



Village of Hobart – www.hobartwi.gov
Village Office - 2990 South Pine Tree Road, Hobart, WI

Notice is hereby given according to State Statutes that the BOARD OF ZONING APPEALS of the Village of Hobart will meet on Tuesday June 10th 2025 at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted this 23rd day of May, 2025 at the Hobart Village Office and on the village website.

MEETING NOTICE – BOARD OF ZONING APPEALS

Date/Time: Tuesday June 10th 2025 (5:30 PM)

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. Approve Minutes of July 10th 2024 (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Election of Committee Chairperson and Vice-Chairperson

6. DISCUSSION AND ACTION - Variance to section 295-264 requiring minimum 15 feet setback from side property line for a permanent structure (HB-1491-L-4-A, 1195 Flight Way Drive) (Page 6)

The owner is proposing to construct an addition to the existing building on site that currently encroaches into the required side yard setback. The original building was constructed to the minimum side yard setback that was required at that time; however, the ordinance was modified to increase the minimum setback after the building was constructed making the existing building a legal non-conforming building. The petitioner is requesting consideration for a variance to allow the existing building to remain along with allowing for the proposed addition with a side yard setback of 10 feet whereas section 295-264 requires a minimum 15 feet setback from the side property line.

7. DISCUSSION - Items for future agenda consideration

8. ADJOURN

Aaron Kramer – Village Administrator

Members: Erik Perry (Chairperson), Jeff Johnson (Vice-Chairperson). Chris Igler, Henry Rueden, John Rehn, Robert Zittlow, Jr. (alternate), James Kubalak (alternate)

NOTE: Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodation, should contact the Village Clerk at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.



**Village of Hobart Board of Appeals Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, July 10, 2024 – 5:00 pm**

1. CALL TO ORDER/ROLL CALL.

In the absence of the Chair, Erik Perry, Vice-Chair, will chair the meeting. The meeting was called to order at 5:05 pm by Erik Perry. Board members present by roll call: Erik Perry, Jeff Johnson, John Rehn, 1st Alternate James Kubalak.

Excused: Henry Rueden

Absent: Chris Igler and 2nd Alternate Robert Zittlow.

Staff Present: Todd Gerbers, Director of Planning & Code Compliance; Lisa Vanden Heuvel, Village Clerk.

In the absence of two members, 1st Alternate, James Kubalak will be a voting member.

2. CERTIFICATION OF THE OPEN MEETING LAW AGENDA REQUIREMENTS AND APPROVAL OF THE AGENDA.

Motion by Rehn to certify the open meeting law agenda requirements and approve the agenda. Second by Kubalak. Motion carried 4-0.

3. APPROVAL OF MINUTES OF THE NOVEMBER 29, 2022 MEETING. Motion by Perry to approve the minutes as presented. Second by Johnson. Motion carried 4-0.

4. PUBLIC COMMENT ON NON-AGENDA ITEMS- No one spoke.

5. DISCUSSION AND ACTION – Election of Board Chairperson and Vice-Chairperson

Motion by Rehn to nominate Perry as the Board of Appeals Chairperson. Second by Johnson. Motion carried 4-0.

Motion by Rehn nominates Johnson as the Board of Appeals Vice-Chairperson. Second by Perry. Motion carried 4-0.

6. PUBLIC HEARING - Side yard setback variance (HB-743-1, 3841 Hillcrest Drive)

The property owners (Justin Goffard) are planning to construct a new single-family dwelling on the property located at 3841 Hillcrest Dr. (HB-743-1), and as the petitioner, is requesting consideration for a variance to allow the future principal structure (dwelling) to be constructed with a side yard setback of 15 feet whereas Village Zoning Code section 295-190 requires a minimum 25 foot setback from a side property line.

Chair Perry opened the Public Hearing at 5:11 pm.

Rehn completed a site inspection.

Justin Goffard, property owner, was placed under oath. Goffard explained the request. The zoning for this property is due to its size. It is 2.25 acres in size but only 1 acre is buildable. When considering a building site, the slope and road exposure are a concern. The lot was resurveyed and that is shown in the elevation exhibit. This shows the best site for building on the property. Many considerations went into this building plan. The neighbor was contacted prior to pursuing the variance.

Discussion Points:

- A new proposed septic was presented and will be included in the minutes of this meeting
- Garage location and space
- Driveway and drainage
- Property to the south is vacant

- Slope of the lot
- Future buildings
- Position of the house
- Construction of the house
- Square footage of the house

Director Gerbers was placed under oath. Director Gerbers further explained the details of the variance request.

Chair Perry read the correspondence from Brittney Reinke into the record. This will be included in the minutes of the meeting.

The Board confirmed that there was no ex parte communication.

The Chair called for any other witnesses to come forward. There were none.

Chair Perry closed the Public Hearing at 5:37 pm.

7. **ACTION on aforesaid agenda item**

Due to physical limitations on the property such as steep slopes and setbacks from ESAs that greatly reduce the buildable area on this lot and are outside of the control of the property owner, motion by Rehn to approve the variance to reduce the side yard setback from 25 feet to 15 feet along the south property line. Second by Johnson.

Roll Call Vote:

Johnson-Approve

Kubalak-Approve

Rehn-Approve

Perry-Approve

Motion carried 4-0.

Motion by Johnson to recess at 5:41pm until the start of the training session. Second by Perry. Motion carried 4-0.

Recess ended at 6:00 pm.

8. **TRAINING – Introduction to the Zoning Board – The Center for Land Use Education (Webinar)**

The Board participated in the Introduction to the Zoning Board Webinar.

9. **ADJOURN**

Motion by Rehn to adjourn at 7:03 pm. Second by Johnson. Motion carried 4-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk.

Side Yard Setback Variance

2 messages

Justin Goffard <jmg1685@gmail.com>

Mon, Mar 11, 2024 at 12:05 PM

To: "bfred081@gmail.com" <bfred081@gmail.com>

Hey guys,

Thanks again for the meeting at our land. It was nice to see you all again.

Attached is a survey we had completed showing a proposed building site with a set back of 15 ft versus 25 ft. As we discussed, the 10ft variance to the setback gives us the space we would need to fit our home and septic into the buildable area of the southwest corner of our lot.

If you can please reply with any agreements or disagreements you have with our attached plan, We'd like to have your written consent before filing a variance with the village.

Thanks again, and let me know if you have any questions.

Justin & Ashley Goffard
920-737-1662

 **X-1668.pdf**
222K

Brittany Reinke <bfred081@gmail.com>

Tue, Mar 12, 2024 at 4:10 AM

To: Justin Goffard <jmg1685@gmail.com>

Hey Justin-

It was great meeting with you again to see the potential of our properties and work together to preserve the beauty of our land. Thank you for coming to us in this matter, we truly do appreciate it. Tyler and I are favor of you moving forward with the requesting a variance related to the proposed location for the primary residence structure. We know there are significant limitations to build locations on both properties and appreciate the communication to preserve privacy between the potential residence locations.

Thank you!

> On Mar 11, 2024, at 12:05 PM, Justin Goffard <jmg1685@gmail.com> wrote:
>
>
>
[Quoted text hidden]
> <X-1668.pdf>

Proposed Conv. Septic System

Justin & Ashley Goffard
1528 7th Street
Green Bay, WI 54304

Tax Parcel #HB-743-1
Lot 1, S25, T24N-R19E
Village of Hobart
Brown County

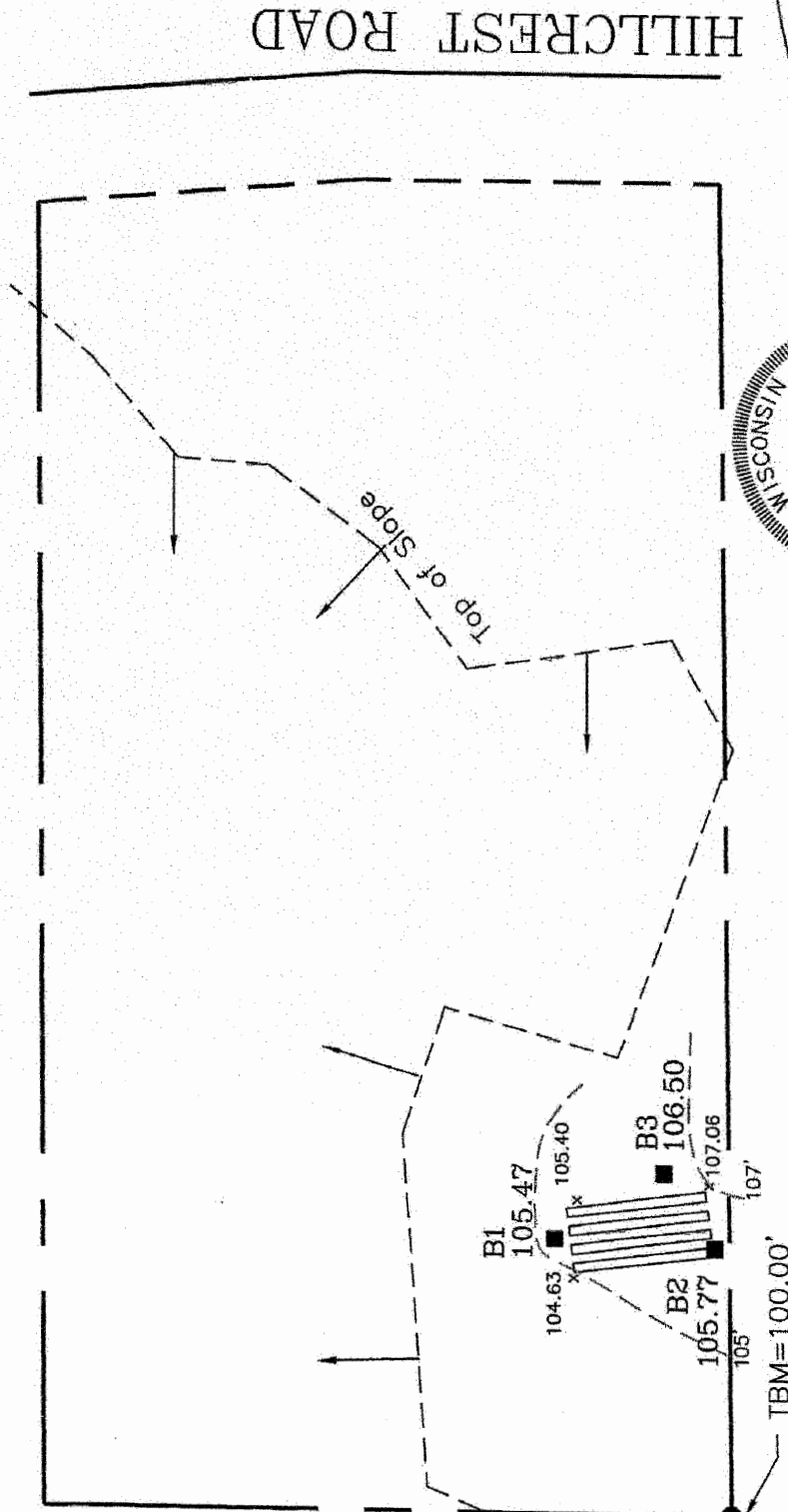
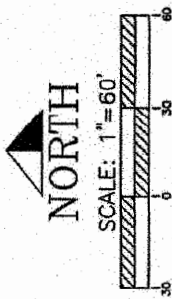
Parcel Size: 2.13 ac.
Land Use: Wooded
Site Location: Lot 1 is North of 3833 Hillcrest Road

Key

- Observation Boring
- TBM & HRP (Top of Iron Pipe = 100.00')

Well must be >50' from the absorption cells and >25' from the treatment tank

House must be >10' from the absorption cells

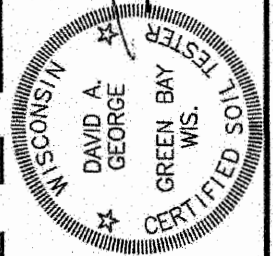


GEORGE & HOLDT- SOIL CONSULTANTS LLC

6350 Nero Lane
Sobieski, WI 54171
(920)822-9918
georgeandholdt.com

DAVID A. GEORGE

AARON HOLDT



ACLT Drawing #24-7110

V I L L A G E O F
HOBART
GREATNESS IS GROWING
MEMORANDUM



TO: Board of Appeals
FROM: Todd Gerbers, Director of Planning and Code Compliance
RE: HB-1491-L-4-A, 1195 Flight Way Dr., Variance to **section 295-264** requiring minimum 15 feet setback from side property line for a permanent structure.
DATE: June 10, 2025

GENERAL INFORMATION

Petitioner(s): Daniel Haupt
Property Owner(s): Daniel Haupt
Location: HB-1491-L-4-A, 1195 Flight Way Dr.

VARIANCE REQUEST

Mr. Haupt is proposing to construct an addition to the existing building on site that currently encroaches into the required side yard setback. The original building was constructed to the minimum side yard setback that was required at that time, however, the ordinance was modified to increase the minimum setback after the building was constructed making the existing building a legal non-conforming building. The petitioner is requesting consideration for a variance to allow existing building to remain along with allowing for the proposed addition with a side yard setback of 10 feet whereas **section 295-264** requires a minimum 15 feet setback from the side property line.

BACKGROUND

The existing building was constructed back in the fall of 1999 and the site plan submitted at that time clearly illustrates the building to comply with the minimum 10 foot setback from the side property line (site plan shows it to be roughly 11 to 12 feet of a setback). After the principal building was constructed, the minimum setback was modified from 10 to 15 feet for a side yard setback, thus making the already constructed building a legal non-conforming structure.

The property owner is now planning to construct an addition to the rear of the existing building, but by state law a non-conforming structure cannot be expanded. Therefore, they are requesting a variance to allow for the existing structure to remain with a reduced setback of 10 feet from the side property line (west property line). Due to the steep slopes on the adjoining property (Village owned storm water retention area), the addition will be so located as to comply with the current 15 foot setback requirement.

The Village Board has agreed to detach the small portion of land immediately adjacent to this property to assist with future development by providing an additional amount of property to help meet the required setback for the proposed addition. This land agreement has been finalized and the property owner now owns this small sliver of land (noted by the cross hatching on the “Proposed Site Plan”).

The existing building was constructed to the codes that were in place at the time of construction, and this particular property has no structures on the adjoining property as it abuts a Village owned storm water retention area. Therefore, the Planning and Code Compliance Division would have a favorable recommendation to the variance request as submitted.

2990 S. Pine Tree Rd
Hobart, WI 54155
tele: 920.869.3809

Todd Gerbers
Director of Planning and Code Compliance
e-mail: todd@hobart-wi.org

ZONING BOARD OF APPEALS VARIANCE APPLICATION

Please Type or Print in BLACK INK

Please submit a complete reproducible site plan (maximum size 11" x 17"). (A complete site plan includes, but is not limited to, all structures, property lines and streets with distances to each.) The fee is payable to the Village of Hobart and due at the time the application is submitted. APPLICATION FEE IS NON-REFUNDABLE.

Address of Parcel Affected: 1195 Flightway Dr De Pere

Petitioner: _____ **Phone:** _____

Petitioner's Address: _____ **Email:** _____

Signature Required: _____ **Date:** _____

Owner (if not petitioner): Daniel Haupt **Phone:** 920-901-4229

Owner's Address: 17439 2nd St E **Email:** danh.lcs@gmail.com
Bedington Shores Fl 3378

Signature Required: Daniel Haupt **Date:** 12/12/28

In order to be granted a variance, each applicant must be able to prove that an unnecessary hardship would be created if the variance is not granted. The burden of proving an unnecessary hardship rests upon the applicant. The attached sheet provides information on what constitutes a hardship. (Attach additional sheets, if necessary, to provide the information requested. Additional information may be requested as needed.)

I. Explain your proposed plans and why you are requesting a variance:

We would like to attach an addition to our office/storage building. There is an adjacent property we are purchasing to allow us to change the angle of the addition so that it doesn't extend into our existing parking lot by allowing us to be closer to the property line. This will create a more aesthetically pleasing building.

2. Describe how the variance would not have an adverse effect on surrounding properties:

Since we would own the adjacent property the proposed new addition would not have any effect on surrounding property

3. Describe the special conditions that apply to your lot or structure that do not apply to surrounding lots or structures:

There is an easement to the Northwest of our property that we are purchasing. Current zoning says we need to be 15' off the property line we would like to be 10' off that line.

4. Describe the hardship that would result if your variance were not granted:

We would not be able to expand and put on a future addition to our other building if we don't get a variance for the building we are putting on the addition to. Not to mention once again that getting the variance creates a more aesthetically pleasing overall look on the property.

Proposed Site Plan

- | | | | |
|------------------------------|----------|--|--------------|
| Risk Category: | I | | |
| Use Group(s) Classification: | S-1 | | |
| Building Use: | Storage | | |
| Type of Construction: | Type VB | | |
| Building Area: | 3690 Sq. | | Ft. Addition |
| | 3717 Sq. | | Ft. Existing |
| | 7407 Sq. | | Ft. Total |

Snow Design Data:	
Design Truss Load:	37 PSF
Ground Snow Load (P_g):	40 PSF
Flat Roof Snow Load (P_f):	33.6 PSF
Snow Exposure Factor (C_e):	1
Snow Load Importance Factor (I_s):	1.0
Thermal Factor (C_t):	1.2
Sloped Roof Snow Load (P_s):	31.5
Unbalanced Snow Load:	N/A PSF Windward
Per SPS 362.1608 (1)	34.63 PSF Leeward

Design Wind Speed: 115 MPH
Wind Exposure: C
Ground Elevation Factor (K_E): 0.976

Earthquake Design Data:
Seismic Design Category: _____ A
Spectral Response Coefficients (S_{DS}): _____ 0.059g
(S_{D1}): _____ 0.056g

Site Class: _____ D
Seismic Importance Factor (I_E): _____ 1.0
Mapped Spectral Response Accelerations (S_S): _____ 5.5%g
(S_1): _____ 3.5%g
Response Modification Factor (R): _____ 6

- NOTE:** PLEASE BE ADVISED THAT ARTIFICIAL LIGHTING IS NOT PART OF THIS DESIGN. IF ARTIFICIAL LIGHTING IS TO BE USED IN THIS BUILDING, STATE LAW REQUIRES IT TO BE DESIGNED BY A REGISTERED PROFESSIONAL TO COMPLY WITH IBC, SPS 363.0405 AND 363.0407. THE PLANS AND SPECIFICATIONS SHALL BE KEPT ON SITE FOR REVIEW BY THE BUILDING INSPECTOR.

NOTE:
A SEPARATE ROOM OR SPACE SHALL
BE PROVIDED ON THE SITE FOR THE
STORAGE OF RECYCLABLE MATERIALS

36" MIN. ACCESSIBLE ROUTE TO ACCESSIBLE DOOR

18"

60" MIN. 132" MIN.

Diagram illustrating the required width and height of an accessible route leading to an accessible door. The route is 36 inches wide and 18 inches high. The route is divided into two sections: a 60-inch wide section (hatched) and a 132-inch wide section (containing a wheelchair symbol). A horizontal line above the wheelchair symbol indicates the door threshold.

FLIGHTWAY DRIVE

EXISTING GRASSY AREA

EXISTING DRIVEWAY

40' BUILDING SETBACK

15' BUILDING SETBACK

EXISTING BUILDING

EXISTING BUILDING

EXISTING PAVED SURFACE/ PARKING LOT

PROPOSED PARKING

5'x5' ACCESSIBLE LANDING AREA (NOT BY CLEAR)

IMAGINARY LOT LINE

EXISTING BUILDING CLEARLY JOB# 2018100361

PROPOSED 40'x95'x14'-8" BUILDING UNOCCUPIED/ UNHEATED S-1

11'-2"

11'

10'

125'-7" ± PERPENDICULAR TO LOT LINE

190'

94'-2" ± PERPENDICULAR TO LOT LINE

20' BUILDING SETBACK

LOT LINE

LOT LINE

15' BUILDING SETBACK

EXISTING GRASSY AREA

NORTH

100. SITE PLAN
110. ELEVATIONS
120. FLOOR PLAN
121. CONCRETE BRACKET LAYOUT PLAN
122. CONCRETE FOUNDATION DETAILS
125. ROOF FRAMING PLAN
126. EMERGENCY EGRESS PLAN
127. OHD FRAMING DETAILS
130. TYPICAL SECTION "A"
132. TYPICAL SECTION "B"
140. DIAGONAL BRACING DETAILS
141. SHEAR TRUSS BRACING DETAILS A
142. SHEAR TRUSS BRACING DETAILS B
143. SHEAR TRUSS BRACING DETAILS C
144. HEADER DETAILS "A" and "B"
145. HEADER DETAILS "C" and "D"
150. DIAPHRAGM ACTION & MISC. DETAILS
160. TRUSS DIAGRAMS
161. TRUSS DIAGRAMS

1. This building is not designed for storing, parking, loading, or unloading commercial vehicles as defined in SPS 362.0202.
2. This building is not designed for the storage of hazardous materials or high piled combustible materials as defined in the international fire code



SHEET NAME:
SITE PLAN

SHEET NUMBER:
100

Original Site Plan West Electric Inc.

SRC Approved
7/21/99

1195 Flightway Road

Electric Telephone

Front Setback 80'

Detention Pond



- ① Tree
- bush
- ▤ Sidewalk

50'2.21'

Scale 1" = 30'



WEST Electric, Inc.
1921 Progress St.
Green Bay, WI. 54304
Phone 920-494-9233
Fax 920-494-9005
Jim VandenHeuvel
President

Electrical Contracting & Maintenance
Residential • Commercial • Industrial

§ 295-264. 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