



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 March 2nd 2026**, at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted February 26th 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – PLANNING AND ZONING COMMISSION

Date/Time: Monday March 2nd 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 January 5th 2026 meeting (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Vacating street right-of-way for Lonesome Road and a portion of West Adam Drive (Page 3)

The Village of Hobart has been requested by Brown County Austin Straubel International Airport to vacate street right-of-way for Lonesome Rd. and a portion of W. Adam Dr. Both street rights-of-way are undeveloped and are located within the fenced area of the airport property with all abutting parcels being owned by Brown County Airport. The initial resolution to vacate these street rights-of-way has been presented to the Village Board at the February 3rd meeting and the next step in the vacating process is to have a meeting for the public at the Planning & Zoning Commission meeting. A public hearing for final action by the Village Board is slated for March 17, 2026. This is a restart of the process which was interrupted late last year.

6. 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.



1. **Call to order/Roll Call** – The meeting was called to order by Bob Ross, Vice Chair at 5:01 pm. Jeff Ambrosius, Tom Dennee, David Johnson, John Rather, and Bob Ross, were present. Excused: Rich Heidel. Absent: Melissa Tanke.
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: Ross SECOND: Dennee. VOICE VOTE: 5-0.
3. **Approval of Minutes of the December 1, 2025 meeting** – ACTION: To approve the Minutes of the December 1, 2025 meeting as presented. MOTION: Johnson SECOND: Ambrosius. VOICE VOTE: 5-0.
4. **Public Comment on Non-Agenda Items** – None.

ACTION ITEMS

5. DISCUSSION AND ACTION – Consider a two-lot CSM establishing two separate new parcels of 1.015 and 2.450 acres (5060 Founders Terrace at Centerline Dr., HB-523-7)

The property owner of parcel HB-523-7, located 5060 Founders Terrace (corner of Centerline Dr.), is proposing a two lot Certified Survey Map (CSM) splitting one parcel into two separate parcels of 1.015 and 2.450 acres. The existing parcel is currently zoned PDD#1: Centennial Centre at Hobart District and the proposed CSM would create two new lots that maintain compliance with Village Code requirements relating to lot size and lot width.

ACTION: To approve a two-lot CSM establishing two separate new parcels of 1.015 and 2.450 acres (5060 Founders Terrace at Centerline Dr., HB-523-7) as submitted. MOTION: Dennee SECOND: Johnson. VOICE VOTE: 5-0.

6. ADJOURN(5:39 pm)– MOTION: Ambrosius SECOND: Dennee. VOICE VOTE: 5-0.

Respectfully submitted by Lisa A. Vanden Heuvel, Village Clerk



TO: Planning & Zoning Commission

RE: Street Right-Of-Way Vacation, Lonesome Rd. and a Portion of W. Adam Dr.

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: March 2, 2026

ISSUE: Discussion and action vacating street right-of-way for Lonesome Rd. and a portion of W. Adam Dr.

RECOMMENDATION: Staff recommends approval of the right-of-way vacations.

GENERAL INFORMATION

1. Applicant(s): Village of Hobart
2. Parcel: No Parcel Number Exists
3. Present Zoning: N/A

BACKGROUND

The Village of Hobart has been requested by Brown County Austin Straubel International Airport to vacate street right-of-way for Lonesome Rd. and a portion of W. Adam Dr. Both street right-of ways are undeveloped and are located within the fenced area of the airport property with all abutting parcels being owned by Brown County Airport.

This same request was presented at the September 8, 2025 P&Z meeting and was unanimously approved. The request was placed on hold by Brown County at that time for reasons at the County level. The street vacation has now received the necessary blessing from the appropriate County Boards / Committees / Staff to proceed. That means that this whole process must now start over back from step one.

The initial resolution to vacate these street right-of ways has been presented to the Village Board at the February 3, 2026 meeting and the next step in the vacating process is to have a meeting for the public at the Planning & Zoning Commission meeting. A public hearing for final action by the Village Board is slated for March 17, 2026.

Attached are the resolution and the legal description drawn by the Village Engineer.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the street right-of-way vacation for Lonesome Rd. and a portion of W. Adam Dr. as noted on the attached legal description.



RESOLUTION 2026-02

APPROVING THE DISCONTINUANCE OF THE PUBLIC RIGHT OF WAY BEING LONESOME ROAD, AND A PART OF WEST ADAM DRIVE IN THE VILLAGE OF HOBART, WISCONSIN

BY THE VILLAGE BOARD OF THE VILLAGE OF HOBART, WISCONSIN:

WHEREAS, the Village of Hobart Village Board did, after a properly noticed and held Public Hearing, enact a resolution on February 3, 2026, calling for the vacation of certain roadways located in the Village of Hobart more specifically described as:

Lonesome Road and a portion of West Adam Drive,

and containing 9.598 acres (200,305 sq. ft.) of more or less of land also legally described in Exhibit A and graphically shown in Exhibit B, both attached hereto (hereafter "Vacated Right of Ways"); and

WHEREAS, the Village of Hobart had previously reviewed and recommended that the vacation take place as long as the existing municipal easements and access to said easements is preserved and maintained; and

WHEREAS, the Village of Hobart and Brown County did enter into an Intergovernmental Agreement to exchange land which requires the Village of Hobart to vacate the above mentioned "Vacated Roadways" and

WHEREAS, it has been determined to be in the best interest of the Village of Hobart and its citizens to follow through with the resolution and transfer the property, and

WHEREAS, said Brown County has agreed if after vacation, the Village conveys the "Vacated Roadways" to Brown County, Brown County will convey property desired by the Village known as the "airport parcels" to the Village of Hobart.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Hobart, Wisconsin:

1. The Village of Hobart will vacate said roadway as described in the attached legal descriptions.
2. Once vacated the parcels shall be immediately conveyed to Brown County or its designee.

3. The vacation and conveyance of the approved described right of ways shall also be subject to the terms and the conditions of a certain Intergovernmental Agreement entered into by the Village of Hobart and Brown County.

4. The transfer of interest shall be subject to Restrictions, Easements, Covenants, and Conditions as set forth on the attached Exhibit "C".

5. This instrument shall be recorded in the office of the Register of Deeds for Brown County to evidence the discontinuance and vacation of the roadway as well as the conveyance and vesting of title in Brown County or its designee.

6. This resolution shall remain in force and binding on the parties hereto.

Adopted this 17th day of March, 2026.

Attest:

Approve :

Lisa Vanden Heuvel, Hobart Village Clerk

Richard Heidel, Hobart Village President

We hereby certify this 17th day of March, 2026 that the within Vacation of Certain Right-of-Way was adopted by a vote of _____ ayes and _____ nays by the Village Board of the Village of Hobart, Wisconsin.

Richard Heidel, Hobart Village President

Lisa Vanden Heuvel, Hobart Village Clerk

EXHIBIT A

A parcel of land located in part of Government Lots 1-5, 8, 9, 15 & 17, Section 12, T23N, R19E, Village of Hobart, Brown County, Wisconsin, described as follows:

Commencing at the Southwest corner of Section 12, T23N, R19E;
thence N86°19'25"E, 1823.44 feet along the south line of the SW ¼ of Section 12;
thence N03°40'35"W, 24.75 feet to the north right of way line of West Adam Drive, the POINT OF BEGINNING;
thence N86°19'25"E, 619.76 feet along said north right of way line to the west right of way line of Lonesome Road;
thence N00°52'17"E, 1297.98 feet along said west right of way line;
thence N01°03'21"E, 559.30 feet along said west right of way line to the north right of way line of Lonesome Road;
thence N58°37'56"E, 59.23 feet along said north right of way line;
thence S01°03'21"W, 590.98 feet along the east right of way line of Lonesome Road;
thence S00°52'17"W, 1293.92 feet along the east right of way line of Lonesome Road to the north right of way line of West Adam Drive;
thence N86°19'25"E, 1488.28 feet along said north right of way line;
thence S00°05'26"W, 49.61 feet along the east right of way line of West Adam Drive to the south right of line of West Adam Drive;
thence S86°19'25"W, 2154.94 feet along said south right of way line to the northwest corner of land described in Jacket 8269, Image 36, Brown County Registry;
thence N03°40'35"W, 49.50 feet to the Point of Beginning.

Said parcel proposed to be vacated contains 200,305 Square Feet (4.598 Acres) of land, more or less.

