Village office.*
- (g) North point indicator;
- (h) Scale;
- (i) Boundary lines of property, with dimensions;
- (j) Location identification and dimensions of existing and proposed:
 - [1] Topographic contours at a minimum interval of two feet and key spot elevations;
 - [2] Adjacent streets and street rights-of-way, respective to the elevation of building first floor;
 - [3] On-site streets and street rights-of-way and fire lanes;
 - [4] Utilities and any easements, including but not limited to the following types:
 - [a] Electric.
 - [b] Natural gas.
 - [c] Telephone.
 - [d] Water.
 - [e] Sewer (sanitary and storm).
 - [f] Fiber optic lines.
 - [g] Other transmission lines.
 - [h] Ingress-egress easements.
 - [5] All buildings and structures, existing and proposed, to consider maximum development of the parcel if more than one structure could be located on the parcel;
- (k) A statement of the total acreage of the property to be developed;
- (l) Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands, and proposed major changes in those features;

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- (m) All contemplated land uses;
- (n) An Indicator of the contemplated intensity of use: i.e., gross density in residential development; number of prospective tenants in office, commercial, and Industrial development or recreational development;
- (o) Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;
- (p) Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;
- (q) Existing rights-of-way and easements that may affect the project;
- (r) The location of sanitary and storm sewer lines and water mains;
- (s) The location of recreational and open space areas;
- (t) Description of proposed system for drainage and a stormwater plan showing existing and final grades.
 - [1] Parking facilities;
 - [2] Water bodies and wetlands;
 - [3] Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site.
- (u) Sidewalks, walkways, and driveways;
- (v) Off-street loading areas and docks;
- (w) Fences and retaining walls;
- (x) All signs;
- (y) Exterior refuse collection areas and the required enclosure(s);
- (z) Exterior lighting;
- (aa) Traffic flow on and off site.
- (bb) Location of open space/green space;
- (cc) Site statistics, including:
 - [1] Site square footage;
 - [2] Percent site coverage;
 - [3] Percent open space and green space;
 - [4] Floor area ratio.
- (dd) Location and dimensions of proposed outdoor display areas;
- (ee) Architectural rendering of the proposed structures and buildings, including:
 - [1] All dimensions;

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- [2] Gross square footage of existing and proposed buildings and structures; and
 - [3] Description of all exterior finish materials.
- (ff) Erosion control plans;
- (gg) Landscaping plan as provided herein.
- (9) Staged development. In the case of plans which call for development in stages:
- (a) A general development plan shall be submitted that will include:
 - [1] A map at an appropriate scale, showing the successive stages and a development schedule indicating:
 - [a] The approximate date when construction of the project can be expected to begin;
 - [b] The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin;
 - [c] The anticipated rate of development;
 - [d] The approximate date when the development of each of the stages will be completed; and
 - [e] Other information considered pertinent by Site Review Committee and/or the developers/owners.
 - [2] The general development plan must be approved by the Site Plan Review Committee in the same manner as a site plan.
 - (b) Prior to any construction in a staged development, the developer/owner shall submit a site plan for each stage of development to be subject to review and approval as provided in this article.
- (10) Records and amendments.
- (a) Site Plan Committee records. The Site Review Committee shall retain and file all application forms and exhibits related to the application and shall indicate on such forms its approval, approval with modification, or denial. Modifications to the site plan as prescribed by the Site Review Committee shall be thoroughly described and documented as to the purpose of modification.
 - (b) Site plan amendments. Any material change in the approved site plan shall be submitted to the Village staff for referral to and prior approval by the Site Review Committee. All site plan amendments require approval in the same manner as final approval.
- (11) Development contract. Before any building permit shall be issued, the applicant and the owner shall enter into an appropriate contract with the Village to guarantee the implementation of the development according to the terms and conditions established as a part of the site plan. The Village shall have the right, if deemed appropriate, to require the inclusion of a performance bond or other security satisfactory to the Village's Attorney. Such contract, or a memorandum thereof shall be recorded by the owner in the County Register of Deed's office within 10 days after its execution.
- (12) Change of plan. Any subsequent change of use of any lot or parcel of land or addition or modification of the site plan shall first be submitted for approval to the Site Review Committee and if, in the opinion of the Site Review Committee, such change or modification constitutes a

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substantial alteration of the original plans, a new site plan approval shall be required before the use is changed or the plans modified. If, in the opinion of the Site Review Committee, such change or modification does not constitute a substantial alteration of the original plans, such change or modification can be granted by the Site Review Committee.

(13) Appeals. Appeals of a Site Review Committee decision may be made to the Appeals Board.

Village of Hobart, WI
Thursday, February 6, 2020

Chapter 295. Zoning

Article XXVIII. Off-Street Parking Requirements

§ 295-309. Parking standards.

- A. All angle parking shall conform to the requirements as set forth below:

Angle	Stall Depth	Width of Aisles (feet)
30°	17	12
45°	19	15
60°	20	18
90°	18	28

- B. Except for residential uses, the design of parking lots or areas shall be subject to the approval of the Village Planning and Zoning Commission in accordance with standards herein required.
- C. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as to not create a nuisance.
- D. All off-street parking lots shall adhere to Wisconsin Statutes § 346.503 and 346.56 as to requiring handicapped parking.
- E. All driveways are means by which vehicles travel between the street and approved parking spaces and are not to be considered for approved parking spaces.
- F. Parking areas may be located in any yard space for commercial uses and in any yard but the front yard for other uses, but shall not be closer than 10 feet to any street line. No parking space or area shall be permitted within five feet of a property line in a side yard.
- G. Each parking space shall not be less than 180 square feet exclusive of the space required for ingress and egress. Minimum width of the parking space shall be nine feet.^[1]
- [1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).*
- H. Where parking facilities are permitted on land other than the zoning lot on which the building or use served is located, such facilities shall be in the same possession as the zoning lot occupied by the building or use to which the parking facilities are accessory.
- I. All off-street parking areas for more than 10 vehicles shall be graded and surfaced so as to be dust-free and properly drained, and shall have the aisles and spaces clearly marked.
- J. All parking areas and appurtenant passageways and driveways serving commercial uses shall be illuminated adequately from the hours of sunset to sunrise when the use is in operation. Adequate shielding shall be provided by commercial uses to protect adjacent residential zones from the glare of such illumination and from that of automobile headlights.

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- K. Where a building permit has been issued 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, parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this chapter.
- L. When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity or other units of measurement specified herein for the required parking or loading facilities, then parking and loading facilities as required herein shall be provided for such increase in intensity of use and for at least 50% of any existing deficiency in parking or loading facilities.
- M. When determination of the number of off-street parking spaces required by this chapter results in a requirement of a fractional space, any fraction in excess of 1/2 shall be counted as one parking space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.
- N. None of the off-street parking facilities as required in this chapter shall be required for any existing building or use, unless said building or use shall be enlarged, in which case the provisions of this chapter shall apply only to the enlarged portion of the building or use.
- O. Accessory off-street parking facilities in existence on the effective date of this chapter and located on the same lot as the building or use served shall not hereafter be reduced below the requirements for a similar new building or use under the provisions of this chapter.

*Village of Hobart, WI
Tuesday, May 7, 2019*

Chapter 295. Zoning

Article XXXIII. Site Review/Development and Design Standards

§ 295-353. Objectives.

The purpose of this article is to establish rules, regulations, standards, and procedures for approval of all new development proposals and the expansion of existing businesses and industries in order to:

- A. Provide for safe, efficient vehicular and pedestrian circulation.
- B. Provide for screening, landscaping, signage, lighting and green space.
- C. Ensure efficient, safe, and attractive land development.
- D. Provide for compliance with appropriate design standards to ensure adequate light and air, proper building arrangements, and minimal adverse effect on adjacent properties.
- E. Develop proper safeguards to minimize the impact on the environment.
- F. Ensure the provision of adequate water supply, drainage, and stormwater management, sanitary facilities, and other utilities and surveys.
- G. Encourage modern and unique innovative design, construction, technology and planning methods.
- H. Advance and promote sound growth and continuous development within the Village.

Village of Hobart, WI
Tuesday, May 7, 2019

Chapter 295. Zoning

Article XXXIII. Site Review/Development and Design Standards

§ 295-362. Off-street parking requirements in B-1, B-2, I-1, I-2 and R-4, R-5 and R-6 Districts.

[Amended 12-18-2018 by Ord. No. 2018-18]

- A. Location. All parking spaces required to serve employees and visitors of buildings erected or established after the effective date of this chapter shall be located on the same zoning lot as the building or use served. Off-street parking areas may be located in the front of the buildings in any district, with a minimum of 25 feet green space/open space from the property line.
- B. Floor area. The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be determined on the basis of the exterior floor area dimensions of the building, structure or use times the number of floors, minus 10%, except as may hereinafter be provided or modified.
- C. Nonconforming structures. Should a nonconforming structure or use be damaged or destroyed (defined as 50% or more of the structure being damaged) by accidental destruction, Acts of God, or otherwise, it may be reestablished if elsewhere permitted in these regulations, except that in doing so, any off-street parking or loading space which existed before shall be retained and expanded as necessary to comply with the standards herein.
- D. Change of use or occupancy of buildings. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until there is furnished such additional parking spaces as required by these regulations.
- E. Parking dimensions. Parking stall shall be a minimum of 180 square feet and not less than nine feet in width.
- F. Within structures. The off-street parking requirements may be furnished by providing spaces so designed within the principal building or structure attached thereto; however, unless provisions are made, no building permit shall be used to convert said parking structure into another activity until other adequate provisions are made to comply with the required off-street parking provisions of this chapter.
- G. Circulation between bays. Parking areas shall be designed so that circulation between parking bays or aisles occurs within the designated parking lot and does not depend upon a public street. Parking area design which requires backing into the public street is prohibited.
- H. Driveway requirements. Notwithstanding other provisions of this chapter concerning appeals and review of plans submitted hereunder, permits for and review of driveway approaches shall be as provided below:

- (1) All off-street parking spaces shall have access from driveways and not directly from the public street.
 - (2) Driveway access curb openings on a public street shall not be located less than 12 feet from each other.
 - (3) No singular curb cut shall exceed 40 feet in width unless approved by the Site Review Committee.
 - (4) Joint driveways are encouraged and require appropriate Village staff approval, maximum 50 feet width, unless approved by the Site Review Committee.
 - (5) The number, location(s), and width(s) of curb cuts shall be as determined by the Zoning Administrator/Building Inspector upon consultation with the Site Review Committee, taking into consideration traffic flow, safety concerns, and the needs of the business.
- I. Drainage. All parking areas shall have adequate drainage.
- J. Surfacing.
- (1) R-5 and R-6 Multifamily, B-1 Community Business District and B-2 Limited Community Business District. All areas intended to be utilized for parking space and driveways shall be surfaced with bituminous asphalt or concrete, and are to be installed within one year of completion of construction. Plans for surfacing and drainage of driveways and stalls for five or more vehicles shall be submitted.
 - (2) I-1 and I-2 Industrial Districts. All areas intended to be utilized for parking space and driveways up to 20 feet beyond the rear of the buildings are to be surfaced with bituminous asphalt or concrete. Non-hard-surfaced areas are to be approved by the Site Review Committee.
- K. Striping. All parking stalls shall be marked with painted lines not less than four inches wide.
- L. Lighting. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining property, abutting residential uses, and public rights-of-way.
- M. Signs. No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking lot.
- N. Curbing. All off-street parking shall have a perimeter concrete curb and gutter around the entire parking lot unless the site plan shows that runoff from the parking lots will not cause erosion or adversely affect adjacent properties.
- O. Parking lot landscaping. To avoid the undesirable monotony, heat and wind associated with large parking lots, such lots shall have a minimum of one internal landscaped island-delineator in addition to any required traffic safety island for each 21,780 square feet (1/2 acre) or fraction thereof of off-street parking space; such islands shall be a minimum of 360 square feet (two parking spaces) and shall be bounded by concrete curbing. Trees may be installed in approved traffic safety islands used to delineate parking spaces from driving aisles and in other areas. The internal landscaped island(s) required above may be deleted if the aggregate area and trees of individual traffic islands meets or exceeds the above requirement.
- P. Parking lot screening. The parking or storage of operable motor vehicles, if not within an enclosed building structure, shall be effectively screened as defined.
- Q. Planting standards. All plant material shall conform to the specifications and procedures stated in § 295-360, Landscaping, of this article. Landscaping, except required grass or ground cover, shall

not be located closer than six feet from the edge of any driveway pavement or within the established right-of-way.

- R. **Maintenance.** It shall be the joint and several responsibility of the lessee and owner of the principal use, uses or building to maintain in a neat and adequate manner the parking space, access ways, striping, landscaping, screening, and required fences.
- S. **Use of required area.** Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles without approval of the Planning and Zoning Commission.
- T. **Number of spaces required to be compatible with Article XXVIII, off-street parking requirements, of this chapter.** The following minimum number of off-street parking spaces shall be provided and maintained by ownership, easement, and/or lease for and during the life of the respective uses hereinafter set forth unless the developer/owner provides the Site Review Committee with justification for a lesser amount.
- (1) **Manufacturing, fabricating, or processing of a product or material.** One space per two employees (while considering shift changes), plus one space for each company-owned truck (if not stored inside principal building), plus visitor parking.
 - (2) **Distribution centers, storage of handling of bulk goods.** One space per two employees on maximum shift and one space for each company-owned truck (if not stored inside principal building), plus visitor parking.
 - (3) **Research or testing facilities.** One space per two employees on the major shift, plus one space for each company owned truck, plus visitor parking.
 - (4) **Office,** four spaces per 1,000 gross square feet of floor area.
 - (5) **Hotels/motels, if allowed.** One space for each rental unit and one space for every four employees on maximum shift, plus additional spaces as follows for affiliated uses: Restaurants, taverns, supper clubs, cocktail lounges, night clubs, and banquet rooms: one space for each 50 square feet of gross customer service area, plus one space for each 250 square feet of other floor area.
 - (6) **Other compatible uses not listed above.** Number of parking spaces based on the requirements of § 295-310, Specific requirements for off-street parking, of this chapter.



TO: Planning & Zoning Commission

RE: Ordinance amending portions of section 295-361 relating to wall signs, temporary signs for promotional events and temporary signs for construction sites

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: March 11, 2020

ISSUE: Consider an ordinance amending portions of section 295-361 relating to wall signs, temporary signs for promotional events, and temporary signs for construction sites

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

The purpose of this ordinance is to amend the current Zoning Code amending the regulations for wall signs on single-tenant buildings and the placement of both temporary promotional and temporary construction signs, including, but not limited to, the size of said signs, the length of time a sign may be displayed, and the process for appeal.

BACKGROUND

With the Village continuing to experience the growth of development of some larger developments as well as some larger than typical buildings, Village Staff has received some inquiries into the current regulations of the Village Sign Code relating specifically to allowable area/square footage and the quantity for both wall signs and temporary signs during the construction timeframe. Additionally, it is Staff's recommendation to allow the Site Review Committee a little flexibility within the Sign Code when it comes to approving these types of signs on the buildings with different characteristics. One example of a recent sign request is for a wall sign on a large building where the wall surface is 250 feet in length and 27 feet in height for a total of 6,750 square feet of wall area. Current code limits the proposed sign to 10% of the total wall area, or 60 square feet, whichever is less. In this example the 10% method comes to 675 square feet, so the 60 square feet limit would maximum allowed. Although 675 square feet would probably be too much, 60 square feet might look like a postage stamp on a building of this size. Below is a brief overview of the proposed amendments contained in the ordinance amendment:

1. 295-361(H) (3) (a) [1] [a] - Allowing for a second wall sign on single tenant buildings by inserting the following language - *Buildings visible from more than one public roadway may be permitted to have a second wall sign on a second building wall elevation with specific approval from the Site Review Committee, taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development.*
2. 295-361(H) (3) (a) [1] [b] – Allowing for a second wall sign on multi-tenant buildings by inserting the following language - *Corner of building tenant spaces and buildings having access to more than one public roadway may be permitted to have a second wall sign on a second building wall elevation with specific approval from the Site Review Committee, taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development.*
3. 295-361(H) (3) (a) [2] [a] – Allowing for larger wall signs based on the overall square footage of the building with the ability for the SRC to approve an exception if it fits with the building and overall neighborhood (see exact verbiage in the attached ordinance).

4. 295-361(H) (3) (b) [2] [b] – Allowing for the installation of a second freestanding sign on corner properties per SPC approval. This helps more for truck deliveries when trying to locate a certain entrance and not driving around the neighborhood.
5. 295-361(H) (3) (h) – Allowing for temporary signs for promotional events some flexibility by creating a new description for “Coming Soon, Now Hiring, Grand Opening” signage during the construction phases without having to get separate permits for each individual stage. One permit allows for the business to change the signage verbiage with a simple submittal to Village Staff prior to each sign change.
6. 295-361(L) (2) (b) – Allowing for temporary signs at construction sites to be slightly larger with SRC approval and limiting them to a maximum of two such signs per development. Current code allows one sign per trade on the site and limits them to 32 square feet per sign.

Attached is the proposed ordinance with the exact verbiage proposed.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed ordinance amendments to section 295-361 of the Village Sign Code as submitted.



ORDINANCE 2020-03

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN (WALL SIGNS, TEMPORARY SIGNS AND TEMPORARY CONSTRUCTION SIGNS)

* * *

Purpose: The purpose of this Ordinance is to amend the current Zoning Code to amend the regulations for wall signs on single-tenant buildings and the placement of both temporary and temporary construction signs, including, but not limited to, the size of said signs, the length of time a sign may be displayed, and the process for appeal.

* * *

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

Section 1: Section 295-361 (H) (3) (Commercial, industrial, park and institutional uses - Permitted Signs – Regulation of Signs) of Article XXXIII (Site Review/Development and Design Standards) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

(3) Commercial, industrial, park, and institutional uses. For all commercial, industrial, park, and nonreligious institutional uses, only the following signs are hereby allowed, subject to issuance of a permit in accordance with Subsection C of this section.

(a) Wall signs.

[1] Number.

[a] Single-tenant buildings. There shall be not more than one wall sign for each principal building within the B-1, C-1, I-1 and I-2 Zoning Districts. Buildings visible from more than one public roadway may be permitted to have a second wall sign on a second building wall elevation with specific approval from the Site Review Committee, taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development. Wall signs within the B-2 (Office) District shall be prohibited.

[b] Multitenant buildings shall have not more than one wall sign per tenant and it shall be located at the primary entrance within the B-1, C-1, I-1 and I-2 Zoning Districts. Corner of building tenant spaces and buildings having access to more than one public roadway may be permitted to have a second wall sign on a second building wall elevation with specific approval from the Site Review Committee, taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development. Wall signs within the B-2 (Office) District shall be prohibited.

[2] Area.

[a] Single tenant. Except in the case of multitenant buildings as regulated in this chapter, the gross surface area of a wall, including doors and windows, to which the sign is to be affixed for buildings containing more than 20,000 square feet shall not exceed 10% of the area of the tenant building wall or 300 square feet whichever is less and for buildings containing 20,000 square feet or less shall not exceed 20% of the area of the tenant building wall or 150 square feet whichever is less. No sign design height shall exceed one-half the overall height of the building wall to which the sign is affixed. The Site Review Committee, with specific approval, may increase the maximum allowable square footage by not more than 50% for any permitted sign when taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development

[b] Multitenant common entrance. For common entrance multitenant buildings, the gross surface area of a wall sign shall not exceed 10% of the area of the tenant building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller.

[c] Multitenant dedicated access. For multitenant buildings with a dedicated exterior access, the gross surface area of a wall sign shall not exceed 10% of the area of the tenant building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller. Signs shall be affixed to the wall with the primary entrance.

[3] Location. A wall sign may be located on the outermost wall of any principal building but shall not project more than 10 inches from the wall to which the sign is to be affixed unless NEC standards require a greater distance.

[4] Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed. A wall sign shall not exceed 20 feet in height from the base of the building wall to which the sign is affixed.

(b) Freestanding ground signs.

[1] Number. There shall not be more than one freestanding ground sign for each principal building except as follows:

[a] Properties with street frontage on State Highway 29 shall be permitted one ground sign to be installed in the street yard fronting State Highway 29 in addition to a ground sign located in a street yard facing a Village street. In no case may more than one ground sign be placed in any street yard.

[b] Corner properties with frontage on two public roadways may have no more than two such signs located so there is one sign per roadway when specifically approved by the Site Review Committee taking into account the physical and spatial environment, traffic patterns, and overall integration into the neighborhood and surrounding development.

[2] Area. The gross surface area of a ground sign shall not exceed 50 square feet of area per sign or per side except as follows:

[a] One hundred square feet of area per sign or per side for signs located in yards fronting roads with a posted speed limit of 45 miles per hour or more.

[3] Location. A ground sign may not be located closer than 10 feet to any property line, right-of-way or driveway.

[4] Height. A ground sign shall not project higher than 10 feet, as measured from finished construction surrounding grade at the base of the sign except as follows:

[a] Twenty feet for signs located in street yards fronting State Highways 54 and 172.

[b] Thirty feet for signs located in street yards fronting State Highway 29.

[5] Width. No ground sign shall exceed 20 feet in width.

(c) Awning, canopy, and marquee signs.

[1] Number. Except for the case of the multitenant buildings as regulated in this section, there shall not be more than one awning, canopy, or marquee sign exceeding an aggregate gross surface sign area of four square feet for each principal building. Awning, canopy, and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this chapter as specified in this section.

[2] Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 50% of the gross surface area of the face of the awning, canopy, or marquee to which such sign is to be affixed or 30 square feet in area, whichever is less.

[3] Location. A sign may be affixed to or located upon any awning, canopy, or marquee.

[4] Height. An awning, canopy, or marquee sign shall not project higher than the top of the awning, canopy, or marquee to which such sign is to be affixed.

(d) Window signs.

[1] Neon signs. Each business tenant shall be allowed to display on each public street it fronts one neon sign not exceeding five square feet in size or 50% of the window area, whichever is less. Neon signs shall emit a steady light and only be illuminated during business hours. Blinking, flashing, strobe or other light animation shall not be allowed.

[2] Temporary signs. Temporary, nonilluminated window signs covering less than 25% of the individual window area shall be allowed.

(e) Changeable letter and electronic message center signs.

[1] Changeable letter or electronic message center signs shall be per ground sign subject to the following limitations.

[2] Changeable letter signs shall meet the following:

[a] Shall be part of a permanent ground sign;

[b] Shall not exceed 32 square feet in area;

[c] Shall be allowed in addition to the ground sign square footage.

[3] Electronic message centers shall meet the following:

[a] Shall be part of a permanent ground sign.

[b] Shall not exceed 32 square feet in area.

[c] Shall be allowed in addition to the ground sign square footage.

[d] Are permitted to contain individual letters and/or graphics (such as snowflakes falling, clouds moving, flags waving, etc.) only. Animation such as video is prohibited.

[e] Any individual letter or graphic scrolling or otherwise displayed on an electronic message center shall remain illuminated and visible for a minimum of two seconds.

[f] The message shall not flash. Any message that remains visible for less than two seconds shall be considered as flashing.

[g] Regardless of the light source, undue brightness is prohibited, and compliance with § 295-361D is required. For the purpose of enforcing this provision, "undue brightness" will be construed to mean illumination of a white portion of the sign in excess of the following intensity levels: daylight hours: 10,000 nits; night hours: 750 nits. Additionally the following provisions shall be provided:

[i] The light source shall be governed by a properly functioning ambient light measurement tool or device such as a photocell.

[ii] The sign shall have an automatic phased proportional dimmer, which shall be used to reduce nighttime brightness levels (compared to daytime brightness levels).

[iii] Prior to the issuance of a permit for an electronic message center sign, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in this section, and the intensity level is protected from being manipulated or altered by other than the manufacturer through the use of password-protected software or other method as deemed appropriate by the Zoning Administrator.

[iv] Prior to issuance of a permit for an electronic message center sign, the owner of the sign shall provide a signed authorization permitting the Village to contact the sign manufacturer and/or successors having authority to adjust the light intensity, at any time in the future, to verify the settings for the light intensity.

[h] Electronic message centers may also be subject to additional state and federal regulations.

(f) Tenant board signs. One multitenant board sign not exceeding 25 square feet in size and six square feet in height shall be allowed to be placed in front of each individual building in the B-2 (Office) Zoning District.

(g) Directory sign:

[1] Can be a pedestal, ground sign or off-premises sign, and all regulations apply.

[2] Size of sign shall not exceed 80 square feet per side, 10 feet in height, and eight square feet per tenant.

(h) Temporary sign. In addition to the permanent signs allowed under this section, temporary signs, as defined in this chapter, for the purpose of announcing or promoting a new building, development, occupant, or special events, shall be permitted for limited periods of time in any district subject to the following:

[1] Number: A property/business owner is limited to two (2) signs per lot using such signage.

[2] Area: The gross surface area of a temporary sign shall not exceed fifty (50) square feet of area. Requests for signage over fifty (50) square feet, but no larger than seventy-five (75) square feet may be permitted by the Village's Director of Planning and Code Compliance, taking into account site and environmental factors. Any requests over seventy-five (75) square feet may be reviewed and permitted by the Site Review Committee, taking into account safety, surrounding zoning and the impact on adjacent properties and attractiveness of the village.

[3] Location: A temporary sign shall not be located closer than 10 feet to any property line, right-of-way, or driveway.

[4] Height: A temporary sign shall not project higher than twelve feet, as measured from existing grade at the base of the sign.

[5] Special conditions: Temporary signs shall be attached to ground posts or meet the definition of a mobile mounted sign. The content of the sign message must directly relate to the on-premises organization or business use and operation. Temporary signs and banners shall not be displayed for more than 30 consecutive days and shall be limited to no more than 90 days per year. A separate permit shall be required for each display period.

[6] Development "Grand Opening" signage package. New development or redevelopment shall be allowed to put forth a "Grand Opening" signage package which will allow for the placement of "Opening/Coming Soon," "Grand Opening," "Now Hiring" and/or similar/like signage for a period not to exceed six (6) months. Extensions over six (6) months may be granted by the Site Plan Review committee upon receipt of adequate reasoning/rationale. All such "Grand Opening" signage shall be removed within one (1) week of such development opening. The gross surface area of a temporary sign shall not exceed fifty (50) square feet of area. Requests for signage over fifty (50) square feet, but no larger than seventy-five (75) square feet may be permitted by the Village's Director of Planning and Code Compliance, taking into account site and environmental factors. Any requests over seventy-five (75) square feet may be reviewed and permitted by the Site Review Committee, taking into account safety, surrounding zoning and the impact on adjacent properties and and attractiveness of the village.

[7] All temporary signs, other than those identified in § 295-361L, shall obtain a permit from the Village prior to display. In addition, all temporary signs require a deposit to ensure timely removal. If such signs are not removed within the allowed time frame, the deposit shall be forfeited. If signage is removed within the allowable time frame and confirmed by the Village Zoning Administrator, the deposit shall be refunded. Forfeiture of the sign deposit does not negate the ability of the Village to issue municipal citations for failure to comply with timely removal of a temporary sign or banner.

Section 2: Section 295-361 (12) (b) (Temporary Construction Signs) of Article XXXIII (Site Review/Development and Design Standards) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

b. Temporary Construction Signs

[1] Number. A property/business owner is limited to two (2) signs per lot using such signage.

[2] Location. Temporary construction signs shall be located only upon the premises upon which construction either is about to occur or is occurring. Such signs shall be set back/offset a minimum of 10 feet from any abutting property line or road right-of-way.

[3] Height. Temporary construction signs shall not project higher than twelve (12) feet, as measured from preconstruction grade at the base of the sign.

[4] Area. The gross surface area of a temporary sign shall not exceed fifty (50) square feet of area. Requests for signage over fifty (50) square feet, but no larger than seventy-five (75) square feet may be permitted by the Director of Planning and Code Compliance, taking into account site and environmental factors. Any requests over seventy-five (75) square feet may be reviewed and permitted by the Site Review Committee, taking into account safety, surrounding zoning and the impact on adjacent properties and and attractiveness of the village.

[5] Time period. Temporary construction signs may be erected and maintained for a period not to exceed 30 days prior to the commencement of construction and shall be removed within 30 days of issuance of occupancy permit.

Section 3: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 4. This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this 17th day of March, 2020.

Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

I, Mary Smith, 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 March 17th 2020.

(Seal)

Mary Smith, Village Clerk

*Village of Hobart, WI
Tuesday, May 7, 2019*

Chapter 295. Zoning

Article XXXIII. Site Review/Development and Design Standards

§ 295-361. Regulations of signs.

A. Purpose.

- (1) To regulate the size, type, construction standards, maintenance and placement of signs situated within the boundaries of the Village of Hobart, Wisconsin.
- (2) To promote the public health, safety, welfare and comfort of the general public by:
 - (a) Reducing distractions and obstructions from signs that would adversely affect traffic safety, and alleviate hazards caused by signs projecting over or encroaching upon the public right-of-way.
 - (b) Discouraging excessive visual competition in signage and ensuring that signs aid orientation and adequately identify uses and activities to the public, and
 - (c) Preserving or enhancing the natural beauty and unique physical characteristics of the Village of Hobart as a community in which to live and work by requiring new and replacement signage which is:
 - [1] Creative and distinctive;
 - [2] Harmonious with the building, surrounding neighborhood aesthetics and othe in the area;
 - [3] Appropriate to the type of activity to which it pertains;
 - [4] Expressive of the Village's identity in a manner which will not diminish property values; and
 - [5] Complementary to the Village's suburban architectural character and unobtrusive commercial developments.
 - (d) Promote a healthy and properly designed business environment.
 - (e) Protect property values within the Village.

- ##### B. Definitions.
- When used in this article, the following words and phrases shall have the specific meaning as hereinafter defined, and any words not listed shall have the meanings provided in other respective state, county and Village ordinances.
[Amended 1-6-2015 by Ord. No. 01-2015; 7-17-2018 by Ord. No. 2018-07]

AREA

The area of a sign shall be calculated to encompass all elements of the actual sign face, including any writing, representation, emblem or any figure or similar character together with any material forming an integral part of the display or forming the backing surface or background on which the message or symbols are displayed.

- (1) For a wall sign painted on or applied to a building or to a freestanding wall, the area shall be calculated using the sum of the area of the smallest rectangles that will encompass each continuous element, to include all lettering, wording and accompanying symbols, together with any background of a different color other than the natural color or finish material of the building or architectural wall.
- (2) The main supporting sign structure (i.e., brackets, posts, foundation, etc.) shall not be included in the area measurement if such framework is incidental to the display.
- (3) When a sign has two faces, the area of each face or side shall apply in determining the area.
- (4) Irregular-shaped signs, excluding wall signs, will be calculated using the area of the smallest rectangle that will encompass every element of the sign.

BANNER

A sign intended to be hung either with or without a frame, and that possesses characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind.

BEACON

A stationary or revolving light that flashes or projects illumination, single color or multicolored, in any manner that is intended to attract or divert attention.

BILLBOARD

A freestanding structure consisting of poster panels, painted bulletins or painted/plastic panels that advertise goods, products, services, etc., not necessarily sold on the premises on which the sign is located.

BULLETIN BOARD

A sign located on the premises of a charitable, religious, or educational institution or a public body for purposes of announcing events that are held on the premises.

CANOPY SIGN

Any sign that is attached to or part of an awning, canopy or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area.

CONSTRUCTION SIGN

A sign identifying individuals or companies involved in design, construction, wrecking, financing, or development of a building/lot and/or identifying the future use of the building/lot.

DIRECTIONAL SIGN

A sign for the purpose of directing patrons or attendants to an establishment off the main traveled highway, or to service clubs, churches, schools or other nonprofit organizations; also, signs solely indicating ingress and egress placed at driveway locations and containing no advertising material.

DIRECTORY SIGN

A sign that indicates the name of four or more occupants or tenants located on the premises.

DISPLAY SURFACE

The surface made available on the sign, either for the direct mounting of letters and decorations or for the mounting of facing material intended to carry the entire advertising message.

DOUBLE-FACED SIGN

A sign with copy on two parallel faces that are back-to-back, facing in opposite directions.

ELECTRONIC MESSAGE CENTER

A sign in which electronic means is used to change the letters, characters, message and graphics.

EXTERNAL ILLUMINATION

Illumination of a sign with an exterior light source.

FACING

The surface of the sign or billboard upon, against, or through which the message of the sign or billboard is displayed.

FLASHING SIGN

A sign whose illumination is not kept constant in intensity at all times when in use and/or which exhibits changes in light, color, direction, animation and word/text changes. Illuminated signs that indicate the date, time and temperature will not be considered flashing signs.

GROUND SIGN

A sign that is freestanding, placed directly on or is supported by the ground, and is not physically attached to any structure.

ILLUMINATED SIGN

A sign in which an artificial source of light is used in connection with the display of such sign.

INTERNAL ILLUMINATION

Illumination of a sign in which the source of light is contained within the sign itself.

LETTERS AND DECORATIONS

The letters, illustrations, symbols, figures, insignia, logo and other media employed to express

MARQUEE

A permanent roof-like structure attached to and supported by the building and projecting over public property.

QUEE SIGN

A sign attached to, painted on, or supported by a marquee.

MOBILE MOUNTED SIGN

A sign, excluding banners, mounted on a frame or chassis designed to be easily relocated, including, but not limited to, those mounted on wheels, mobile platforms, or trailers.

MONUMENT SIGN

A sign that is continuous from the ground up to its maximum height and is not attached to any structure.

NEON OR OTHER GAS TUBE ILLUMINATION

Illumination from a light source consisting of a neon or other gas tube that forms letters, symbols or other shapes.

NONCONFORMING SIGN

A sign existing at the effective date of the adoption of this chapter that does not conform to the terms of this chapter.

OFF-PREMISES SIGNS

Any sign that advertises, calls attention to or identifies an occupant, business or property situated on a different lot than the sign.

ON-PREMISES SIGNS

Any sign that advertises, calls attention to or identifies an occupant, business or property situated on the same lot as the sign.

OUTDOOR ADVERTISING

Any outdoor structure or device that is used as an announcement, declaration, demonstration, display, illustration, indication, symbol, insignia, logo, emblem or advertisement.

PEDESTAL SIGN

A freestanding sign whose bottom edge is located above the natural grade and is supported by one or more uprights/poles and is not attached to any part of a structure.

PORTABLE SIGN

A sign not permanently affixed to the ground, building, or other structure and that may be easily moved from place to place.

PROJECTING SIGN

A cantilevered sign affixed to and protruding perpendicularly from the external wall of a building or structure.

REAL ESTATE SIGN

A sign that is used to offer for sale, lease, or rent the premises upon which such sign is placed.

ROOF SIGN

A sign or billboard that is located or projects above the lowest point of the eaves or the top of the parapet wall of any building, or that is painted on or fastened to a roof.

SHOPPING CENTER

A planned/coordinated grouping of architecturally unified commercial establishments built on the same site and managed as one operating unit offering for sale goods such as food, drugs, hardware and personal services.

Any display of lettering, logos, colors, lights, or illuminated neon tubes visible to the public from outside of a building or from a traveled way that either conveys a message to the public or intends to advertise, direct, invite, announce or draw attention to goods, products, services, facilities, persons, property interest or business either on the lot or on any other premises.

TEMPORARY SIGN

A ground sign, banner, or mobile mounted sign erected for the purpose of designating a building, new tenant, development, subdivision promotion, announcement of a special event or similar informational purpose.

TRIM

The moldings, battens, capping, nailing strips, lattice and platforms attached to any sign or billboard structure.

VIDEO DISPLAY

Any sign displaying a motion video.

WALL SIGN

A sign or billboard affixed or attached directly to the exterior wall of a building or structure.

WARNING SIGN

A sign, containing no advertising material, warning the public of the existence of danger.

WINDOW SIGN

A sign attached to, placed upon, or painted on the interior of a window or door of a building that is intended for viewing from the exterior of such building.

C. Authority and permits.

- (1) Authority. It shall be unlawful for any person to erect, alter, or relocate any sign or other advertising structure as defined in this chapter without first obtaining approval from the Site Review Committee. All illuminated signs shall, in addition, be subject to the provisions of the National Electrical Code (NEC).
- (2) Application for permit. Application shall be completed on a form provided by the Village of Hobart. This form will require the following information:
 - (a) Name, address, and telephone number of the applicant. Location of building, structure, or lot to which or upon which the sign is to be attached or erected.
 - (b) Name of person, firm, corporation, or association erecting the sign.
 - (c) Written consent of the owner of the building, structure, or land to which or upon which the sign is to be affixed.
 - (d) A scale drawing of such sign indicating the dimensions, materials to be used, color scheme, type of illumination, if any, and the method of construction and attachment.
 - (e) A scale drawing indicating the location and position of such sign in relation to nearby buildings or structures.
 - (f) For wall signs, a scale drawing indicating the size and position of such sign in relation to the wall upon which it will be placed.
 - (g) Copies of any other permit required and issued for said sign.
 - (h) Additional information as may be required by the Village.
 - (i) Sign permit applications shall be filed with the Village of Hobart. The Zoning Administrator/Building Inspector shall review the application for its completeness, accuracy and obvious issues of noncompliance.
- (3) Issuance of permits.
 - (a) All applications for signs will be reviewed for compliance with the Village of Hobart sign ordinance by the Site Review Committee.
 - (b) Upon approval of the Site Review Committee, the Zoning Administrator/Building Inspector will issue permits.
 - (c) If the proposed sign is not in compliance with the requirements of this chapter and all other regulations of the Village of Hobart, the Site Review Committee shall deny such permit and state the specific lack of compliance with the ordinance requirements in the denial.
 - (d) If a proposed sign application is denied, the applicant may:
 - [1] Resubmit a new application or appeal to the Board of Appeals.

- (e) If the approved sign is not constructed within 12 months from approval, the sign permit shall be declared null and void.

[Added 1-6-2015 by Ord. No. 01-2015]

- (4) Fees. Administrative fees for sign permits shall be in accordance with the Village of Hobart's established fee schedule.
- (5) Revocation of permits. The Zoning Administrator/Building Inspector is hereby authorized and empowered to revoke any permit issued for failure of the holder to comply with any provision of this chapter.

D. Illumination standards.

- (1) In addition to complying with the provisions of this chapter, all signs in which electrical wiring and connections are to be used shall be subject to the applicable provisions of the NEC Electrical Code. No person may erect a sign with exposed electrical wires.
- (2) The use of unshielded lighting, including exposed incandescent light bulbs hung or strung on poles, wires or any other type of support intended to illuminate a sign or other advertising device, is expressly prohibited.
- (3) All sign lighting shall be so designed, located, shielded or hooded so as to prevent the casting of glare or direct light upon adjacent roadways, surrounding properties or into the sky.
- (4) In no case shall the lighting intensity of any sign, whether resulting from internal or external illumination, exceed 60 footcandles when measured with a standard light meter held perpendicular to the sign face at a distance of 10 inches.
- (5) Neon signs or other exterior neon displays may be permitted in cases where they are custom designed to be compatible with the building's architectural character and where their color has been selected to harmonize with the buildings' exterior colors. Such lighting shall be subject to review and approval of the Site Review Committee.
- (6) Electrical illumination of signs in residential districts shall be as regulated in the Wisconsin Industrial Commission Electrical Code.
- (7) All illumination of signs shall be provided utilizing electricity.

E. Landscaping standards.

- (1) In the case of any pole or ground-mounted freestanding signs, a landscape area shall extend a minimum of five feet from the base of the sign.
- (2) Where any sign is proposed to be externally illuminated using ground-mounted fixtures (i.e., floodlight), landscape plantings shall be installed in such a manner as will entirely shield the light source from the surrounding view. Landscape plantings shall be of the type as will ensure effective year-long screening.

F. Location standards.

- (1) In any zoning district, no sign or sign supporting structure shall be set back/offset less than 10 feet from any abutting lot line, right-of-way or driveway.
- (2) Placement of all signs shall be subject to the vision setback regulations as put forth in the Village of Hobart Zoning Code, county and state codes, where applicable.
- (3) No nonresidential sign shall be located closer than 50 feet to an abutting residential zone.

G. Design, construction and erection standards.

(1) Architectural design.

- (a) Ground, pedestal, and monument signs shall be architecturally integrated with the principal building in the following manner:

- [1] The base of the sign shall be constructed with the principal building's primary building material, to the greatest extent practical.
- [2] The color scheme of the sign shall follow the color scheme of the principal building, to the greatest extent practical.
- [3] Architectural features (e.g., sills, piers, reveals, capstones, medallions, etc.) which are part of the architectural style of the principal building shall be incorporated into the sign, to the greatest extent practical.
- [4] The Zoning Administrator/Building Inspector and/or Site Review Committee may approve, deny, or request changes to a proposed sign, based on the architectural design of that sign.

(b) Wall signs.

- [1] Illuminated signs may be permitted, provided they are architecturally approved by the Site Review Committee as part of a total sign package.
- [2] Channeled letter sign colors are subject to Site Review Committee approval as part of a total sign package.
- [3] Business logos or symbols may be allowed but shall be included in the total sign

(c)

- [1] include superfluous text, symbol, and/or graphics that serve as advertisements. Features such as website addresses and phone numbers may be allowed.
- [2] Business logos may be allowed, and property addresses are required to be identified on the sign.

(2) Structure design.

- (a) Wind pressure. All signs shall be constructed, erected and maintained to safely withstand wind pressure as specified by Wisconsin State Statute and applicable administrative code.
- (b) The design, construction and erection of all signs shall be by a competent professional in the sign design and construction industry.
- (c) Wall signs attached to exterior building walls shall be anchored or attached in such a manner as will ensure stability and safety.

H. Permitted signs.

[Amended 1-6-2015 by Ord. No. 01-2015; 7-17-2018 by Ord. No. 2018-07]

- (1) Residential uses. For all residential uses, the following signs are hereby allowed, subject to issuance of a permit in accordance with this section. Name and address signs of buildings containing four or more residential units indicating only the name of the building, the name of the development in which it is located, the management thereof, and/or address of the premises shall be subject to the following:

- (a) Type. Building name and address signs may be either wall signs or ground signs.
 - (b) Number. There shall not be more than one name and address sign for each building, except that where a building abuts two or more streets and has a separate address, one sign may be allowed for each abutting street frontage.
 - (c) Area. Building name and address signs shall not exceed six square feet in area per sign or per side.
 - (d) Location. Building name and address signs shall not be located closer than 10 feet to any property line, right-of-way, or driveway.
 - (e) Height. Building name and address signs shall not exceed seven feet as measured from finished construction grade at the base of the sign.
- (2) Subdivision identification signs. A permanent sign used to designate a residential subdivision entrance may be permitted, subject to Site Review Committee approval and the following criteria:
- (a) Subdivision identification signs shall be ground signs.
 - (b) Number. There shall not be more than two subdivision identification signs for each point of vehicular access to the subdivision.
 - (c) Area. Subdivision identification signs shall not exceed 32 square feet in area per sign or per side.
 - (d) Location. Subdivision identification signs shall not be located closer than 10 feet to any property line, right-of-way or driveway.
 - (e) Height. Subdivision identification signs shall not exceed seven feet as measured from finished construction surrounding grade at the base of the sign.
- (3) Commercial, industrial, park, and institutional uses. For all commercial, industrial, park, and nonreligious institutional uses, only the following signs are hereby allowed, subject to issuance of a permit in accordance with Subsection **C** of this section.
- (a) Wall signs.
 - [1] Number.
 - [a] Single-tenant buildings. There shall be not more than one wall sign for principal building within the B-1, C-1, I-1 and I-2 Zoning Districts. Wall signs within the B-2 (Office) District shall be prohibited.
 - [b] Multitenant buildings shall have not more than one wall sign per tenant and it shall be located at the primary entrance within the B-1, C-1, I-1 and I-2 Zoning Districts. Wall signs within the B-2 (Office) District shall be prohibited.
 - [2] Area.
 - [a] Single tenant. Except in the case of multitenant buildings as regulated in this chapter, the gross surface area of a wall sign shall not exceed 10% of the area of the tenant building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller.
 - [b] Multitenant common entrance. For common entrance multitenant buildings, the gross surface area of a wall sign shall not exceed 10% of the area of the tenant

building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller.

[c] Multitenant dedicated access. For multitenant buildings with a dedicated exterior access, the gross surface area of a wall sign shall not exceed 10% of the area of the tenant building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller. Signs shall be affixed to the wall with the primary entrance.

[3] Location. A wall sign may be located on the outermost wall of any principal building but shall not project more than 10 inches from the wall to which the sign is to be affixed unless NEC standards require a greater distance.

[4] Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed. A wall sign shall not exceed 20 feet in height from the base of the building wall to which the sign is affixed.

(b) Freestanding ground signs.

[1] Number. There shall not be more than one freestanding ground sign for each principal building except as follows:

[a] Properties with street frontage on State Highway 29 shall be permitted one ground sign to be installed in the street yard fronting State Highway 29 in addition to a ground sign located in a street yard facing a Village street. In no case may more than one ground sign be placed in any street yard.

[2] Area. The gross surface area of a ground sign shall not exceed 50 square feet of area per sign or per side except as follows:

[a] One hundred square feet of area per sign or per side for signs located in yards fronting roads with a posted speed limit of 45 miles per hour or more.

[3] Location. A ground sign may not be located closer than 10 feet to any property line, right-of-way or driveway.

[4] Height. A ground sign shall not project higher than 10 feet, as measured from finished construction surrounding grade at the base of the sign except as follows:

[a] Twenty feet for signs located in street yards fronting State Highways 54 and 172.

[b] Thirty feet for signs located in street yards fronting State Highway 29.

[5] Width. No ground sign shall exceed 20 feet in width.

(c) Awning, canopy, and marquee signs.

[1] Number. Except for the case of the multitenant buildings as regulated in this section, there shall not be more than one awning, canopy, or marquee sign exceeding an aggregate gross surface sign area of four square feet for each principal building. Awning, canopy, and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this chapter as specified in this section.

[2] Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 50% of the gross surface area of the face of the awning, canopy, or marquee to which such sign is to be affixed or 30 square feet in area, whichever is less.

[3] Location. A sign may be affixed to or located upon any awning, canopy, or marquee.

[4] Height. An awning, canopy, or marquee sign shall not project higher than the top of the awning, canopy, or marquee to which such sign is to be affixed.

(d) Window signs.

[1] Neon signs. Each business tenant shall be allowed to display on each public street it fronts one neon sign not exceeding five square feet in size or 50% of the window area, whichever is less. Neon signs shall emit a steady light and only be illuminated during business hours. Blinking, flashing, strobe or other light animation shall not be allowed.

[2] Temporary signs. Temporary, nonilluminated window signs covering less than 25% of the individual window area shall be allowed.

(e) Changeable letter and electronic message center signs.

[1] Changeable letter or electronic message center signs shall be per ground sign subject to the following limitations.

[2] Changeable letter signs shall meet the following:

[a] Shall be part of a permanent ground sign;

[b] Shall not exceed 32 square feet in area;

[c] Shall be allowed in addition to the ground sign square footage.

[3] Electronic message centers shall meet the following:

[a] Shall be part of a permanent ground sign.

[b] Shall not exceed 32 square feet in area.

[c] Shall be allowed in addition to the ground sign square footage.

[d] Are permitted to contain individual letters and/or graphics (such as snowflakes falling, clouds moving, flags waving, etc.) only. Animation such as video is prohibited.

[e] Any individual letter or graphic scrolling or otherwise displayed on an electronic message center shall remain illuminated and visible for a minimum of two seconds.

[f] The message shall not flash. Any message that remains visible for less than two seconds shall be considered as flashing.

[g] Regardless of the light source, undue brightness is prohibited, and compliance with § 295-361D is required. For the purpose of enforcing this provision, "undue brightness" will be construed to mean illumination of a white portion of the sign in excess of the following intensity levels: daylight hours: 10,000 nits; night hours: 750 nits. Additionally the following provisions shall be provided:

[i] The light source shall be governed by a properly functioning ambient light measurement tool or device such as a photocell.

[ii] The sign shall have an automatic phased proportional dimmer, which shall be used to reduce nighttime brightness levels (compared to daytime brightness levels).

- [iii] Prior to the issuance of a permit for an electronic message center sign, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified in this section, and the intensity level is protected from being manipulated or altered by other than the manufacturer through the use of password-protected software or other method as deemed appropriate by the Zoning Administrator.
 - [iv] Prior to issuance of a permit for an electronic message center sign, the owner of the sign shall provide a signed authorization permitting the Village to contact the sign manufacturer and/or successors having authority to adjust the light intensity, at any time in the future, to verify the settings for the light intensity.
 - [h] Electronic message centers may also be subject to additional state and federal regulations.
- (f) Tenant board signs. One multitenant board sign not exceeding 25 square feet in size and six square feet in height shall be allowed to be placed in front of each individual building in the B-2 (Office) Zoning District.
- (g) Directory sign:
 - [1] Can be a pedestal, ground sign or off-premises sign, and all regulations apply.
 - [2] Size of sign shall not exceed 80 square feet per side, 10 feet in height, and eight square feet per tenant.
- (h) Temporary sign. In addition to the permanent signs allowed under this section, temporary signs, as defined in this chapter, for the purpose of announcing or promoting a new building, development, occupant, or special events, shall be permitted for limited periods of time in any district subject to the following:
 - [1] Number: There shall not be more than one temporary sign for each site per street frontage.
 - [2] Area: The gross surface area of a temporary sign shall not exceed 50 square feet of area.
 - [3] Location: A temporary sign shall not be located closer than 10 feet to any property line, right-of-way, or driveway.
 - [4] Height: A temporary sign shall not project higher than seven feet, as measured from existing grade at the base of the sign.
 - [5] Special conditions: Temporary signs shall be attached to ground posts or meet the definition of a mobile mounted sign. The content of the sign message must directly relate to the on-premises organization or business use and operation. Temporary signs and banners shall not be displayed for more than 30 consecutive days and shall be limited to no more than 90 days per year. A separate permit shall be required for each display period.
 - [6] All temporary signs, other than those identified in § **295-361L**, shall obtain a permit from the Village prior to display. In addition, all temporary signs require a deposit to ensure timely removal. If such signs are not removed within the allowed time frame, the deposit shall be forfeited. If signage is removed within the allowable time frame and confirmed by the Village Zoning Administrator, the deposit shall be refunded. Forfeiture of the sign deposit does not negate the ability of the Village to issue

municipal citations for failure to comply with timely removal of a temporary sign or banner.

(4) Religious uses. For all religious uses, only the following signs are hereby allowed and are subject to Site Review Committee approval:

(a) Wall signs.

- [1] Number. There shall be not more than one wall sign for each principal building.
- [2] Area. The gross surface area of a wall sign shall not exceed 2.5% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 60 square feet, whichever is smaller.
- [3] Location. A wall sign may be located on the outermost wall of any principal building but shall not project more than 10 inches from the wall to which the sign is to be affixed unless NEC standards require a greater distance.
- [4] Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed. A wall sign shall not exceed 20 feet in height from the base of the building wall to which the sign is affixed.

(b) Freestanding ground signs.

- [1] Number. There shall not be more than one freestanding ground sign for each principal building.
- [2] Area. The gross surface area of a ground sign per side shall not exceed 50 square feet of area.
- [3] Location. A ground sign may not be located closer than 10 feet to any property line, right-of-way, or driveway.
- [4] Height. A ground sign shall not project higher than 10 feet, as measured from preconstruction grade at the base of the sign.

(c) Temporary sign or banner.

- [1] Number. There shall not be more than one freestanding temporary ground sign for each site per street frontage.
- [2] Area. The gross surface area of a temporary sign or banner shall not exceed 50 square feet of area.
- [3] Location. A temporary sign or banner shall not be located closer than 10 feet to any property line, right-of-way, or driveway.
- [4] Height. A temporary sign or banner shall not project higher than seven feet, as measured from preconstruction grade at the base of the sign.
- [5] Special conditions. Temporary signs and banners shall be attached to ground posts. While the sign or banner face and message may change throughout the year, the content of the sign message must directly relate to the religious organization's use and operation. Auxiliary banners shall not be displayed for more than 14 consecutive days, and shall be limited to no more than six events per year (maximum total of 84 banner days per year).

I. Prohibited signs. The following types of signs are prohibited in the Village of Hobart:
[Amended 7-17-2018 by Ord. No. 2018-07]

- (1) Roof signs.
- (2) Signs placed on or affixed to vehicles and/or trailers excepting properly permitted mobile mounted signs, which are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity. However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer.
- (3) Signs which are attached or otherwise affixed to rocks, trees, or other living vegetation.
- (4) Signs which imitate, interfere with, obstruct the view of, or can be confused with any authorized traffic control sign, signal, or other device.
- (5) Flashing or rotating signs, signs containing moving parts, and signs containing reflective elements which sparkle or twinkle in the sunlight are not permitted.
- (6) Signs indicating the current time and/or temperature may be permitted, provided they meet all other provisions of this chapter and subject to approval of the Site Review Committee.
- (7) A-frame, sandwich board, sidewalk, or curb signs, except as a temporary sign, as may be provided for in the exemptions of this chapter.
- (8) Banners, pennants, streamers, balloons, and other gas-filled figures, except as a temporary sign, as may be provided for in exemptions of this chapter.
- (9) Billboards and off-premises signs, except Village-approved as temporary off-premises signs to identify businesses during road construction. Official Village bulletin boards are also allowed off-premises.
- (10) Any sign advertising or identifying a business or organization which is either defunct or no longer located on the premises is not permitted.
- (11) Any sign larger than 50 square feet in area except as may otherwise be permitted under the terms of this chapter and subject to review and approval by the Site Review Committee if the sign is proposed to be located within a Village-owned park or preserve.
- (12) Projecting signs.
- (13) Portable and wheeled signs.
- (14) Signs or other advertising painted directly on walls unless specifically approved by the Site Review Committee if the sign is proposed to be located within a Village-owned park or preserve.
- (15) Inflatable signs and tethered balloons.
- (16) Signs attached to, erected or maintained on any standpipe, exterior stairway, fire escape, tower, or balcony so as to interfere with the use thereof.
- (17) Signs erected at or near the intersection of any streets in such manner as to obstruct free and clear vision.
- (18) Signs at any location where, by reason of the position, shape or color, may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device.
- (19) Signs which make use of the words "STOP," "LOOK," "DANGER" or any other word, phrase, symbol, or character in such manner as to interfere with, mislead, or confuse traffic.

- (20) Signs erected, constructed or maintained so as to obstruct any exit or any window opening necessary for required light or ventilation.
- (21) Signs extending above the top or beyond the side of the exterior wall to which such sign is attached.
- (22) Signs with associated lighting fixtures which project more than 10 inches from the exterior wall to which they are attached.
- (23) Signs entirely supported by a parapet wall.
- (24) Signs, cards, banners, pictures, handbills, sign posters, advertising, or notice of any kind on public ground, public waterway or upon any structure projecting over any public thoroughfare, public ground or public waterway within the Village except by Site Review Committee authorization.
- (25) Except as may otherwise be permitted by this chapter, the placement, creation, or use of outdoor advertising devices such as banners, decorative displays or other advertising devices of cloth, paper, or other nonrigid materials.

J. Existing signs.

- (1) Existing signs which become nonconforming upon adoption of this chapter shall not be reconstructed, remodeled, relocated or changed in size unless such action will make the sign conforming in all respects with this chapter. Nonstructural changes to an existing freestanding sign face as a result of tenant changes, business name changes, ownership change or other content-related changes shall require compliance with this chapter.
- (2) A nonconforming sign or sign structure which is destroyed or damaged may be restored only after the owner has shown that the damage did not exceed 50% of the appraised value of the sign. If such sign or sign structure is destroyed or damaged to an extent exceeding 50% of the appraised sign value, it shall be removed and shall not be reconstructed or replaced unless such action makes the sign and sign structure conforming, in all respects, to the Sign Code. If restoration of a damaged sign is not completed within six months of the date damage occurred, such sign shall be removed or replaced in a manner as will conform with all specifications of this chapter. Replacement signs may require Site Review Committee approval.
- (3) A nonconforming sign or sign structure shall be removed within 30 days of the date the building containing the use to which the sign is accessory is demolished or destroyed to an extent exceeding 50% of the building's appraised value.
- (4) At any such time as the owner of any building or lot on which a nonconforming sign(s) is located, requests Site Review Committee approval for any change to the use, building, or lot, the Site Review Committee may require that such nonconforming sign(s) be removed or made to conform with this chapter as a condition of building or site approval.

K. Maintenance and removal of signs. The Village Board may cause any sign or other advertising structure which is, in the Board's opinion, an immediate peril to persons or property to be removed summarily and without notice.

- (1) Appearance requirements:
 - (a) The owner of any sign as defined and regulated by this chapter shall be required to properly maintain the appearance of all parts and supports of their sign as directed by the Village.
 - (b) In the event that the sign owner does not provide proper sign maintenance within 30 days after written notification from the Village, the sign shall be removed as provided in this

chapter.

(2) Removal of certain signs and billboards.

- (a) Any sign or billboard, now or hereafter existing, which no longer advertises a bona fide business or product, or which is dilapidated, out of repair, unsafe, insecure, or has been constructed, erected or maintained in violation of the provisions of this chapter, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or land upon which such sign may be found. If within 30 days after written notification from the Village the sign owner fails to comply with such notice, the Village may remove such sign. Any expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such cost and expenses are not paid within 30 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.
- (b) Any sign which is constructed without proper approval and permit shall be removed or must be issued a proper permit within five days' notice to the owner by the Village. In the event that the owner of such sign is not issued a proper permit or fails to remove said sign, the Village may remove such sign. Any expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such cost and expenses are not paid within 30 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.
- (c) In the event that the owner of an illegal sign cannot be ascertained by the Village, then notice as indicated in this chapter shall be given to the owner of the real estate upon which the sign is located. In the event that the owner of the real estate is not issued a proper permit or does not remove the sign within 30 days, then such sign may be removed by the Village of Hobart. Any expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such cost and expenses are not paid within 30 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.
- (d) If a permit is denied, the Village shall issue a five-day removal notice. If the sign is not removed within the five-day period, the sign may be removed by the Village of Hobart. Any expense incident thereto shall be paid by the owner of the building or land to which such sign is attached. In the event such cost and expenses are not paid within 30 days from the date of billing, then the costs and expenses incurred for such removal shall be assessed against the real estate upon which such sign is located and collected as other taxes are collected on said real estate.
- (e) The cost of removing any signs located in the road right-of-way at the time the road is widened, and such signs must be relocated or removed, shall be paid by the sign owner.

L. Sign exemptions.

- (1) The following outdoor signs, advertising structures or devices shall be exempted from this section:
 - (a) One wall sign not to exceed three square feet in size maintained by the owner or occupant of any residential building for the purpose of displaying the name of the owner or occupant. Home occupation signs shall not be permitted.
 - (b) Bulletin boards not over 15 square feet in size for public, charitable or religious institutions when the same are located on the premises of said institutions. Such signs

shall be subject to the location, lighting and landscaping standards as set forth in this chapter and shall not exceed seven feet in height.

- (c) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials grave markers, statutory, or other remembrances of persons or events that are noncommercial in nature.
 - (d) Traffic signs, legal notices, railroad crossing signs, danger and such temporary emergency or nonadvertising signs as may be erected for the public safety.
 - (e) One sign, not to exceed 15 square feet in area, identifying farm operations on all agricultural parcels of land.
 - (f) Flag poles 25 feet or less.
 - (g) Special decorative displays or signs in public right-of-way when authorized by the Village Board.
 - (h) Up to four Village authorized and constructed directional signs for any single business or organization, provided such signs do not exceed three square feet in area or four feet in height. Village-supplied off-premises direction signs shall be located in accordance with Site Review Committee approval.
 - (i) Signs which are located within the interior of any building and which are not visible from the exterior of the building.
 - (j) Yard sale signs, provided that no person shall attach posters, notices or advertisements to utility poles, meter posts, or trees in or along any street right-of-way within the Village; and, that no person shall put up any notice upon any building, wall, fence, or other property of another person without having first obtained the consent of the owner of such property. The maximum time limit for all yard sale or estate sale signs is three consecutive days and nine cumulative days in a one-year period. Such signs shall not exceed six square feet in area.
 - (k) Nonilluminated window signs, including but not necessarily limited to paper signs, box signs, and painted window signs, covering less than 25% or 10 square feet, whichever is less, of the individual window area.
- (2) The following temporary signs shall also be exempted from this chapter, subject to the following conditions:
- (a) Temporary real estate signs.
 - [1] Number. There shall not be more than one temporary real estate sign for each lot, except that where a lot abuts two or more streets, one "For Sale" sign may be allowed for each abutting street frontage.
 - [2] Area.
 - [a] Single-family and duplex residential areas. In all residential zoned areas, temporary "For Sale" or "For Rent" real estate signs shall not exceed six square feet in gross surface area.
 - [b] Business and multifamily residential areas. In business and multifamily residential zoned areas, temporary "For Sale" real estate signs shall not exceed 32 square feet in gross surface area and temporary "For Lease" or "For Rent" real estate signs shall not exceed 12 square feet in gross surface area.

- [c] Exception. Where vacant land in business and multifamily zoned areas is "For Lease" or "For Rent," a freestanding real estate sign, not exceeding 32 square feet in gross surface area, may be allowed in accordance with the setback standards established in this chapter.
- [3] Location. Temporary "For Sale" real estate signs shall be located only upon the premises for sale and shall not be in the right-of-way. Temporary "For Lease" or "For Rent" real estate signs shall be attractively designed and located on the existing business's freestanding sign.
- [4] Exceptions.
- [a] Property for sale or lease that does not have roadway frontage may locate a real estate sign on a nearby property that does have roadway frontage, in accordance with location requirements stated in this chapter, shall only be permitted with the permission of the property owner in which the sign is being placed.
 - [b] The Site Review Committee may waive and/or modify location requirements if such requirements would result in a visual hindrance due to existing vegetation.
 - [c] If a business site does not have a freestanding sign to attach a "For Lease" sign, the lease sign may alternatively be placed on the building facade.
 - [d] In any case where the setback of the "For Sale" sign results in the sign being located within the road right-of-way, the Village shall not be held liable or any sign damage or maintenance.
 - [e] A-1 Agricultural Districts and B-1 Community Business Districts. A temporary "For Sale" (lease, develop or build to suit) real estate sign, also constituting a ground sign, on real estate adjacent to a four-lane state or federal highway is permitted in A-1 Agricultural Districts and B-1 Community Business Districts, provided the Site Review Committee approves the sign and the following restrictions are met:
 - [i] The "For Sale" real estate sign/ground sign complies with all rules of the Department of Transportation;
 - [ii] The "For Sale" real estate sign/ground sign is used for the real estate upon which it is placed;
 - [iii] The "For Sale" real estate sign/ground sign is not located closer than 10 feet from the property line;
 - [iv] The real estate that is the subject of the "For Sale" real estate sign/ground sign is initially a minimum of 250 acres at the time the permit is granted;
 - [v] The "For Sale" real estate sign/ground sign's display surface is not greater than 200 square feet;
 - [vi] The "For Sale" real estate sign/ground sign is not more than 16 feet in height and 30 feet in length; and
 - [vii] The "For Sale" real estate sign/ground sign is removed within a period of one year from the issuance of the permit, unless the Site Review Committee approves additional six-month periods and the Zoning Administrator/Building Inspector issues corresponding renewal permits.

- [5] Height.

- [a] Temporary "For Sale" real estate signs shall not project higher than seven feet as measured from preconstruction grade at the base of the sign.
 - [b] Temporary "For Lease" or "For Rent" real estate signs shall not project higher than the existing business's freestanding sign.
- [6] Special conditions. Temporary real estate signs shall be removed within seven days of the sale or lease of the premises upon which the sign is located.
- (b) Temporary construction signs.
- [1] Number. There shall not be more than one temporary construction sign per trade for each project or development, except that where a project or development abuts two or more streets, one sign may be allowed for each abutting street frontage.
 - [2] Area.
 - [a] Residential areas. In all residential areas, temporary construction signs shall not exceed six square feet per side in gross surface area.
 - [b] Nonresidential areas. In all nonresidential areas, temporary construction signs shall not exceed 32 square feet in gross surface area.
 - [3] Location. Temporary construction signs shall be located only upon the premises upon which construction either is about to occur or is occurring. Such signs shall be set back/offset a minimum of 10 feet from any abutting property line or road right-of-way.
 - [4] Height. Temporary construction signs shall not project higher than seven feet, as measured from preconstruction grade at the base of the sign.
 - [5] Special conditions. Temporary construction signs shall be permitted only as accessory to an approved building permit for the purpose of identifying a proposed construction project and the names of contractors, engineers, architects, and financial institutions involved in the project development.
 - [6] Time period for signs. Temporary construction signs may be erected and maintained for a period not to exceed 30 days prior to the commencement of construction and shall be removed within 30 days of issuance of occupancy permit.
- (c) Temporary political campaign signs. The Village Board of the Village of Hobart declares the following legislative intent regarding the subject of political campaign signs:
- [1] Individuals who are political candidates are possessed with important rights which include the right to vote, to run for public office, to travel, and to address their appeals to the voters.
 - [2] The public is possessed with the important right of safe and unobstructed travel over the public rights-of-way.
 - [3] It is necessary as a matter of public policy that the buildings and grounds of public agencies maintain a strict appearance of neutrality during political campaigns.
 - [4] The substantial possibility exists of a proliferation of political campaign signs in the Village over extended periods of time with the attendant traffic safety, litter, structural hazards, and loss of meaning of the message conveyed by said signs in the absence of any regulation of such signs.

- [5] A compelling need therefore exists for a reasonable system of regulation of political campaign signs in order to protect the rights and advance the concerns stated in this section.

[Amended 4-19-2011]

- [a] Size. The gross surface area of a political campaign sign shall not exceed 24 square feet or five feet in height, where it is proposed or actual placement will adversely impact pedestrian or traffic safety.
- [b] Prohibited on public property. Political campaign signs shall not be posted on any building, structure, public right-of-way or grounds that are owned, operated or maintained by any public agency.
- [c] Special conditions. The Village shall be authorized to remove any political campaign signs that are found to be in violation of the provisions of this chapter.
- [d] Time limit. Such signs shall not be posted prior to the election campaign period as defined in § 12.04(1)(a), Wis. Stats., in connection with which the sign is being posted, and shall be removed within 10 days after the election in connection with which the sign was posted.

M. Penalty, enforcement by injunction, declared nuisances.

- (1) Penalty. Any person, firm, company, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this chapter shall be subject to the penalties provided in § 1-3. Each day that a violation exists shall constitute a separate violation and be punishable as such.

[Amended 1-6-2015 by Ord. No. 01-2015]

- (2) Declared nuisances. Any sign or similar advertising structure erected, structurally altered, painted, moved, or maintained in violation of the provisions of this chapter is hereby declared to be a nuisance per se, and the Village may apply to any court of competent jurisdiction to restrain or abate such.^[1]

[1] *Editor's Note: Original Subsection N, Appeals, which immediately followed this subsection, was repealed 1-6-2015 by Ord. No. 01-2015.*



TO: Planning & Zoning Commission

RE: Ordinance creating I-3: Airport Industrial District zoning district

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: March 11, 2020

ISSUE: Consider an ordinance creating the I-3: Airport Industrial District zoning district for lands near the international airport

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

The purpose of this ordinance is to create a new zoning district for those lands adjacent to or near the Austin Straubel International Airport for potential future commercial and industrial developments.

BACKGROUND

With majority of the lands adjacent to the airport being currently zoned A-1: Agricultural District, Village Staff believes it is necessary to create a new zoning district to support potential future development in this area to uses that are more compatible with the use and noises generated from the daily functions of the airport. Therefore, Village Staff is proposing the creation of the I-3: Airport Industrial District so the Village has the ability to better serve requests for commercial and industrial development on lands that are within the airport boundary and those lands that are located near said airport. There currently is no request to rezone any properties to this new zoning district, but the Village would be prepared in the event such a request is received. With Village Staff still proceeding with the proposed recodification of the existing zoning code, this new district (if approved) would be shifted into the revised code the same as the other existing districts.

Attached is the proposed ordinance with the exact verbiage proposed.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed ordinance creating the new I-3: Airport Industrial District and inserting it into the Village Zoning Code as submitted.



ORDINANCE 2020-04

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN (ARTICLE XXIV – I-2 INDUSTRIAL PARK DISTRICT) AND CREATING ARTICLE XXXIV (I-3 AIRPORT INDUSTRIAL DISTRICT)

* * *

Purpose: The purpose of this Ordinance is to amend the current Zoning Code to create a new zoning district (I-3 Airport Industrial District) to address development in and around Austin Straubel Airport, and, as a result of that creation, amend the I-2 Industrial Park District zoning.

* * *

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

Section 1: Article XXIV (I-2 Industrial Park District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby amended to read as follows:

§ 295-269. Purpose. The purpose of the Industrial Park District is to provide for the placement of those industrial and commercial establishments in an attractive low-density setting compatible with residential uses in adjoining areas.

§ 295-270. Permitted uses. The following uses are permitted in the I-2 District:

- Bottling company
- Brick and structural clay products manufacturing
- Dairy processing plants for cheese and milk
- Food processing establishments
- Health and medical institutions
- Hotels and motels
- Sign manufacture
- Stone products manufacture
- Woodworking and wood products

§ 295-271. Permitted accessory uses. The following are permitted accessory uses in the I-2 District:

- A. Satellite dish antennas less than 38 inches in diameter.
- B. Restaurants, drugstores, barber shops, located in an office building and accessible to the public only through the lobby; no advertising or display for the accessory use should be visible from outside the building.
- C. Uses incidental to and on the same zoning lot as the principal use.
- D. Telephone and public utility installations, and cable television installations.

§ 295-272. Conditional uses. The following are conditional uses in the I-2 District:

- A. Adult establishments to include: adult book houses, adult body painting studios, adult bookstores, adult cabarets, adult massage parlors, adult mini-motion-picture

- theater, adult modeling studios, adult motion-picture theater, adult motion-picture theater (outdoor), adult novelty shops, and tattoo parlors and body piercing.
- B. Air, motor, railroad, and water freight terminals.
- C. Asphalt products manufacture.
- D. Assembly plants.
- E. Auto wrecking yards.
- F. Freight yards, terminals, and transshipment depots (motor trucks).
- G. Heavy machinery production.
- H. Paint products manufacture.
- I. Paper products manufacturing.
- J. Petroleum products, storage, processing, and sales.
- K. Planned industrial unit development.
- L. Plastic manufacturing.
- M. Recycling dropoff centers.
- N. Sewage treatment plants.
- O. Storage, warehousing and mini warehousing.
- P. Public utility and service uses, and civic buildings as follows:
 - (1) Substations.
 - (2) Fire stations.
 - (3) Gas regulator stations.
 - (4) Police stations, public works facilities.
 - (5) Railroad right-of-way but not including railroad yards and shops, other than for passenger purposes.
 - (6) Telephone exchanges, transmission equipment buildings and microwave relay towers.

§ 295-273. Lot requirements per use.

- A. Area: 40,000 square feet minimum.
- B. Zoning lot frontage: 120 feet minimum.

§ 295-274. Height regulations.

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

§ 295-275. Building setbacks.

	Principal Structure	Accessory Building	Driveways
Front yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way	10 feet from property line
Side yard	15 feet minimum	15 feet minimum	10 feet from property line
Rear yard	20 feet minimum	20 feet minimum	10 feet from property line
Corner lot	40 feet minimum from right-of-way	40 feet minimum from right-of-way	75 feet from center line of intersection

§ 295-276. Accessory building. All accessory buildings hereinafter constructed in the I-2 District shall meet the district requirements and those identified in § 295-11, Building and uses.

§ 295-277. Parking. Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements.

§ 295-278. Signs. Signs shall be regulated as set forth in § 295-361, Regulation of signs.

§ 295-279. Other requirements.

A. Structures and buildings allowed in the I-2 Industrial Park District shall meet the regulations of this district and the other articles of this chapter, as determined by the Village Zoning Administrator/Building Inspector and approved by the Site Review Committee.

B. All business, services, and storage (except for motor vehicles in operable condition) shall be conducted within a completely enclosed structure.

C. The parking or storage of operable motor vehicles, if not within an enclosed building structure, shall be effectively screened by shrubbery, or solid wall or fence if not less than six feet. Walls and fence shall not exceed eight feet in height.

D. Any use found and determined by the Village Planning and Zoning Commission to be incompatible with the purpose of the I-2 District may be prohibited by the Village Board, including but not limited to outdoor wood burners/solid-fuel heating devices. [Amended 1-6-2015 by Ord. No. 01-2015]

E. A detailed landscaping plan, showing placement of shrubbery, trees and other vegetative plantings, shall be submitted to the Village Board for approval prior to the issuance of a building permit to insure appropriateness and compatibility with adjoining development.

F. Absent a permit for a special occasion, businesses may not be open to the public between the hours of 2:30 a.m. and 6:00 a.m. This provision does not apply to emergency type facilities.

Section 2: Article XXIV (I-3 Airport Industrial District) of Chapter 295, Zoning, of the Code of the Village of Hobart, is hereby created to read as follows:

§ 295-365. Purpose. The purpose of the I-3: Airport Industrial District is to facilitate economic development for airport-compatible uses of industrial and commercial developments desiring locations in close proximity to air transportation while protecting the health and property of the public in association with the safe operation of the airport.

§ 295-366. Permitted uses. The following uses are permitted in the I-3 District:

- Airport
- Airport terminal
- Aircraft hanger
- Airport maintenance facility
- Aircraft parts, sales, and maintenance
- Flight training facilities and clubs (pilot training, skydiving)
- Passenger terminal, surface transportation
- Automobile rental
- Gasoline filling station
- Taxicab service
- Carwash or auto detailing (full and self-service)
- Hotel or motel
- Government office
- Post office
- Business office
- Data processing or storage center
- Research and development facilities
- Printing and publishing
- Bottling facility
- Dairy processing plants for cheese and milk

Food processing establishments
 Health and medical institutions
 Sign manufacturing facility
 Cold storage facility
 Parcel services
 Truck or freight terminal
 Warehousing and distribution facilities
 Emergency services station (fire, EMS, Police)
 Government public works facilities
 Parking lot
 Parking structure
 Crops

§ 295-367. Permitted accessory uses. The following are permitted accessory uses in the I-3 District:

- A. Satellite dish antennas less than 38 inches in diameter.
- B. Restaurants, drugstores, barber shops, located in an office building and accessible to the public only through the lobby; no advertising or display for the accessory use should be visible from outside the building.
- C. Telephone and public utility installations, and cable television installations.

§ 295-368. Conditional uses. The following are conditional uses in the I-3 District:

- A. Assembly plants
- B. Heavy machinery production
- C. Paint products manufacture
- D. Paper products manufacturing
- E. Petroleum products, storage, processing, and sales
- F. Planned industrial unit development
- G. Plastic manufacturing
- H. Self-storage and mini warehousing
- I. Public utility and service uses, and civic buildings as follows:
 - 1. Substations
 - 2. Gas regulator stations
 - 3. Police stations, public works facilities
 - 4. Railroad right-of-way but not including railroad yards and shops, other than for passenger purposes
 - 5. Telephone exchanges, transmission equipment buildings and microwave relay towers

§ 295-369. Lot requirements per use.

- A. Area: 40,000 square feet minimum.
- B. Zoning lot frontage: 120 feet minimum.

§ 295-370. Height regulations.

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

§ 295- 371. Building setbacks.

	Principal Structure	Accessory Building	Driveways
Front yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way	10 feet from property line
Side yard	15 feet minimum	15 feet minimum	10 feet from property line

Rear yard	20 feet minimum	20 feet minimum	10 feet from property line
Corner lot	40 feet minimum from right-of-way	40 feet minimum from right-of-way	75 feet from center line of intersection

§ 295-372. Parking. Parking shall conform to the requirements as set forth in Article XXVIII, Off-Street Parking Requirements.

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

§ 295- 374. Other requirements.

A. Structures and buildings allowed in the I-3 Airport Industrial District shall meet the regulations of this district and the other articles of this chapter, as determined by the Village Zoning Administrator/Building Inspector and approved by the Site Review Committee.

Section 3: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 4. This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this 17th day of March, 2020.

Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

I, Mary Smith, 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 March 17th 2020.

(Seal)

Mary Smith, Village Clerk

*Village of Hobart, WI
Tuesday, May 7, 2019*

Chapter 295. Zoning

Article XXIV. I-2 Industrial Park District

§ 295-269. Purpose.

The purpose of the Industrial Park District is to provide for the placement of those industrial and commercial establishments desiring locations in proximity to air transport in an attractive low-density setting compatible with residential uses in adjoining areas.

§ 295-270. Permitted uses.

The following uses are permitted in the I-2 District:

Airport related businesses as approved by Planning and Zoning Commission
Bottling company
Brick and structural clay products manufacturing
Dairy processing plants for cheese and milk
Food processing establishments
Health and medical institutions
Hotels and motels
Sign manufacture
Stone products manufacture
Woodworking and wood products

§ 295-271. Permitted accessory uses.

The following are permitted accessory uses in the I-2 District:

- A. Satellite dish antennas less than 38 inches in diameter.
- B. Restaurants, drugstores, barber shops, located in an office building and accessible to the public only through the lobby; no advertising or display for the accessory use should be visible from outside the building.
- C. Uses incidental to and on the same zoning lot as the principal use.
- D. Telephone and public utility installations, and cable television installations.

§ 295-272. Conditional uses.

The following are conditional uses in the I-2 District:

- A. Adult establishments to include: adult book houses, adult body painting studios, adult bookstores, adult cabarets, adult massage parlors, adult mini-motion-picture theater, adult modeling studios, adult motion-picture theater, adult motion-picture theater (outdoor), adult novelty shops, and tattoo parlors and body piercing.
- B. Air, motor, railroad, and water freight terminals.
- C. Asphalt products manufacture.
- D. Assembly plants.
- E. Auto wrecking yards.
- F. Freight yards, terminals, and transshipment depots (motor trucks).
- G. Heavy machinery production.
- H. Paint products manufacture.
- I. Paper products manufacturing.
- J. Petroleum products, storage, processing, and sales.
- K. Planned industrial unit development.
- L. Plastic manufacturing.
- M. Recycling dropoff centers.
- N. Sewage treatment plants.
- O. Storage, warehousing and mini warehousing.
- P. Public utility and service uses, and civic buildings as follows:
 - (1) Substations.
 - (2) Fire stations.
 - (3) Gas regulator stations.
 - (4) Police stations, public works facilities.
 - (5) Railroad right-of-way but not including railroad yards and shops, other than for passenger purposes.
 - (6) Telephone exchanges, transmission equipment buildings and microwave relay towers.

§ 295-273. Lot requirements per use.

- A. Area: 40,000 square feet minimum.
- B. Zoning lot frontage: 120 feet minimum.

§ 295-274. Height regulations.

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

§ 295-275. Building setbacks.

	Principal Structure	Accessory Building	Driveways
Front yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way	10 feet from property line
Side yard	15 feet minimum	15 feet minimum	10 feet from property line
Rear yard	20 feet minimum	20 feet minimum	10 feet from property line
Corner lot	40 feet minimum from right-of-way	40 feet minimum from right-of-way	75 feet from center line of intersection

§ 295-276. Accessory building.

All accessory buildings hereinafter constructed in the I-2 District shall meet the district requirements and those identified in § **295-11**, Building and uses.

§ 295-277. Parking.

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

§ 295-278. Signs.

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

§ 295-279. Other requirements.

- A. Structures and buildings allowed in the I-2 Industrial Park District shall meet the regulations of this district and the other articles of this chapter, as determined by the Village Zoning Administrator/Building Inspector and approved by the Site Review Committee.
- B. All business, services, and storage (except for motor vehicles in operable condition) shall be conducted within a completely enclosed structure.
- C. The parking or storage of operable motor vehicles, if not within an enclosed building structure, shall be effectively screened by shrubbery, or solid wall or fence if not less than six feet. Walls and fence shall not exceed eight feet in height.
- D. Any use found and determined by the Village Planning and Zoning Commission to be incompatible with the purpose of the I-2 District may be prohibited by the Village Board, including but not limited to outdoor wood burners/solid-fuel heating devices.
[Amended 1-6-2015 by Ord. No. 01-2015]
- E. A detailed landscaping plan, showing placement of shrubbery, trees and other vegetative plantings, shall be submitted to the Village Board for approval prior to the issuance of a building permit to insure appropriateness and compatibility with adjoining development.
- F. Absent a permit for a special occasion, businesses may not be open to the public between the hours of 2:30 a.m. and 6:00 a.m. This provision does not apply to emergency type facilities.



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 VILLAGE BOARD of the Village of Hobart will meet on Tuesday March 3rd 2020 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 28th day of February, 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday March 3rd 2020 (6:00 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. Rich Heidel called the meeting to order at 6:00 pm. Roll call: Tim Carpenter, David Dillenburg, Rich Heidel, and Debbie Schumacher were present. Tim Carpenter attended by telephone as allowed by ordinance. Ed Kazik was excused.
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by Rich Heidel second by David Dillenburg to approve agenda as presented.
3. Pledge of Allegiance. Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS: None

5. CONSENT AGENDA: Motion made by David Dillenburg second by Debbie Schumacher to approve the items on the Consent Agenda. The motion passed unanimously.

A. Payment of Invoices; B. VILLAGE BOARD: Minutes of February 19th (Regular) 2020; C. SITE REVIEW COMMITTEE: Minutes of December 18th 2019; D. PLANNING AND ZONING COMMISSION: Minutes of February 12th 2020; E. ALCOHOL AND OPERATORS LICENSES (0); F. LIQUOR LICENSE - James & Eileen Ostrowski (Trout Creek Pub - 897 Riverdale Drive from April 1st 2020 thru June 30th 2020)

6. ITEMS REMOVED FROM CONSENT AGENDA: None.

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS (NOTE: Please limit citizens' comments to no more than three minutes): Mr. H. Rueden commented on the website and wanted to be certain it was secure.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS: Mr. Kramer spoke with the Board about the upcoming Board meetings.

Tuesday March 10th (6:00 PM) – Special Meeting at Hillcrest Elementary School
 Tuesday March 17th (6:00 PM) – Regular Board Meeting at Village Office
 Wednesday April 8th (6:00 PM) – Regular Board Meeting at Village Office
 Tuesday April 21st (6:00 PM) - Regular Board Meeting at Village Office

Staff spoke about the need for another DS200 Election tabulator. When the Audit is completed, if there funds available staff would like to order one additional unit to assist with the voting in November. The cost of the machine is \$\$6,250.00 with \$227.50 annual maintenance and support fees.

9. COMMITTEE REPORTS AND ACTIONS

A. UPDATE - Request for a new 121,925 square foot building addition and associated site improvements located at 1001 Fernando Drive (HB-337) (Site Review Committee – February 20th)
Green Bay Converting is proposing to construct phase 2 of their original development plan for an industrial production and warehouse facility. Phase 1 was constructed in 2017-2018 which consisted of 265,622 square feet and phase 2 is now being proposed at 121,925 square feet. Along with the proposed building addition, the site improvements will include the relocation of the drive/fire lane being constructed around the rear of the addition to match what was illustrated during the original site review back in 2017. (Applicant: Karl “Pudge” Schuh, Schuh Construction Inc.) Site Review approved the Phase2 addition. no action was taken.

10. OLD BUSINESS: None.

11. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)

A. DISCUSSION AND ACTION – Correcting Motion to Award of Bids for 2020 Street and Drainage Improvements (Contract 2320-20-04): At its February 19th meeting, the Board approved a motion awarding the bid to Northeast Asphalt (Green Bay, WI) for \$728,211. The correct amount should have been \$773,605.01. Staff recommended a new motion to award the bid at the correct amount. Motion made by Debbie Schumacher, second by Tim Carpenter, to amend the previous Board action and approve the award for Northeast Asphalt for \$773,605.01. The motion passed unanimously.

B. DISCUSSION AND ACTION – Approval of Bids for DPW Vehicle Purchases:

Staff recommended the purchase of two (2) 2020 Dodge ½ ton quad cab pickups for \$26,453.00 each, for a total of \$52,906.00 from Ewald Automotive Group, to replace the current 2017 Chevrolet ¾ ton and add one additional vehicle. There is \$67,400 budgeted in the 2020 Capital Fund (004) for this purchase. An additional truck cap will be purchased for the one truck. Motion made by David Dillenburg second by Debbie Schumacher, to approve the purchase of the two (2) Dodge vehicles from Ewald Automotive Group. The motion passed unanimously.

C. DISCUSSION AND ACTION – Establishing a Public Hearing (Implementing the GBMSD Local Annual Adjustment Policy and Establishing the 2020 Sewer Volume Rates): Staff recommended no change in the Sewer Volume Rate, and therefor no hearing is required. Motion made by Rich Heidel, second by Tim Carpenter, to approve no change in the current sewer rate. The motion passed unanimously.

D. DISCUSSION AND ACTION - POLICY 2020-1 (VILLAGE OF HOBART MUNICIPAL SPONSORSHIP (NON-PROFIT ORGANIZATIONS AND EVENTS)):

The purpose of this policy is to establish a formal procedure and criteria for the sponsorship of special events with non-profit organizations in the Village of Hobart. This is the first reading of the policy. The Policy will be placed on our social media sites for comments from residents. This policy gives a standard to measure each request for events, so they are all treated equally. Motion made by Rich Heidel, second by David Dillenburg, to send to the March 17th Board Meeting. The motion passed unanimously.

E. DISCUSSION - Items for future agenda consideration or Committee assignment:

Here the Board took a short break 6:40pm. Tim Carpenter left the meeting per ordinance requirement.

F. ADJOURN to CLOSED SESSION: Motion made by Rich Heidel second by Debbie Schumacher, to move into closed session pursuant to the following:

1) Under Wisconsin State Statute 19.85 (1) (g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. RE: Fee-to-trust issues, Abandoned railroad R-O-W, Brown County Service Agreement and Oneida Nation v. Village of Hobart litigation

2) Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: TID Projects/Development Agreements

Roll call vote: David Dillenburg, aye, Rich Heidel, aye, and Debbie Schumacher, aye. Vote 3-0. The Board moved into Closed session at 6:58pm.

G. CONVENE into open session:

Motion made by Rich Heidel second by Debbie Schumacher, to return to open session. Roll call vote: David Dillenburg, aye, Rich Heidel, aye, and Debbie Schumacher, aye. Vote 3-0 Board returned to Open session at 8:08pm.

H. ACTION from closed session: None.

12. ADJOURN: Motion made by David Dillenburg second by Rich Heidel, to adjourn. Vote 3-0 Board adjourned 8:09pm.

 <p>VILLAGE OF HOBART GREATNESS IS GROWING Village of Hobart Village Office 2990 S. Pine Tree Rd, Hobart, WI www.hobart-wi.org - www.buildinhobart.com</p>	<p>Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on Tuesday March 10th 2020 at 6:00 P.M. at Hillcrest Elementary School, 4193 Hillcrest Road. NOTICE OF POSTING: Posted this 6th day of March, 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.</p>
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MEETING MINUTES – VILLAGE BOARD (Special)

Date/Time: Tuesday March 10th 2020 (6:00 P.M.)

Location: Hillcrest Elementary School, 4193 Hillcrest Road

NOTE: This meeting was held jointly with the Pulaski School Board.

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call - The meeting was called to order by Ed Kazik at 6:00 pm. Roll call: David Dillenburg, Ed Kazik and Debbie Schumacher were present. Rich Heidel and Tim Carpenter were excused.
2. Certification of the open meeting law agenda requirements and approval of the agenda - ACTION: To certify and approve MOTION: Kazik SECOND: Dillenberg VOTE: 3-0
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

4. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)

4. DISCUSSION ACTION – Proposed Safety/Pedestrian Improvements In and Around Hillcrest School – Village Administrator Kramer reviewed the timeline of the discussions and research done so far on the pedestrian and safety issues around Hillcrest Elementary School. He noted that the Village Board recently adopted a Pedestrian and Bicycle Master Plan, which designated the area around the school as one of the top priorities to address. Cole Runge (Brown County Planning) presented the findings of the Plan to the audience. The Plan started “(t)his connection should be the village’s highest priority to begin improving pedestrian and bicycle connectivity.” Cole said the most likely option was the installation of a Rectangular Rapid-Flashing Beacon (RRFB), which is a high-intensity flashing sign assembly, placed ahead of a crosswalk, and is user-activated. The RRFB uses an irregular flash pattern to alert drivers to yield to pedestrians who wish to cross the street. Kramer said the Village had estimated the cost of the improvement to be approximately \$55,000. Dan Bake (Thornberry Creek Homeowners’ Association) asked about the possibility of a paved walking trail connecting the Thornberry Creek area with the school, as the district property abuts the subdivision. Pulaski School Acting Superintendent Tony Klaubauf said that project would be considered, but the focus was on the area in front of the school. The Plan stated that “(c)reating a multi-use trail on village property would provide a link from the Thornberry Creek area directly to Hillcrest Elementary, and open up walking possibilities for students in that area.” Discussion was held on the improvements on County FF (Hillcrest Road) with the general consensus being that the Village Administrator and Acting Superintendent meet to formulate a proposal for both the Village Board and School Board to consider later this spring, with a possible implementation this summer or early 2021.

5. ADJOURN (6:45 PM) – MOTION: Kazik SECOND: Dillenberg VOTE: 3-0

Submitted by Aaron Kramer, Village Administrator



**Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, February 19, 2020 – 5:00 pm**

1. Call to Order, Roll Call:

The meeting was called to order by Rich Heidel at 5:01 pm. Roll call: Bob Ross, excused; John Rather, aye; Rich Heidel, aye; Dave Dillenburg, aye; Jeff Ambrosius, excused; Tom Dennee, aye; David Johnson, aye.

2. Verify/Modify/Approve Agenda:

Motion by Rich Heidel, second by Tom Dennee to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Planning & Zoning Minutes:

Motion by David Johnson, second by Tom Dennee to approve the February 12, 2020 minutes as presented. Rich recused himself from the vote because he was not present at the February 12th meeting. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. Proposed 54 or 53 lot, Single Family Preliminary Plat at HB-391-1 and HB-456:

This request for the preliminary plat was before the commission at the February 12th meeting and action to postpone was approved so the developer and engineer could draft a new layout that included the cul-de-sac on Rowling Road being eliminated and the road pushed through to a full intersection at Nathan Drive along with increasing the lot widths on all lots within the plat in the Village of Hobart to a minimum of 100 feet. The developer and engineer have submitted two separate plats that illustrate a 54-lot plat that has lots 146 thru 154 less than 100 feet in width and a 53-lot plat that has all lots meeting the 100 foot minimum width. Both plats illustrate the roadway having a full intersection and not a cul-de-sac. Motion by Rich Heidel, second by Tom Dennee, to grant a 53-lot, single family preliminary plat for HB-391-1 and HB-456 as presented with the following conditions: 1) Secure necessary rezoning of both parcels; 2) The approval of a service agreement between the Village of Hobart and the Town of Lawrence; 3) Payment of the park fee of \$300.00 per lot for all lots determined to be located (assessed) within the Village of Hobart; 4) All lots must meet the 100 ft lot frontage requirement along Potter Drive. All in favor. Motion carried.

6. Meeting Adjournment:

Motion made by Rich Heidel, second by John Rather to adjourn. All in favor. Motion carried. Meeting adjourned at 5:31 pm.



VILLAGE ADMINISTRATOR'S REPORT March 17th 2020

GOVERNOR SIGNS INTO LAW ELEVEN BILLS HELPFUL TO MUNICIPALITIES

Earlier this month, Governor Evers signed into law several bills the League lobbied for that are beneficial to municipalities, including allowing clerks to issue operator's licenses, creating a new water quality trading option to help communities comply with phosphorus standards, cleaning up the confusing process for filling vacancies in local elective offices, and allowing municipalities to conduct levy limit referendums earlier in the year than November. These and other new laws positively impacting municipalities are described in more detail below. Upon signing two of these bills, Governor Evers quipped "Common sense prevails." Indeed.

SB 91 -- (now Act 151). Authorizes water quality credit trades to be facilitated by a central clearinghouse. This bill creates another option for communities to use when attempting to find affordable ways to comply with phosphorus and other water pollution standards that apply to wastewater treatment plant effluent and stormwater. The League thanks Sen. Cowles (R-Green Bay) and Rep. Kitchens (R-Sturgeon Bay) for introducing this bill.

SB 203 -- (now Act 166) Allows municipal governing bodies to delegate to the clerk or other appropriate official the authority to issue operator's (bartender's) licenses. This bill will speed up the time it takes for a person to obtain an operator's license and free up more time on the governing body's agenda for policy actions. The League

thanks Sen. Kapenga (R-Delafield) and Rep. Knodl (R-Germantown) for introducing this bill.

SB 108 -- (now Act 164) Makes the process for filling vacancies in elective city and village offices clearer and easier to follow. The bill eliminates confusing dates in current law while retaining the flexibility local governing bodies need for determining how best to fill a vacancy. The League worked with Rep. Brooks (R-Saukville) and Sen. Stroebel (R-Saukville) to draft this bill and we thank them for introducing it.

AB 310 -- (now Act 126) Makes it possible for a municipality or county to conduct a referendum to exceed levy limits earlier in the year than November, which is the earliest such a referendum could occur under prior law. November is too late to inform the annual municipal budget writing process. The League worked with the authors and the Wisconsin Counties Association on this bill. The League thanks Rep. Novak (R-Dodgeville), Rep. Shankland (D-Stevens Point) and Sen. Marklein (R-Spring Green) for introducing AB 310.

AB 472 -- (now Act 133) Treats joint emergency medical services districts the same as joint fire departments under the levy limit law. The bill expands the joint fire department levy limit exception to also include payments for charges assessed by a joint emergency medical services district. The League thanks Rep. Loudenberg (R-Clinton) and Sen. Nass (R-Whitewater) for introducing this bill.

SB 637 (now Act 175) Allows for the reconstruction of or improvements to nonconforming homes in a floodplain even if costs exceed 50% of the property's assessed value if certain conditions apply. The League thanks Sen. Marklein (R-Spring Green) and Rep. Pronschinske (R-Mondovi) for introducing this bill.

AB 661 -- (now Act 140) Clarifies that notice of governmental body meetings to the public under the open meetings law must be accomplished by using one of the following methods:

1. Posting a notice in at least 3 public places likely to give notice to persons affected.
2. Posting a notice in at least one public place likely to give notice to persons affected and placing a notice electronically on the governmental body's Internet site.
3. By paid publication in a news medium likely to give notice to persons affected.

Rep.Quinn (R-Rice Lake) and Sen. Jacque (R-DePere) introduced this bill at the request of the Wisconsin Towns Association.

AB 532 -- (now Act 136) Allows a taxpayer to decrease the amount of capital gains subject to income and franchise taxation by investing in a Wisconsin qualified opportunity fund holding at least 90 percent of its assets in property that qualifies under the federal opportunity zone program and is located in one of Wisconsin's 120 opportunity zones. Rep. Vandermeer (R-Tomah) and Sen. Feyen (R-Fond du Lac) introduced this bill with the strong encouragement and support of the City of Racine.

AB 607 -- (now Act 139) Increases the amount of total funding for the length-of-service award grant program for volunteer fire fighters and EMTs from \$2.5 million in a fiscal year to \$2.8 million in fiscal year 2019-20 and \$2.9 million in 2020-2021 and each subsequent year after. Rep. Mursau (R-Crivitz) and Sen. Testin (R-Stevens Point) introduced this bill.

AB 818 -- (now Act 146) Authorizes DOT to issue permits for the overweight transport of residual material to and from municipal sewage treatment facilities. Rep. Stafsholt (R-New Richmond) and Sen. Petrowski (R-Marathon) introduced this bill.

SB 369 (now Act 159) Requires the adjutant general to pay to a local government the state's share of federal emergency management grants for major disaster recovery assistance within 30 days after: (1) the state receives the federal emergency assistance funds; (2) the adjutant general has received all required state and federal forms from the local government; and (3) the local unit of government has fulfilled all other state and federal requirements. Sen. Marklein (R-Spring Green) and Rep. Kurtz (R-Wonowoc) introduced this bill.

* * *

GOVERNOR SIGNS POLICE BODY CAMERA LEGISLATION INTO LAW

On February 28, Governor Evers signed SB 50 into law as Act 108, creating standards for law enforcement agencies that use body cameras on police officers. The Legislative Council Study Committee on the Use of Police Body Cameras recommended the bill. Under the Act, if a law enforcement agency uses a body camera, the agency must have a written policy on the use, maintenance, and storage of the cameras and the data recorded by the cameras. The bill also requires that the law enforcement agencies retain data from the recordings for at least 120 days and specifies the circumstances in which that data must be retained longer. The Act took effect March 1.



TO: Planning & Zoning Commission

RE: Consider Preliminary Plat for Blackberry Ridge Subdivision, HB-689, HB-683, & HB-688

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: March 11, 2020

ISSUE: Review and discuss proposed 32 lot Single Family Preliminary Plat, HB-689, HB-683, & HB-688

RECOMMENDATION: Staff recommends Approval

GENERAL INFORMATION

1. Owner: Gigot Properties, LLC
2. Agent(s)/Petitioner(s): Troy Hewitt / Robert E. Lee & Associates, Inc.
3. Parcel(s): HB-689, HB-683, & HB-688
4. Present Zoning: R-2-R: Rural Residential District

BACKGROUND

Gigot Properties, LLC is proposing a 32 lot single-family plat with one thru roadway from Melanie Dr. on the north to Trout Creek Rd. on the south and one small cul-de-sac near the middle of the subdivision. With some of the lots having frontage along Trout Creek Rd., Lots 1, 2, and 3 will have ingress/egress from Trout Creek Rd. However, Lots 4 and 32 have frontage along Trout Creek Rd. and the new (to be named) roadway and with the terrain of the roadway (near the top of the hill), Village Staff would recommend that a condition be placed on the plat that would restrict Lots 4 and 32 from having ingress/egress to Trout Creek Rd. Again, this would be solely for safety purposes. By ordinance all single family lots shall have a minimum of 150 feet of lot width and 1 acre of lot area. There are two lots on the bulb of the cul-de-sac that are shown to have 82.55 feet at the front property line, however, they both appear to be 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 and the "pie shape" of these two lots, they appear to meet the 150 foot lot width as required in this zoning district.

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.

RECOMMENDATION/CONDITIONS

Staff recommends approval of this Preliminary Plat, conditional upon the following:

1. Placing a note on Lots 4 and 32 along Trout Creek Rd. prohibiting any form of ingress/egress access from Trout Creek Rd.



- 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: TROY HEWITT Date: 2/28/20

Petitioner's Address: 1250 CENTENNIAL CENTRE BLVD City: HOBART State: WI Zip: 54155

Telephone #: (920) 544-4436 Fax: (920) 662-9141 Other Contact # or Email: thewitt@releeinc.com

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

Petitioner's Signature (required): _____ Date: _____

OWNER INFORMATION

Owner(s): GIGOT PROPERTIES, LLC Date: 2/28/20

Owner(s) Address: 203 S MONROE AVE City: GREEN BAY State: WI Zip: 54301

Telephone #: (920) 655-3080 Fax: () _____ Other Contact # or Email: markgigot@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: _____ Date: _____

SITE INFORMATION

Address/Location of Proposed Project: 600 TROUT CREEK RD Parcel No. HB-688, HB-689
HB-683

Proposed Project Type: SUBDIVISION PLAT

Current Use of Property: AG/FOREST Zoning: R-2 RESIDENTIAL

Land Uses Surrounding Site: North: RESIDENTIAL

South: RESIDENTIAL

East: RESIDENTIAL

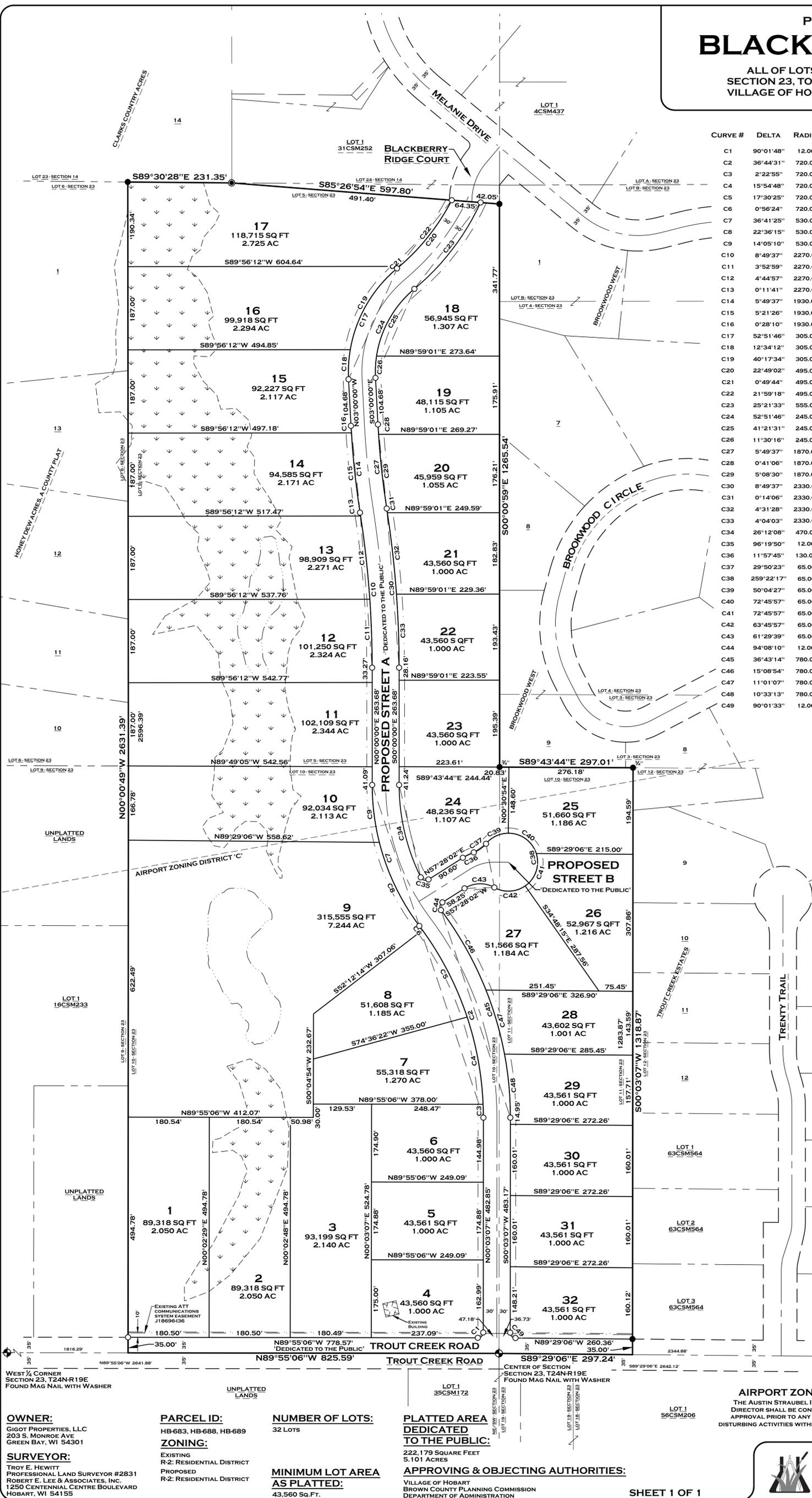
West: RESIDENTIAL

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

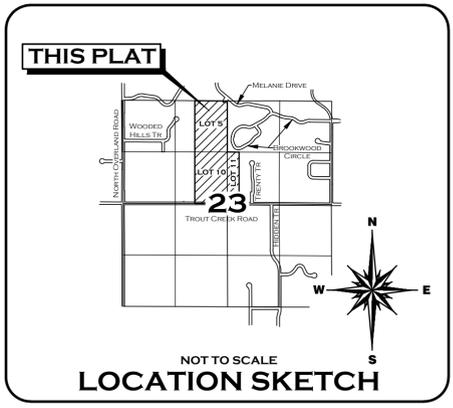
- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

PRELIMINARY PLAT BLACKBERRY RIDGE

ALL OF LOTS 10 AND 11 AND PART OF LOT 5,
SECTION 23, TOWNSHIP 24 NORTH, RANGE 19 EAST
VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN



CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	90°01'48"	12.00'	18.86'	N45°04'01"E	16.97'	S89°55'06"E	N00°03'07"E
C2	36°44'31"	720.00'	461.71'	N18°19'09.5"W	453.84'	N00°03'07"E	N02°19'48"W
C3	2°22'55"	720.00'	29.93'	N01°08'20.5"W	29.93'	N00°03'07"E	N02°19'48"W
C4	15°54'48"	720.00'	199.97'	N10°17'12"W	199.33'	N00°03'07"E	N18°14'36"W
C5	17°30'25"	720.00'	220.00'	N26°59'48.5"W	219.15'	N18°14'36"W	N35°45'01"W
C6	0°56'24"	720.00'	11.81'	N36°13'13"W	11.81'	N35°45'01"W	N36°41'25"W
C7	36°41'25"	530.00'	339.39'	N18°20'42.5"W	333.62'	N00°00'00"E	N36°41'25"W
C8	22°36'15"	530.00'	209.09'	N25°23'17.5"W	207.74'	N14°05'10"W	N36°41'25"W
C9	14°05'10"	530.00'	130.30'	N07°02'35"W	129.97'	N00°00'00"E	N14°05'10"W
C10	8°49'37"	2270.00'	349.71'	N04°24'48.5"W	349.36'	N00°00'00"E	N08°49'37"W
C11	3°52'59"	2270.00'	153.85'	N01°52'29.5"W	153.82'	N00°00'00"E	N03°52'59"W
C12	4°44'57"	2270.00'	188.15'	N06°15'27.5"W	188.10'	N03°52'59"W	N08°37'56"W
C13	11°01'11"	2270.00'	7.71'	N08°43'46.5"W	7.71'	N08°37'56"W	N08°49'37"W
C14	5°49'37"	1930.00'	196.28'	N05°54'48.5"W	196.19'	N03°00'00"E	N08°49'37"W
C15	5°21'26"	1930.00'	180.46'	N06°08'54"W	180.39'	N03°28'10"W	N08°49'37"W
C16	0°28'10"	1930.00'	15.82'	N03°14'05"W	15.82'	N03°00'00"E	N03°28'10"W
C17	52°51'46"	305.00'	281.40'	N23°25'53"W	271.53'	N49°51'46"E	N03°00'00"W
C18	12°34'12"	305.00'	66.91'	N03°17'06"E	66.78'	N09°34'12"E	N03°00'00"W
C19	40°17'34"	305.00'	214.49'	N29°42'59"E	210.10'	N49°51'46"E	N09°34'12"E
C20	22°49'02"	495.00'	197.13'	N38°27'15"E	195.83'	N49°51'46"E	N27°02'44"E
C21	0°49'44"	495.00'	7.16'	N49°26'54"E	7.16'	N49°51'46"E	N49°02'03"E
C22	21°59'18"	495.00'	189.97'	N38°02'23"E	188.80'	N49°02'03"E	N27°02'44"E
C23	25°21'33"	555.00'	245.64'	S37°10'59.5"W	243.64'	S49°51'46"W	S24°30'13"W
C24	52°51'46"	245.00'	226.04'	S23°25'53"W	218.11'	S49°51'46"W	S03°00'00"E
C25	11°21'31"	245.00'	176.85'	S29°11'01.5"W	173.04'	S49°51'46"W	S08°30'16"W
C26	4°31'28"	245.00'	49.19'	S02°45'08"W	49.11'	S08°30'16"W	S03°00'00"E
C27	5°49'37"	1870.00'	190.17'	S05°54'48.5"E	190.09'	S03°00'00"E	S08°49'37"E
C28	0°41'06"	1870.00'	22.36'	S03°20'33"E	22.36'	S03°00'00"E	S03°41'06"E
C29	5°08'30"	1870.00'	167.82'	S06°15'21"E	167.76'	S03°41'06"E	S08°49'37"E
C30	8°49'37"	2330.00'	358.95'	S04°24'48.5"E	358.60'	S00°00'00"E	S08°49'37"E
C31	0°14'06"	2330.00'	9.55'	S08°42'34"E	9.55'	S08°35'31"E	S08°49'37"E
C32	4°31'28"	2330.00'	183.99'	S06°19'47"E	183.94'	S04°04'03"E	S08°35'31"E
C33	4°04'03"	2330.00'	165.41'	S02°02'01.5"E	165.38'	S00°00'00"E	S04°04'03"E
C34	26°12'08"	470.00'	214.94'	S13°06'04"E	213.07'	S00°00'00"E	S26°12'08"E
C35	96°19'50"	12.00'	20.18'	S74°22'03"E	17.88'	S26°12'08"E	N57°28'02"E
C36	11°57'45"	130.00'	27.14'	N63°26'54.5"E	27.09'	N69°25'47"E	N57°28'02"E
C37	29°50'23"	65.00'	33.85'	N54°30'35.5"E	33.47'	N69°25'47"E	N39°35'24"E
C38	259°22'17"	65.00'	294.25'	S10°43'27.5"E	100.04'	N61°02'18"W	N39°35'24"E
C39	50°04'27"	65.00'	56.81'	N64°37'37.5"E	55.02'	N89°39'51"E	N39°35'24"E
C40	72°45'57"	65.00'	82.55'	S53°57'10.5"E	77.11'	S17°34'12"E	N89°39'51"E
C41	72°45'57"	65.00'	82.55'	S18°48'46.5"W	77.11'	S55°11'45"W	S17°34'12"E
C42	63°45'57"	65.00'	72.34'	S87°04'43.5"W	68.66'	N61°02'18"W	S55°11'45"W
C43	61°29'39"	65.00'	69.76'	S88°12'51.5"W	66.46'	N61°02'18"W	S57°28'02"W
C44	94°08'10"	12.00'	19.72'	S10°23'57"W	17.57'	S57°28'02"W	S36°40'07"E
C45	36°43'14"	780.00'	499.90'	S18°18'30"E	491.39'	S00°03'07"W	S36°40'07"E
C46	15°08'54"	780.00'	206.22'	S29°05'40"E	205.62'	S21°31'13"E	S36°40'07"E
C47	11°01'07"	780.00'	150.00'	S16°00'39.5"E	149.77'	S10°30'06"E	S21°31'13"E
C48	10°33'13"	780.00'	143.67'	S05°13'29.5"E	143.47'	S00°03'07"W	S10°30'06"E
C49	90°01'33"	12.00'	18.85'	S44°57'39.5"E	16.97'	S00°03'07"W	S89°58'26"E



LEGEND

- FOUND 3/4" IRON ROD
- FOUND 1" IRON PIPE (UNLESS AS NOTED)
- ⊕ RECORDED COUNTY MONUMENT
- SET 2.375" OUTSIDE DIA. X 30" IRON PIPE MIN. WT. 3.65 LB./LIN. FT.

ALL OTHER LOT CORNERS MARKED WITH A 1.125" OUTSIDE DIA X 18" IRON PIPE WEIGHING 1.38 LBS./LIN. FT.

12' UTILITY EASEMENT

SCALE: 1" = 120'

BEARINGS ARE BASED ON THE BROWN COUNTY COORDINATE SYSTEM. THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 23 BEARS N89°55'06"W.

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.

OWNER:
GIGOT PROPERTIES, LLC
203 S. MONROE AVE
GREEN BAY, WI 54301

SURVEYOR:
TROY E. HEWITT
PROFESSIONAL LAND SURVEYOR #2831
ROBERT E. LEE & ASSOCIATES, INC.
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155

PARCEL ID:
HB-683, HB-688, HB-689

ZONING:
EXISTING
R-2: RESIDENTIAL DISTRICT
PROPOSED
R-2: RESIDENTIAL DISTRICT

NUMBER OF LOTS:
32 LOTS

PLATTED AREA DEDICATED TO THE PUBLIC:
222,179 SQUARE FEET
5.101 ACRES

MINIMUM LOT AREA AS PLATTED:
43,560 SQ. FT.

APPROVING & OBJECTING AUTHORITIES:
VILLAGE OF HOBART
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

AIRPORT ZONING DISTRICT
THE AUSTIN STRAUBEL INTERNATIONAL AIRPORT DIRECTOR SHALL BE CONTACTED FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT AND LAND DISTURBING ACTIVITIES WITHIN AIRPORT ZONING DISTRICT

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 WWW.RELEINC.COM
R:\2300\2320\2320257.DWG\2320257.PRELIMINARY.DWG

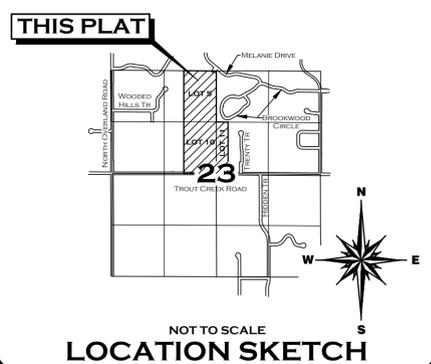
PRELIMINARY PLAT BLACKBERRY RIDGE

ALL OF LOTS 10 AND 11 AND PART OF LOT 5,
SECTION 23, TOWNSHIP 24 NORTH, RANGE 19 EAST
VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

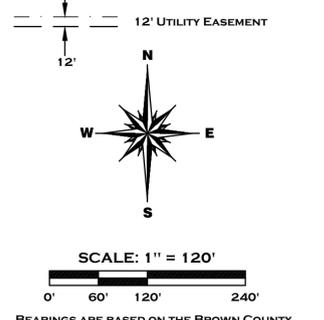


CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	90°01'48"	12.00'	18.86'	N45°04'01"E	16.97'	S89°55'06"E	N00°03'07"E
C2	36°44'31"	720.00'	461.71'	N18°19'09.5"W	453.84'	N00°03'07"E	N02°41'25"W
C3	2°22'55"	720.00'	29.93'	N01°08'20.5"W	29.93'	N00°03'07"E	N02°19'48"W
C4	15°54'48"	720.00'	199.97'	N10°17'12"W	199.33'	N02°19'48"W	N18°14'36"W
C5	17°30'25"	720.00'	220.00'	N26°59'48.5"W	219.15'	N18°14'36"W	N35°45'01"W
C6	0°56'24"	720.00'	11.81'	N36°13'13"W	11.81'	N35°45'01"W	N36°41'25"W
C7	36°41'25"	530.00'	339.39'	N18°20'42.5"W	333.62'	N00°00'00"E	N36°41'25"W
C8	22°36'15"	530.00'	209.09'	N25°23'17.5"W	207.74'	N14°05'10"W	N36°41'25"W
C9	14°05'10"	530.00'	130.30'	N07°02'35"W	129.97'	N00°00'00"E	N14°05'10"W
C10	8°49'37"	2270.00'	349.71'	N04°24'48.5"W	349.36'	N00°00'00"E	N08°49'37"W
C11	3°52'59"	2270.00'	153.85'	N01°52'29.5"W	153.82'	N00°00'00"E	N03°52'59"W
C12	4°44'57"	2270.00'	188.15'	N06°15'27.5"W	188.10'	N03°52'59"W	N08°37'56"W
C13	10°11'41"	2270.00'	7.71'	N08°43'46.5"W	7.71'	N08°37'56"W	N08°49'37"W
C14	5°49'37"	1930.00'	196.28'	N05°54'48.5"W	196.19'	N03°00'00"E	N08°49'37"W
C15	5°21'26"	1930.00'	180.46'	N06°08'54"W	180.39'	N03°28'10"W	N08°49'37"W
C16	0°28'10"	1930.00'	15.82'	N03°14'05"W	15.82'	N03°00'00"E	N03°28'10"W
C17	52°51'46"	305.00'	281.40'	N23°25'53"W	271.53'	N49°51'46"E	N03°00'00"W
C18	12°34'12"	305.00'	66.91'	N03°17'06"E	66.78'	N09°34'12"E	N03°00'00"W
C19	40°17'34"	305.00'	214.49'	N29°42'59"W	210.10'	N49°51'46"E	N09°34'12"E
C20	22°49'02"	495.00'	197.13'	N38°27'15"E	195.83'	N49°51'46"E	N27°02'44"E
C21	0°49'44"	495.00'	7.16'	N49°26'54"E	7.16'	N49°51'46"E	N49°02'03"E
C22	21°59'18"	495.00'	189.97'	N38°02'23"E	188.80'	N49°02'03"E	N27°02'44"E
C23	25°21'33"	555.00'	245.64'	S37°10'59.5"W	243.64'	S49°51'46"W	S24°30'13"W
C24	52°51'46"	245.00'	226.04'	S23°25'53"W	218.11'	S49°51'46"W	S03°00'00"E
C25	41°21'31"	245.00'	176.85'	S29°11'01.5"W	173.04'	S49°51'46"W	S08°30'16"W
C26	11°30'16"	245.00'	49.19'	S02°45'08"W	49.11'	S08°30'16"W	S03°00'00"E
C27	5°49'37"	1870.00'	190.17'	S05°54'48.5"E	190.09'	S03°00'00"E	S08°49'37"E
C28	0°41'06"	1870.00'	22.36'	S03°20'33"E	22.36'	S03°00'00"E	S03°41'06"E
C29	5°08'30"	1870.00'	167.82'	S06°15'21"E	167.76'	S03°41'06"E	S08°49'37"E
C30	8°49'37"	2330.00'	358.95'	S04°24'48.5"E	358.60'	S00°00'00"E	S08°49'37"E
C31	0°14'06"	2330.00'	9.55'	S08°42'34"E	9.55'	S08°35'31"E	S08°49'37"E
C32	4°31'28"	2330.00'	183.99'	S06°19'47"E	183.94'	S04°04'03"E	S08°35'31"E
C33	4°04'03"	2330.00'	165.41'	S02°02'01.5"E	165.38'	S00°00'00"E	S04°04'03"E
C34	26°12'08"	470.00'	214.94'	S13°06'04"E	213.07'	S00°00'00"E	S26°12'08"E
C35	96°19'50"	120.00'	20.18'	S74°22'03"E	17.88'	S26°12'08"E	N57°28'02"E
C36	11°57'45"	130.00'	27.14'	N63°26'54.5"E	27.09'	N69°25'47"E	N57°28'02"E
C37	29°50'23"	65.00'	33.85'	N54°30'35.5"E	33.47'	N69°25'47"E	N39°35'24"E
C38	259°22'17"	65.00'	294.25'	S10°43'27.5"E	100.04'	N61°02'18"W	N39°35'24"E
C39	50°04'27"	65.00'	56.81'	N64°37'37.5"E	55.02'	N89°39'51"E	N39°35'24"E
C40	72°45'57"	65.00'	82.55'	S53°57'10.5"E	77.11'	S17°34'12"E	N89°39'51"E
C41	72°45'57"	65.00'	82.55'	S18°48'46.5"W	77.11'	S55°11'45"W	S17°34'12"E
C42	63°45'57"	65.00'	72.34'	S87°04'43.5"W	68.66'	N61°02'18"W	S55°11'45"W
C43	61°29'39"	65.00'	69.76'	N88°12'51.5"W	66.46'	N61°02'18"W	S57°28'02"W
C44	94°08'10"	12.00'	19.72'	S10°23'57"W	17.57'	S57°28'02"W	S36°40'07"E
C45	36°43'14"	780.00'	499.90'	S18°18'30"E	491.39'	S00°03'07"W	S36°40'07"E
C46	15°08'54"	780.00'	206.22'	S29°05'40"E	205.62'	S21°31'13"E	S36°40'07"E
C47	11°01'07"	780.00'	150.00'	S16°00'39.5"E	149.77'	S10°30'06"E	S21°31'13"E
C48	10°33'13"	780.00'	143.67'	S05°13'29.5"E	143.47'	S00°03'07"W	S10°30'06"E
C49	90°01'33"	12.00'	18.85'	S44°57'39.5"E	16.97'	S00°03'07"W	S89°58'26"E



- LEGEND**
- FOUND 3/4" IRON ROD
 - FOUND 1" IRON PIPE (UNLESS AS NOTED)
 - ⊕ RECORDED COUNTY MONUMENT
 - SET 2.375" OUTSIDE DIA. X 30" IRON PIPE MIN. WT. 3.65 LB./LIN. FT.
- 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 SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 23 BEARS N89°55'06"W.

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.

WISCONSIN
TROY E. HEWITT
745-2831
J.E. PEREZ
2/28/20

OWNER:
GIGOT PROPERTIES, LLC
203 S. MONROE AVE
GREEN BAY, WI 54301

SURVEYOR:
TROY E. HEWITT
PROFESSIONAL LAND SURVEYOR #2831
ROBERT E. LEE & ASSOCIATES, INC.
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155

PARCEL ID:
HB-683, HB-688, HB-689

ZONING:
EXISTING
R-2: RESIDENTIAL DISTRICT
PROPOSED
R-2: RESIDENTIAL DISTRICT

MINIMUM LOT AREA AS PLATTED:
43,560 Sq. Ft.

NUMBER OF LOTS:
32 LOTS

PLATTED AREA:
2,552,409 SQUARE FEET
58.595 ACRES

PLATTED AREA DEDICATED TO THE PUBLIC:
222,179 SQUARE FEET
5.101 ACRES

APPROVING & OBJECTING AUTHORITIES:
VILLAGE OF HOBART
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

AIRPORT ZONING DISTRICT
THE AUSTIN STRAUBEL INTERNATIONAL AIRPORT DIRECTOR SHALL BE CONTACTED FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT AND LAND DISTURBING ACTIVITIES WITHIN AIRPORT ZONING DISTRICT



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 WWW.RELEINC.COM
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TO: Planning & Zoning Commission

**RE: Consider Preliminary Plat for Southwind Estates
Planned Unit Development, HB-2892, HB-359-1, &
HB-359**

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: March 11, 2020

ISSUE: Review and discuss proposed 46 lot, Single Family and multi-family Preliminary Plat, HB-2892, HB-359-1, & HB-359

RECOMMENDATION: Staff recommends Conditional Approval.

GENERAL INFORMATION

1. Owner: Lexington Homes, Inc.
2. Agent(s)/Petitioner(s): Troy Hewitt / Robert E. Lee & Associates, Inc.
3. Parcel(s): HB-2892, HB-359-1, & HB-359
4. Present Zoning: PDD #2: Orlando / Packerland Planned Development District

BACKGROUND

Lexington Homes, Inc. is proposing a 46 lot plat that would have 45 single-family lots and 1 larger lot for the construction of multi-family buildings. Outlots 1 and 3 will be left as natural areas as they are located in an environmentally sensitive area and Outlot 2 will be developed as a storm water retention/detentions area for the subdivision. 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 four lots on the bulb of the cul-de-sac that are shown to have 55.10 feet to 58.73 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 and the “pie shape” of these four lots, they will all meet and exceed the 70 foot lot width as required in this zoning district.

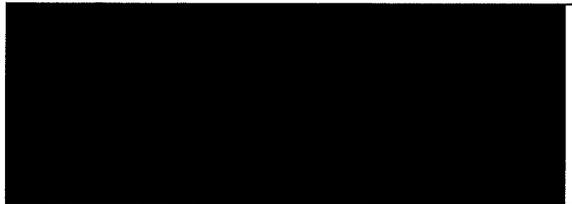
Additionally, the future roadway planned to exit out of this subdivision heading west towards S. Pine Tree Rd. is shown with the right-of-way for said future roadway be recorded as part of this preliminary plat. Village Staff has requested an update as to why the proposed street name is shown as “Gulfstream Ct.” when the current roadway right-of-way is noted and recoded on the official Village Street Map as “Copilot Way”. Staff is recommending that the roadway remains as “Copilot Way” as currently recorded.

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.

RECOMMENDATION/CONDITIONS

Staff recommends approval of this Preliminary Plat, conditional upon the following:

1. Street name remaining as ”Copilot Way”



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

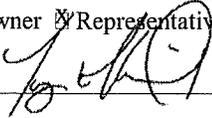
APPLICANT INFORMATION

Petitioner: TROY HEWITT Date: 3/4/2020

Petitioner's Address: 1250 CENTENNIAL CENTRE BLVD City: HOBART State: WI Zip: 54313

Telephone #: (920) 662-9641 Fax: (920) 662-9141 Other Contact # or Email: thewitt@releinc.com

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

Petitioner's Signature (required):  Date: 3-4-2020

OWNER INFORMATION

Owner(s): Lexington Homes, Inc. Date: 3-4-2020

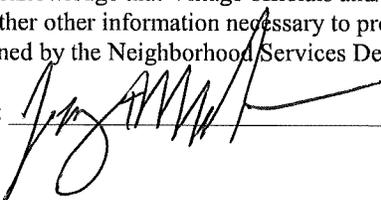
Owner(s) Address: 1300 N. Kimps Ct. City: Green Bay State: WI Zip: 54313

Telephone #: (920) 662-1611 Fax: (920) 662-8204 Other Contact # or 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: 3/3/2020

SITE INFORMATION

Address/Location of Proposed Project: Copilot Way Parcel No. HB-2892, HB-359-1

Proposed Project Type: SUBDIVISION PLAT HB-359

Current Use of Property: AG Zoning: PDD #2

Land Uses Surrounding Site: North: RESIDENTIAL

South: AG

East: AG

West: RESIDENTIAL

****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



- 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: TROY HEWITT Date: 3/4/2020

Petitioner's Address: 1250 CENTENNIAL CENTRE BLVD City: HOBART State: WI Zip: 54313

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

Petitioner's Signature (required):  Date: 3-4-2020

OWNER INFORMATION

Owner(s): Lexington Homes, Inc. Date: 3-4-2020

Owner(s) Address: 1300 N. Kimps Ct. City: Green Bay State: WI Zip: 54313

Telephone #: (920) 662-1611 Fax: (920) 662-8204 Other Contact # or 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

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HB-359

Proposed Project Type: SUBDIVISION PLAT

Current Use of Property: AG Zoning: PDD #2

Land Uses Surrounding Site: North: RESIDENTIAL

South: AG

East: AG

West: RESIDENTIAL

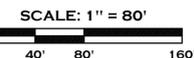
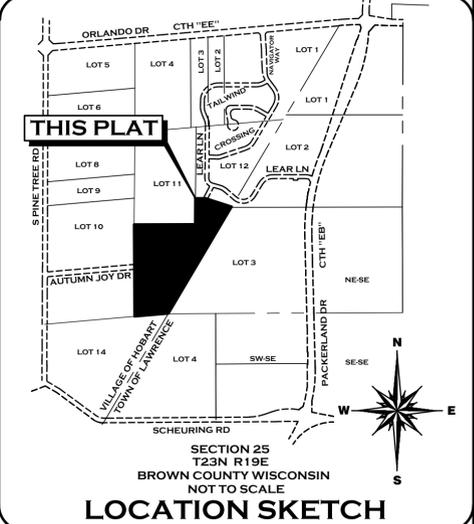
****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

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

PRELIMINARY PLAT SOUTHWIND ESTATES PLANNED UNIT DEVELOPMENT

ALL OF OUTLOT 4, TAILWIND CROSSING FIRST ADDITION, VOLUME 24,
PAGE 15, DOCUMENT NUMBER 2745481, LOCATED IN LOT 12 AND ALL
OF LOT 13, ALL IN SECTION 25, TOWNSHIP 24 NORTH, RANGE 19 EAST
VILLAGE OF HOBART, BROOKLYN COUNTY, WISCONSIN

LOW WATER ELEVATION, 667.3'
ORDINARY HIGHWATER ELEVATION, 667.4'
100 YEAR FLOOD ELEVATION, 669.82'



BEARINGS ARE BASED ON THE BROWN COUNTY
COORDINATE SYSTEM. THE SOUTH LINE OF LOT 13 OF
SECTION 25 BEARS N84°56'23"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.

- ### LEGEND
- FOUND 3/4" IRON ROD
 - FOUND 1" IRON PIPE (UNLESS AS NOTED)
 - RECORDED COUNTY MONUMENT
 - SET 2.375" OUTSIDE DIA. X 30" IRON PIPE
MIN. WT. 3.65 LB./LIN. FT.
 - ▭ FLOODWAY
 - ▬ ALL OTHER LOT CORNERS MARKED
WITH A 1.125" OUTSIDE DIA X 18" IRON PIPE
WEIGHING 1.38 LBS./LIN. FT.
 - ▬ 12' UTILITY EASEMENT

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	24°09'19"	228.00'	96.12'	S02°04'53"W	95.41'	S14°09'32"W	S09°59'47"E
C2	9°43'59"	228.00'	38.73'	S14°51'46"E	38.68'	S09°59'47"E	S19°43'46"E
C3	33°53'18"	228.00'	134.85'	S02°47'07"E	132.90'	S14°09'32"W	S19°43'46"E
C4	17°47'39"	247.00'	76.71'	N10°49'56"W	76.40'	N01°56'06"W	N19°43'46"W
C5	22°54'38"	247.00'	98.77'	N09°31'13"E	98.11'	N20°58'32"E	N01°56'06"W
C6	41°43'46"	247.00'	179.89'	N01°08'07"E	175.94'	N22°00'00"E	N19°43'46"W
C7	63°01'07"	72.00'	79.19'	N53°30'33"E	75.26'	N85°01'07"E	N22°00'00"E
C8	5°08'23"	178.00'	15.97'	S82°26'55"W	15.96'	S85°01'07"W	S79°52'44"W
C9	23°59'27"	178.00'	74.53'	S67°53'00"W	73.99'	S79°52'44"W	S55°53'17"W
C10	23°59'27"	178.00'	74.53'	S43°53'33"W	73.99'	S55°53'17"W	S31°53'50"W
C11	23°59'27"	178.00'	74.53'	S19°54'06"W	73.99'	S31°53'50"W	S07°54'23"W
C12	8°08'32"	178.00'	25.30'	S03°50'07"W	25.27'	S07°54'23"W	S00°14'09"E
C13	85°15'21"	178.00'	264.86'	S42°23'29"W	241.09'	S85°01'07"W	S00°14'09"E
C14	85°15'21"	12.00'	17.86'	N42°23'31"E	16.25'	N85°01'12"E	N00°14'09"W
C15	94°44'39"	12.00'	19.84'	S47°36'29"E	17.66'	N85°01'12"E	S00°14'09"E
C16	20°22'52"	203.00'	72.21'	S10°25'35"E	71.83'	S00°14'09"E	S20°37'01"E
C17	20°22'52"	203.00'	72.21'	S30°48'27"E	71.83'	S20°37'01"E	S40°59'53"E
C18	19°06'04"	203.00'	67.68'	S50°32'54"E	67.36'	S40°59'53"E	S60°05'56"E
C19	59°51'47"	203.00'	212.10'	S30°10'03"E	202.58'	S00°14'09"E	S60°05'56"E
C20	55°26'42"	60.00'	58.06'	S87°49'17"E	55.82'	S60°05'56"E	N64°27'21"E
C21	54°40'04"	60.00'	57.25'	N37°07'19"E	55.10'	N64°27'21"E	N09°47'17"E
C22	54°40'04"	60.00'	57.25'	N17°32'44"W	55.10'	N09°47'17"E	N44°52'46"W
C23	58°36'26"	60.00'	61.37'	N74°10'59"W	58.73'	N44°52'46"W	N76°30'48"W
C24	32°17'17"	60.00'	33.81'	N60°22'09"E	33.37'	N44°13'31"E	S76°30'48"E
C25	255°40'33"	60.00'	267.74'	N07°56'13"W	94.77'	S60°05'56"E	S44°13'31"W
C26	74°24'50"	25.00'	32.47'	N81°25'56"E	30.23'	S61°21'39"E	N44°13'31"E
C27	61°07'30"	147.00'	156.82'	S30°47'54"E	149.49'	S00°14'09"E	S61°21'39"E
C28	85°15'16"	122.00'	181.53'	S42°23'29"W	165.24'	S85°01'07"W	S00°14'09"E
C29	25°57'30"	128.00'	57.99'	N72°02'21"E	57.50'	N85°01'07"E	N59°03'36"E
C30	37°03'36"	128.00'	82.79'	N40°31'48"E	81.36'	N59°03'36"E	N22°00'00"E
C31	63°01'07"	128.00'	140.78'	N53°30'33"E	133.79'	N85°01'07"E	N22°00'00"E
C32	13°25'17"	303.00'	70.98'	N15°17'21"E	70.82'	N22°00'00"E	N08°34'43"E
C33	28°18'28"	303.00'	149.70'	N05°34'31"W	148.18'	N08°34'43"E	N19°43'45"W
C34	41°43'46"	303.00'	220.68'	N01°08'07"E	215.83'	N22°00'00"E	N19°43'46"W
C35	35°07'37"	172.00'	105.45'	S02°09'57"E	103.81'	S15°23'51"W	S19°43'46"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	43.74'	N63°00'00"W



OWNER:
LEXINGTON HOMES, INC.
1300 N. KIMPS CT.
GREEN BAY, WI 54313

SURVEYOR:
TROY E. HEWITT
PROFESSIONAL LAND SURVEYOR #2831
ROBERT E. LEE & ASSOCIATES, INC.
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155

PARCEL ID:
HB-2892, HB-359-1 HB-359

ZONING:
PDD #2: ORLANDO/PACKERLAND
PLANNED DEVELOPMENT DISTRICT

MINIMUM LOT AREA
AS PLATTED:
10,800 Sq.Ft.

NUMBER OF LOTS:
46 LOTS
3 OUTLOTS

PLATTED AREA
DEDICATED
TO THE PUBLIC:
144,463 SQUARE FEET
3.316 ACRES

PLATTED AREA:
1,274,459 SQUARE FEET
29.258 ACRES

APPROVING & OBJECTING AUTHORITIES:
VILLAGE OF HOBART
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 WWW.RELEINC.COM
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POLICY 2020-1
VILLAGE OF HOBART MUNICIPAL SPONSORSHIP (NON-PROFIT ORGANIZATIONS AND EVENTS)

PURPOSE: The purpose of this policy is to establish a formal procedure and criteria for the sponsorship of special events with non-profit organizations in the Village of Hobart.

1. INTENT AND DECLARATION OF POLICY

The intent of this policy is to establish guidelines and procedures for the sponsorship of special events by the Village of Hobart (“the Village”). The Village actively supports the efforts of Non-profit Organizations and other governmental agencies whose events are held in Village parks and facilities, and further Village program goals and services. Such support may include fee waivers, reduced fees, reduced rental charges and co-sponsorship. All permit fee waivers and reductions, reduced facility rentals and co-sponsorship agreements must comply with the guidelines and procedures set forth below.

2. DEFINITIONS

The following definitions are applicable throughout this Policy.

(A) “Co-Sponsorship” shall be defined as participation by the Village (via direct funding, waived fees, staff coordination or technical assistance) in an event that is provided by an outside entity.

(B) “In-Kind Contribution” shall be defined as a contribution received in the form of goods and/or services rather than cash as part of a co-sponsorship.

(C) “Non-profit Organizations” shall be defined as organizations designated under the Federal Tax Code as 501(c)(3).

(D) “Non-profit events” shall be defined as events or programs that are held for the purpose of education and awareness, rather than raising money.

3. RESTRICTIONS

In general, the following industries and products are not eligible for Municipal Co-Sponsorships, unless it is deemed appropriate by the Village Board acting in its sole discretion.

(A) Prohibited or Restricted Products. A company, subsidiary and association with products or services that are prohibited or restricted by Municipal Code or other governing laws and policies.

(B) Adult Products. A company or subsidiary whose business is substantially derived from the sale or manufacture of tobacco products, products prohibited under federal law or sexual/adult-oriented products.

(C) Alcohol Sponsor at Youth-Related Events. An event that is youth-oriented or youth is the intended audience where alcoholic beverages are served.

(D) Parties to Litigation. Parties involved in a lawsuit with the Village.

(E) Conflicts of Interest. Individuals or commercial enterprises having past, present or pending business agreements or associations with the Village, if the Co-Sponsorship would create an appearance of impropriety.

(F) Pending Land-Use Approval. Parties with an active case for any land-use approval before the Village.

(I) Religious or Political Entities. Religious or political associations or candidates running for any political office.

4. CO-SPONSORSHIP REQUESTS

(A) Fees. The Village charges everyone a fee to permit and have priority use of any park, amenity, stage or recreation Facility. This fee is to cover extra operational expenses associated with the use or event and to guarantee the space for the permittee. Fees are based upon the purpose and size of the event. Additional fees are charged as a damage deposit. Fees may be modified as follows:

1. Any Nonprofit Organization that meets the guidelines set forth below may receive a 50% reduction in fees or rentals.
2. The Village may further reduce or waive an outside organization's permit or rental fees for an event on Village property, as determined by the Village Administrator, that (a) has a close association with the Village's core program goals and services and (b) provides the Village with positive marketing exposure.

(B) Requirements for Reduced Fees. Any nonprofit organization applying for a Village permit or facility rental may be granted a 50% reduction in fees if the following criteria are met:

1. The mission of the Nonprofit Organization does not conflict with the Village's regulations, mission or policies.
2. No fundraising activities are involved as the sole goal and objective of a program or event. Any exceptions must be approved by the Village Administrator or designee.
3. The Nonprofit Organization permit-holder must remain responsible for damage fees and other costs, including, but not limited to, general liability insurance, police coverage, player/team fees, electrical fees, lights, overnight security, concessions, toilet/trash service agreements, fencing and any other additional needs and agreements pertaining to the event. Damage deposits are never waived for events conducted by organizations from outside of the Village's corporate boundaries
4. Any fee reductions for athletic field permits should be limited to youth tournaments and events only. The permitholder is responsible for the damage deposit and any athletic field light fees.

(C) Requests for Co-Sponsorships of Non-Governmental Entities. The Village has a limited in-kind budget each year to actively co-sponsor events. Primarily, the Village can provide limited in-kind contributions. Organizations still must fund other associated costs, including, but not limited to, the cost of additional dumpsters, portable toilets, lighting, etc. When evaluating proposals from organizations, the following criteria are used:

1. The event/program should promote beneficial use of the park, facility, or program.

2. The event/program should be free and open to the public.
3. The event/program should support the Village's core recreation programs, mission and goals.
4. The event/program should demonstrate community pride and involvement.
5. The event/program should not have a religious or political purpose.
6. The sponsoring organization should clearly recognize the Village as a co-sponsor (including logo) on all materials and announcements associated with the event or program, subject to the Village's prior, written approval of the use of the Village logo or trademarks.
7. The Village may display its banners at all co-sponsored events.

This policy has been approved by the Board of Trustees of the Village of Hobart, Brown County, Wisconsin, at a regular meeting of the Board, held on _____, 2020.

Richard Heidel, President, Hobart Village Board

Attest:

Aaron Kramer, Administrator, Village of Hobart, WI

Mary R. Smith, Village Clerk-Treasurer, Village of Hobart, WI



RESOLUTION 2020-02

A RESOLUTION AUTHORIZING THE RE-ALLOCATION OF \$93,112.29 IN TID #2 BOND PROCEEDS TO THE SOUTHWIND ESTATES PROJECT

BY THE VILLAGE BOARD OF THE VILLAGE OF HOBART, WISCONSIN:

WHEREAS, the Village of Hobart (“the Village”) borrowed money in 2016 to provide for infrastructure in Tax Increment District #2 (“the TID”), specifically the Tailwind Crossing First Addition (“the Addition”), with the repayment of the bond to be made from future revenue of the TID; and

WHEREAS, the infrastructure work for the Addition has been completed; and

WHEREAS, there does remain \$93,112.29 in unexpended proceeds from the 2016 borrowing; and

WHEREAS, the Village has committed to participating financially in the development of the Southwind Estates development (“Southwind Estates”), pursuant to a development agreement signed and executed on February 3rd 2020; and

WHEREAS, Southwind Estates falls within the project halo of the TID; and

WHEREAS, the Village is committed to the development of affordable housing to meet the needs of current and future residents spanning a variety of differing income levels.

NOW, THEREFORE, BE IT RESOLVED that Hobart Village Board of Trustees does re-allocate the \$93,112.29, in unexpended proceeds for a 2016 borrowing to finance the installation of infrastructure in the Tailwind Crossing First Addition, to the installation of infrastructure for the Southwind Estates subdivision, and does hereby direct Village staff to expend those funds to meet the Village’s financial obligations to the Southwind Estates subdivision until said funds are entirely expended for that purpose.

Adopted this 17th day of March, 2020.

Richard Heidel, Village Board President

Attest:

Mary R. Smith, Village Clerk / Treasurer

Aaron Kramer, Village Administrator



Robert E. Lee & Associates, Inc.
Engineering • Surveying • Environmental Services

1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-662-9641 • www.releeinc.com

March 5, 2020

Mr. Aaron Kramer
VILLAGE OF HOBART
2990 S. Pine Tree Road
Hobart, WI 54155

RE: 2020 Centennial Centre Boulevard Water Main Loop
Contract 2320-20-03

Dear Mr. Kramer:

Bids were opened on March 4, 2020 for the 2020 Centennial Centre Boulevard Water Main Loop project, Contract 2320-20-03. Bids were received from ten (10) contractors, ranging in cost from \$598,883.00 to \$798,325.00 for the base bid. The low bidder was David Tenor Corporation, Green Bay, WI, with a bid of \$598,883.00, which was under the Engineer's estimated amount of \$627,000. A bid tabulation is enclosed.

We have reviewed the documents submitted with the bid and everything appears to be in order. We have worked with David Tenor Corporation on numerous similar projects; they have performed well and are capable of constructing this project. Therefore, we are recommending the Village award the contract to David Tenor Corporation for the bid amount of \$598,883.00.

Dave Tenor indicated that he plans to begin work in early to mid-June with a completion date of September 1, 2020.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Lee G. Novak, P.E.
Senior Project Manager

LGN/LAR

ENC.

CC/ENC.: Mary Smith, Village of Hobart
Jerry Lancelle, Village of Hobart



POLICY 2020-2

CONTAGIOUS/INFECTIOUS RESPONSE POLICY

PURPOSE: The purpose of this policy is to establish a formal procedure to address any contagious or infectious outbreak, to ensure the safety of the Village staff, and to ensure the continuous operation of the Village government.

1. INTENT AND DECLARATION OF POLICY

The intent of this policy is to establish guidelines and procedures to address any contagious or infectious outbreak, to ensure the safety of the Village staff, and to ensure the continuous operation of the Village government. This policy is being implemented in response to the recent outbreak of the Coronavirus disease (COVID-19), a respiratory illness that can spread from person to person. This policy, though, is being implemented to address COVID-19 and any other infectious or contagious pathogen. This document will continue to be updated if the policy should change.

2. DEFINITIONS

The following definitions are applicable throughout this Policy.

(A) “Village Operations Closure” shall be defined as a condition where the exposure to a contagious or infectious disease or pathogen creates an environment where Village employees could face an increased risk of exposure to a contagious or infectious disease or pathogen or increases the risk of an employee or Board member spreading a contagious or infectious disease or pathogen to another employee, board member or a non-Village individual.

(A) “Special Leave of Absence” shall be defined as a leave of absence for employees if the Village Administrator determines that the presence of employees at their work place increases the risk of exposure to a contagious or infectious disease or pathogen and increases the risk of an employee spreading a contagious or infectious disease or pathogen to another employee or a non-Village individual.

3. EMPLOYEE WORKING STATUS/LEAVE

(A) If the Village Administrator determines that conditions warrant that the Village close non-essential services due to a contagious or infectious disease or pathogen, he or she or his or her designee will declare that Village Operations Closure. Village operations will be altered to ensure the safety of the staff and general public. Responses to this condition may include the following:

1. Closure of the Village Office, as well as other Village offices
2. Suspension of certain Village functions
3. Providing for the delivery of Village services other than normal implementation.
4. Requiring that employees in non-emergency positions not report to work. If an employee is told they should not report to work, the employee will continue to receive their regular

pay for that day. Supervisors and department heads will be responsible for notifying the employees that do not need to report to work.

5. Any other reasonable measures to ensure that Village operations be maintained in a reasonable and responsible manner.

(B) Special Leave of Absence for Non-Emergency Employees. If the Village Administrator declares a Village Operations Closure, but does not require employees to stay home, a Special Leave of Absence shall be granted to employees who are unable to report to work due to exposure to a contagious or infectious disease or pathogen, under the following conditions:

1. Employees who are sick, or who have been exposed to a contagious or infectious disease or pathogen, will be eligible to use sick leave or other available leave benefits.

2. Employees with insufficient sick leave hours accrued will be allowed to borrow up to 40 hours of sick leave during the period of exclusion. A request by those employees with insufficient sick leave that would like to borrow hours must be made to the Village Administrator.

3. Upon return, the employee will not be eligible to receive sick leave with pay until the sick leave balance is restored.

4. An employee who leaves Village employment will have the compensation for the paid sick leave owed the Village deducted from the final paycheck and will be expected to pay back any balance to the Village.

(C) Work from Home. With permission from employee's supervisor or department head, employees may be allowed or required to work from home. Supervisors or department heads should work with the IT department to ensure the employee has the appropriate computer, phone access, etc. No Special Leave of Absence will be granted under these conditions.

(D) Emergency/Essential Employees. In the event of a Village Operations Closure, all measures shall be taken by the Village Administrator and the respective Department Head to insure the safety of any personnel in an emergency or essential position, specifically the Police Department and the Public Works Department. If an emergency/essential employee is diagnosed with a contagious or infectious disease or pathogen, they shall be eligible for a Special Leave of Absence under Section B above.

(E) Communications with Employees. In the event of shutdown of certain Village services, the Village will be keeping employees up to date on the Village's Website, Village's Facebook page and through Village e-mail. Please monitor those places daily.

4. CONTINUITY OF GOVERNMENT

Nothing in this policy shall be construed as superseding Section 11 (Continuity of government) of Chapter 5 (Administration of Government; Organization of Village), and no application of this policy shall be in violation or contrary to said Ordinance.

This policy has been approved by the Board of Trustees of the Village of Hobart, Brown County, Wisconsin, at a regular meeting of the Board, held on _____, 2020.

Richard Heidel, President, Hobart Village Board

Attest:

Aaron Kramer, Administrator, Village of Hobart, WI

Mary R. Smith, Village Clerk-Treasurer, Village of Hobart, WI