



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

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

- 1. Construct one detached, single-story, unheated post-frame building for accessory storage of roofing materials, tools, and equipment.
- 2. Building footprint: 40'-0" east-west by 60'-0" north-south, 2,400 square feet. Open floor plan with no plumbing and no HVAC.
- 3. Provide three 12'-0" x 14'-0" overhead doors on west wall and two 3'-0" x 7'-0" service doors as shown.
- 4. 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

GENERAL PERMIT & CONSTRUCTION NOTES

- 1. 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.
- 2. 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.
- 3. Do not begin work until zoning/use approval, building permit, electrical permit, and any required commercial plan approval are issued.
- 4. Field-verify property lines, easements, existing structures, utilities, grades, and all dimensions before staking. Call Diggers Hotline before excavation.
- 5. 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.
- 6. 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.

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

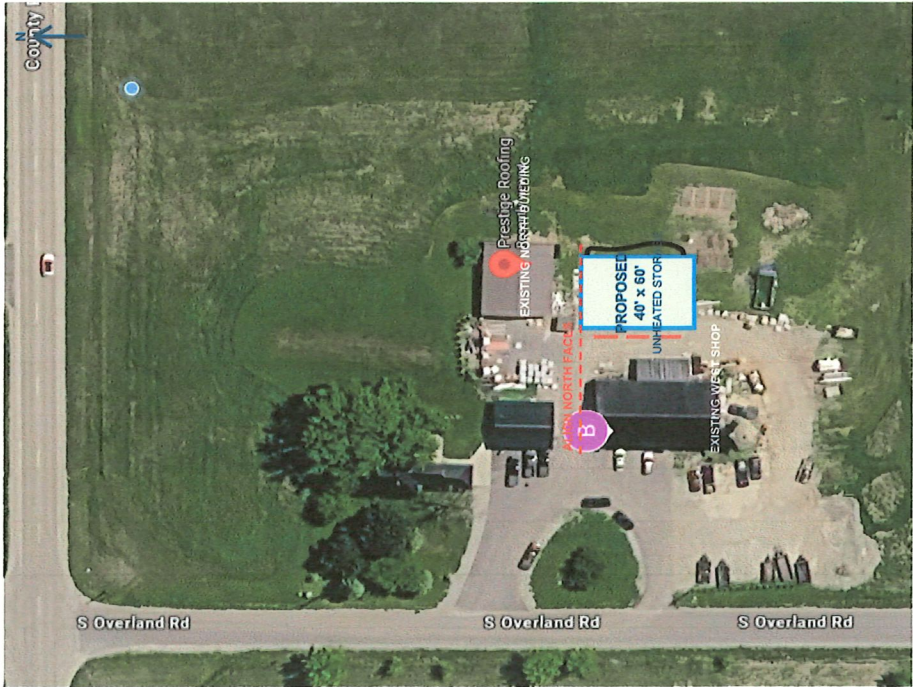
The proposed building is below the 50,000-cubic-foot threshold. Roof overhangs are limited to 18 inches. Final classification and review path must be confirmed by the Village of Hobart before construction.

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

GS.0	Cover, Project Data & Code Summary
CI.0	GIS-Based Site Plan
A1.0	Dimensioned Floor Plan & Door Schedule
A2.0	Exterior Elevations
E1.0	Lighting Schedule & Construction Notes
E2.0	Conceptual Electrical Plan



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-388

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

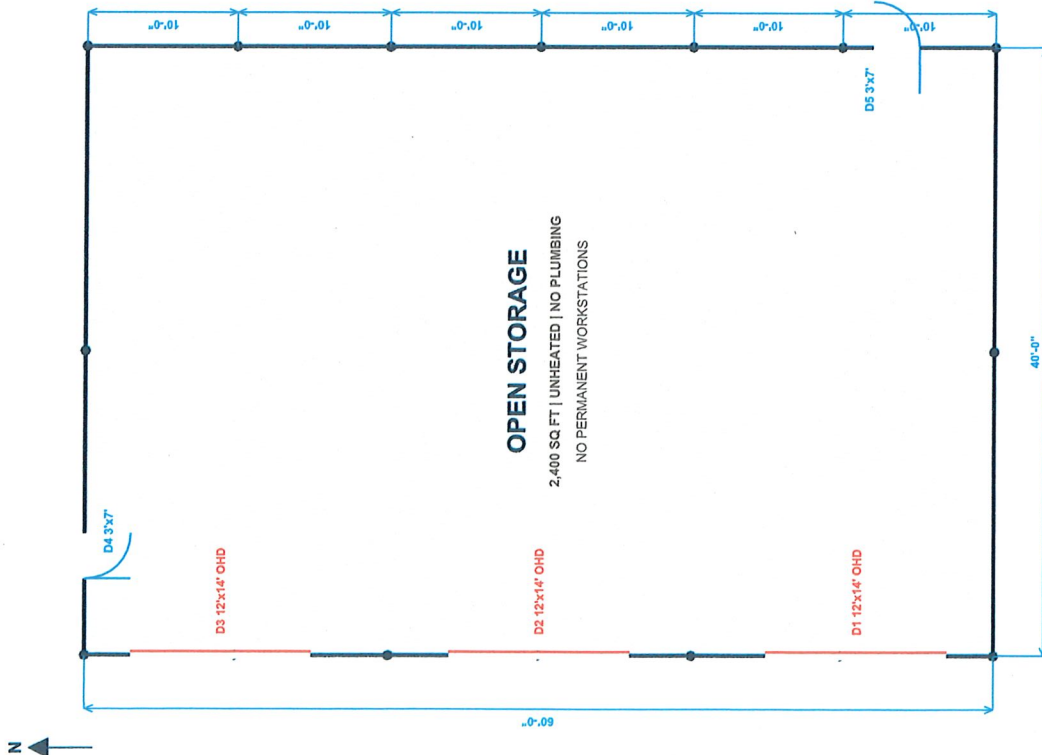
- Surveyed property lines, recorded easements, and required setbacks.
- Fire separation from both existing buildings and any required rated construction.
- Minimum maneuvering width between the west overhead doors and the existing shop.
- Existing utilities, debris, minor structures, drainage flow, and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

SITE DATA

PARCEL	HB-388
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.



DOOR SCHEDULE

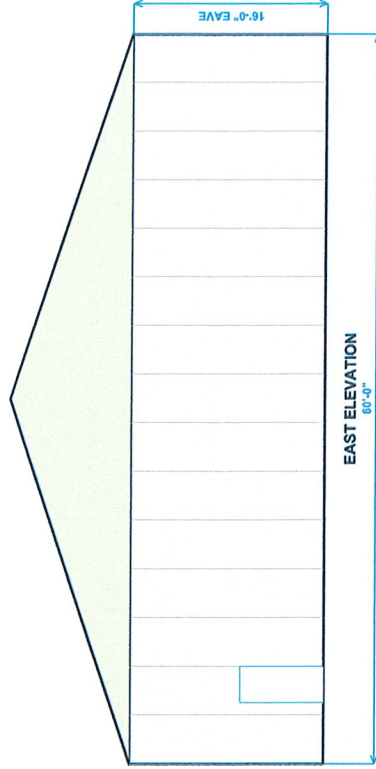
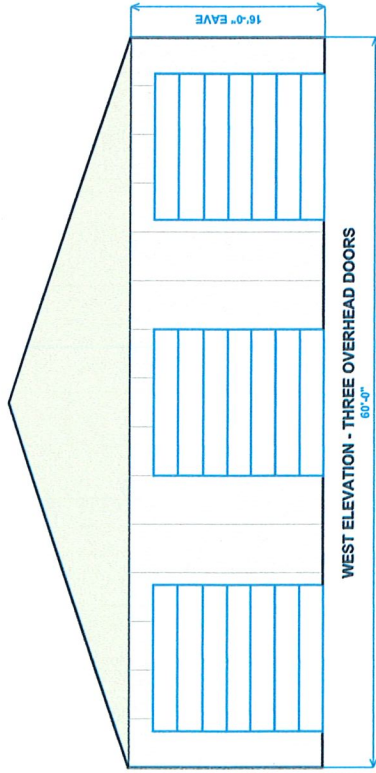
MARK	SIZE	TYPE	MATERIAL	NOTES
D1-D3	12'-0" x 14'-0"	Sectional overhead	Insulated steel	Electric opener, west wall
D4-D5	3'-0" x 7'-0"	Service door	Insulated steel	Lever hardware, weather sealed

FLOOR PLAN NOTES

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

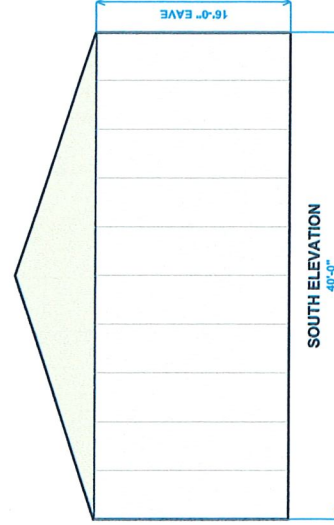
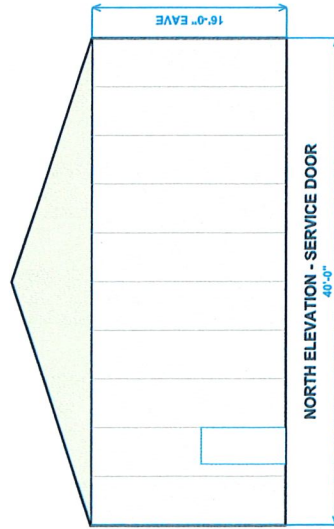
AREA & EXIT SUMMARY

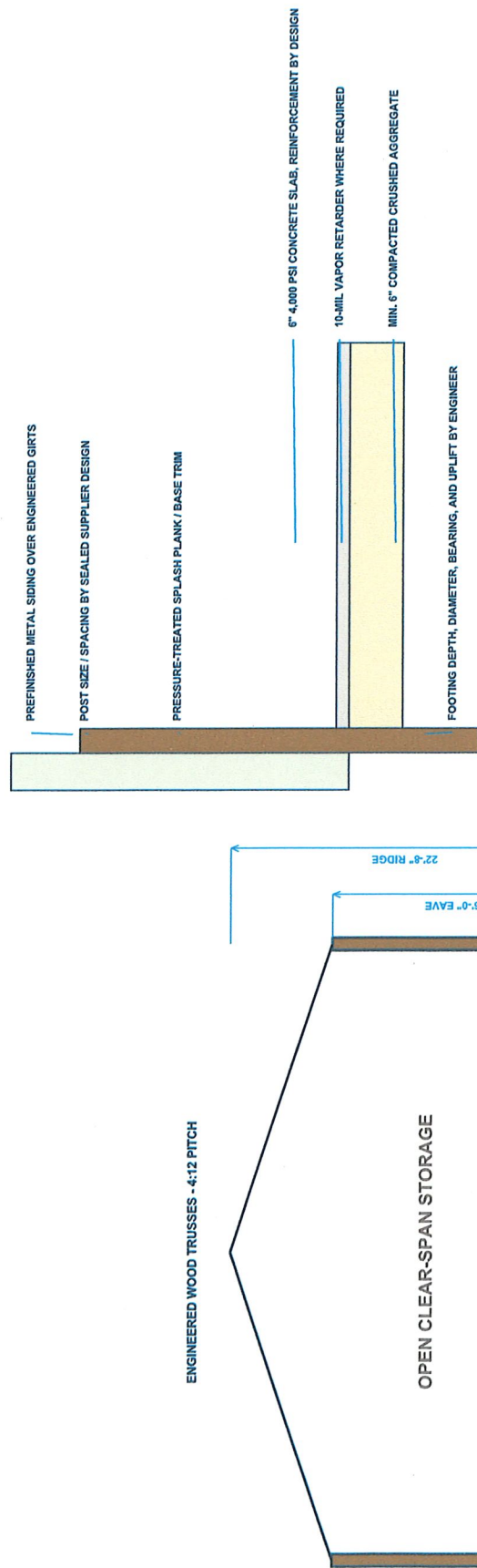
GROSS FLOOR AREA	2,400 sq ft
CALCULATED VOLUME	46,400 cu ft at 4:12 pitch
OCCUPANCY	Accessory storage, S-1 anticipated
OCCUPANT LOAD	Final by reviewer based on actual operation
EXITS PROVIDED	Two 3'-0" service doors
INTERIOR PARTITIONS	None



FINISH NOTES

1. Roof: exposed-fastener metal roofing, color selected by owner.
2. Walls: ribbed metal siding with manufacturer trim package.
3. Soffit/fascia: unfinished 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.





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 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

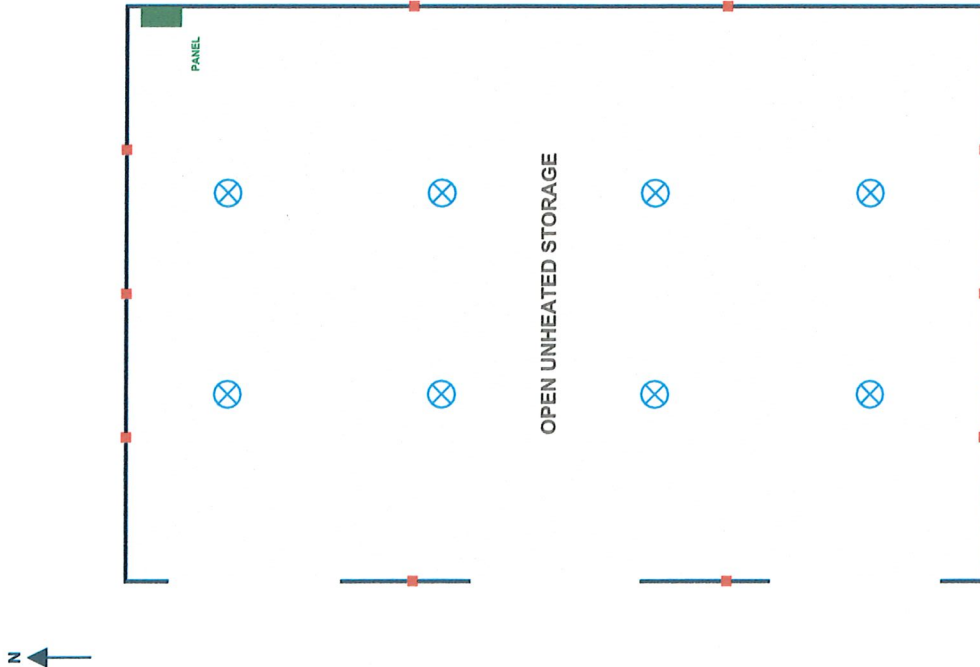
CIRCLE WITH X	LED high-bay fixture; eight shown
RED SQUARE	20A, 120V duplex receptacle; GFCI where required
GREEN BLOCK	Electrical panel; maintain 30" x 36" clear workspace
OHD CIRCUIT	Dedicated circuit and ceiling outlet at each overhead door

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



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.

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

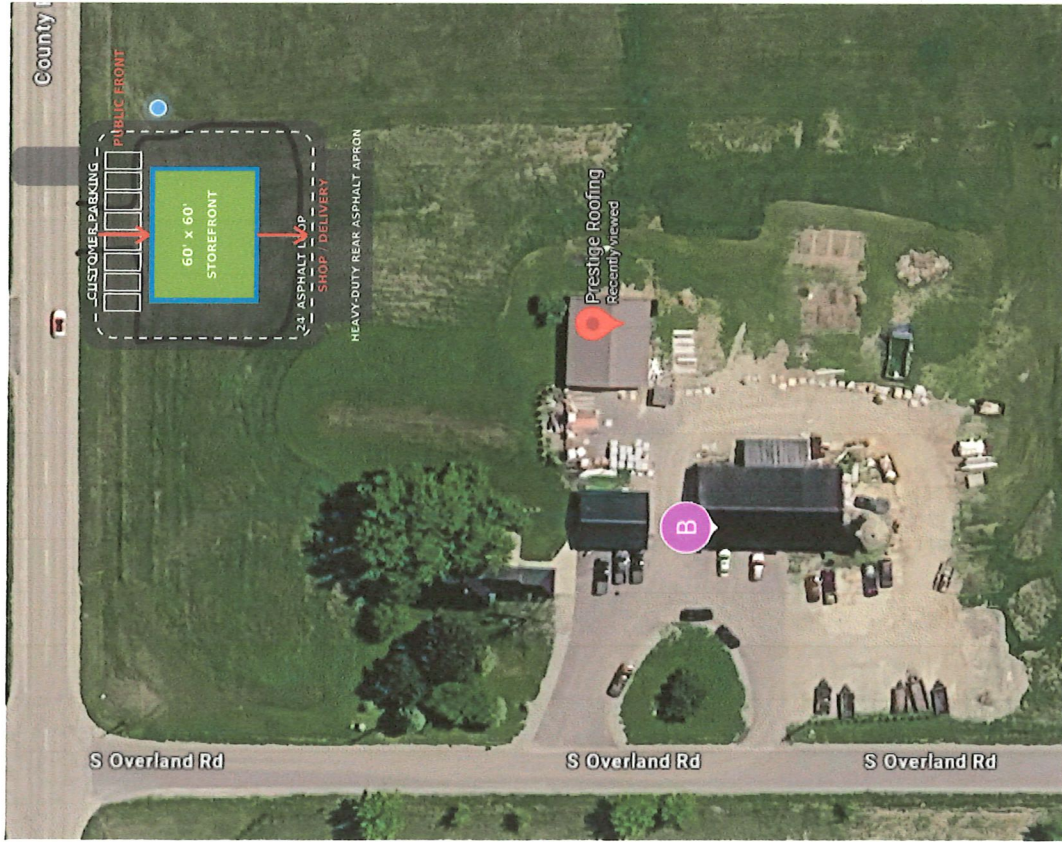
SPACE PROGRAM

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



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 toward the 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.

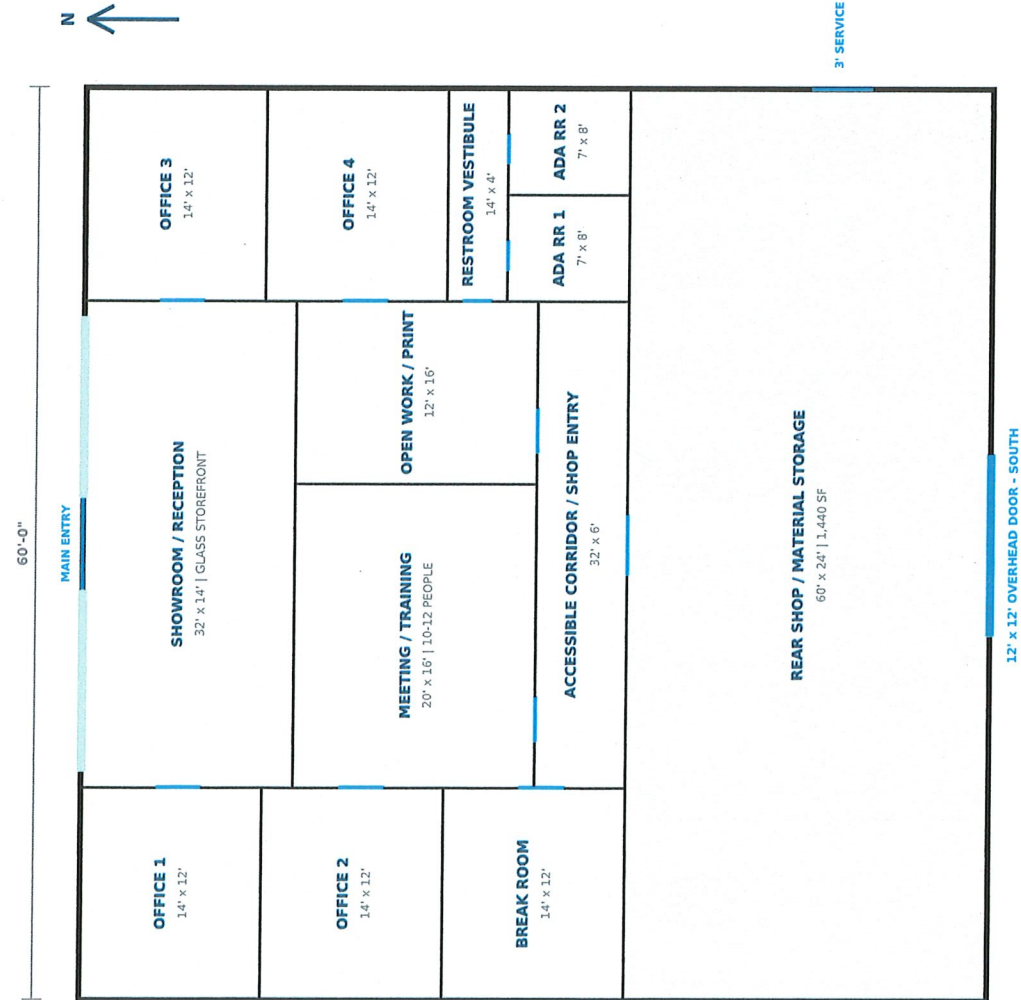
IMPORTANT SITE CHECKS

- 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.

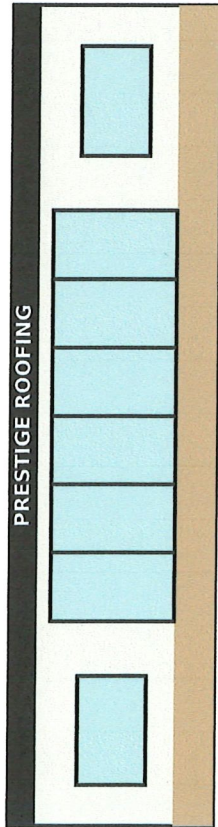
REAR SHOP - 1,440 SF

- 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

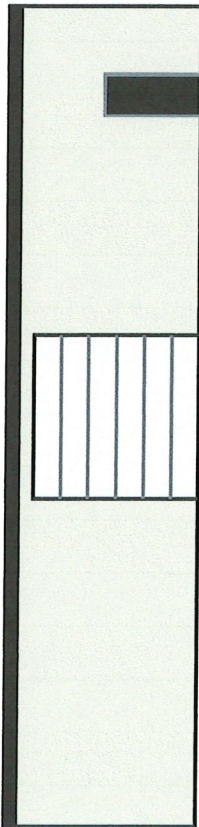
- Office/showroom is heated and cooled. Shop can be separately heated or kept minimally conditioned.
- No public retail inventory aisles are assumed. This is a roofing showroom and business office, not a hardware store.
- Final walls, doors, plumbing fixtures, exits, and accessibility clearances must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

NORTH STOREFRONT ELEVATION



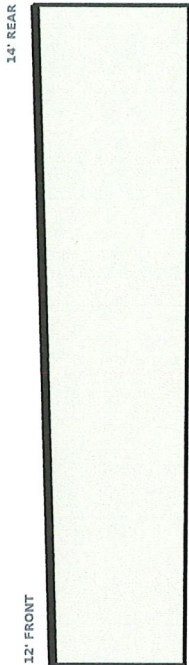
BLACK SIGN BAND + LIGHT GRAY METAL PANELS + STONE / MASONRY BASE

SOUTH SHOP ELEVATION



12' x 12' OVERHEAD DOOR FACING EXISTING YARD

EAST SIDE / ROOF FORM



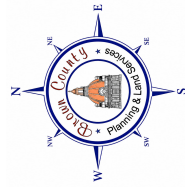
RECOMMENDED LOOK

- 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.

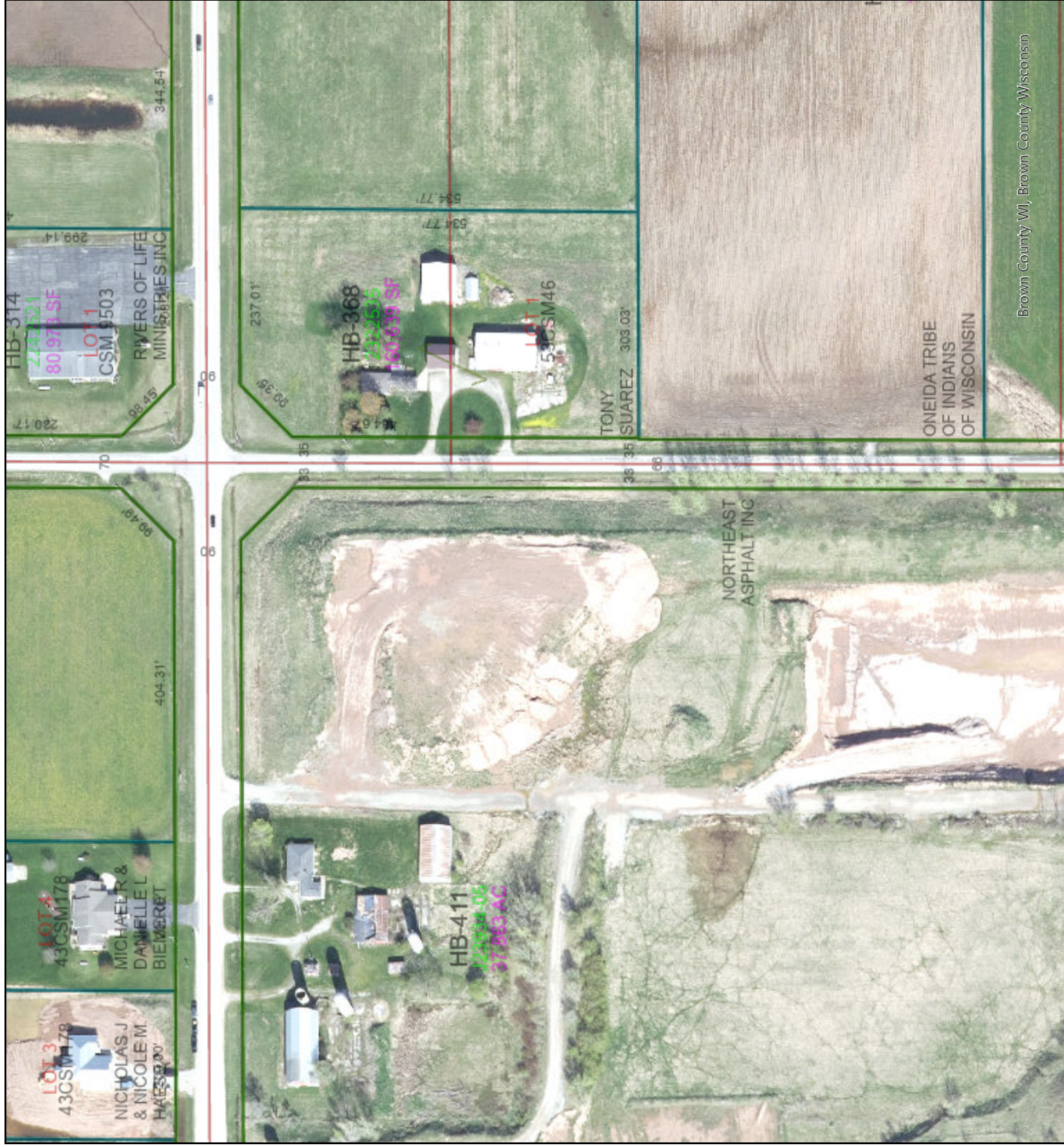
VOLUME / REVIEW TARGET

- 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.

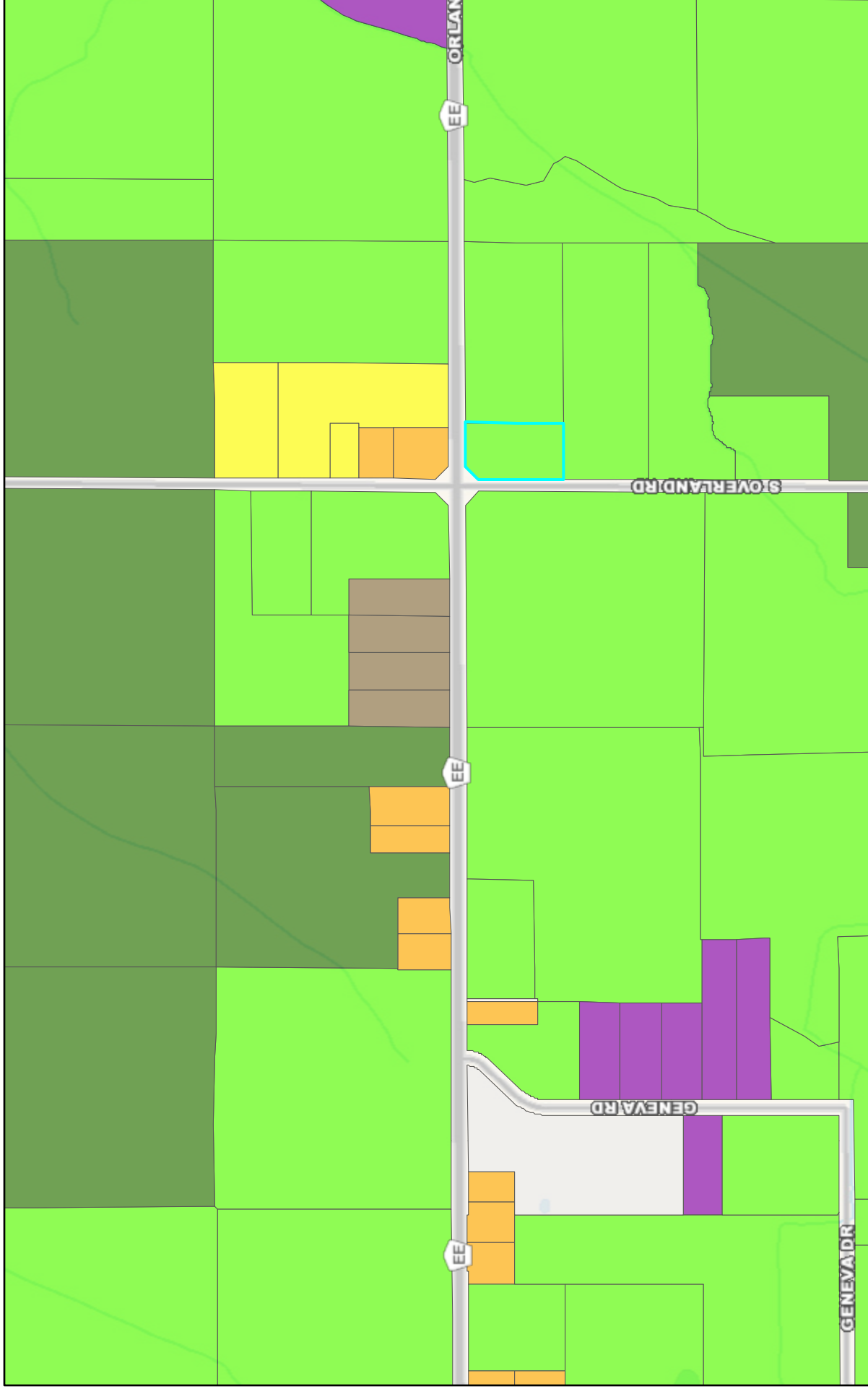
Brown County WI



1 inch equals 179 feet
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Village of Hobart Zoning



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Zoning

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

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

Village of Hobart
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