



ORDINANCE 2026-18

AN ORDINANCE REPEALING AND RECREATING SECTION 119 (LEGAL DESCRIPTION) AND SECTION 125 (SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SFR)) OF ARTICLE XIII (PDD #1: CENTENNIAL CENTRE AT HOBART 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 and to amend the legal description of the District to reflect recent rezoning approvals.

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

Section 1: Section 119 (Legal Description) of Article XIII (PDD #1: Centennial Centre at Hobart District) of Chapter 295 (Zoning) is hereby repealed and recreated to read as follows:

§ 295-119. Legal description.

A. The legal description of the borders of the District shall be described as follows: 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.

B. A map of the above described district is attached.

Section 2: Section 125 (Single-Family and Two-Family Residential (SFR)) of Article XIII (PDD #1: Centennial Centre at Hobart District) of Chapter 295 (Zoning) is hereby repealed and recreated to read as follows:

§ 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 area and lot frontage. No single-family lot is to be less than 60 feet in width. No two-family lot to be less than 80 feet in width, unless otherwise approved by the Village Board through the plat approval process.

(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 14,400 square feet, unless otherwise specified in the Master Plan document, and approved by the Village Board through the plat approval process.

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.

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

