



TO: Planning & Zoning Commission

RE: Rezone 1260 S. Pine Tree Rd., HB-362-5 from A-1: Agricultural District to R-1: Residential District

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: April 13, 2022

ISSUE: Consider rezoning request for 1260 S. Pine Tree Rd. (HB-362-5) from A-1: Agricultural District to R-1: Residential District

RECOMMENDATION: Staff recommends Approval.

GENERAL INFORMATION

1. Owner: Richard & Kristine Vande Hei
2. Agent(s)/Petitioner(s): Mike Andraschko / Mau & Associates, LLP
3. Parcel(s): HB-362-5
4. Present Zoning: A-1: Agricultural District

BACKGROUND

Richard and Kristine Vande Hei are the current owners of the property located at 1260 S. Pine Tree Rd. and they are proposing a single-family plat creating 6 new single-family lots along with 1 new outlot towards the rear (eastern) half of the property. This existing parcel is currently zoned A-1: Agricultural District and will need to be rezoned to R-1: Residential District to accommodate the proposed lot widths and lot area for the newly created lots as the proposed.

The new Autumn Joy Dr. will be mainly a rural designed roadway with curb and gutter only extending the depth of the lots fronting on Copilot Way (that subdivision is entirely curb and gutter design). The remainder of the new roadway will transition to having ditches constructed as the roadway continues to the west out to S. Pine Tree Rd. Although this will be of a rural road design, municipal water will be extended the full length of Autumn Joy Dr. (mainly to provide water for fire protection out towards S. Pine Tree Rd.) and municipal sanitary sewer will extend as far as possible to the west before it runs out of proper depth. That design is currently being worked on by the Public Works Department with the Village Engineer and the property owner. Being that these new 6 lots plus the outlot should be able to be served by sewer and water, the lots were designed to comply with the lot widths and area to be zoned to R-1: Residential District. Those minimum standards are 100 feet in lot width and 12, 000 square feet of lot area.

Being that a large portion of the existing parcel will be made part of new subdivision, the new lots will need to be rezoned into a zoning district where the new lots will comply with the proposed lot sizes and widths. With these lots also being served by municipal sewer and water, the best zoning district that would apply to the new layout would be R-1: Residential District. This request is to rezone parcel HB-362-5 from A-1: Agricultural District to R-1: Residential District.

RECOMMENDATION/CONDITIONS

Staff recommends approval to rezone parcel HB-362-5 from A-1: Agricultural District to R-1: Residential District as submitted.



- 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 Andraschko Date: 3/11/2022
 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: 3/15/22

OWNER INFORMATION

Owner(s): Richard and Kristine Vande Hei Date: 3/11/2022
 Owner(s) Address: 1260 S. Pine Tree Road City: De Pere State: WI Zip: 54115
 Telephone #: (920) 336-9414 Fax: () _____ Other Contact # or 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: *Richard J. Vande Hei* Date: 3/15/22

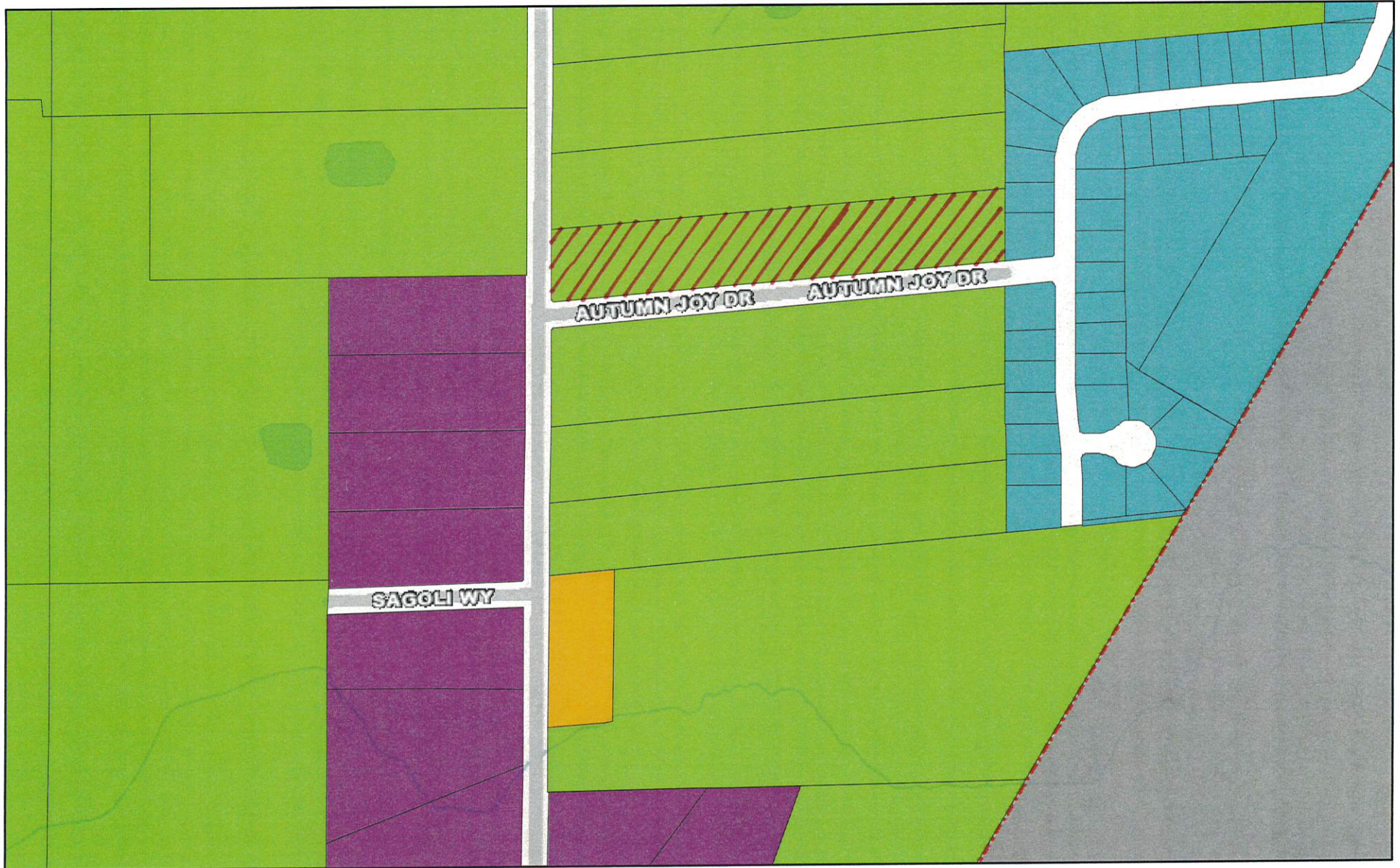
SITE INFORMATION

Address/Location of Proposed Project: 1260 S Pine Tree Road / Autumn Joy Drive Parcel No. HB-362-5
 Proposed Project Type: 8-Lot single family subdivision plat
 Current Use of Property: residential / farm field Zoning: A-1
 Land Uses Surrounding Site: North: Open / Vacant
 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

Village of Hobart Zoning



4/7/2022, 6:07:42 PM

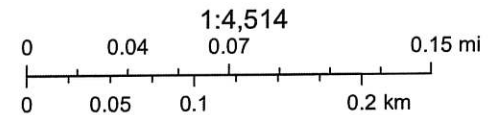
Zoning

 PDD #2: Orlando/Packerland Planned Development District

 ER: Estate Residential District

 R-2-R: Rural Residential District











 A-1: Agricultural District



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

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
 4/7/2022



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

