



ORDINANCE 2026-17

AN ORDINANCE REPEALING AND RECREATING SECTION 149 (SINGLE-FAMILY TRANSITIONAL RESIDENTIAL (SFTR)) OF ARTICLE I (PDD #2: ORLANDO/PACKERLAND PLANNED DEVELOPMENT DISTRICT) OF CHAPTER 295 (ZONING)

Purpose: The purpose of this ordinance is to facilitate affordable housing by incorporating the construction of a single-family or two-family home with slightly smaller lot widths and area in the PDD #2 Zoning District.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

Section 1: Section 149 (Single-Family Transitional Residential (SFTR)) of Article I (PDD #2: Orlando/Packerland Planned Development District) of Chapter 295 (Zoning) is hereby repealed and recreated to read as follows:

§ 295-149. Single-family and two-family transitional residential (SFTR).

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.

Section 2: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 3. This Ordinance shall be effective from and after its passage by the Village Board and publication as required by law.

Passed and approved on this 4th day of November, 2026.

Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

CERTIFICATION

The undersigned, being the duly appointed Clerk of the Board of the Village of Hobart, certifies that the aforementioned is the original ordinance adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on November 4, 2026.

(Seal)

Lisa Vanden Heuvel, Village Clerk