



TO: Village Boar

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: November 4, 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

Ordinance modifications / amendments to the Zoning Ordinance, Chapter 295, Article XIII, PDD #1: Centennial Centre at Hobart District pertaining to requirements for both lot width and lot area for any two-family lots since two-family dwellings are listed as permitted uses within the zoning district, and the Legal Description to include a parcel that was previously zoned however not included in the current description.

BACKGROUND

After reviewing the existing code section 295-125, this zoning district needs to be amended to identify the minimum lot width and area requirements for any two-family residential since this section already allows for such dwellings, with no mention of such standards listed in the zoning code.

Additionally, 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

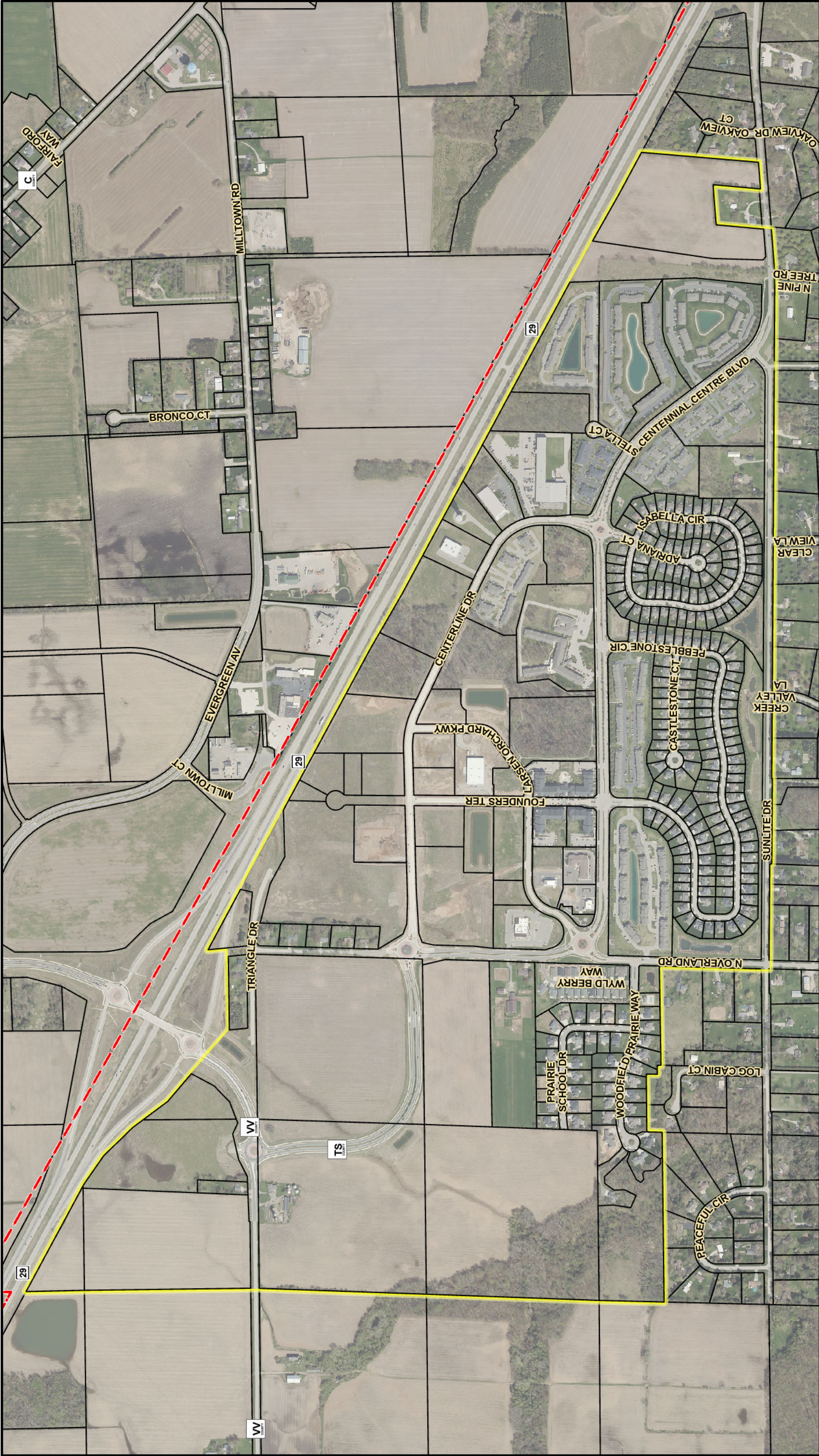
Staff recommends approval of the modifications / amendments to the Zoning Ordinance, Chapter 295, Article XIII, PDD #1: Village Centre at Hobart District for One-Family and Two-Family Residential and legal description of the Village Zoning Code as submitted.

**Village of Hobart
Brown County, Wisconsin**

Description for PDD 1

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.

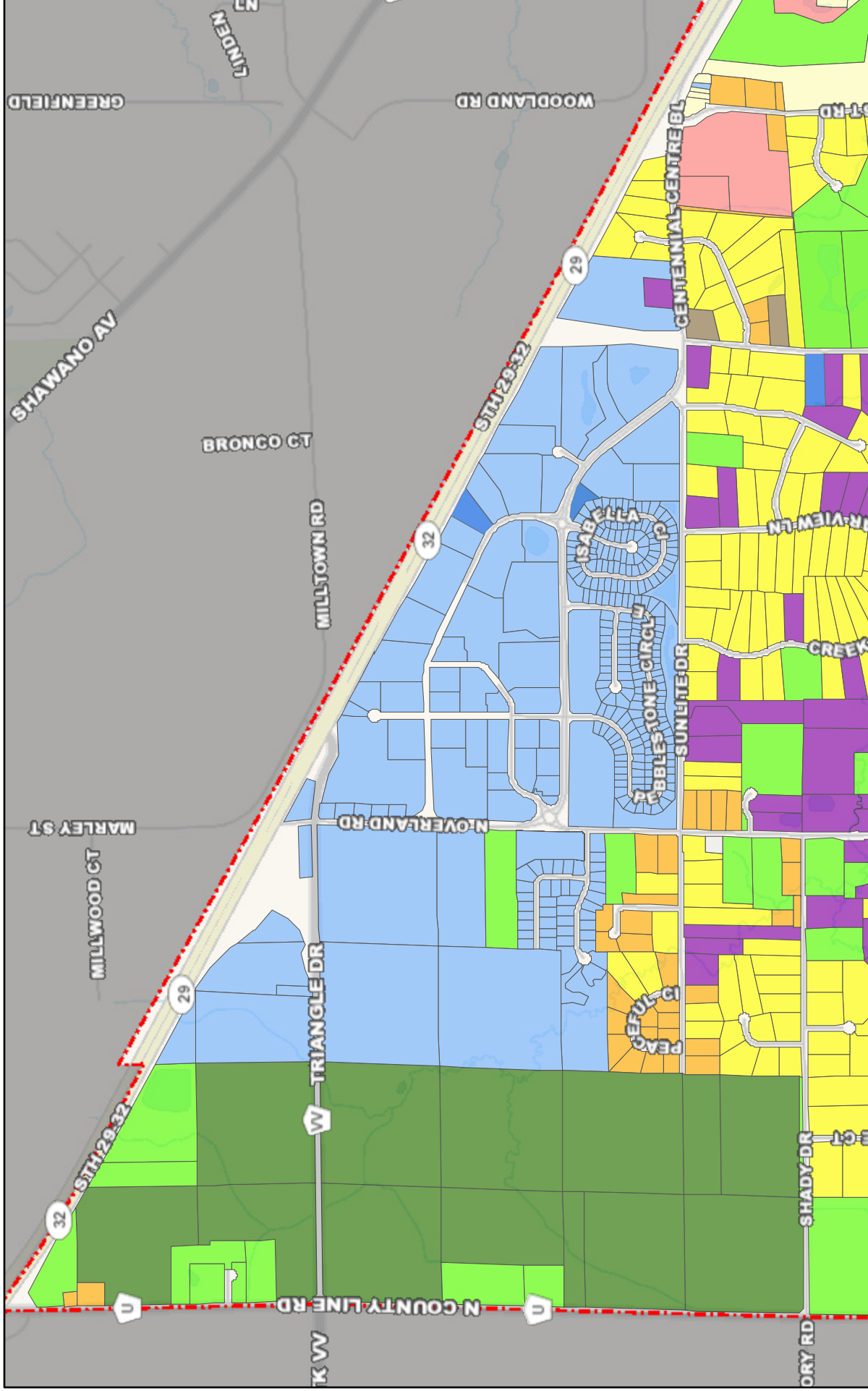
October 1, 2026



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 WISORS Brown County Feet 0 350 700 Feet	Source: Robert E. Lee & Associates, Inc. ESRI, Brown County 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, expressed or implied.	REL Robert E. Lee & Associates, Inc. 1250 Centennial Centre Boulevard Hobart, Wisconsin 54155 920-662-9641 info@releelinc.com releelinc.com
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Brown County WI Brown County Wisconsin

Village of Hobart Zoning



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Zoning

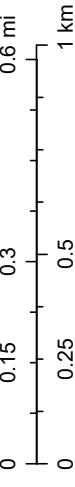
- R-1: Residential District
- R-2: Residential District
- R-4: Single and Two-Family Residential District
- PI: Public/Institutional District

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
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