



TO: Planning & Zoning Commission

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

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: July 13, 2022

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

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

1. Applicants/Agent: Mau & Associates, LLP (Steve Bieda)
2. Owner: Village of Hobart
3. Parcel: HB-550-3
4. Current Zoning: A-1: Agricultural District
5. Proposed Zoning: R-1: Residential District with a R-7: Planned Unit Development Overlay District

ZONING REQUIREMENTS

The Applicant, on behalf of their client, is requesting that the property located 4758 Forest Rd. (parcel HB-550-3) be rezoned from A-1: Agricultural District to R-1: Residential District with a R-7: Planned Unit Development Overlay District to allow for the construction of multiple single-family residential dwellings. This property is currently owned by the Village of Hobart and the potential developer has an option to purchase with the Village.

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

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

RECOMMENDATION/CONDITIONS

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



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

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

APPLICANT INFORMATION

Petitioner: Steve Bieda Date: 6-30-22
 Petitioner's Address: 400 Security Blvd Ste 1 City: Green Bay State: WI Zip: 54313
 Telephone #: 920.434.9670 Email: sbieda@mau-associates.com

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

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

OWNER INFORMATION

Owner(s): Village of Hobart Date: 6-30-22
 Owner(s) Address: 2990 S Pine Tree Rd City: Hobart State: WI Zip: 54155
 Telephone #: 920.869.1011 Email: _____

Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

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

Property Owner's Signature:  Date: 7-8-22

SITE INFORMATION

Address/Location of Proposed Project: 4758 Forest Rd Parcel #: HB- 550-3
 Proposed Project Type: Rezone to PDD (R-1 with R-7 overlay)
 Current Use of Property: Residential Zoning: A-1
 Land Uses Surrounding Site:
 North: Highway Corridor
 South: Residential
 East: Residential/Vacant Land
 West: Residential/Vacant Land

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

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

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

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

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

KES Excavating PD Rezone Request

HB-550-3 at the intersection of Forest and Centennial Centre

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Narrative

The existing 1.549-acre parcel has been residential with a single home on the property. It's unique location alongside, mid-block on Centennial Centre has made redevelopment of the currently A1 lot a bit difficult. Past ideas have been a small multi family development on the lot to keep of with the continual demand needs for that specific type of housing. This planned development is seeking a single-family use for 6 residences with a single driveway off Forest Road to service development. Backs of homes will face the road with front of homes facing the private drive. Said drive will be shared with an accompanying request for B1 development at the corner of Forest and Centennial Centre.

Each of the six homes will be single family residential. Conceptual plans for a craftsman and modern farmhouse home have been included with this submittal. While these are not the final building plans (each building plan will still need normal site plan approval like any typical single-family development within the village) the designs will be the basis for which individualized custom tweaking will be done for potential home buyers. The size and scope of the homes calls for 2 bedroom, 2 bath, 2 stall attached garages, with room for 2 driveway parking spaces in each lot. The building sizes will be approximately 1350 feet square feet depending on tweaks to concept plans.

Projecting 2.5 residents per home, about 15 people would be projected to live in new homes.

Each building will maintain their own yards like and driveway like typical single-family homes. An agreement will be made by the B1 property and property owners to maintain the shared driveway and storm water pond.

Each parcel will maintain its own parcel boundaries with landscaping and maintenance, except for said shared driveway and stormwater pond which will have its own separate agreement.

This development and accompanying development work well as a transition between the highly intensive Highway 29 and the growing backbone of the north side of the village with the Centennial Centre corridor. This development will continue to bring needed and wanted single family homes to the village while creating a transition of use from the arterials to the larger lots to the south. Traffic will be handled through said single driveway, eliminating numerous potential points of impact along Centennial Centre and placing them to a single point, well south of the Forest intersection. Traffic addition will be minimal and the overwhelming number of trips will be made going north to Forest and Centennial Center rather than south down Forest as the street fabric of the area works better to go east, west, south, and north unless visiting a home along Forest, Hill, or Crooked Creek.

Lighting will be maintained by individual property owners comparable to any typical single-family standards for a home. No lighting is proposed for the private drive. Single family homes will have HVAC equipment and will be noted during building permit approvals.

Pending zoning approvals, the development will be engineered for the driveway, grading, and stormwater needs.

Health, safety, and general welfare of occupants of surrounding lands:

The rezone to PD will allow for continued incremental growth along Centennial Centre/Highway 29 corridor. The rezone will work well with the vacant land in the existing Forest Road and support the continued demand for single family housing by utilizing land and a parcel size which would be difficult to develop

The site is along Centennial Centre and will utilize lands along the corridor which can bring added homes and density along the road. This maintains a light transition from the goals of bringing improvement along Centennial Centre while having a use which complements the existing homes on larger parcels to the south.

Pedestrian and vehicular circulation and safety:

One single access point will come off Forest, well away from the intersection with Centennial Centre. That access point will serve accompanying B1 rezone. Having a single ingress/egress off CC, ensures points of conflict are limited to one point, rather than driveways leading on off the arterial road.

Noise, air, water, or other forms of environmental pollution:

New development along the Centennial Centre corridor has and will continue to incrementally grow to serve the needs of the greater Hobart area. Stormwater needs will be handled by a pond on the neighboring property. The overwhelming noise pollution in the area comes from highway traffic and building form will act as a barrier to residents to the south. Residents who will purchase homes will have no disillusion of the highway and the noise which resonates. This could be an issue to some potential buyers, but we feel many potential buyers will be content with noise thanks in large part to the desire to be apart of Hobart and the ongoing improvements, business, public spaces, and access along Centennial Centre.

The demand for and availability of public services and facilities:

The site will utilize water and sewer along the Centennial Centre. The addition of 6 single family homes will fit well into the large capacity of improved public services in the corridor.

Character and future development of the area:

This rezone is submitted in conjunction with a neighboring development for business at the corner. Both developments will work with one another to create a single private drive off Forest and shared stormwater management. A rezone allows for continued incremental growth to substantiate the investments the village has made to grow residential development along Centennial Center.

Legal Description

That Part of Lot 6, Section 12, Village of Hobart, Brown County, Wisconsin in SE $\frac{1}{4}$ of Sec 12-T24N-R19 E described in J3295-26 ex rd ex prt of Centennial Centre Blvd and N1/2 of vacated road described in 2877484.

Single Family Residential Statistics

Building Sizes

Proposed Concept: Craftsman and Modern

Typical size:

Setbacks: North (Centennial Centre): 30' Building Setback
 South: 30' Building Setback (20' feet from north edge of private drive)
 Side Yard: 7'

Max Height: 25'

Floors: Single, at grade entry

Materials:

Each home to be custom built. Will meet standards set in 295-34(b)

Onsite Parking

Each residence to have 2 stall attached garage with room to have two stalls outside on the driveway. Additionally, the development will have a visitor parking area off the shared drive

Lighting

Each home to provide its own lighting which will be noted with individual building permit applications. No extra lighting to be provided in the private shared drive or pond

Landscaping

Each home will maintain its landscaping for its parcel like a typical single-family home. Area around the pond will be maintained.

Refuse

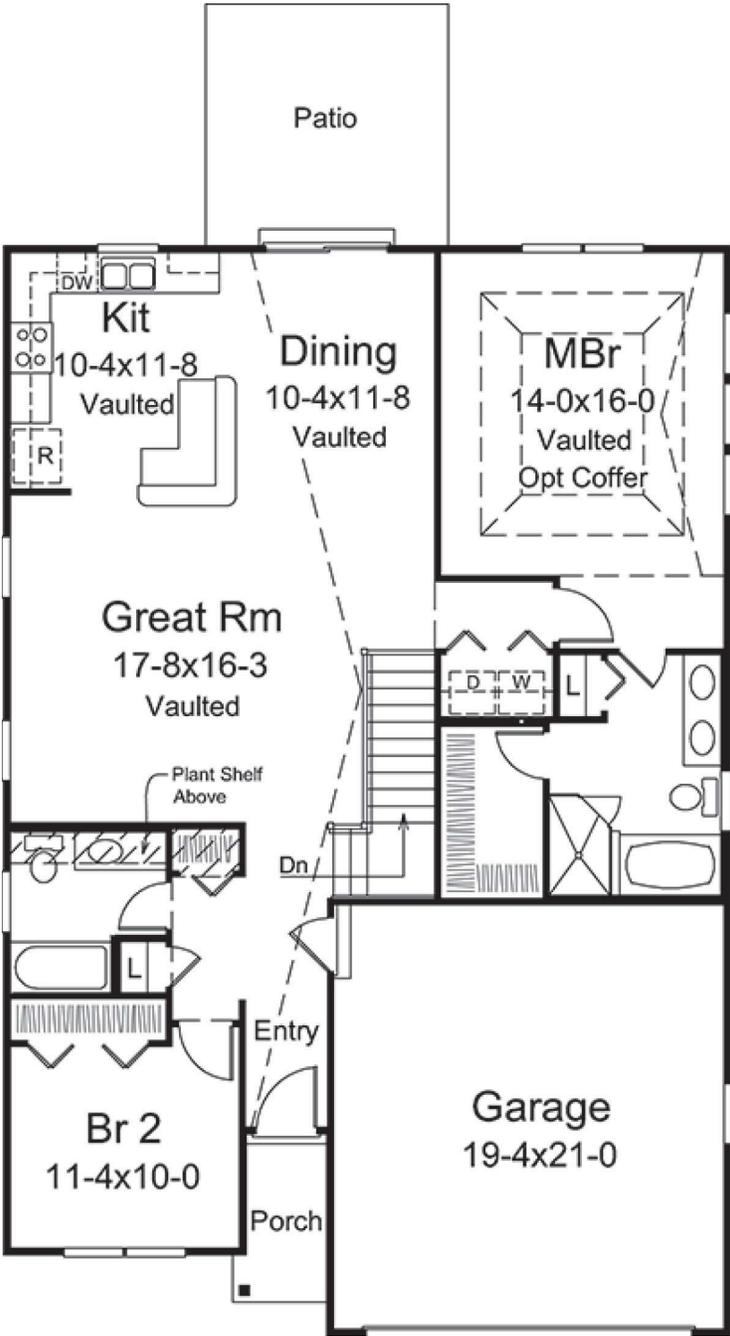
Each home will use Village of Hobart single family refuse day services. Owners will need to take out refuse bins to Forest Road for a designated area for pickup.

Snow Removal

An agreement between the B1 property and owners must be arranged to allow for removal of snow off the private drive and additional visitor parking stalls. Individual driveways and hardscape for individual homes will be maintained by property owners.

Residential Design Basis Imagery

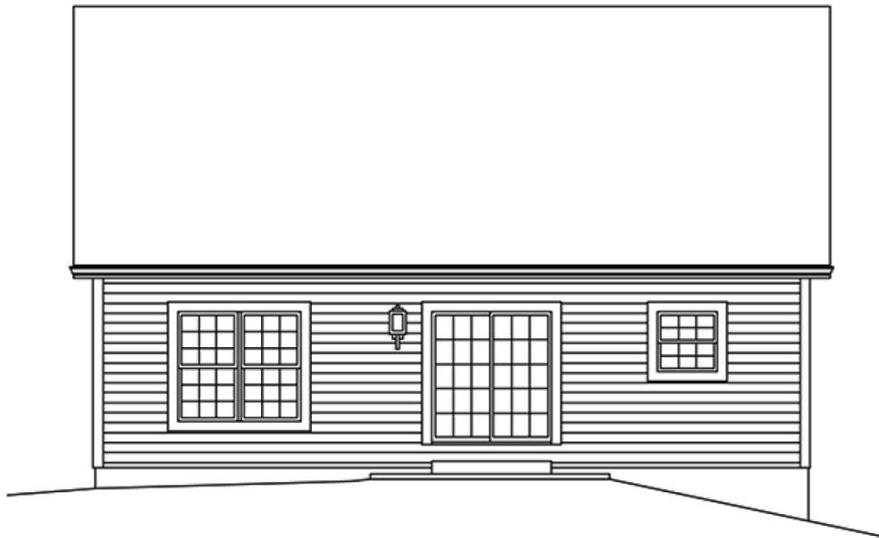
Craftsman Home



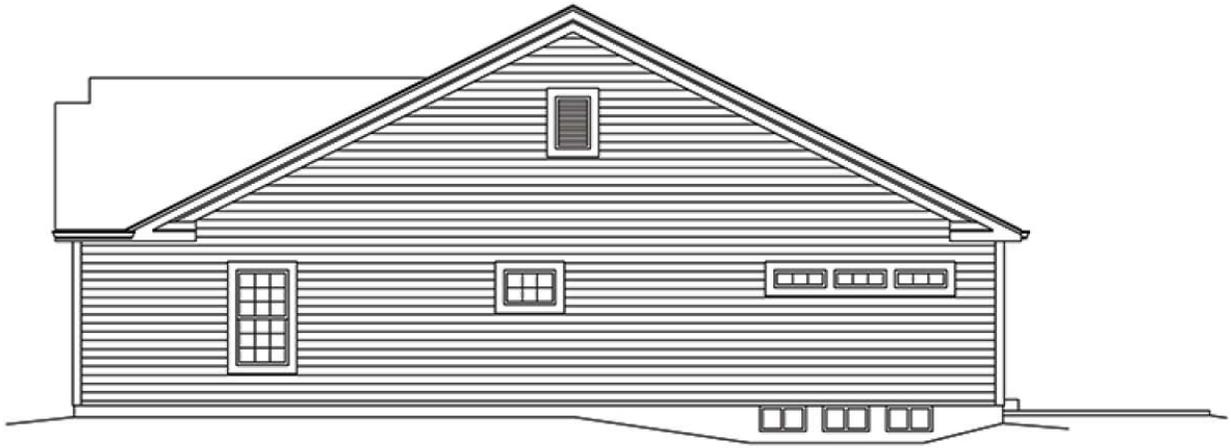
Floorplan



Front



Rear



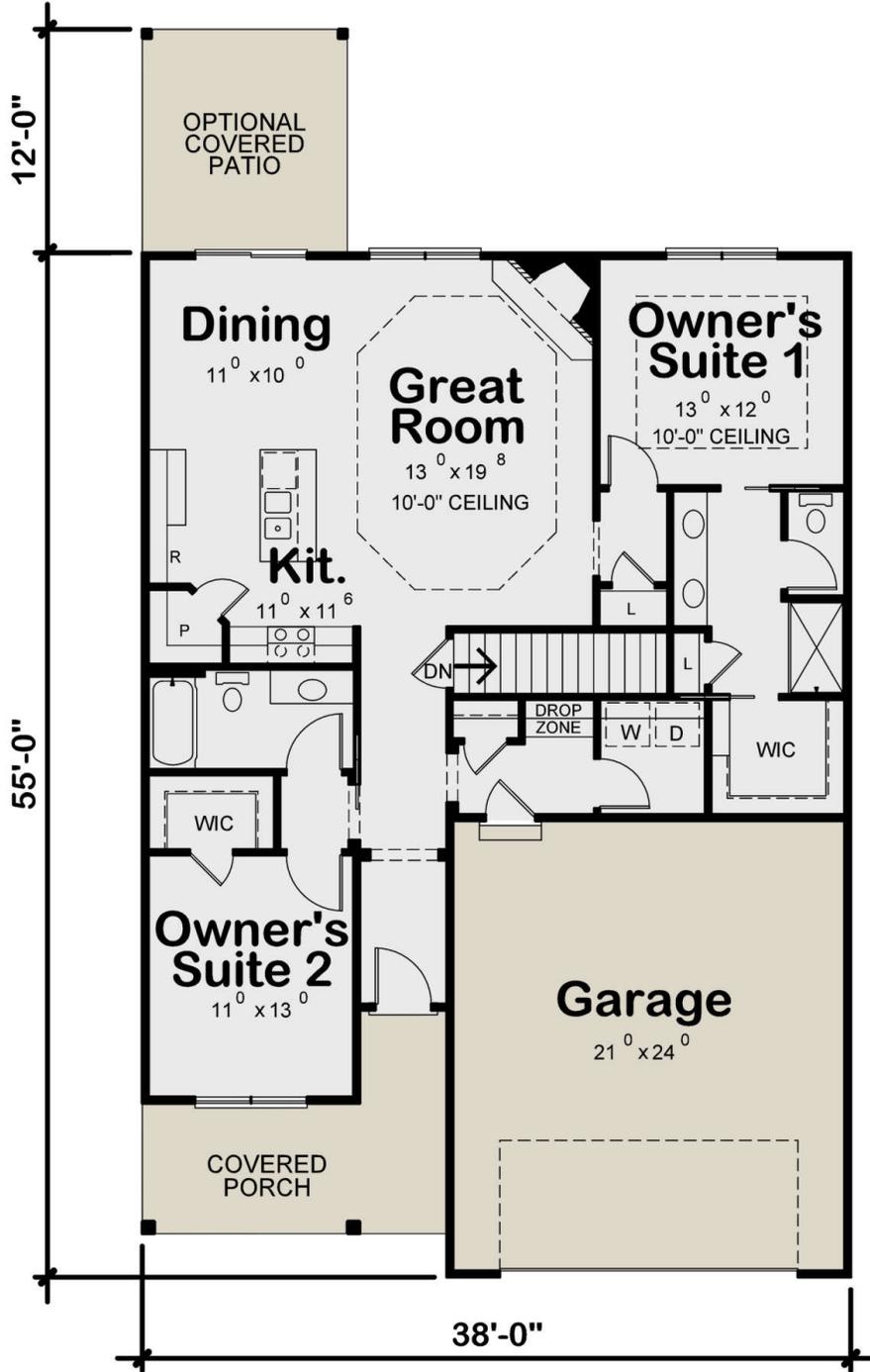
Side Right



Side Left

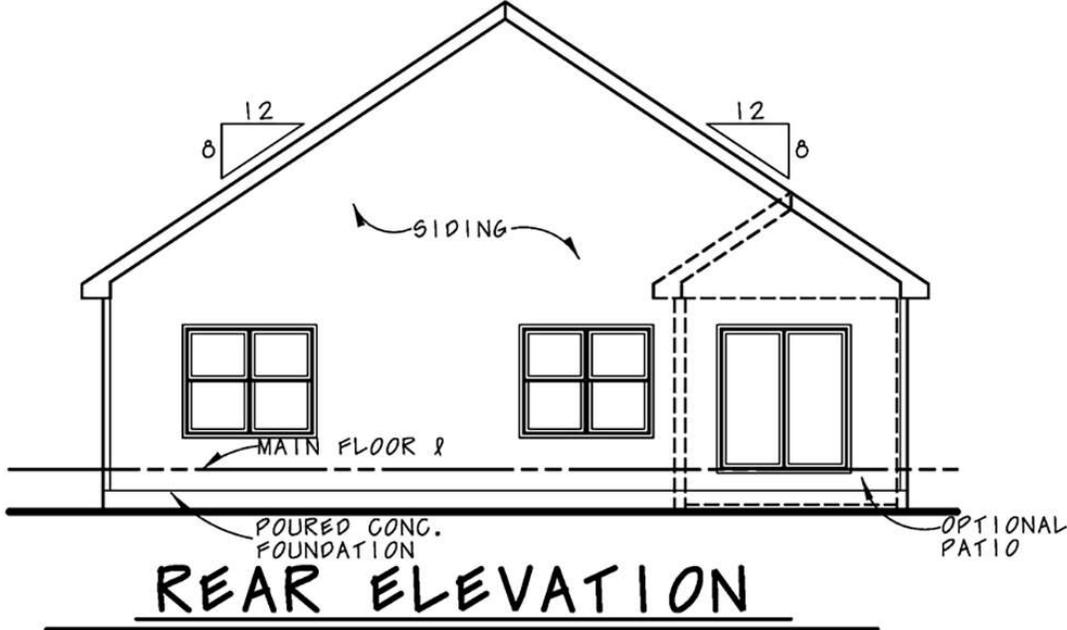
Residential Design Basis Imagery

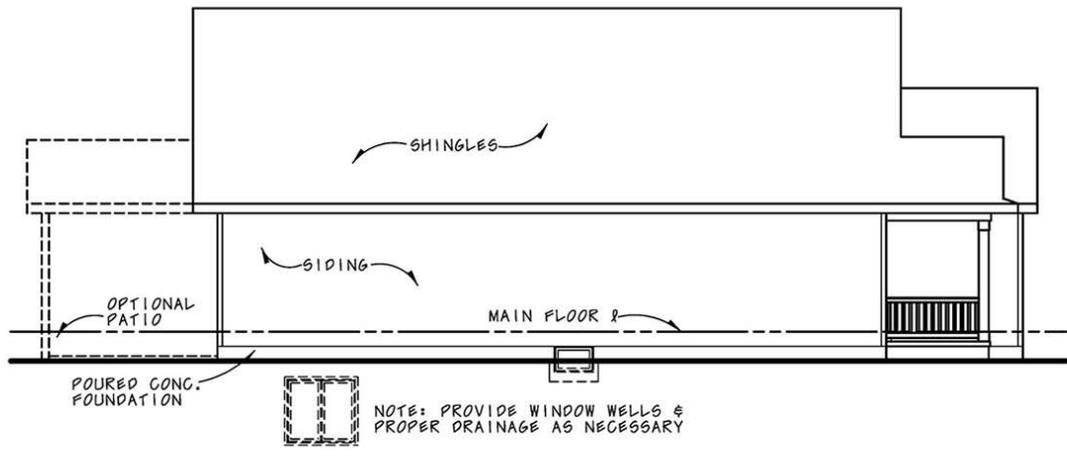
Modern Farmhouse Home



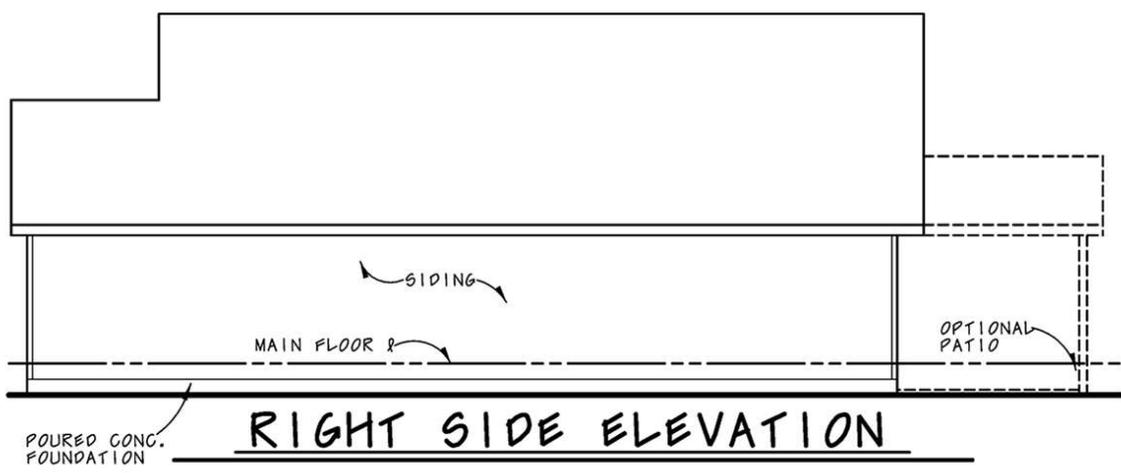


Front





LEFT SIDE ELEVATION



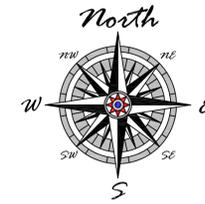
RIGHT SIDE ELEVATION

Planned Development

Centennial Centre and Forest
Village of Hobart



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



SCALE
1"=20'

DRAWN BY
JEL

Planned Development Layout

Mau & Associates, LLP

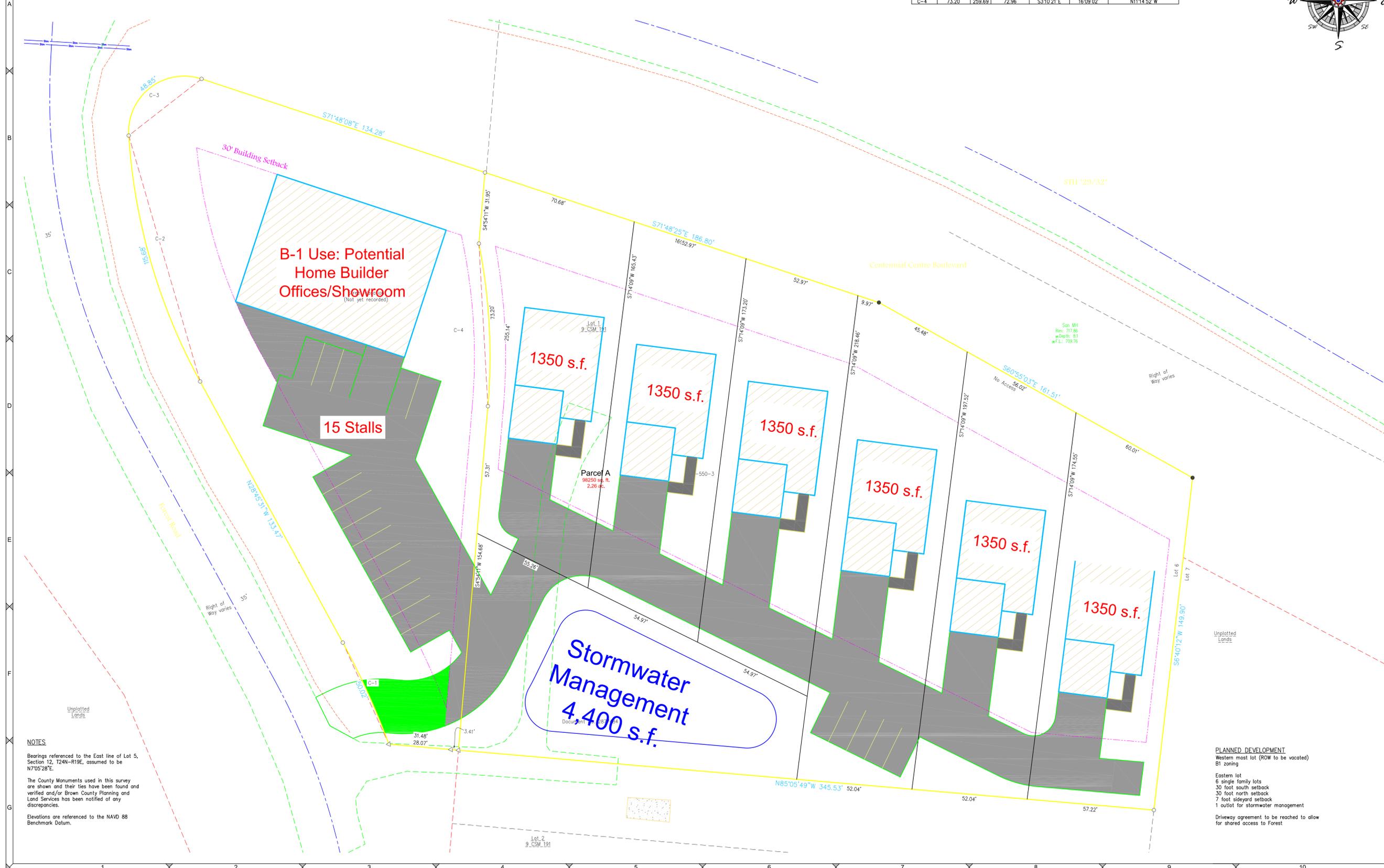
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

KES
Excavating

PROJECT NO.
K-22220

SHEET NO.
1 of 1

DRAWING NO.
S-3603



NOTES

Bearings referenced to the East line of Lot 5, Section 12, T24N-R19E, assumed to be N70°28'E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Elevations are referenced to the NAVD 88 Benchmark Datum.

PLANNED DEVELOPMENT
Western most lot (ROW to be vacated)
B1 zoning

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

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

File: K-22220Site Plan & Condos 1 B1 Use 060122.dwg

Fieldwork Completed: 12/24/20

Data File: K-22220.txt

TAX PARCEL NO. HB-590-3