VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Planning & Zoning Commission

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

FROM: Todd Gerbers, Director of Planning & Code Compliance **DATE: January 11, 2023**

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

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

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

ZONING REQUIREMENTS

The property owner has recently purchased parcels HB-314-6 and HB-314-7 located along Orlando Dr. and has submitted a Combination CSM to Brown County to combine both of these parcels with another adjoining parcel that they also own located at 1550 S. Overland Rd. (HB-314-3). With the combining of all three parcels in to one new larger parcel, the property owner is requesting to rezone the newly assembled parcel to A-1: Agricultural District. The three existing parcels are currently zoned either R-2: Residential District or ER: Estate Residential District. Since the A-1 zoning district requires a minimum lot size of 5 acres, the parcels will need to be combined through the Combination CSM process and recorded through Brown County.

The property owner currently has a valid chicken license through the Village and is requesting the A-1 zoning district to expand their possibility of having additional animals in a little farming operation. Attached is a very basic layout they are proposing with the blue being the location of the existing chicken coop, the green being a potential “meat bird” coop, and the orange being a potential pig pen (planning to have 2-3 pigs per year). Although the rough plan gives a perspective of what they hope to do, it must be noted that with the A-1 zoning, they could legally change their layout and numbers and types of animals at anytime. These parcels do adjoin other A-1 zoned property to the east that is actively being used as farmland, with single-family dwellings to the north and south. This area is being largely utilized as agricultural area and no some much as a “residential neighborhood” with three other residential dwellings (two existing and one proposed) and a church.

RECOMMENDATION/CONDITIONS

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

VILLAGE OF HOBART
GREATNESS IS GROWING

☒ 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: Mike R Andraschko Date: 11/16/2022

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

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

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

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

OWNER INFORMATION

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

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

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

Ownership Status (Please Check): ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation

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

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

SITE INFORMATION

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

Proposed Project Type: Rezone to A-1

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

Land Uses Surrounding Site:
North: Exclusive Agriculture
South: Agriculture
East: Agriculture
West: Agriculture

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

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

Village of Hobart Zoning HB-314-3, 314-6, & 314-7

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

Zoning

- R-2: Residential District
- R-4: Single and Two-Family Residential District
- ER: Estate Residential District
- R-2-R: Rural Residential District
- A-1: Agricultural District

▨ - R-2 + ER to A-1

1:4,514

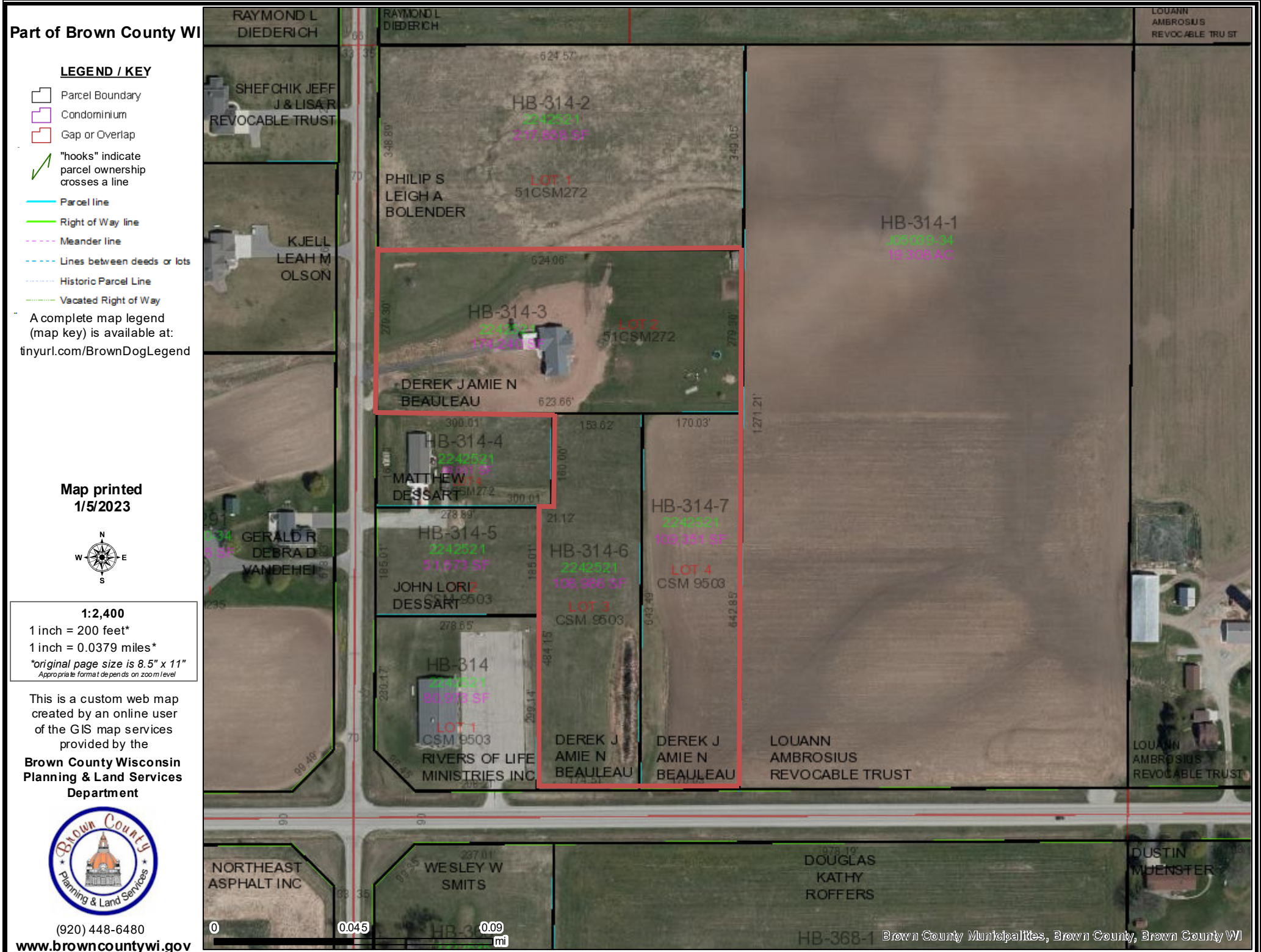
0 0.04 0.07 0.15 mi

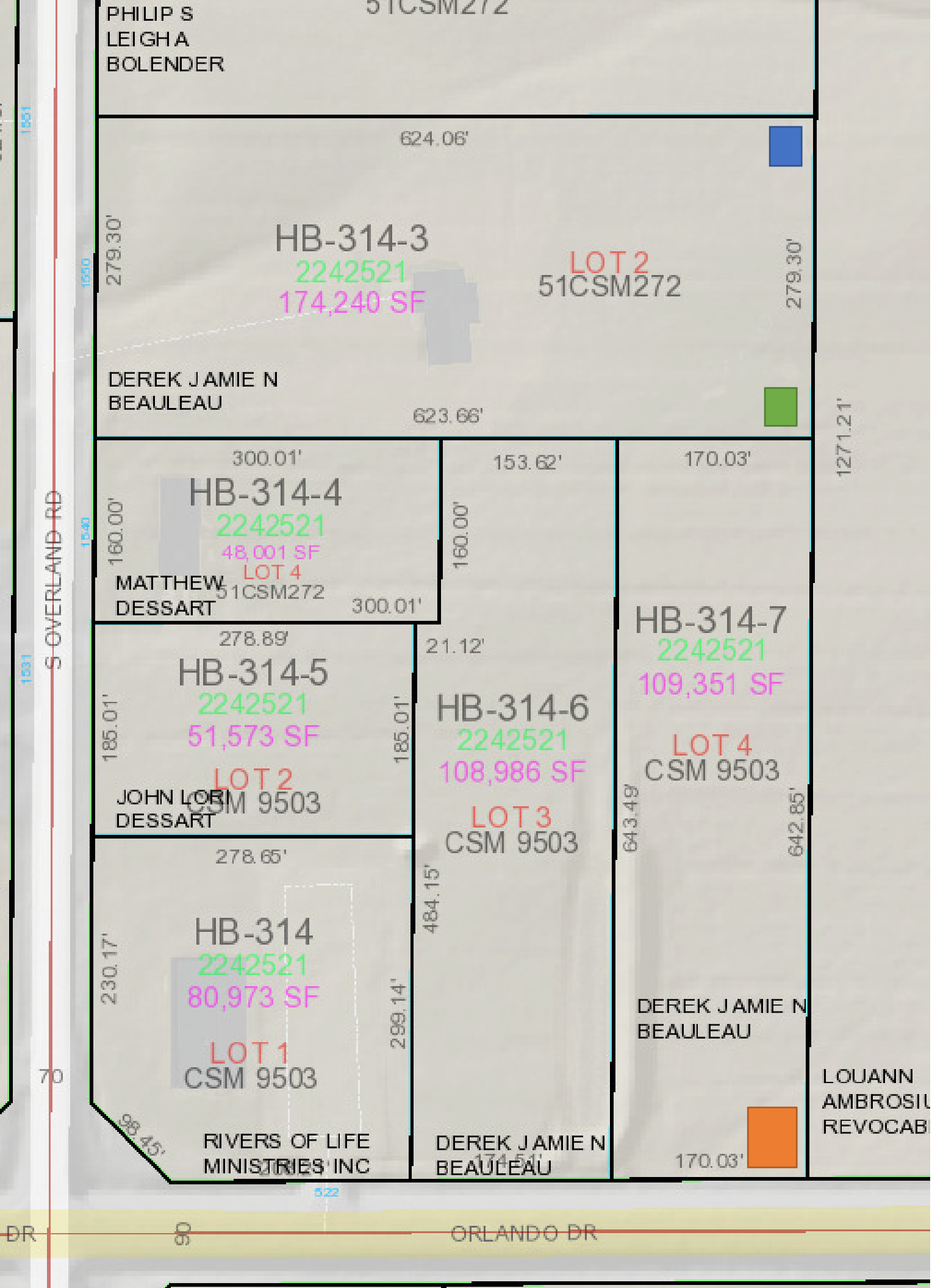
0 0.05 0.1 0.2 km

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

Village of Hobart

Village of Hobart


Part of Brown County WI
LEGEND / KEY
Parcel Boundary
Condominium
Gap or Overlap
"hooks" indicate parcel ownership crosses a line
Parcel line
Right of Way line
Meander line
Lines between deeds or lots
Historic Parcel Line
Vacated Right of Way
A complete map legend (map key) is available at:
tinyurl.com/BrownDogLegend
Map printed 1/5/2023
1:2,400
1 inch = 200 feet*
1 inch = 0.0379 miles*
*original page size is 8.5" x 11"
Appropriate format depends on zoom level
This is a custom web map created by an online user of the GIS map services provided by the
Brown County Wisconsin Planning & Land Services Department
(920) 448-6480
www.browncountywi.gov
RAYMOND L DIEDERICH
SHEFCHIK JEFF J & LISA R REVOCABLE TRUST
HB-314-2
PHILIP S LEIGH A BOLENDER
LOT 1 51CSM272
KJELL LEAH M OLSON
HB-314-1
HB-314-3
LOT 2 51CSM272
DEREK J AMIE N BEAULEAU
HB-314-4
MATTHEW DESSART
HB-314-5
JOHN LORI DESSART
GERALD R DEBRA D VANDEHEI
HB-314-6
LOT 3 CSM 9503
HB-314-7
LOT 4 CSM 9503
HB-314
LOT 1 CSM 9503
RIVERS OF LIFE MINISTRIES INC
LOUANN AMBROSIUS REVOCABLE TRUST
NORTHEAST ASPHALT INC
WESLEY W SMITS
DOUGLAS KATHY ROFFERS
DUSTIN MUENSTER
0
0.045
0.09
mi
Brown County Municipalities, Brown County, Brown County WI


PHILIP S
LEIGH A
BOLENDER
51CSM272
624.06'
279.30'
HB-314-3
2242521
174,240 SF
LOT 2
51CSM272
279.30'
DEREK JAMIE N
BEAULEAU
623.66'
1271.21'
300.01'
153.62'
170.03'
HB-314-4
2242521
48,001 SF
LOT 4
51CSM272
160.00'
160.00'
MATTHEW
DESSART
300.01'
278.89'
21.12'
HB-314-7
2242521
109,351 SF
LOT 4
CSM 9503
HB-314-5
2242521
51,573 SF
LOT 2
CSM 9503
185.01'
185.01'
HB-314-6
2242521
108,986 SF
LOT 3
CSM 9503
JOHN LORI
DESSART
643.49'
642.85'
278.65'
484.15'
HB-314
2242521
80,973 SF
LOT 1
CSM 9503
230.17'
299.14'
DEREK JAMIE N
BEAULEAU
LOUANN
AMBROSIU
REVOCAB
98.45'
RIVERS OF LIFE
MINISTRIES INC
DEREK JAMIE N
BEAULEAU
171.51'
170.03'
S OVERLAND RD
ORLANDO DR
1551
1550
1540
1531
522
70
90

Certified Survey Map

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

Legend

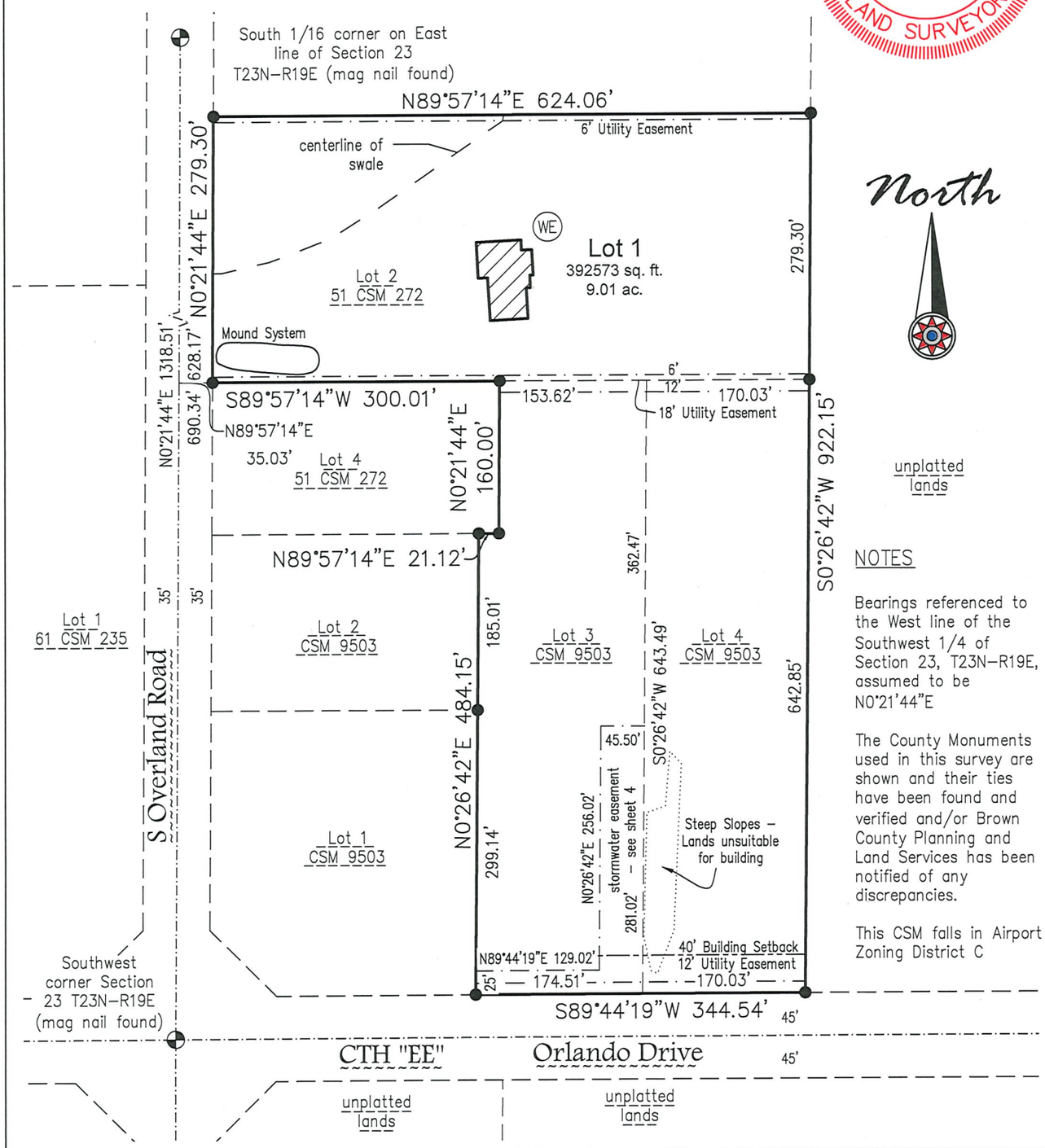
- ● 1" iron pipe found
- ⊕ Brown County monument – type noted
- ▨ existing building

Graphic Scale: 1" = 150'

0 150 300 450

WISCONSIN
MICHAEL R. ANDRASCHKO
PLS-2895
GREEN BAY, WI
LAND SURVEYOR

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



NOTES

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

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

This CSM falls in Airport Zoning District C

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

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

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

Certified Survey Map

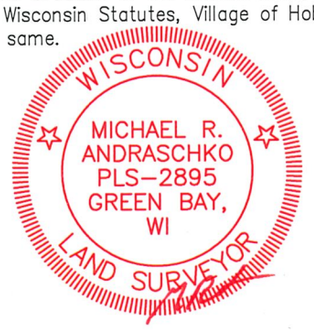
A combination and depiction of the parcel boundaries recorded in Document No. 2992201 and 3021841 as corrected in Document 3022513, Brown County Records, being all of Lots 3 & 4, Certified Survey Map, Map No. 9503, Document No. 3013032, Brown County Records, and all of Lot 2, Volume 51, Certified Survey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

SURVEYOR'S CERTIFICATE

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

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

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



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

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 20__.

_____
Karl Mueller
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Paul D. Zeller Date
Brown County Treasurer

Certified Survey Map

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

NOTES

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

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

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village of Hobart has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

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

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

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

OWNER'S CERTIFICATE

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

BROWN COUNTY PLANNING COMMISSION

_____ _____

Derek J. Beauleau Amie N. Beauleau

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

_____

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

_____

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

WISCONSIN
MICHAEL R. ANDRASCHKO
PLS–2895
GREEN BAY, WI
LAND SURVEYOR

Project No.: R-9005 Drawing No.: L-11945 Sheet Three of Three

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Planning & Zoning Commission

RE: Rezoning of Parcel HB-293 and Portions of Parcels HB-293-1 & HB-293-2, 1805 S. Pine Tree Rd. from ER: Estate Residential District to A-1: Agricultural District

FROM: Todd Gerbers, Director of Planning & Code Compliance **DATE: January 11, 2023**

ISSUE: Consider a request to rezone parcel HB-293 and portions of parcels HB-293-1 & HB-293-2 from ER: Estate Residential District to A-1: Agricultural District

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

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

ZONING REQUIREMENTS

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

A large portion of the parcel area requested to be zoned to A-1 is currently wooded and areas adjoining the creek that runs through the property. Aside from the proposed 2.5 acre parcel where the dwelling and accessory building are located, the neighboring properties are zoned either A-1 or A-2: Exclusive Agricultural District.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone parcel HB-293 and portions of parcels HB-293-1 and HB-293-2 from ER: Estate Residential District to A-1: Agricultural District as illustrated on the submitted Combination CSM.

VILLAGE OF HOBART
GREATNESS IS GROWING

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

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

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

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

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

OWNER INFORMATION

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

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

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

Ownership Status (Please Check): ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation

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

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

SITE INFORMATION

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

Proposed Project Type: Rezone Lot 2 to A-1

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

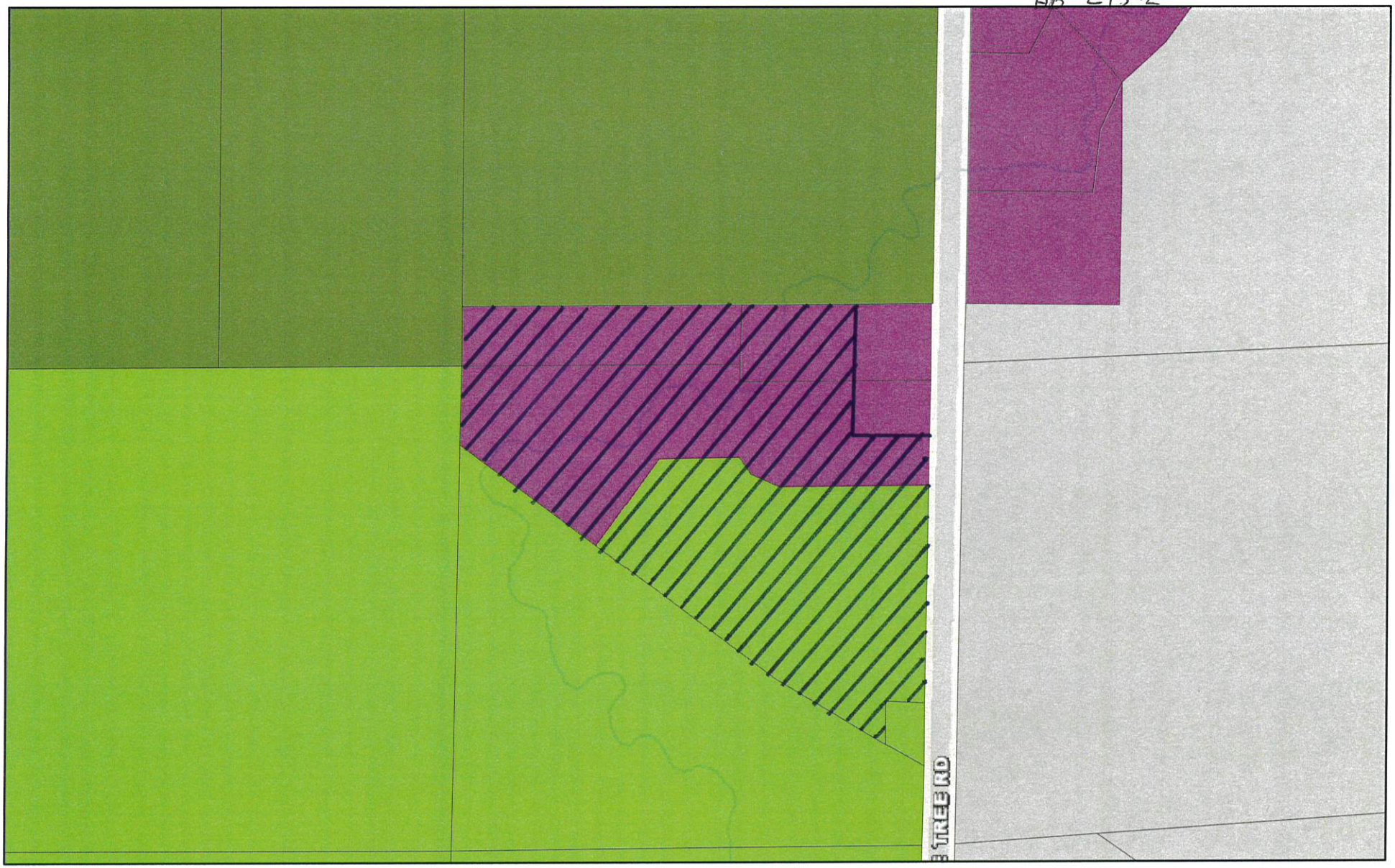
Land Uses Surrounding Site:
North: Exclusive Agricultural
South: Zoning Not Designated
East: Zoning Not Designated
West: Agicultural

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

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

Village of Hobart Zoning

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



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

Zoning

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

1:4,514

0 0.04 0.07 0.15 mi

0 0.05 0.1 0.2 km

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

Village of Hobart

Village of Hobart

Part of Brown County WI

LEGEND / KEY

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

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

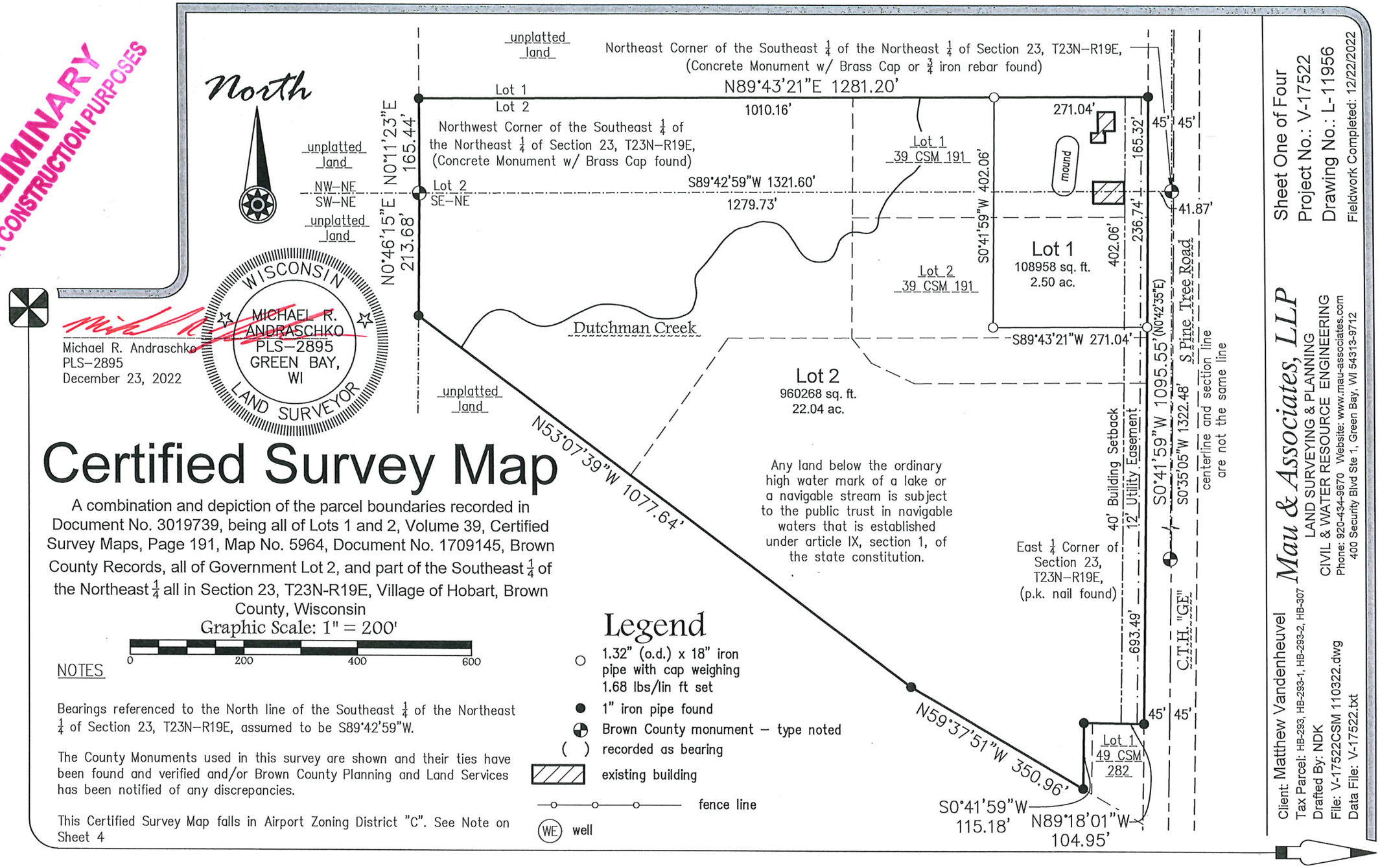
Map printed 1/5/2023

1:3,600
1 inch = 300 feet*
1 inch = 0.0568 miles*
original page size is 8.5" x 11"
Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the **Brown County Wisconsin Planning & Land Services Department**

(920) 448-6480
www.browncountywi.gov

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES



WISCONSIN
MICHAEL R. ANDRASCHKO
PLS–2895
GREEN BAY, WI
LAND SURVEYOR

Michael R. Andraschko
PLS–2895
December 23, 2022

Certified Survey Map

A combination and depiction of the parcel boundaries recorded in Document No. 3019739, being all of Lots 1 and 2, Volume 39, Certified Survey Maps, Page 191, Map No. 5964, Document No. 1709145, Brown County Records, all of Government Lot 2, and part of the Southeast ¼ of the Northeast ¼ all in Section 23, T23N-R19E, Village of Hobart, Brown County, Wisconsin

Graphic Scale: 1" = 200'

0 200 400 600

NOTES

Bearings referenced to the North line of the Southeast ¼ of the Northeast ¼ of Section 23, T23N–R19E, assumed to be S89°42'59"W.

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

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

Legend

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

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

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

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

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

Certified Survey Map

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

SURVEYOR'S CERTIFICATE

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

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

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

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

WISCONSIN
MICHAEL R. ANDRASCHKO
PLS–2895
GREEN BAY, WI
LAND SURVEYOR

Michael R. Andraschko
PLS–2895
December 23, 2022

CERTIFICATE OF THE BROWN COUNTY PLANNING COMMISSION

Approved for the Brown County Planning Commission this _____ day of _____, 20__.

_____
Karl Mueller
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Paul D. Zeller Date
Brown County Treasurer

PRELIMINARY
NOT FOR CONSTRUCTION PURPOSES

Certified Survey Map

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

NOTES

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

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village of Hobart has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

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

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

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

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

UTILITY EASEMENT PROVISIONS

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

Matthew and Elizabeth Vandenheuvel, Grantor, to WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Michael R. Andraschko
PLS–2895
December 23, 2022

WISCONSIN
MICHAEL R. ANDRASCHKO
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OWNER'S CERTIFICATE

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

BROWN COUNTY PLANNING COMMISSION

_____ _____

Matthew M. Vandenheuvel Elizabeth M. Vandenheuvel

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

_____

Notary Public My Commission Expires _____

Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

Michael R. Andraschko
PLS–2895
December 23, 2022

WISCONSIN
MICHAEL R. ANDRASCHKO
PLS–2895
GREEN BAY, WI
LAND SURVEYOR

Project No.: V-17522 Drawing No.: L-11956 Sheet Four of Four