



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 PLANNING AND ZONING COMMISSION of the Village of Hobart will meet on **Monday October 5th 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road).

NOTICE OF POSTING: Posted October 2nd 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – PLANNING AND ZONING COMMISSION

Date/Time: Monday October 5th 2026 (5:30 P.M.)

Location: Hobart 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. Approval of Minutes of September 8th 2026 meeting (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Conditional Use Permit for increase in square footage and location of accessory building (HB-3247, 3764 North Overland Road) (Page 5)

The current property owner is proposing to construct a detached accessory building of 1,700 square feet on their property. The current lot size of 99,965 square feet would allow up to 1,666 square feet of accessory building (1/60th of the lot square footage) by ordinance. 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.

6. DISCUSSION AND ACTION – Conditional Use Permit to Operate a Commercial Use from this Location in A-1: Agricultural District (HB-368, 1492 South Overland Road) (Page 14)

The applicant and current property owner are requesting to continue operating a commercial business at this location that is currently zoned A-1: Agricultural District. With the three uses (residential dwelling, farm animals, and commercial business), Village Staff has suggested that the applicant apply for a Conditional Use Permit to continue with all three uses.

7. DISCUSSION AND ACTION - Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orlando/Packerland Planned Development District (Page 32)

With single family dwelling values continuing to increase, the market has been showing the need for some more affordable housing options for first-time buyers. At the request of a developer, the Village approved modifications to the PDD # 2 zoning district in 2024 to allow for the construction of a single-family subdivision that had slightly smaller lot widths and area. This agenda item is recommending a few modifications to the existing ordinance.

8. DISCUSSION AND ACTION - Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XIII, PDD #1: Centennial Centre at Hobart District (Page 34)

To be similar with residential uses that were modified back in 2024 in PDD # 2, Staff is recommending a new section be added to the existing zoning code for PDD # 1 that permits similar development options for single-family and two-family developments in the PDD # 1 zoning district along with some modifications to clear up sections 295-119 Legal Description and 295-125 Single-Family and Two-Family Residential.

9. ADJOURN

Aaron Kramer, Village Administrator

COMMISSION MEMBERS: Rich Heidel (Chairperson), Melissa Tanke, Jeff Ambrosius, Tom Dennee, David Johnson, Bob Ross, John Rather

NOTE: A quorum of the Village Board may be present at this meeting, but no official Board action or discussion will take place. Page numbers refer to the meeting packet. All agendas and minutes of Village meetings are online: www.hobartwi.gov. 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 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.



Village of Hobart Planning & Zoning Commission Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Tuesday, September 8, 2026 – 5:30 pm

1. **Call to order/Roll Call** – The meeting was called to order by Rich Heidel, Chair at 5:36 pm. Jeff Ambrosius, Tom Dennee, David Johnson, John Rather, Melissa Tanke, and Rich Heidel were present. Excused: Bob Ross.

2. **Certification of the open meeting law agenda requirements and approval of the agenda** – ACTION: To certify the open meeting law agenda requirements and approve the agenda. MOTION: Dennee SECOND: Ambrosius. VOICE VOTE: 6-0.

3. **Approval of Minutes of the July 6, 2026 meeting** – ACTION: To approve the Minutes of the July 6, 2026 meeting as presented. MOTION: Dennee SECOND: Ambrosius. VOICE VOTE: 6-0.

4. **Public Comment on Non-Agenda Items** – None.

ACTION ITEMS

5. DISCUSSION AND ACTION – Rezoning of Parcel HB-501-1 (4941 N. Overland Road) from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District

The property owner of parcel HB-501-1, located at 4941 N. Overland Rd., is requesting to rezone this 10.19 acre parcel from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District.

Director Gerbers reviewed the rezoning of this parcel for the Commission.

ACTION: To suspend the rules of regular meeting order. MOTION: Heidel SECOND: Dennee. VOICE VOTE: 6-0.

Appearing before the Commission:

Mark Poehlmann, 4884 Prairie School, rezoning of parcel HB-501-1.

Brian Chulle, 4880 Prairie School Dr, rezoning of parcel HB-501-1.

Mary Jo Ross, 387 Woodfield Prairie Way, rezoning of parcel HB-501-1.

Paul Tuttle, 4875 Prairie School Dr, rezoning of parcel HB-501-1.

ACTION: To return to the rules of regular meeting order. MOTION: Heidel SECOND: Dennee VOICE VOTE: 6-0.

ACTION: To approve the request and forward to the Village Board for their action. MOTION: Heidel SECOND: no second. Motion does not move forward.

ACTION: To send the rezoning of Parcel HB-501-1 to the Village Board with no recommendation from the Planning & Zoning Commission. MOTION: Rather SECOND: Dennee. VOICE VOTE. 5-1, Heidel.

6. DISCUSSION AND ACTION – Draft ordinance relating to Data Center developments in the Village of Hobart

Although there currently is a moratorium on the construction of Data Centers in the Village of Hobart, Village Administration is continually working to draft a thoughtful and comprehensive ordinance for the Village Zoning Code relating to Data Centers.

The Commission reviewed the draft ordinance and discussed the following points:

- Define the size of Data Centers, find how others have defined them.
- A grammar error of 'to' on page 3.
- Define A-weighted decibels and C-weighted decibels.

ACTION: To suspend the rules of regular meeting order. MOTION: Heidel SECOND: Dennee. VOICE VOTE: 6-0.

Appearing before the Commission:
Dan Bake, 4369 Hilton Head, Data Centers

- Page 13 E. Hobart Fire
- Page 4. #3 Exhaust stacks, height restrictions
- Page 4. #5 Waiver should be removed
- Page 9. 295-394 D. the number 15 should be removed.
- Page 8. # 7. The number 14 should be removed.
- Page 4. 295-389. H. Remove this line.
- Page 4-5. 295-389 J. Redundant, remove this section.
- Page 11. 295-397. E. Wastewater utility.
- Page 11 295-397. C. Define wellhead protection planning area.
- References to adverse effects. Define this more clearly?
- Page 14. L. 2. Salvage value of any equipment
- Page 7. 295-394. Noise and Page 8. 295-394 utilities infrastructure
- Page 8. Who takes care of this?
- Page 14. 295-402. Approval of CUP. Should this be the same for all CUP's?
- Look at the fee schedule for fines for zoning infractions.
- Check with other communities with & without Data Centers; a call to David Steffens office for a list of existing Data Centers.
- Large data center advocacy group.

ACTION: To return to the rules of regular meeting order. MOTION: Heidel SECOND: Ambrosius. VOICE VOTE: 6-0.

7. ADJOURN (8:23 pm)– MOTION: Ambrosius SECOND: Johnson. VOICE VOTE: 6-0.



TO: Planning & Zoning Commission

RE: Conditional Use Permit for increase in square footage and location of accessory building, HB-3247, 3764 N. Overland Rd.

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: October 5, 2026

ISSUE: Consider Conditional Use Permit, HB-3247, 3764 N. Overland Rd. – 1,700 square foot accessory building on property to be located closer to the street than the rear plane of the principal structure

RECOMMENDATION: Staff recommends conditional approval.

GENERAL INFORMATION

1. Applicant(s): Nikolay & Lyubov Yakovenko
2. Parcel: HB-3247
3. Address: 3764 N. Overland Rd.
4. Present Zoning: R-2-R: Rural 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 regulation reads as follows:

May be the greater of 864 square feet or 1/60th the lot square footage, but shall not exceed 2,500 square feet.

*Detached accessory buildings located closer to a street right-of-way than the rear plane of the principal structure shall not exceed the lesser of 864 square feet or the maximum allowed accessory building square footage as described in Subsection **D(1)(b)***

BACKGROUND

The current property owner, Nikolay & Lyubov Yakovenko, of parcel HB-3247 located at 3764 N. Overland Rd. is proposing to construct a detached accessory building of 1,700 square feet on their property located at 3764 N. Overland Rd. The current lot size of 99,965 square feet would allow up to 1,666 square feet of accessory building (1/60th of the lot square footage) by ordinance. 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 two conditions that would require the CUP would be the request for an increase in maximum total accessory building square footage to 1,700 (34 square feet greater than the maximum noted in the ordinance) and the placement of the proposed building being closer to the street right-of-way than the rear plane of the principal structure exceeding the 864 square foot limit.

The parcel is located directly across the street from the Village Public Works building and has the overhead power transmission lines running diagonally across the front area of the parcel. Additionally, there is a steep drop off Village Staff has also discussed the possibility of enlarging the existing attached garage with the property owner, but by Village ordinance they are limited to no more than 50% of the total footprint of the garage and dwelling combined. With concerns of overall appearance with such a large garage addition, the property owner would prefer to proceed with the CUP request.

Therefore, the property owner is requesting review of a Conditional Use Permit to increase the size of the proposed building and allowing the increased building square footage to be located closer to the street than allowed by ordinance. The proposed building would comply the required setback of 40 feet from the front property line, will be located just behind the 100 foot transmission line easement.

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

RECOMMENDATION/CONDITIONS

Staff would recommend that any approval of this CUP request to increase the allowable square footage to a total of 1,700 be contingent upon the following:

1. All four building elevations of the new structure are constructed of materials similar to those on the existing residential dwelling on the property
2. Maximum of one detached accessory building be allowed on site
3. Accessory building shall not be utilized to operate a business
4. Property owner to provide Village Staff with written approval from transmission line company



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 detached accessory building located at 3764 N. Overland Rd., Hobart, Wisconsin (HB-3247) as approved by the Village Board on November 4, 2026.

This Permit is subject to the following Limitations and Conditions:

Limitations:

- A maximum of one detached accessory building is allowed on site.

Conditions:

1. All four building elevations of the new structure are constructed of materials similar to those on the residential dwelling currently under construction on the property.
2. Accessory building shall not be utilized to operate a business.
3. Property owner to provide Village Staff with written approval from transmission line company.

Director of Planning and Code Compliance

Date



- ☐ 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: Nikolay & Lyubov Yakovenko Date: 08/24/2026
 Petitioner's Address: 3764 N. Overland Rd City: Hobart State: WI Zip: 54155
 Telephone #: 920-471-8316 Email: mykolayakovenko@gmail.com

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

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

OWNER INFORMATION

Owner(s): Nikolay & Lyubov Yakovenko Date: 08/24/2026
 Owner(s) Address: 2676 G Trojan Dr Apt 8 City: Green Bay State: WI Zip: 54304
 Telephone #: 920-471-8316 Email: mykolayakovenko@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:  L. Yakovenko Date: 9-8-2026

SITE INFORMATION

Address/Location of Proposed Project: 3764 N. Overland Rd Parcel #: HB- 15 3247
 Proposed Project Type: Single-Family residence
 Current Use of Property: Empty log. Getting ready to build. Zoning: Residential
 Land Uses Surrounding Site:
 North: Empty Lot. 3776 N Overland Rd
 South: Developed lot. 3752 N Overland Rd
 East: Empty Lot. 587 Cross Country Ct
 West: Village of Hobart Public Works and Utilities Department

****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

RECEIVED

SEP - 8 2026

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. Placing the house further away from the power lines will improve health, safety and general welfare.
2. Pedestrian and vehicular circulation and safety. N/A
3. Noise, air, water, or other forms of environmental pollution. No change on envoronmental pollution.
4. The demand for and availability of public services and facilities. N/A
5. Character and future development of the area. N/A

The proposed Conditional Use and Development Plan for 3764 N. Overland Rd. addresses unique site-specific topographic, utility, and operational constraints to establish a cohesive two-building residential layout.

The primary objective of this development plan is to establish the placement of a primary single-family residence alongside a secondary shop building on the parcel. The site presents distinct physical boundaries that dictate the orientation and separation of these structures:

- **Utility Infrastructure and Shop Placement:** High-voltage power lines run diagonally, across the lot, from the southeast corner of the front boundary of the property. The secondary shop/accessory building is strategically positioned closer to the road to handle everyday equipment access and utility staging without disturbing the main residential footprint.
- **Building Separation Requirements:** The shop is maintained at a required minimum setback distance from the primary home, creating a clear functional separation between the work/storage space and the main living area while adhering to local building and fire safety clearance guidelines.
- **Topographic Constraints and Primary House Placement:** The rear of the lot transitions into a steep hill. Because the shop occupies the forward buildable area under the utility clearance zone, the primary house is placed further back into the lot. This positions the residence on the natural bench of the site right before the severe slope begins, ensuring the home sits away from high-voltage overhead lines, avoids severe hill cuts, and minimizes total soil erosion.

By arranging the shop toward the front and offsetting the house further back, the plan balances utility safety, building code distance requirements, and slope preservation. The proposed layout ensures proper vehicle access and preserves the visual character of the surrounding landscape.

PROPERTY OWNER
NIKOLAY YAKOVENKO
2919 HORNSBY WAY
GREEN BAY, WI 54313

CONTRACTOR
NEW HOME CONSTRUCTION LLC
920-327-3366

CERTIFICATE OF SURVEY

Lot 15 of the recorded "Cross Country" (Volume 24, Plats, Page 96, Document Number 2849160, Brown County Records), being located in part of the NE1/4 of the NW1/4, and part of the SE1/4 of the NW1/4, Section 26, T24N, R19E, Village of Hobart, Brown County, Wisconsin.

ADDRESS: 3764 N OVERLAND ROAD, TAX PARCEL: HB-3247

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, THE RECORDED PLAT "CROSS COUNTRY".



CERTIFICATE OF SURVEY

PREPARED FOR
NEW HOME CONSTRUCTION

REVISIONS

REMARKS

DATE

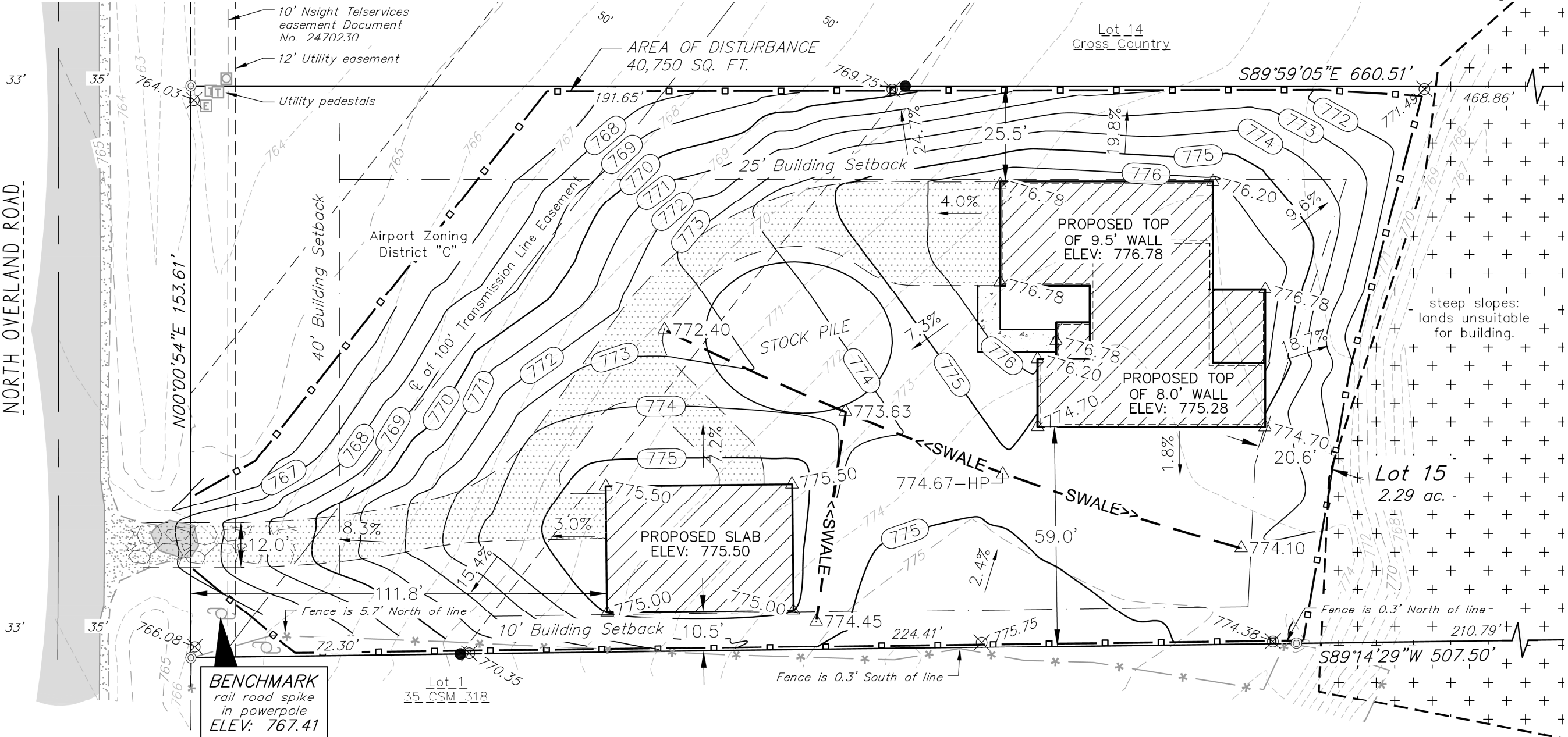
DATE
6/30/26

DRAFTER
BBEI

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JWOL

PROJECT NO.
260390

SHEET
1 of 1



NOTES

FIELD SURVEY JUNE 15, 2026.

ELEVATIONS ARE REFERENCED TO THE NAVD 88 BENCHMARK DATUM.

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.

*EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html

ALSO REFER TO VILLAGE OF HOBART MUNICIPAL CODE CHAPTER 150, ARTICLE II FOR FURTHER REQUIREMENTS.

LEGEND

● POINT ON LINE, LATH SET
○ FOUND 1" Ø IRON PIPE

EXISTING POWER POLE

2.92% PROPOSED SLOPE ARROWS

⊗ 1048.61 EXISTING SPOT ELEVATIONS

△ 748.61 PROPOSED SPOT ELEVATIONS

EROSION CONTROL*

T-POST AND ROPE FENCE

TRACKING PAD

PROPOSED CONCRETE

PROPOSED BUILDING

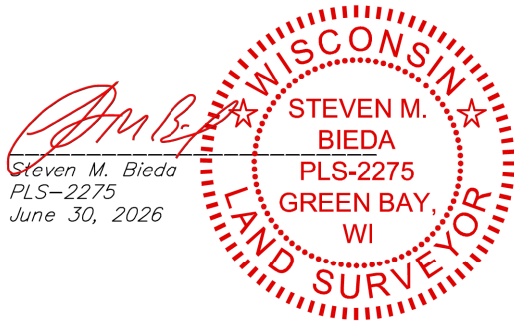
PROPOSED DRIVEWAY

EXISTING ASPHALT

EXISTING GRAVEL

EXISTING MINOR CONTOURS

PROPOSED MINOR CONTOURS



GRAPHIC SCALE: 1" = 30'



DRAWING # X-2624

YAKOVENKO RESIDENCE

- 1. GENERAL PROJECT NOTES:**

 - CONSTRUCTION IS TO BE IN COMPLIANCE W/ ALL GOVERNING CODES, ORDINANCES, & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS. CONDITIONS LISTED BELOW ARE FOR THIS PLAN ONLY. ANY EXCEPTIONS ARE NOTED ON THE PLAN.
 - ALL DIMENSIONS ARE TO STUD THICKNESS. OVERALL DIMENSIONS ARE TO OUTSIDE OF STUDS. ALL DIMENSIONS FROM ACTUAL FINISHED SURFACES, ARE NOTED ON THE PLAN. ALLOWANCES SHALL BE MADE FOR FLOOR & WALL FINISHES.
 - DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
 - ALL MATERIALS, DETAILS, & INSTALLATION, SHALL BE IN ACCORDANCE W/ THE MANUFACTURES STANDARDS & SPECIFICATIONS.
 - 22' X 36" ATTIC ACCESS PANEL TYP. INSTALL IN BETWEEN TRUSSES-VERIFY EXACT LOCATION ON SITE.
 - WATER HEATER LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION BY THE GENERAL CONTRACTOR.
 - MOISTURE RESISTANT GYP. BD. ON ALL WET WALLS WHERE APPROPRIATE.
 - INSULATE ALL PLUMBING WALLS - TYP.
 - COORDINATE ALL FLOOR FRAMING W/ PLANNED PLUMBING FIXTURES TO ENSURE DRAINS DO NOT HIT FRAMING MEMBERS, BOX OUT FRAMING WHERE NEEDED.
 - ALL CABINET LAYOUTS ARE CONCEPTUAL. CONSULT CABINET DESIGNER/PROVIDER FOR EXACT SIZES & LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS.
 - FIRE SEPARATION MUST BE PROVIDED BETWEEN HOUSE & GARAGE (SEE CODE FOR DETAILS).
- 2. WALL INFORMATION:**

- TALL WALLS: ARE OVER 10'-0" & NEED TO BE DESIGNED BY ENGINEERED WOOD PRODUCTS SUPPLIER (EWP)

HOUSE FOUNDATION: 8' X 8'-0" CONCRETE WALL. SEE FOUNDATION PLAN FOR 10' & 12' WALLS W/ NO STEP ENTRY

GARAGE FOUNDATION: 6' X 4'-0" CONCRETE WALL

PORCH/PATIO FOUNDATION: 6' X 3'-4" CONCRETE WALL

HOUSE EXTERIOR: 2X6 X 9'-1 1/8" WALLS @ 16" O.C. (BLUE COLOR ON PLAN)

HOUSE EXTERIOR: 2X6 X 10'-1 1/8" WALLS @ 16" O.C. - SEE PLAN (BLUE COLOR W/ CROSS HATCH ON PLAN)

HOUSE INTERIOR: 2X4 X 9'-1 1/8" WALLS @ 16" O.C. (ORANGE COLOR ON PLAN)
- 3. HEADERS:**

STD. HEADERS: (2) 2X12 SELECT STRUCTURAL HEM FIR W/ FLAT (VERIFY W/ HEADER SCHEDULE)

TOP OF WINDOW R.O.S.: FIRST FLOOR @ 6'-10" ABOVE SUBFLOOR

- MINIMUM OF (2) TRIM/SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND GREATER.
- 4. FLOOR SYSTEM:**

(SEE FOUNDATION PLAN & SECTIONS)

BASEMENT: 4" MUD SLAB

MAIN FLOOR: 18" FLOOR TRUSSES @ 16" O.C. 30# T/CLL, 10# T/COL, 10# BCDL

STD. LOADING (PER SQFT): 40# LL, 20# DL (W/ TILE) DEFLECTION: LL=L/240, DL=L/180

25# DL FOR GRANITE DURATION OF LOAD: 1.15%

DEFLECTION: LL=L/480 DL=L/240

DURATION OF LOAD: 1.00%
- 5. ROOF SYSTEM:**

- 2X10 WOOD RAFTERS @ 16" O.C.

- SNOW LOAD FOR WISCONSIN ZONE #2

STD. LOADING (PER SQFT): 30# T/CLL, 10# T/COL, 10# BCDL

DEFLECTION: LL=L/240, DL=L/180

DURATION OF LOAD: 1.15%
- 6. FRAMING NOTES:**

 - PLAN IS DRAWN ACCORDINGLY FOR 3 1/2" CASING.
 - FRAMER IS RESPONSIBLE FOR TRANSFERRING POINT LOADS FROM ABOVE, THROUGH THE FLOOR SYSTEM(S) & WALLS, W/ SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW.
 - WOOD STAIR W/ 8" MAX RISE W/ 10" TREADS MIN 1 1/2" DIA. HANDRAIL AT 36" HIGH ABOVE NOSING (TYP.) OR AS NOTED ON THE PLAN.
 - FRAMER TO REFERENCE SUPPLIER JOISTS LAYOUT PLAN TO VERIFY EXACT SIZE & LOCATION OF STAIR OPENINGS.
 - SEE SECTIONS & DETAILS FOR ADDITIONAL STAIR INFORMATION.
 - FRAMER TO REFERENCE JOISTS/TRUSS LAYOUT PLANS TO VERIFY EXACT SIZE & LOCATION OF ALL FLUSH HEADERS & BEAMS IN FLOOR SYSTEM.
 - TAPERED WALLS ARE TO BE FRAMED TO UNDERSIDE OF ROOF TRUSSES/RAFTERS.

- 7. WINDOWS & DOORS:**

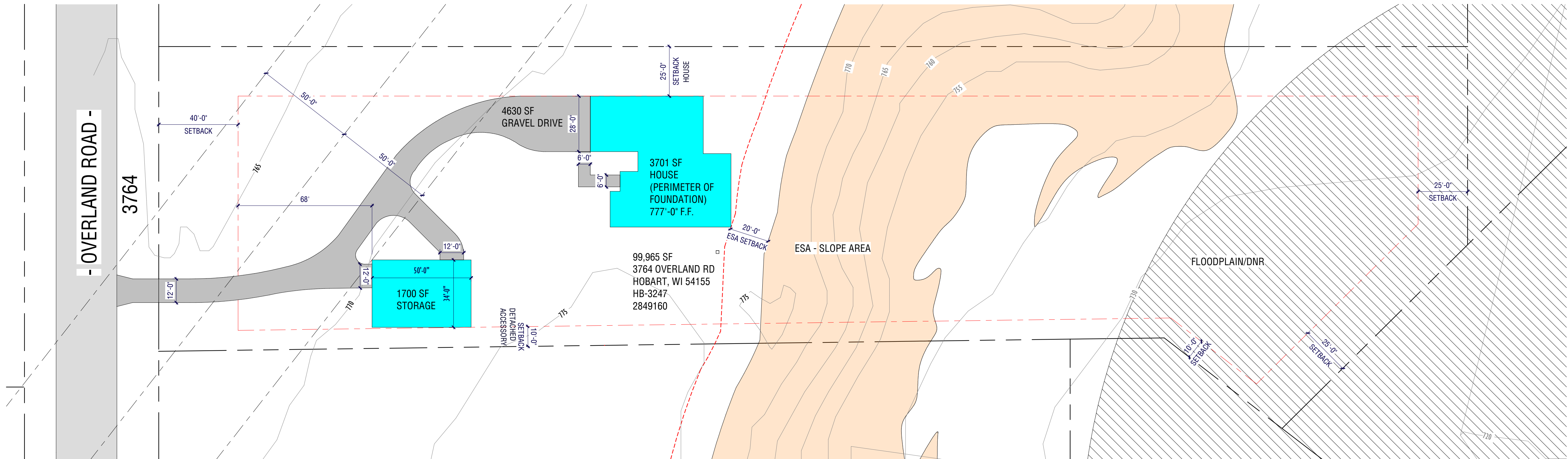
 - WINDOW & DOOR DIMENSIONS IN INCHES & DRAWN ON PLAN TO NEAREST WHOLE INCH.
 - MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O. SIZES AND DETAILS. VERIFY THAT ALL CODE REQUIREMENTS ARE MET.
- 8. FOUNDATION:**

 - CONCRETE CONTRACTOR & BUILDER ARE RESPONSIBLE FOR DETERMINING SITE SOIL CONDITIONS & TO FOLLOW STANDARDS PER SPS 320.24. THE MOST RESTRICTIVE STANDARDS OF SPS 312.15 - SPS 321.18, ACI 318-14 & ACI 332-14 FOR ALL FOOTING & WALL REINFORCEMENT, IF NEEDED, MUST BE FOLLOWED.
 - ASSUMED SOIL CAPACITY IS 3,000 PSF - FTG SIZES MUST BE ADJUSTED FOR VARYING SITE DETERMINED SOIL BEARING CONDITIONS.
 - BUILDER TO PROVIDE HEADERS AT CONCRETE OPENINGS IF NOT NOTED IN FOUNDATION PLAN
 - POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE
 - STEEL COLUMNS TO SUPPORTS 12,000#(LBS) OR AS NOTED ON PLAN.
 - INTERIOR BEARING WALLS TO SIT ON CONTINUOUS CONCRETE FOOTINGS. STUDS @ 16" O.C. W/ BLOCKING OR LATERAL BRACING.
 - ALL LUMBER IN PERMANENT CONTACT W/ CONCRETE MUST BE PRESSURE TREATED LUMBER AS PER W/ SPS 321.0.
 - DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL STEPS IN FOUNDATION WALLS & LOCATION OF WINDOW WALLS ARE TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR.
 - FLOOR DRAINS, SUMP PIT & PUMP ARE TO BE LOCATED IN THE FOUNDATION BY THE GENERAL CONTRACTOR.
 - COORDINATE W/ PLUMBING CONTRACTOR FOR ALL UNDER-SLAB PIPING & DRAINS PRIOR TO POURING SLAB.

- 9. HVAC:**

 - WOOD STOVE FIREPLACE UNIT - VERIFY LOCATION & CLEARANCES.
 - ALL HEATING EQUIPMENT SHALL BE DIRECT VENTING & SEALED COMBUSTION UNITS.
 - AC UNIT, FURNACE, BOILER & RADIANT HEAT TUBING & DISTRIBUTION TO BE LOCATED & VERIFIED PRIOR TO CONSTRUCTION.
 - HVAC, ELECTRICAL & PLUMBING ARE TO BE DESIGN BUILD, COMPLYING W/ ALL LOCAL, STATE, CODES, & ARE TO BE THE FULL RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER ASSUMES NO LIABILITY.
 - ALL EQUIPMENT, ALL MECHANICAL, HVAC, ELECTRICAL, & PLUMBING SYSTEMS TO BE MAINTAINED ACCORDING TO MANUFACTURE'S STANDARDS. BUILDING OWNER AND/OR BUILDING OCCUPANTS ASSUME FULL RESPONSIBILITY FOR MAINTENANCE & OPERATION
- 10. SITE:**

 - ELECTRICAL SERVICES & WELL LOCATIONS ARE TO BE DETERMINED ON SITE BY GENERAL CONTRACTOR & VERIFIED PRIOR TO CONSTRUCTION BY THE GENERAL CONTRACTOR.
 - CARE SHOULD BE TAKEN TO LEAVE EXISTING TREES & NATURAL ELEMENTS UNDISTURBED & STILL ACCOMMODATE WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION. DISTURBANCE OF ANY TREES, BUSHES & OTHER NATURAL ELEMENTS & LANDSCAPING TO BE DETERMINE W/ OWNER(S) & GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. CARE SHOULD BE TAKEN TO PROTECT REMAINING TREES & THEIR ROOT SYSTEMS DURING CONSTRUCTION.
 - GENERAL CONTRACTOR MUST COMPLY W/ STATE & LOCAL REGULATIONS FOR SITE DRAINAGE & CONSTRUCTION SITE STORM WATER RUNOFF.
 - ALL PERMITS, EROSION PLAN, SEDIMENT CONTROL PLAN & BMPS ARE THE RESPONSIBILITY OF GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
 - ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS & RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.



- NOTES:**
- DIMENSIONS ARE TO BE FIELD VERIFIED & ADJUSTED ACCORDINGLY. THE DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
 - WATER, SEWER, ELECTRICAL, GAS METER, AC UNIT - VERIFY LOCATION PRIOR TO CONSTRUCTION.
 - CARE SHOULD BE TAKEN TO LEAVE EXISTING ITEMS UNDISTURBED AND STILL ACCOMMODATE WORK. EXISTING AREAS TO BE PROTECTED DURING CONSTRUCTION.
 - ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LIMITING THE ACCUMULATION OF WASTE MATERIALS AND RUBBISH. WASTE MATERIALS SHALL BE REMOVED FROM THE PREMISES DAILY.

IMPERVIOUS AREA	
LOT:	99,965 SQFT
HOUSE/GARAGE/ENTRY/PATIO:	3,701 SQFT
STORAGE:	1,700 SQFT
FRONT WALKWAY:	196 SQFT
DRIVEWAY:	4,630 SQFT
TOTAL IMPERVIOUS AREA	10,228 SQFT
& GRAVEL DRIVEWAY	
TOTAL PERVIOUS AREA	89,737 SQFT
GREEN SPACE PERCENT	89.77%

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A100	TITLE PAGE
A101	ELEVATIONS
A200	FOUNDATION PLAN
A201	FLOOR PLAN
A202	WALL BRACING PLAN
A300	SECTIONS
A301	SECTIONS
A302	SECTIONS

PRELIMINARY SITE PLAN

1" = 30'-0"

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE DESIGNER, CONTRACTOR AND/OR OWNER MUST REVIEW ALL DIMENSIONS, DETAILS, CONDITIONS AND MATERIALS SPECIFICATIONS AND HEREBY HOLD RESPONSIBLE FOR ALL NECESSARY RESOLUTIONS. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED FOR OTHER WORK OR REPRODUCTION EXCEPT BY WRITTEN AGREEMENT © LIMITED DESIGN 2025

YAKOVENKO RESIDENCE

3764 OVERLAND RD , HOBART, WI 54155



TITLE PAGE

A100

Scale: As indicated

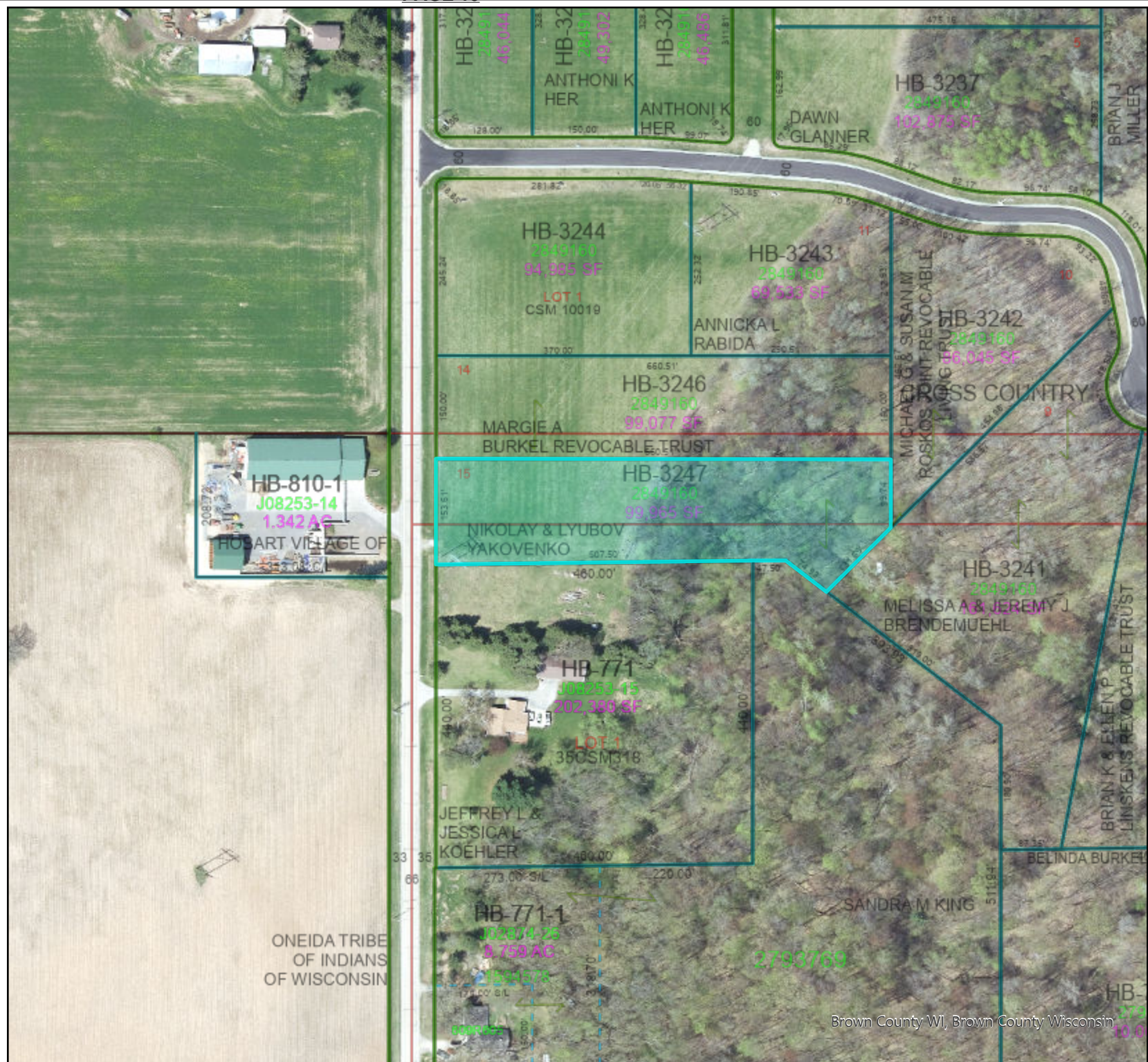
limitlessdesign@gmail.com
DVG #: 320.664.1284
Date: 05-28-2025 Drawn by: DVG
Project Number: 2025-005

Brown County WI



1 inch equals 193 feet

Original Page Size: 11.0 x 8.5 in





TO: Planning & Zoning Commission

RE: Conditional Use Permit to Operate a Commercial Use from this Location in A-1: Agricultural District, HB-368, 1492 S. Overland Rd.

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: October 5, 2026

ISSUE: Consider Conditional Use Permit to Operate a Commercial Use from this Location in A-1: Agricultural District, HB-368, 1492 S. Overland Rd.

RECOMMENDATION: Staff recommends conditional approval.

GENERAL INFORMATION

1. Owner(s): Tony Suarez
2. Applicant(s): Alex Suarez
3. Parcel: HB-368
4. Address: 1492 S. Overland Rd.
5. Present Zoning: A-1: Agricultural District

ANALYSIS:

The Conditional Use Permit verbiage for such business use reads as follows:

Other business types that may be approved by the Village Board after receiving a recommendation from the Planning and Zoning Commission.

BACKGROUND

The applicant, Alex Suarez, and current property owner, Tony Suarez, of parcel HB-368 located at 1492 S. Overland Rd. is requesting to continue operating a commercial business at this location that is currently zoned A-1: Agricultural District. Such a business operation would require a Conditional Use Permit.

This property originally consisted of a single-family dwelling and multiple detached accessory buildings and equipment sheds that in the past were utilized for storage of farm equipment/animals. While the dwelling still remains, the larger equipment shed has been turned into a storage building with limited area for metal fabrication of roofing materials. The property owner would prefer to maintain the dwelling along with the mid-sized detached building for the keeping of animals (chickens and goats) and continue to operate a roofing company from this location. Additionally, the business operator would like to construct another cold storage building behind the existing building as well as larger plans to construct another building in the future for an office and showroom.

Therefore, with the three uses (residential dwelling, farm animals, and commercial business), Village Staff has suggested that the applicant apply for a CUP to continue with all three uses. The A-1 zoning district allows for a conditional use for a business if approved by both the P&Z Commission and Village Board. With the active quarry across the street to the west and the church across the street to the north, Village Staff is not opposed to this commercial use provided the site limits any outside storage to behind the buildings and additional landscaping be installed along the front property line of S. Overland Rd.

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

RECOMMENDATION/CONDITIONS

Staff would recommend that any approval of this CUP request to operate a commercial business from 1492 S. Overland Rd. (HB-368) of A-1: Agricultural District be contingent upon the following:

1. Any outside storage of materials be located behind existing and proposed builds as to not be visible from the public roadways and obscured from adjoining properties
2. Landscaping of both berms and plantings be installed/planted on private property along the right-of-way of S. Overland Rd. to obscure the visibility of any vehicles, trailers, or other similar equipment that are parked for extended time periods from public roadways and from adjoining properties
3. Any new buildings and remodeling of existing buildings utilized for commercial use be reviewed and approved by the Village Site Review Committee
4. Any site alterations (such as but not limited to drive lanes, parking areas, landscaping) be reviewed and approved by the Village Site Review Committee
5. 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



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 to operate a business in A-1: Agricultural District located at 1492 S. Overland Rd., Hobart, Wisconsin (HB-368) as approved by the Village Board on November 4, 2026. This Permit is subject to the following Limitations and Conditions:

Limitations:

- None

Conditions:

1. Any outside storage of materials be located behind existing and proposed builds as to not be visible from the public roadways and obscured from adjoining properties
2. Landscaping of both berms and plantings be installed/planted on private property along the right-of-way of S. Overland Rd. to obscure the visibility of any vehicles, trailers, or other similar equipment that are parked for extended time periods from public roadways and from adjoining properties
3. Any new buildings and remodeling of existing buildings utilized for commercial use be reviewed and approved by the Village Site Review Committee
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Director of Planning and Code Compliance

Date



- ☐ 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: Alex Suarez Date: 08/24/2026
 Petitioner's Address: 3591 Sand Acres Dr City: De Pere State: WI Zip: 54115
 Telephone #: 920-815-5808 Email: alexs@prestigerroofingllc.com

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

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

OWNER INFORMATION

Owner(s): Tony Suarez Date: 08/24/2026
 Owner(s) Address: 1492 S. Overland Rd City: De Pere State: WI Zip: 54115
 Telephone #: 920-600-4902 Email: Tony@Prestigerroofingllc.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: 1492 S. Overland Rd, De Pere, WI 54115 Parcel #: HB-368

Proposed Project Type: 40x60 storage + 60x60 storefront/office/shop; asphalt site paving

Current Use of Property: Existing roofing contractor office, shop, storage yard, etc Zoning: A-1 Agricultural

Land Uses Surrounding Site:

North:	<u>Agricultural/open land</u>
South:	<u>Rural residential/agricultural land</u>
East:	<u>Agricultural/open land</u>
West:	<u>S. Overland Road and rural/agricultural properties</u>

****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.

The proposal includes two detached buildings supporting the existing roofing business: a 40' x 60' unheated material-storage building and a 60' x 60' storefront, four-office, meeting-room, and small-shop building. Work will comply with required zoning, building, fire, accessibility, electrical, plumbing, and site approvals. Materials will be stored indoors. The adjoining quarry and rural setting reduce potential land-use conflicts, and no dwelling or high-hazard manufacturing use is proposed.

2. Pedestrian and vehicular circulation and safety.

The existing S. Overland Road driveway will serve the project. New asphalt will provide customer parking, a continuous approximately 24-foot circulation loop around the storefront building, and a wider heavy-duty rear shop apron connected to the existing operations yard. Customer and delivery movements are separated where practical. The storage building's three overhead doors face west into the yard. No new public-road driveway is proposed unless separately approved.

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

The project will not include manufacturing, vehicle repair, bulk-fuel storage, or processes producing significant noise, vibration, odor, fumes, or dust. The storage building is unheated and has no plumbing or floor drains. The storefront building has ordinary office/shop utilities only. Exterior lighting will be shielded and directed downward. Final asphalt grading, drainage, snow storage, erosion control, and stormwater management will be designed to keep runoff on site and meet Village requirements.

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

The storage building requires electrical service only. The storefront/office building will use normal electrical, heating/cooling, water, and sanitary services, subject to utility confirmation and permits. There are no residents and no material increase in staffing is anticipated; customer visits will be limited and related to the existing roofing business. Existing access and the asphalt loop will maintain emergency and fire-service circulation.

5. Character and future development of the area.

Both buildings will use coordinated metal siding, dark roof/trim, and simple commercial-agricultural forms compatible with the existing shop and yard. The storefront presents a finished public face toward County Road, while shop doors, loading, and storage remain toward the interior yard. Asphalt paving organizes the site and reduces mud and dust. The proposal is compatible with the property's established roofing use, the adjacent quarry, and the area's rural and commercial character.

REVISED TWO-BUILDING CONDITIONAL USE NARRATIVE

1492 S. Overland Road, De Pere, WI 54115 | Parcel HB-368 | Village of Hobart

PROJECT	SIZE / USE	KEY FEATURES
Building 1	40' x 60' / 2,400 SF	Unheated post-frame roofing-material storage; open floor; electric only; three west overhead doors and two service doors
Building 2	60' x 60' / 3,600 SF	Storefront/reception, four offices, meeting room, open work area, two restrooms, and rear small shop
Site work	Approx. 10,000 SF / 0.23 acre asphalt concept	Customer parking, approximately 24-foot loop around storefront, heavy-duty rear apron, and connection to existing yard

EXISTING AND PROPOSED USE

The existing property is used by a roofing contractor for office, shop, storage-yard, parking, and related operations. The proposal adds two detached buildings totaling 6,000 square feet (approximately 0.14 acre): an enclosed accessory storage building and a customer-facing storefront/office building with a small rear shop. No dwelling units, high-hazard manufacturing, vehicle repair, or new freestanding sign are proposed.

OPERATIONS, PEOPLE, AND TRAFFIC

The buildings support the existing business. No residents and no material increase in staffing are anticipated. Customer visits will be limited and associated with normal roofing consultations and meetings. Deliveries will be handled within the existing yard during normal business operations. The storage building's overhead doors face west; the storefront's shop and delivery door face south toward the operations yard. The storage building is positioned parallel to the long existing west shop, with their north walls aligned, creating a sister-building arrangement directly south of the existing north building.

PARKING, ASPHALT, AND CIRCULATION

The project uses the existing S. Overland Road driveway. Conceptual site work includes approximately 10 to 12 customer parking stalls, at least one accessible stall with access aisle, an accessible route to the entrance, an approximately 24-foot-wide asphalt loop around the storefront building, a wider heavy-duty asphalt apron behind the shop door, and a paved connection to the existing operations yard. Conceptual new asphalt is approximately 10,000 square feet (0.23 acre); final quantities and dimensions will be confirmed by the civil/site plan. No new public-road driveway is proposed unless separately approved.

LANDSCAPING, DRAINAGE, AND ENVIRONMENTAL EFFECTS

Open and landscaped area will remain outside the two building footprints and paving. Final civil design will establish pavement thickness, subbase, grading, drainage, erosion control, snow storage, and stormwater controls for the added impervious area. The uses will not generate significant noise, vibration, odor, fumes, dust, or air emissions. Outdoor lighting will be shielded and directed downward. Refuse, material storage, and mechanical equipment will be screened where required.

UTILITIES AND PUBLIC SERVICES

Building 1 will have electrical service only, with no heat, plumbing, or HVAC. Building 2 will use normal electrical, heating/cooling, water, and sanitary services for the offices and restrooms, subject to utility confirmation and applicable permits. Fire and emergency access will be maintained through the paved site circulation system.

COMPATIBILITY AND DESIGN

The property is next to a quarry, and the proposed roofing-business buildings are a comparatively low-intensity use. Coordinated light gray metal walls with dark roof/trim will relate to existing structures. The finished storefront and sign band face the public side; loading doors, shop activity, and storage remain toward the interior yard. The project should not disturb or restrict neighboring uses.

DRAWING ATTACHMENTS

- A. 40' x 60' Post-Frame Storage Permit Coordination Set - 6 sheets
- B. 60' x 60' Storefront / Office / Small-Shop Concept Set - 4 sheets

Applicant note: Building placement, property lines, setbacks, paving limits, utilities, drainage, fire access, parking count, and stormwater design must be confirmed by survey and licensed design professionals before construction. Concept drawings are not sealed construction documents.

PERMIT COORDINATION DRAWING SET
PROPOSED 40' x 60' POST-FRAME STORAGE BUILDING

1492 S OVERLAND RD, DE PERE, WI 54115

HB-368 | VILLAGE OF HOBART | A-1 AGRICULTURAL

PROJECT SCOPE

- Construct one detached, single-story, unheated post-frame building for accessory storage of roofing materials, tools, and equipment.
- Building footprint: 40'-0" east-west by 60'-0" north-south, 2,400 square feet. Open floor plan with no plumbing and no HVAC.
- Provide three 12'-0" x 14'-0" overhead doors on west wall and two 3'-0" x 7'-0" service doors as shown.
- Provide electrical service, lighting, receptacles, overhead-door circuits, and exterior lighting under a separate electrical permit.

PRELIMINARY CODE SUMMARY

JURISDICTION	Village of Hobart, Wisconsin
PARCEL / ZONING	HB-368 / A-1 Agricultural
USE	Accessory roofing-material storage; confirm zoning approval
OCCUPANCY	S-1 storage, anticipated; final classification by reviewer
CONSTRUCTION	Type V-B, post-frame, noncombustible metal cladding
STORIES / AREA	1 story / 2,400 gross square feet
FIRE SPRINKLER	Not proposed; subject to final fire review
HEAT / PLUMBING	None / none
EAVE / RIDGE	16'-0" eave / 22'-8" ridge at 4:12 pitch

BUILDING VOLUME CALCULATION

Rectangular volume to eave:	40 x 60 x 16 = 38,400 cu ft
Gable volume at 4:12 pitch:	1/2 x 40 x 6.667 x 60 = 8,000 cu ft

TOTAL CALCULATED VOLUME 46,400 CU FT

The proposed building is below the 50,000-cubic-foot threshold. Roof overhangs are limited to 18 inches. Final classification and review path must be confirmed by the Village of Hobart before construction.

GENERAL PERMIT & CONSTRUCTION NOTES

- These drawings coordinate intended size, placement, doors, elevations, and electrical concept. They are not a substitute for sealed structural engineering required by the authority having jurisdiction.
- Post-frame supplier shall provide engineered truss, column, footing, uplift, diaphragm, bracing, connection, and opening-header drawings designed for the site-specific Wisconsin snow, wind, frost, and soil conditions.
- Do not begin work until zoning/use approval, building permit, electrical permit, and any required commercial plan approval are issued.
- Field-verify property lines, easements, existing structures, utilities, grades, and all dimensions before staking. Call Diggers Hotline before excavation.
- Maintain approved fire department access. Storage arrangement shall not obstruct exits, electrical equipment, or door operation. No vehicle repair or high-hazard storage is included.
- Where employees use the building, owner shall confirm required access to toilet facilities in an approved nearby building and all accessibility provisions with the reviewer.

ZONING / USE CONFIRMATION REQUIRED

County and Village GIS identify this parcel as A-1 Agricultural. Hobart lists common-supply storage buildings as an accessory use, while other business uses may require conditional approval. Confirm that roofing-company storage is permitted as an accessory to an already-approved use, or obtain the required Village approval before submitting final building documents.

DRAWING INDEX

G0.0	Cover, Project Data & Code Summary
C1.0	GIS-Based Site Plan
A1.0	Dimensioned Floor Plan & Door Schedule
A2.0	Exterior Elevations
A3.0	Building Sections & Construction Notes
E1.0	Conceptual Electrical Plan

PROPOSED 40' x 60' POST-FRAME STORAGE BUILDING

1492 S OVERLAND RD, DE PERE, WI 54115

COVER, PROJECT DATA & CODE SUMMARY

SCALE: AS NOTED | DATE: 09/02/2026

G0.0
SHEET

REVISED SITE PLACEMENT - NORTH UP

PLACEMENT, SETBACK & APPROVAL NOTES

REVISED BUILDING LOCATION

- Move the proposed 40' x 60' unheated building north and west from the earlier concept.
- Keep the 60-foot dimension running north-south, parallel to the long existing shop on the west.
- Align the proposed north wall with the north wall of the long existing shop, creating a sister-building layout.
- Position the building directly south of the existing north building, generally matching the owner's marked location.
- Keep all three overhead doors on the west wall, opening toward the interior paved yard.

FIELD-VERIFY BEFORE STAKING

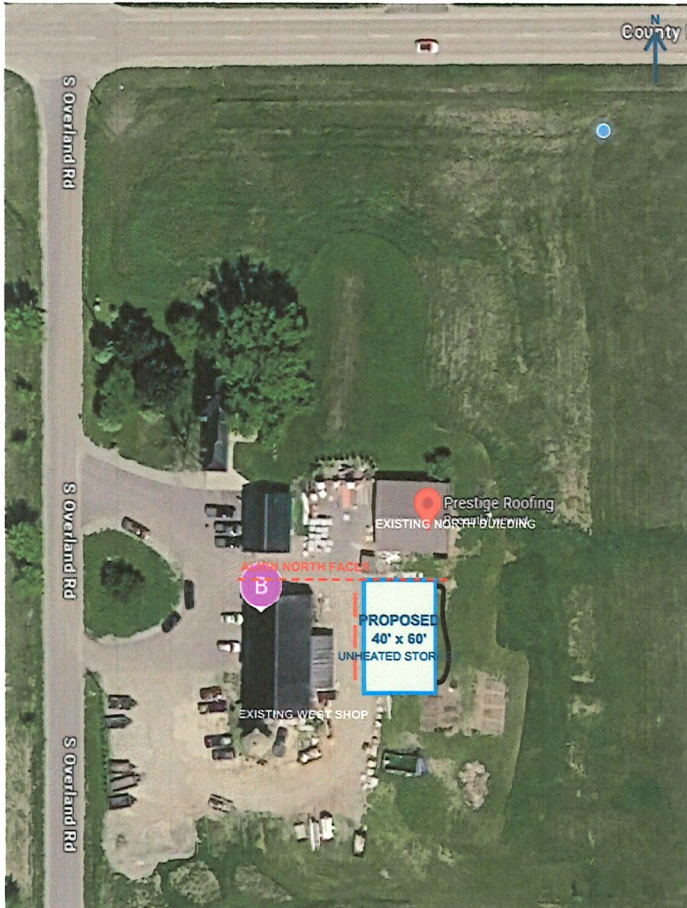
- Surveyed property lines, recorded easements, and required setbacks.
- Fire separation from both existing buildings and any required rated construction.
- Minimum maneuvering width between the west overhead doors and the existing shop.
- Existing utilities, debris, minor structures, drainage flow, and finished floor elevation.
- Fire-department access and snow-storage areas after the building is moved closer.

SITE DATA

PARCEL	HB-368
ADDRESS	1492 S. Overland Rd, De Pere, WI 54115
BUILDING	40' x 60' / 2,400 SF / unheated post-frame
USE	Enclosed roofing-material, tool, and equipment storage
UTILITIES	Electrical only; no plumbing, gas, or HVAC
ACCESS	Existing S. Overland Road driveway; no new curb cut

NOT A BOUNDARY SURVEY

Aerial placement is approximate. Final offsets and dimensions must be established by a surveyor or approved site plan. Do not stake from this screenshot.



REVISED CONCEPT: PARALLEL SISTER BUILDING EAST OF THE LONG SHOP

PROPOSED 40' x 60' POST-FRAME STORAGE BUILDING

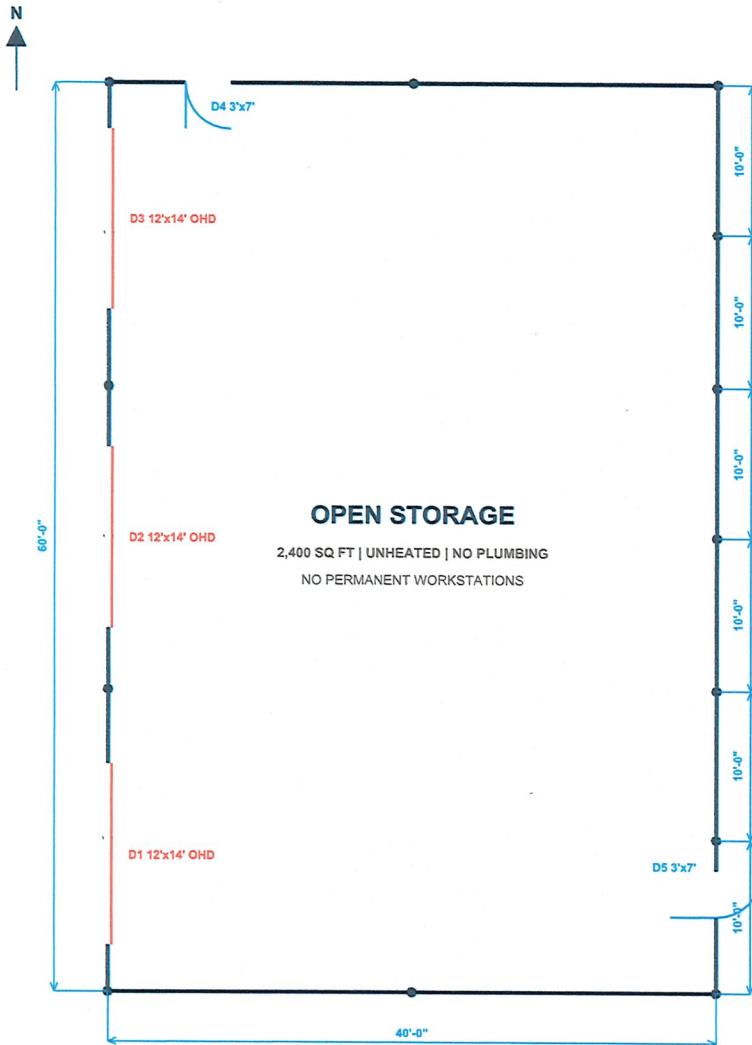
1492 S. OVERLAND RD, DE PERE, WI 54115 | PARCEL HB-368

REVISED GIS-BASED SITE PLAN

OWNER LOCATION REVISION | 09/24/2026

C1.0
SHEET

FLOOR PLAN - NORTH UP



DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	NOTES
D1-D3	12'-0" x 14'-0"	Sectional overhead	Insulated steel	Electric opener; west wall
D4-D5	3'-0" x 7'-0"	Service door	Insulated steel	Lever hardware; weather sealed

FLOOR PLAN NOTES

1. All dimensions are to exterior face of wall girts unless noted otherwise. Do not scale drawings.
2. Post spacing and sizes shown diagrammatically. Final post, truss, header, bracing, footing, and connection design shall follow sealed supplier engineering.
3. Provide level landings at both service doors. D4 shall have an accessible threshold and clear width as required by the reviewer.
4. Provide minimum 36-inch clear egress paths from interior storage areas to service doors. Do not store materials in door swing or electrical-panel clearance zones.
5. Maximum storage height is 12 feet unless a higher storage arrangement is separately reviewed and approved by the fire authority.
6. Store adhesives, fuels, propane, and other regulated materials only in approved quantities and cabinets. No bulk flammable-liquid storage is included.
7. Concrete slab is designed conceptually for roofing storage and light vehicle/forklift use. Verify wheel loads, rack loads, and soil bearing with supplier/engineer.
8. Provide bollards where vehicles could strike posts, door jams, or electrical equipment.

AREA & EXIT SUMMARY

GROSS FLOOR AREA	2,400 sq ft
CALCULATED VOLUME	46,400 cu ft at 4:12 pitch
OCCUPANCY	Accessory storage; S-1 anticipated
OCCUPANT LOAD	Final by reviewer based on actual operation
EXITS PROVIDED	Two 3'-0" service doors
INTERIOR PARTITIONS	None

PROPOSED 40' x 60' POST-FRAME STORAGE BUILDING

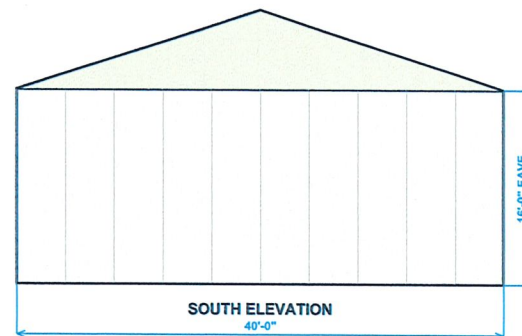
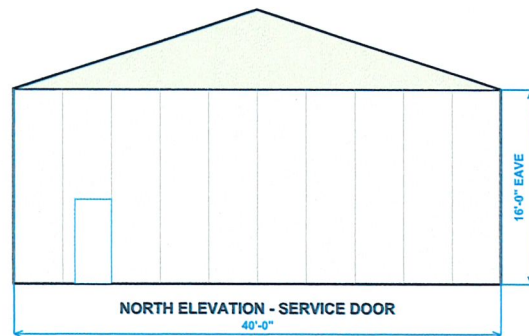
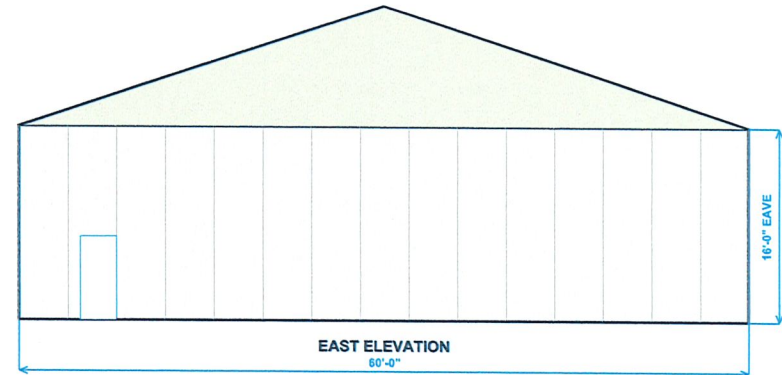
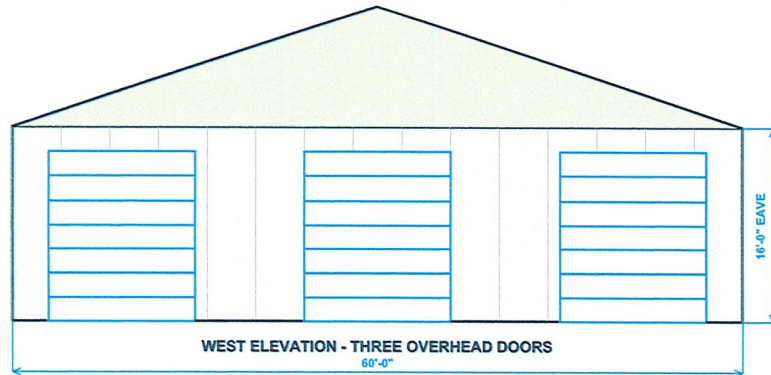
1492 S OVERLAND RD, DE PERE, WI 54115

DIMENSIONED FLOOR PLAN & DOOR SCHEDULE

SCALE: 1/8" = 1'-0" | DATE: 09/02/2026

A1.0
SHEET

EXTERIOR ELEVATIONS - 4:12 GABLE ROOF | 18" MAXIMUM OVERHANG



FINISH NOTES

1. Roof: exposed-fastener metal roofing, color selected by owner.
2. Walls: ribbed metal siding with manufacturer trim package.
3. Soffit/fascia: prefinished metal; venting per supplier design.
4. Gutters/downspouts: discharge to approved splash blocks or drainage.
5. Final colors to coordinate with existing site buildings and Village review.

PROPOSED 40' x 60' POST-FRAME STORAGE BUILDING

1492 S OVERLAND RD DE PERE, WI 54115

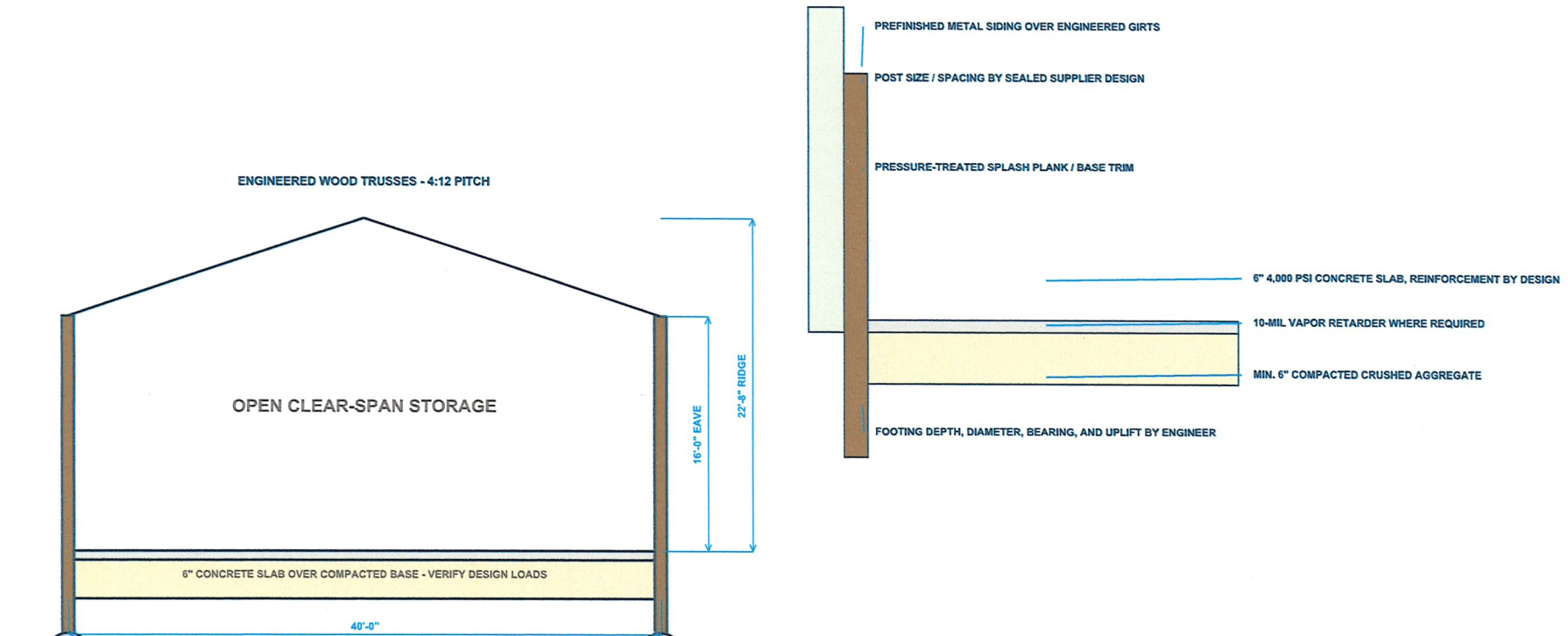
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0" | DATE: 09/02/2025

A2.0
SHEET

TRANSVERSE BUILDING SECTION - CONCEPTUAL

CONCEPTUAL WALL / SLAB ASSEMBLY



STRUCTURAL & BUILDING-ENVELOPE NOTES

1. All structural members and connections, including posts, girts, purlins, headers, trusses, bracing, diaphragms, anchors, and footings, shall be designed and sealed by a Wisconsin-registered design professional or supplied as approved engineered components where required.
2. Supplier design shall use current site-specific ground snow, roof snow, wind, exposure, seismic, frost, and soil-bearing criteria accepted by the Village of Hobart and Wisconsin commercial building code.
3. Post-frame foundation may use embedded treated columns or approved wet-set brackets. Final system, preservative treatment, footing depth, uplift restraint, and slab isolation shall match the sealed structural package.
4. Proposed slab: 6-inch, 4,000-psi concrete on compacted granular base, with joints and reinforcement designed for actual vehicles, forklifts, pallet racks, and concentrated material loads. Geotechnical verification is recommended.
5. Unheated building. No thermal envelope, HVAC, or plumbing work is proposed. Prevent condensation with approved roof underlayment or condensation-control system selected by owner and supplier.
6. Provide closure strips, flashings, sealants, and corrosion-resistant fasteners compatible with metal panels. Direct roof drainage away from foundations and neighboring property.
7. Provide code-compliant guards, bollards, fire blocking, draft stopping, emergency lighting, exit signage, accessibility features, and fire extinguishers where required by final review and actual use.

PROPOSED 40' x 60' POST-FRAME STORAGE BUILDING

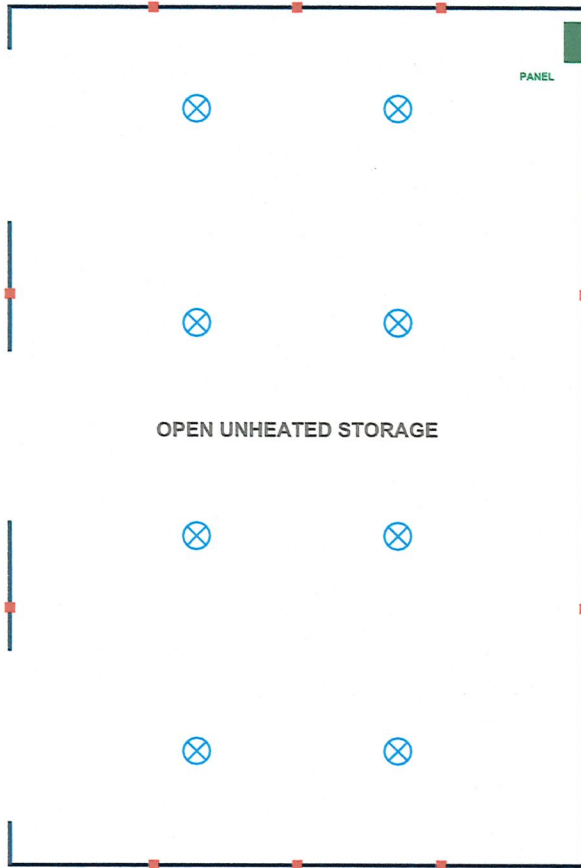
1492 S OVERLAND RD. DE PERE, WI 54115

BUILDING SECTIONS & CONSTRUCTION NOTES

SCALE: AS NOTED | DATE: 09/02/2025

A3.0
SHEET

ELECTRICAL FLOOR PLAN - FINAL DESIGN BY ELECTRICAL CONTRACTOR



ELECTRICAL DESIGN INTENT

PROPOSED SERVICE

Allow for a 200A, 120/240V, single-phase service or feeder to support lighting, overhead-door openers, convenience receptacles, exterior lighting, and reasonable future storage equipment. Utility and electrician shall confirm service size and source.

SYMBOL LEGEND

CIRCLE WITH X	LED high-bay fixture; eight shown
RED SQUARE	20A, 120V duplex receptacle; GFCI where required
GREEN BLOCK	Electrical panel; maintain 30" x 36" clear workspace
OHD CIRCUIT	Dedicated circuit and ceiling outlet at each overhead door

ELECTRICAL NOTES

1. Obtain a separate electrical permit. All work shall comply with the currently adopted Wisconsin Electrical Code and serving utility requirements.
2. Licensed electrical contractor shall provide final load calculation, panel schedule, conductor sizes, grounding/bonding, overcurrent protection, fault protection, and equipment ratings.
3. Use wet-location, dust-resistant, and impact-protected devices where exposed to moisture, storage, or vehicle traffic. Provide GFCI protection where required.
4. Provide switching at both service doors. Exterior fixtures shall illuminate each service door, overhead-door apron, and required egress path without creating glare onto adjacent property.
5. Provide emergency lighting and illuminated exit signs if required by final occupancy, occupant load, and Village/fire review.
6. Coordinate trenching with utility locating, site drainage, post footings, and existing underground services. Restore disturbed surfaces.
7. Do not install electrical equipment where stored materials, forklifts, vehicles, or overhead-door hardware can damage it. Provide bollards as needed.

OWNER / CONTRACTOR CONFIRMATIONS

- ☐ Final utility/service location confirmed
- ☐ Overhead-door motor voltage and amperage confirmed
- ☐ Lighting level and fixture mounting height confirmed
- ☐ Exterior lighting and photocell/timer controls confirmed
- ☐ Future forklift charger or metal equipment loads identified

PROPOSED 40' x 60' POST-FRAME STORAGE BUILDING

1492 S OVERLAND RD. DE PERE, WI 54115

CONCEPTUAL ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" | DATE: 09/02/2026

E1.0
 SHEET

STOREFRONT + OFFICE + REAR SHOP CONCEPT

SCHEMATIC CONCEPT - NOT FOR CONSTRUCTION

RECOMMENDED STARTING POINT

60' x 60' MIXED OFFICE / SHOWROOM / SHOP

3,600 SF TOTAL | 4 OFFICES | MEETING ROOM | 1,440 SF REAR SHOP

WHY THIS SIZE WORKS

- A 60-foot storefront gives Prestige a real public-facing presence toward County Road without making the building too deep.
- The front 2,160 square feet holds the showroom, reception, four private offices, meeting room, break area, and two accessible single-user restrooms.
- The rear 1,440 square feet is a compact shop with a 12-foot overhead door, service door, indoor material storage, and direct access to the office.
- A single-slope structure averaging approximately 13 feet in enclosed height is about 46,800 cubic feet, keeping the concept below the 50,000-cubic-foot target.

ORIENTATION ON YOUR PROPERTY

- Storefront and signage face north toward County Road for visibility.
- Customer parking sits in front, with a continuous asphalt loop around the building for circulation, fire access, and snow removal.
- The shop overhead door faces south toward the existing Prestige yard so trucks and materials stay away from customers.
- A new County Road driveway is shown only as an option and would require approval. An internal connection to the existing S. Overland Road entrance may be easier.

SPACE PROGRAM

Showroom / reception	448 SF
Four private offices	672 SF
Meeting / training room	320 SF
Open work / print area	192 SF
Break room	168 SF
Two accessible restrooms	168 SF
Interior circulation	192 SF
Rear shop	1,440 SF

EXTERIOR DIRECTION

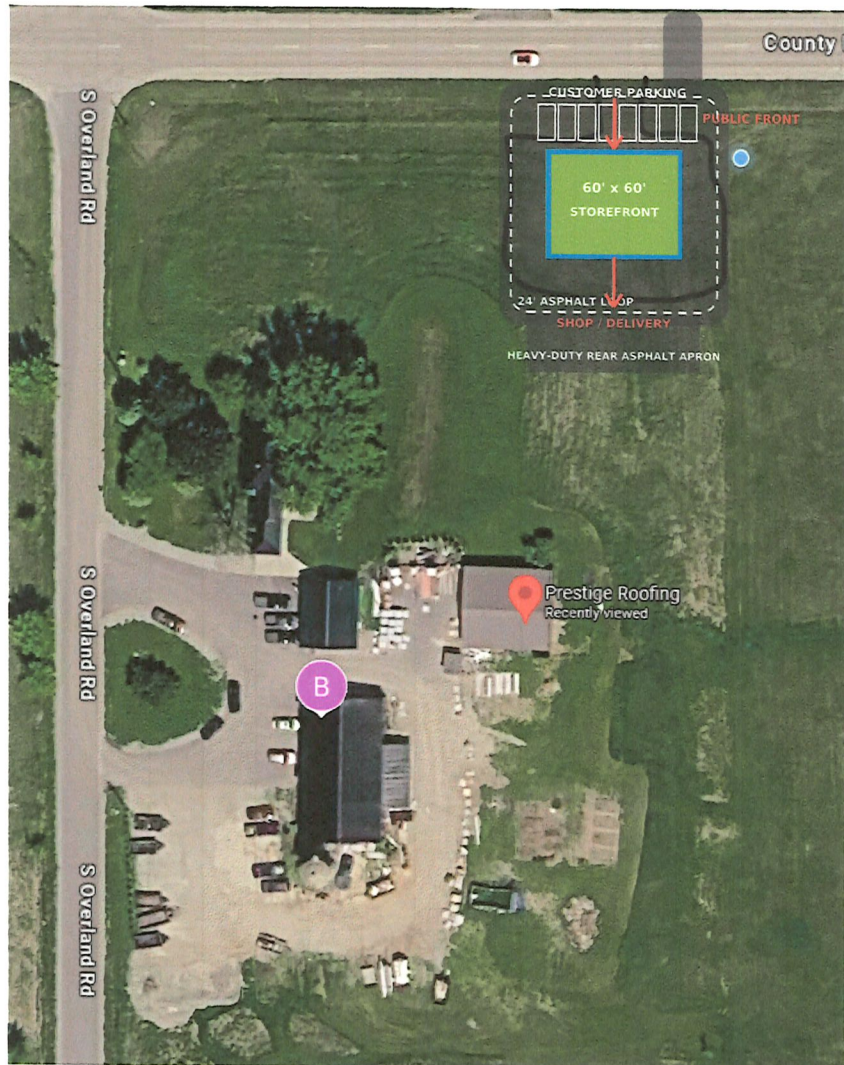
Black roof + black trim

Light gray walls + stone base

Concept only. Final zoning, accessibility, structural, energy, fire, plumbing, HVAC, and site engineering must be completed by licensed professionals.

CONCEPTUAL SITE ORGANIZATION

SCHEMATIC CONCEPT - NOT FOR CONSTRUCTION



SITE STRATEGY

Public side up front. Dirty work in back.

CUSTOMER SIDE - NORTH

- Glass storefront, Prestige sign band, and main public entrance face County Road.
- Plan for about 10 to 12 parking stalls, including at least one accessible stall and striped access aisle.
- Asphalt the customer parking, front drop-off, and connection to the main drive. Provide an accessible sidewalk with no truck crossings where practical.

OPERATIONS SIDE - SOUTH / REAR

- Place the shop overhead door toward the existing yard for trailers, deliveries, and material movement.
- Provide a continuous asphalt loop around both sides of the building, with a wider heavy-duty rear apron at the shop door.
- Connect the paved rear drive to the existing Prestige operations area so staff do not circle through customer parking.
- Screen dumpsters, outdoor material, and mechanical equipment from the County Road view.

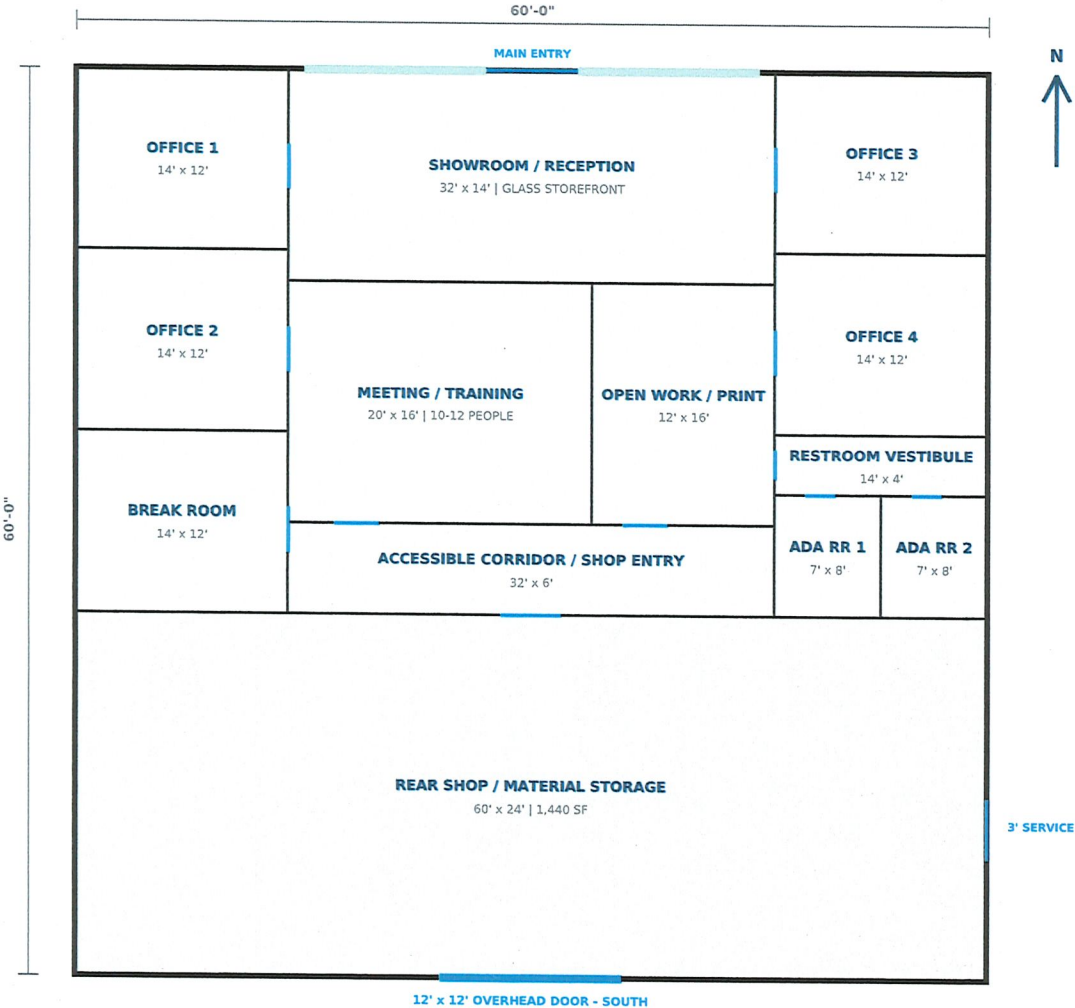
IMPORTANT SITE CHECKS

- Confirm property lines, County Road right-of-way, setbacks, drainage, utilities, fire access, and easements with a survey.
- Have the civil engineer design pavement thickness, subbase, grading, drainage, snow storage, and stormwater controls for the added impervious area.
- The optional north driveway shown in the screenshot needs County approval. Keep the existing S. Overland entrance as the fallback.
- This overlay is approximate and is not a surveyed site plan.



CONCEPTUAL FLOOR PLAN - 60' x 60' | 3,600 SF

SCHEMATIC CONCEPT - NOT FOR CONSTRUCTION



LAYOUT NOTES

FRONT OFFICE / CUSTOMER AREA - 2,160 SF

- Four full-size private offices, each approximately 14 by 12 feet.
- Central showroom and reception with a glass storefront and direct view of the entrance.
- Meeting room seats 10 to 12 and can double as training or sales presentation space.
- Two accessible single-user restrooms reduce scheduling headaches and support public use.
- Open work / print room keeps copiers, plans, and shared files out of the showroom.

REAR SHOP - 1,440 SF

- Open shop with a clear material path to the 12-foot overhead door.
- Good size for sample racks, tools, trim storage, light assembly, and one vehicle or trailer bay.
- Add wall-mounted pallet racks or cantilever racks along the sides, leaving the center open.
- Final fire separation, ventilation, heating, floor drains, and hazardous-material storage depend on actual shop use.

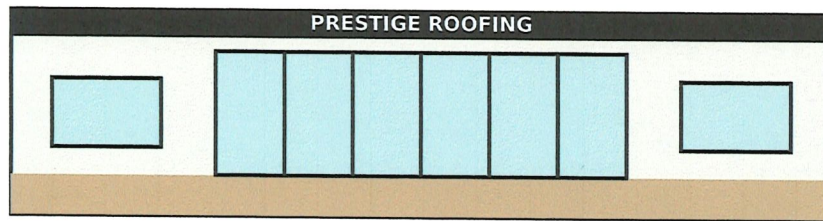
KEY ASSUMPTIONS

- Office/showroom is heated and cooled. Shop can be separately heated or kept minimally conditioned.
- No public retail inventory aisles are assumed. This is a roofing showroom and business office, not a hardware store.
- Final walls, doors, plumbing fixtures, exits, and accessibility clearances must be code-checked before permit drawings.

EXTERIOR DESIGN DIRECTION

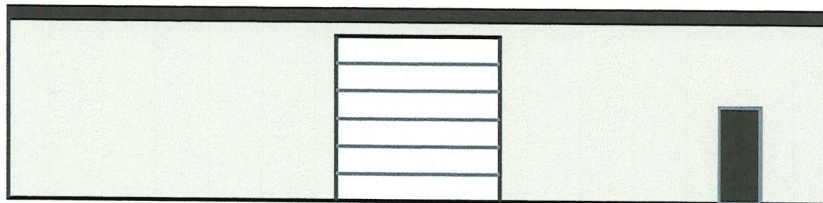
SCHEMATIC CONCEPT - NOT FOR CONSTRUCTION

NORTH STOREFRONT ELEVATION



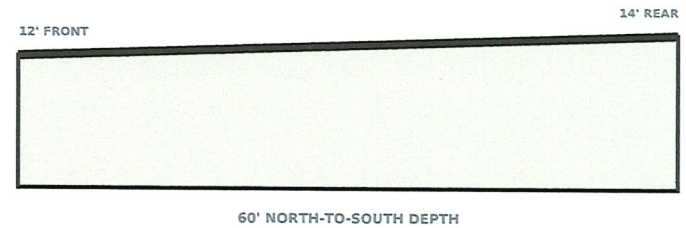
BLACK SIGN BAND + LIGHT GRAY METAL PANELS + STONE / MASONRY BASE

SOUTH SHOP ELEVATION



12' x 12' OVERHEAD DOOR FACING EXISTING YARD

EAST SIDE / ROOF FORM



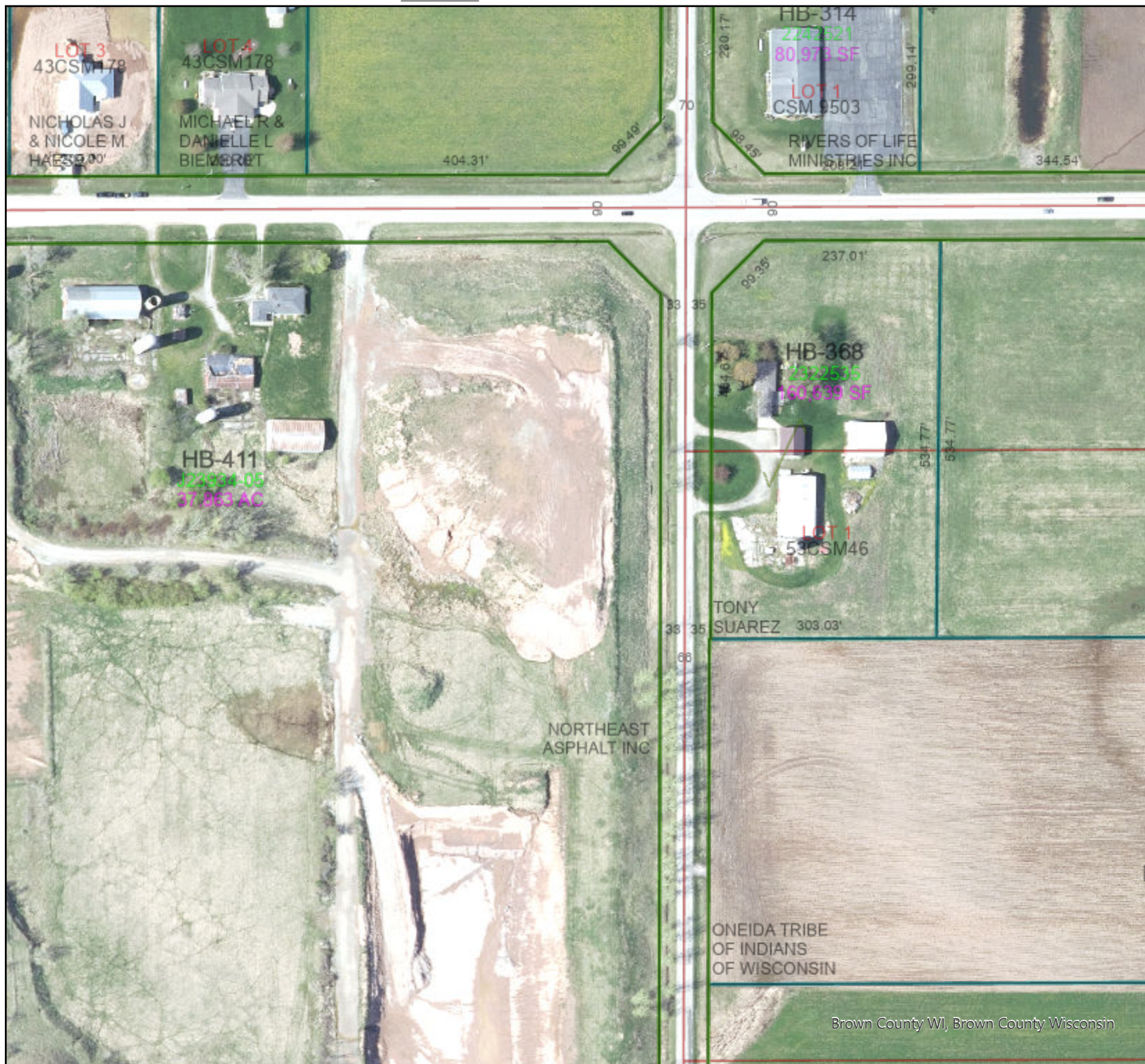
RECOMMENDED LOOK

- Black standing-seam or low-slope structural metal roof with black fascia and window frames.
- Light gray or warm white vertical metal wall panels keep the building clean and bright.
- Three-foot stone or masonry wainscot protects the customer-facing facade and makes it feel permanent.
- Use a simple illuminated sign band rather than a giant pole sign. The storefront itself should do the selling.
- Keep shop doors and dumpsters off the public-facing north elevation.

VOLUME / REVIEW TARGET

- Footprint: 60' x 60' = 3,600 square feet.
- Conceptual single-slope enclosed height: 12' at front to 14' at rear; average 13'.
- Estimated gross enclosed volume: 3,600 x 13 = 46,800 cubic feet.
- Wisconsin commercial plan review generally applies at 25,000 cubic feet or more. Staying under 50,000 cubic feet may help keep review with a delegated local reviewer, but the Village must confirm the reviewing agency.

Brown County WI



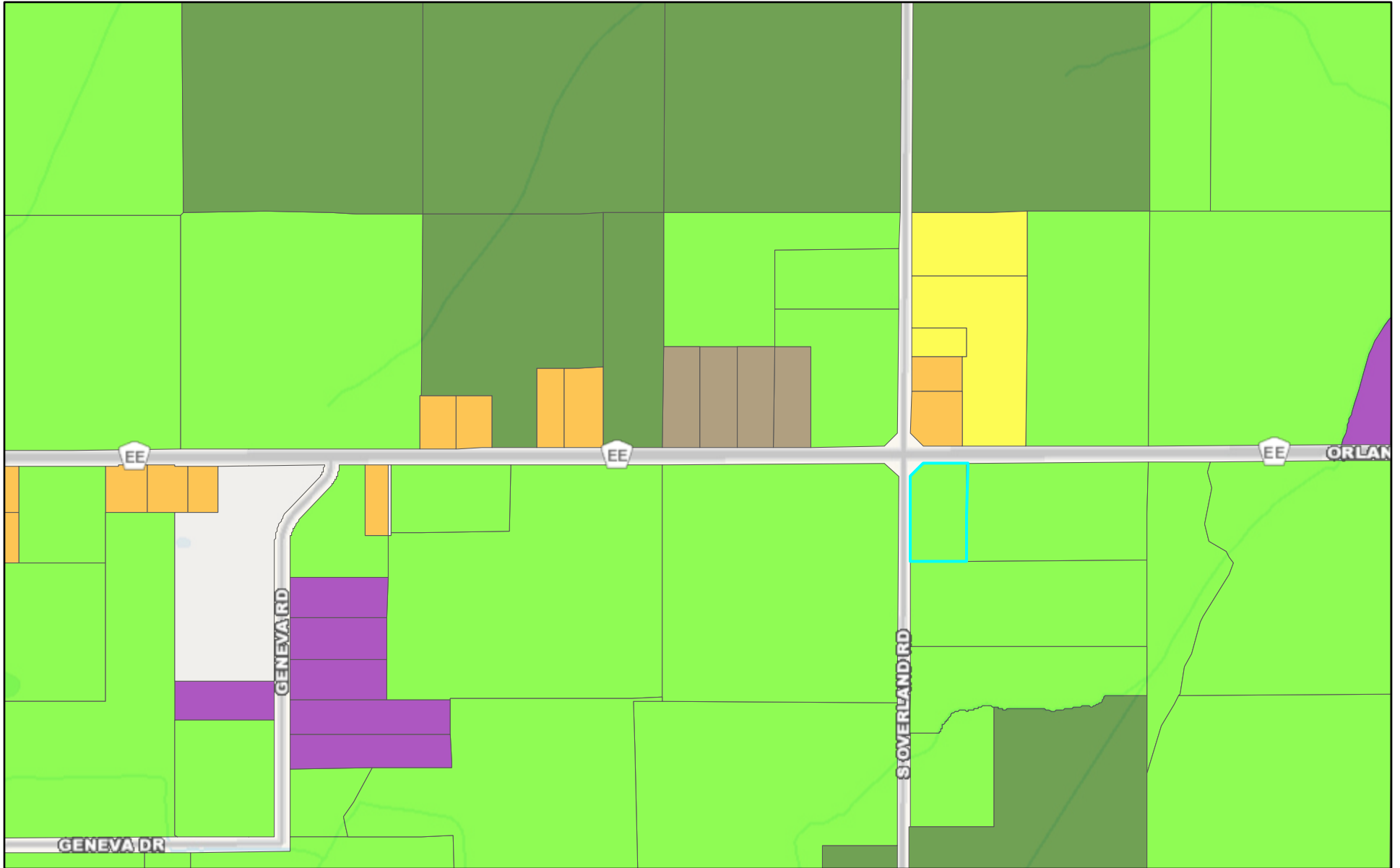
1 inch equals 179 feet

Original Page Size: 11.0 x 8.5 in

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A custom map created by an online user of GIS map services provided by www.browncountywi.gov

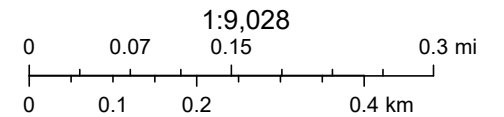
Village of Hobart Zoning



9/30/2026, 8:55:28 PM

Zoning

- | | |
|--|--|
|  R-2: Residential District |  A-1: Agricultural District |
|  R-4: Single and Two-Family Residential District |  A-2: Exclusive Agricultural District |
|  ER: Estate Residential District |  I-1: Limited Industrial District |
|  R-2-R: Rural Residential District |  Zoning Not Designated |



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

Village of Hobart
Village of Hobart



TO: Planning & Zoning Commission

RE: Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orlando/Packerland Planned Development District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: October 5, 2026

ISSUE: Discussion and action on modifications/ amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orland/Packerland Development District

RECOMMENDATION: Staff recommends approval.

GENERAL INFORMATION

With single family dwelling values continuing to increase, the market has been showing the need for some more affordable housing options for first-time buyers. At the request of a developer, the Village approved modifications to the PDD # 2 zoning district in 2024 to allow for the construction of a single-family subdivision that had slightly smaller lot widths and area. This agenda item is recommending a few modifications to the existing ordinance.

BACKGROUND

The development mentioned above is the Enclave Subdivision off of S. Pine Tree Rd. That development is nearing completion, and both the developer and some of the new residents/owners have informed Village Staff that this type of development has been wonderful addition to the area and are very pleased with its success. Village Staff is proposing the additions to the existing zoning code permitting the use for two-family residential structures within similar developments since the current PDD # 2 currently permits “One-Family and Two-Family Residential” in this zoning district. Although two-family residential may be a permitted use, any development or plat would still require P & Z Commission and Village Board approval prior to being developed. This is consistent with any development within this zoning district as all land uses within PDD # 2 are required to be approved for that use to be cohesive with adjacent and surrounding uses.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the modifications / amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orland/Packerland Development District for One-Family and Two-Family Residential of the Village Zoning Code as submitted.

295-149 (PDD #2 Orlando/Packerland Planned Development District

Single-family and two-family transitional residential (STFTR)

A. Permitted uses. Single-Family and two-family dwellings are permitted in the District.

B. Lot requirements.

(1) Lot area. Single-family lots shall have a minimum density of 7,500 square feet, and two-family lots shall have a minimum density of 8,700 square feet, unless otherwise approved by the Village Board through the plat approval process.

(2) Lot frontage. No single-family or two-family lot is to be less than 55 feet in width.

(a) Exception. Lots located on a cul-de-sac may be reduced so long as the lot width complies with the minimum 55 feet at the front setback line, and such lots maintain the minimum 7,500 or 8,700 square feet in area based on the proposed residential structure.

C. Height regulations. All structures must be designed so as to ensure adequate air, light and privacy for all residents. Maximum height restrictions are 35 feet, unless otherwise approved by the Site Review Committee.

D. Building setbacks. All structures must meet the minimum setback requirements of 23 feet for front yards, five feet for each side yard, 25 feet for rear yards, driveways four feet off property lines, maximum curb cut of 26 feet with 20 feet at the right-of-way, and no detached accessory or utility buildings and no outside storage.

E. Building size.

(1) Minimum size of a one-story dwelling shall be 1,000 square feet for a building in the single-family designation.

(2) Minimum size of a two-story dwelling shall be 1,500 square feet with a minimum of 750 square feet on the first floor.

F. Parking. As outlined under "Parking" within section 295-149 F. (Single-family and two-family residential (SFR)) of this chapter.



TO: Planning & Zoning Commission

RE: Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XIII, PDD #1: Centennial Centre at Hobart District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: October 5, 2026

ISSUE: Discussion and action on modifications/ amendments to the Zoning Ordinance, Chapter 295, Article XIII, PDD #1: Centennial Centre at Hobart District

RECOMMENDATION: Staff recommends approval.

GENERAL INFORMATION

With single family dwelling values continuing to increase, the market has been showing the need for some more affordable housing options for first-time buyers. At the request of a developer, the Village approved modifications to the PDD # 2 zoning district in 2024 to allow for the construction of a single-family subdivision that had slightly smaller lot widths and area. To be similar with residential uses that were modified back in 2024 in PDD # 2, this agenda item is recommending a new section be added to the existing zoning code for PDD # 1 that permits similar development options for single-family and two-family developments in the PDD # 1 zoning district along with some modifications to clear up sections 295-119 Legal Description and 295-125 Single-Family and Two-Family Residential.

BACKGROUND

The development mentioned above is the Enclave Subdivision located in PDD # 2 which is off of S. Pine Tree Rd. That development is nearing completion, and both the developer and some of the new residents/owners have informed Village Staff that this type of development has been wonderful addition to the area and are very pleased with its success. Village Staff is proposing that a similar section be inserted in the PDD # 1 zoning district to allow for the possible development of such residential dwellings should there be a request for those in the PDD # 1 district. Although single-family and two-family residential may be a permitted use, any development or plat would still require P & Z Commission and Village Board approval prior to being developed. This is consistent with any development within this zoning district as all land uses within PDD # 2 are required to be approved for that use to be cohesive with adjacent and surrounding uses.

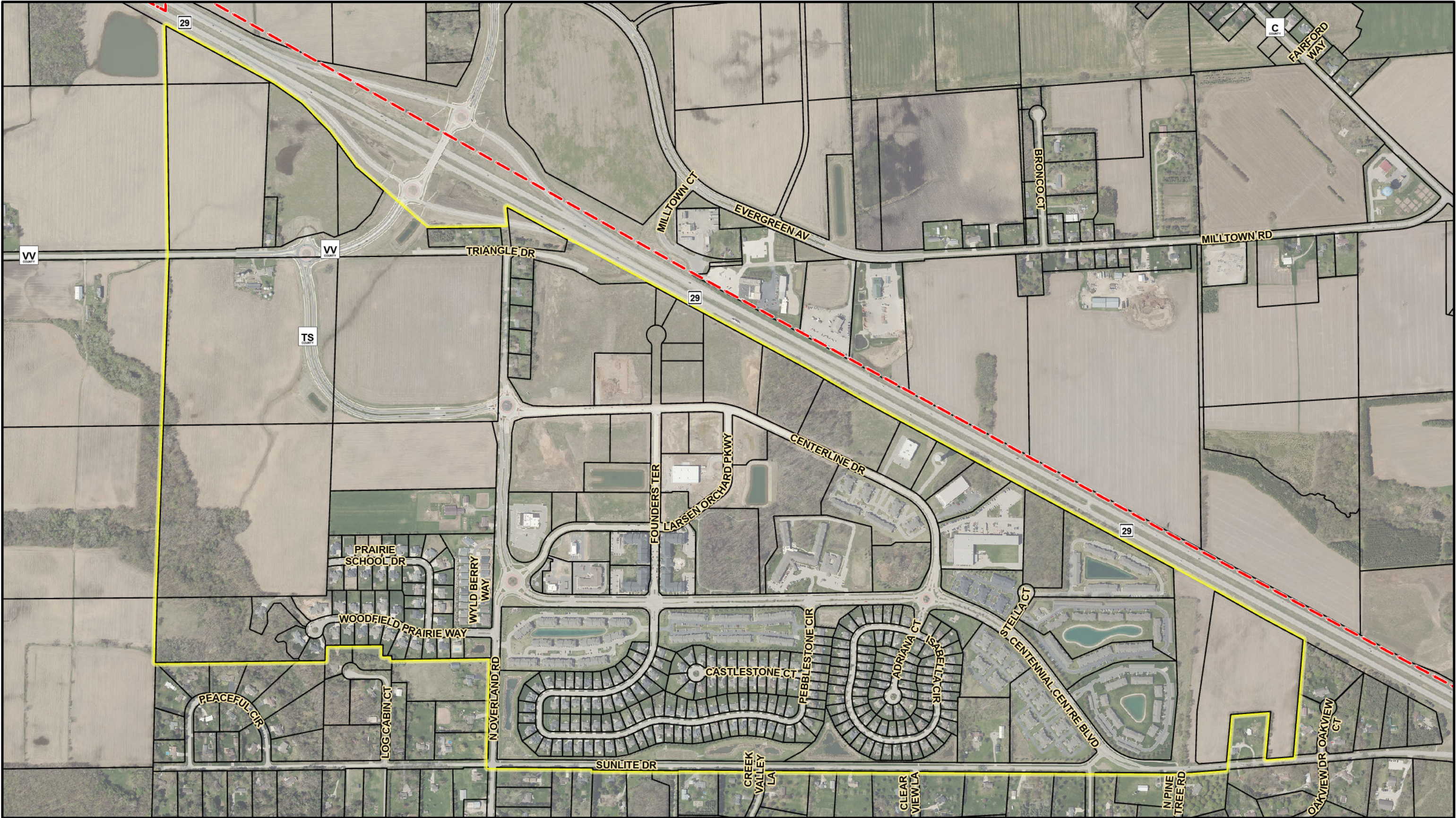
Additionally, section 295-125 needs to be amended to include minimum requirements for two-family residential since this section already allows for such dwellings, however, no lot or dwelling minimums are noted in the current code.

Lastly, section 295-119 Legal Description of PDD #1 needs to be amended to include a parcel that is currently zoned as such, but is not reflected in the district legal description. This is a housekeeping modification so that the district boundary matches the current zoning map.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the modifications / amendments to the Zoning Ordinance, Chapter 295, Article XIII, PDD #1: Village Centre at Hobart District for One-Family and Two-Family Residential and legal description of the Village Zoning Code as submitted.

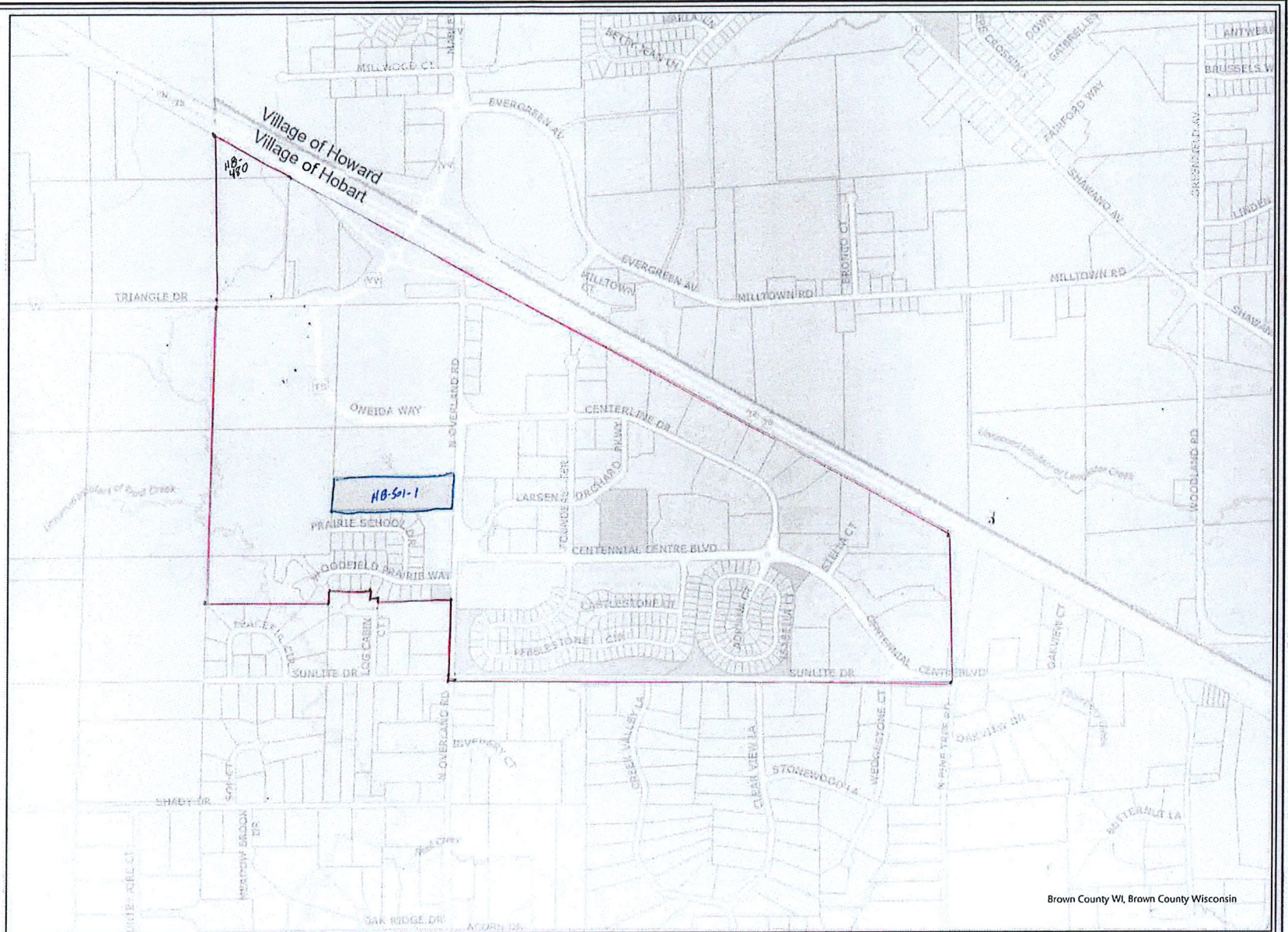
Beginning at the southwest corner of N. Overland Road and Sunlite Drive; thence easterly 66 feet more or less to the southeast corner of N. Overland Road and Sunlite Drive; thence easterly on the south line of Sunlite Drive 4,646 feet to the southeast corner of Sunlite Drive and Wedgestone Court; thence easterly 1,023 feet more or less on the south line of Centennial Centre Boulevard to the northeast corner of parcel HB-553; thence northerly 71 feet more or less to the southwest corner of parcel HB-547-1; thence northerly 357 feet more or less to the northwest corner of parcel HB-547-1; thence easterly 310 feet more or less to the northeast corner of parcel HB-547-1; thence southerly 367 feet more or less to the north line of Centennial Centre Boulevard; thence easterly 206 feet more or less on the north line of Centennial Centre Boulevard to the southeast corner of parcel HB-547; thence northerly 904 feet more or less on the east line of parcel HB-547 to the southerly line of STH 29/32; thence westerly 5,766 feet more or less on the southerly line of STH 29/32; thence westerly 694 feet more or less to the northeast corner of parcel HB-474; thence westerly 529 feet more or less to the northwest corner of parcel HB-474; thence southerly 151 feet more or less on the west line of parcel HB-474; thence westerly 66 feet more or less to the northeast corner of parcel HB-481-1; thence 567 feet more or less to the northwest corner of parcel HB-481-1; thence northwesterly 446 feet more or less to the northeast corner of parcel HB-481; thence westerly 2,135 feet more or less on the southerly line of STH 29/32 to the northwest corner of parcel HB-480; thence southerly 1,730 feet more or less on the west line of parcels HB-480 and HB-484 to the north line of CTH VV; thence southerly 66 feet more or less to the northwest corner of parcel HB-513; thence southerly 3,119 feet more or less on the west line of parcels HB-513, HB-498, and HB-517-1 to the southwest corner of parcel HB-517-1; thence easterly 1,307 feet more or less on the south line of parcels HB-517-1 and HB-3073 to the southeast corner of parcel HB-3073; thence northerly 118 feet more or less on the east line of parcel HB-3073 to the northwest corner of parcel HB-503-2-1; thence easterly 1,392 feet more or less on the north lines of parcels HB-503-2-1, HB-503-2-2, and HB-503-7 to the west line of N. Overland Road; thence southerly 774 feet more or less on the west line of N. Overland Road; thence southerly 69 feet more or less to the southwest corner of N. Overland Road and Sunlite Drive also being the Point of Beginning.



BOUNDARY MAP PDD 1 VILLAGE OF HOBART BROWN COUNTY, WI	DATE: 10/1/2026	Legend — PDD #1 Boundary - - Municipal Boundary □ Parcels	 1 inch = 700 feet Scale 1:8,400 NAD 1983 HARN WISCRS Brown County Feet 0 350 700 Feet	Source: Robert E. Lee & Associates, Inc. ESRI, Brown County	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Boulevard Hobart, Wisconsin 54155 920-662-9641 info@releeinc.com releeinc.com
	JOB: 2320002			Disclaimer: Robert E. Lee & Associates, Inc. makes every effort to ensure this map is free of errors but does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use. Robert E. Lee & Associates, Inc., provides this map without any warranty of any kind whatsoever, either expressed or implied.	
	DRAWN: ARP				

9/2026 = PDD #1 - MAP BASED ON CURRENT LEGAL DESCRIPTION

Brown County WI



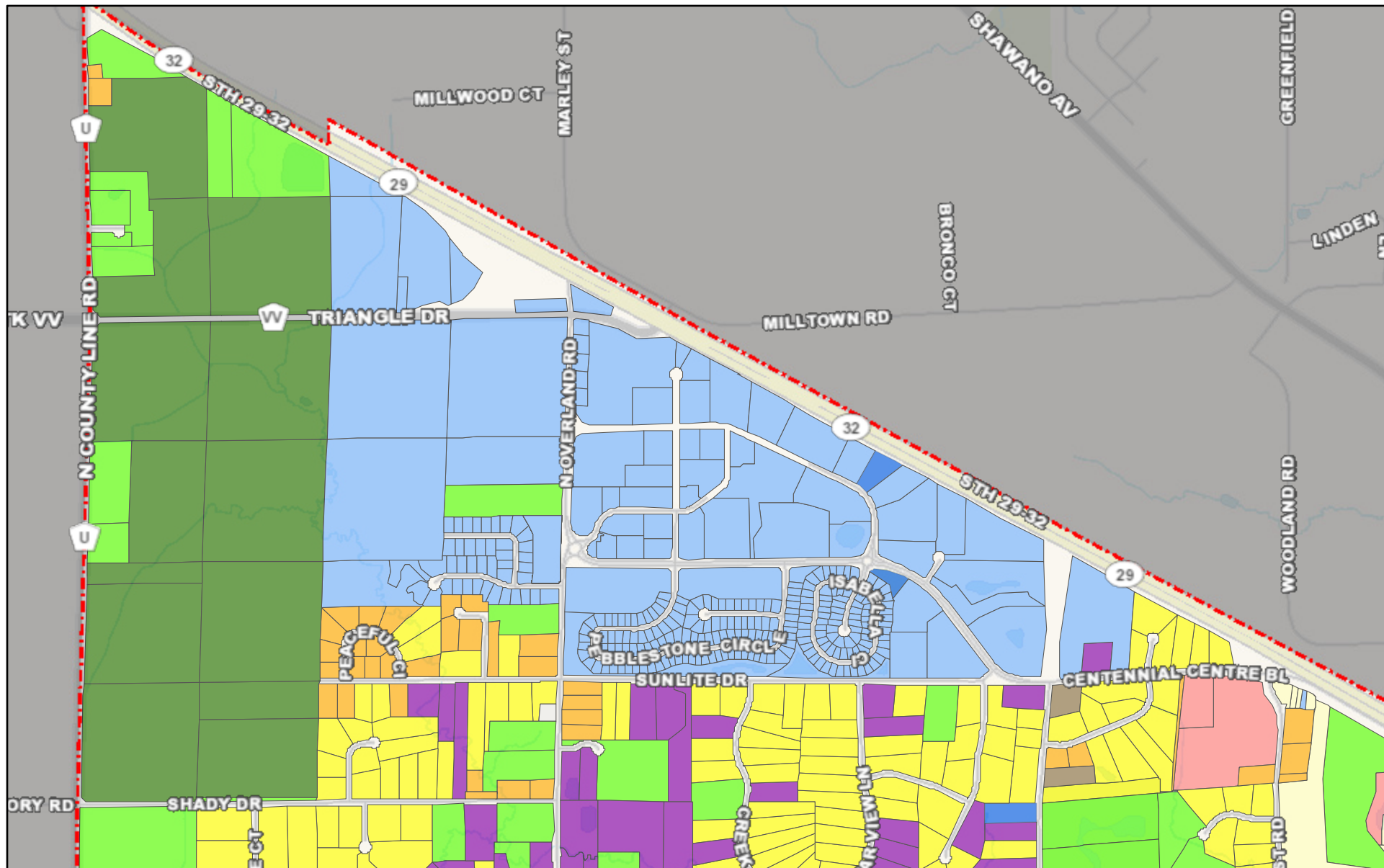
1 inch equals 943 feet

Original Page Size: 17.0 x 11.0 In

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Village of Hobart Zoning



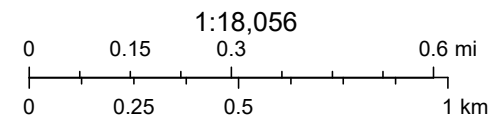
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Zoning

- R-1: Residential District
- R-2: Residential District
- R-4: Single and Two-Family Residential District
- PI: Public/Institutional District

- PDD #1: Centennial Centre at Hobart District
- PDD #2: Orlando/Packerland Planned Development District
- ER: Estate Residential District
- R-2-R: Rural Residential District
- A-1: Agricultural District

- A-2: Exclusive Agricultural District
- B-1: Community Business District
- I-1: Limited Industrial District
- Zoning Not Designated



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

Village of Hobart
Village of Hobart

Chapter 295. Zoning

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

§ 295-125. Single-family and two-family residential (SFR).

Residential dwelling units comprised of single-family, duplex, townhouse, row house or condominium where the owner occupies the dwelling unit. Single-family residences are limited to two stories.

- A.** Permitted uses. All uses outlined under "permitted uses" within the R-1 Residential (Article **VI** of this chapter), R-2 Residential (Article **VII** of this chapter), R-3 Residential (Article **VIII** of this chapter) and R-4 Single and Two-Family Residential zoning classifications (Article **IX** of this chapter) are permitted in the district.
- B.** Lot requirements.
 - (1) Lot frontage. No single-family lot is to be less than 60 feet in width: no two-family lot to be less than 70 feet in width.
 - (2) Density. Single-family lots shall have a minimum density of 7,200 square feet, **unless otherwise specified herein; two-family lots shall have a minimum density of 8,400**, unless otherwise specified in the Master Plan document.
- C.** Height regulations. All structures must be designed so as to ensure adequate air movement, natural light, privacy for all residents, and minimize adverse effects upon surrounding properties. Maximum height restrictions are 35 feet, unless otherwise approved by the Site Review Committee.
- D.** Building setbacks. All structures must meet the minimum setback requirements of 23 feet for front yards, five feet for each side yard, 15 feet for rear yards, driveways four feet off property lines, maximum curb cut of 30 feet with 22 feet at the right-of-way, and no accessory buildings and no outside storage.
- E.** Building size.
 - (1) Minimum size of a one-story dwelling shall be 1,200 square feet for a building in the single-family designation.
 - (2) Minimum size of a two-story dwelling shall be 800 square feet on the ground floor and a total minimum of 1,400 square feet.
- F.** Parking.
 - (1) All dwellings shall provide a minimum of two enclosed parking stalls meeting the building setback requirements.
 - (2) Enclosed parking stalls shall be accessed by a paved driveway which shall be limited to a direct path between the public right-of-way and the enclosed parking stalls.
 - (3) There shall be no off-street parking or storage in any yard except for within the paved driveway.
 - (4) Parking shall not extend into the public right-of-way.
 - (5) Open off-street parking facilities shall be solely for parking of passenger vehicles, which shall be regulated as follows:

- (a)** All vehicles shall be in condition for safe and legal performance on public rights-of-way and shall be registered, displaying current license plates.
- (b)** There shall be no exterior parking or storage of nonpassenger vehicles and equipment except as follows:
 - [1]** A maximum of one commercial vehicle, licensed and registered for operation on public rights-of-way, per dwelling unit may be parked outdoors if:
 - [a]** Used by a resident of the dwelling unit.
 - [b]** It has a manufacturer's gross vehicle weight rating of 10,000 pounds or less and is less than 21 feet in length.
 - [2]** Nonpassenger vehicles and equipment associated with and customary to residential uses may be parked for a maximum of 24 consecutive hours.
 - [a]** Nonpassenger vehicles and equipment normally associated with and customary to a residential use include, but are not limited to:
 - [i]** Boats.
 - [ii]** Motor homes.
 - [iii]** Travel trailers.
 - [iv]** Campers.
 - [v]** Snowmobiles, ATVs, UTV and personal watercraft, all of which must be housed or stored on or within a trailer.
 - [vi]** Utility trailers.
 - [b]** Vehicles and/or equipment not normally associated with or customary to a residential use specifically prohibited from being parked or stored outdoors on residential property include, but are not limited to:
 - [i]** Construction equipment, such as bulldozers, backhoes, skid steers, and forklifts.
 - [ii]** Dump and stake-body-style trucks.
 - [iii]** Cube-type vans and trucks.
 - [iv]** Landscaping business equipment, such as tractors, tree spades, graders and scrapers.
 - [v]** Semitrailers and -tractors.
 - [vi]** Concession, vending and catering trailers.
 - [vii]** Commercial/industrial equipment trailers and lifts.
 - [viii]** Tow trucks, wreckers or car carriers.
- [c]** "Twenty-four consecutive hours," for the purposes of this section, shall be defined as a time frame which is inclusive of all time in which a regulated nonpassenger vehicle is not removed from the premises for more than 72 consecutive hours.

295-125 ???? (PDD #1 Centennial Centre at Hobart District)

Single-family and two-family transitional residential (STFTR)

A. Permitted uses. Single-Family and two-family dwellings are permitted in the District.

B. Lot requirements.

(1) Lot area. Single-family lots shall have a minimum density of 7,200 square feet, and two-family lots shall have a minimum density of 8,400 square feet, unless otherwise approved by the Village Board through the plat approval process.

(2) Lot frontage. No single-family or two-family lot is to be less than 55 feet in width.

(a) Exception. Lots located on a cul-de-sac may be reduced so long as the lot width complies with the minimum 55 feet at the front setback line, and such lots maintain the minimum 7,200 or 8,400 square feet in area based on the proposed residential structure.

C. Height regulations. All structures must be designed so as to ensure adequate air, light and privacy for all residents. Maximum height restrictions are 35 feet, unless otherwise approved by the Site Review Committee.

D. Building setbacks. All structures must meet the minimum setback requirements of 23 feet for front yards, five feet for each side yard, 25 feet for rear yards, driveways four feet off property lines, maximum curb cut of 26 feet with 20 feet at the right-of-way, and no detached accessory or utility buildings and no outside storage.

E. Building size.

(1) Minimum size of a one-story dwelling shall be 1,000 square feet for a building in the single-family designation.

(2) Minimum size of a two-story dwelling shall be 1,500 square feet with a minimum of 750 square feet on the first floor.

F. Parking. As outlined under "Parking" within section 295-125 F. (Single-family and two-family residential (SFR)) of this chapter.