



TO: Planning & Zoning Commission

RE: Rezoning of Parcel HB-554, 1000 block of Centennial Centre Blvd. from R-2-R: Rural Residential District to R-2: Residential District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: December 1, 2025

ISSUE: Consider a request to rezone parcel HB-554 from R-2-R: Rural Residential District to R-2: Residential District

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

1. Applicants/Agent: Vierbicher
2. Owner: Lois & John Gracyalny
3. Parcel(s): HB-554
4. Address: 1000 Block Centennial Centre Blvd.
5. Zoning: Currently - R-2-R: Rural Residential District / Proposed - R-2: Residential District

ZONING REQUIREMENTS

The property owner of parcel HB-554, located in the 1000 block of Centennial Centre Blvd., is requesting to rezone this parcel from R-2-R: Rural Residential District to R-2: Residential District. The existing parcel is 0.821 acres and is in the process of being removed and portion of said parcel attached to three of the abutting parcels. Before any parcel detaching/combining can take place, this parcel must be rezoned so there are no split zoning parcels created.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone parcel HB-554 from R-2-R: Rural Residential District to R-2: Residential District.



400 Security Blvd, Suite 1
Green Bay, Wisconsin 54313
(920) 434-9670 phone
(920) 434-9672 fax
www.vierbicher.com

November 24, 2025

Village of Hobart
Planning & Code Compliance
2990 S. Pine Tree Road
Hobart, WI 54155

Re: Combination Certified Survey Map (CSM)
Project: 250967 997 Centennial Centre Blvd., Brown Co.

We are working with the Gracyalny family to combine Parcel #HB-554 into the three lots to the West. HB-554 is currently zoned R-2-R and needs to be rezoned to R-2 Residential in order to do the attachments. Please place the item on your next available meeting date.

If you have any questions, please contact us at 920-329-5601.

Sincerely,

Randall Oettinger,
Project Manager

Encl. Rezone Application & CSM

vision to reality

Reedsburg | Madison | Milwaukee | Prairie du Chien | Green Bay

- ☒ **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: Vierbicher Date: 11/24/2025
 Petitioner's Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313
 Telephone #: 920 329-5601 Email: roet@vierbicher.com

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): *Randall F. Otting* Date: 11/24/2025

OWNER INFORMATION

Owner(s): Lois & John Gracyalny Date: 11/24/2025
 Owner(s) Address: 997 Centennial Centre Blvd City: Hobart State: WI Zip: 54155
 Telephone #: 920 621-1272 Email: jeffgrac@yahoo.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: *[Signature]* P.O.A. Date: 11/24/2025

SITE INFORMATION

Address/Location of Proposed Project: 997 Centennial Centre Blvd Parcel #: HB- 554

Proposed Project Type: Combination CSM

Current Use of Property: Residential Zoning: R-2-R

Land Uses Surrounding Site:

North:	<u>R-2 Residential</u>
South:	<u>A-1 Ag</u>
East:	<u>B-1 Business</u>
West:	<u>R-2 Residential</u>

****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

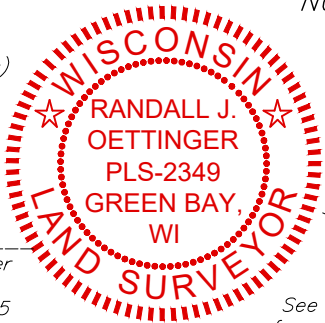
- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

CERTIFIED SURVEY MAP

A combination of the land boundaries recorded in Doc. #3080176, Doc. #2678116, Doc. #1144572, and Doc. #1493416, being part of Lot 10 of Section 12, T24N-R19E and also all of Lots 7, 8 and 9 of the plat of Oakview Estates, recorded in Volume 17, Plats, Page 126 (Doc. #923716), Brown County Records, being part of Lots 9 and 10 of Section 12, T24N-R19E, Village of Hobart, Brown County, Wisconsin.

Bearings are referenced to the North line of Lot 9 of Section 12, T24N-R19E, which bears N85°34'48"E.

S 1/16 Corner, West line Section 12 T24N-R19E (corner from ties)

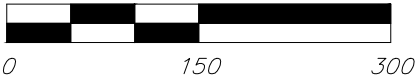


Randall J. Oettinger
PLS-2349
November 18, 2025

See Sheet 3 for curve data

OAKVIEW DRIVE

GRAPHIC SCALE: 1" = 150'



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND 1" DIA. IRON PIPE
- SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS/LIN FT
- FOUND 2" Ø IRON PIPE
- SET MAG NAIL
- EXISTING WELL
- EXISTING SEPTIC MANHOLE
- () INDICATES RECORDED AS
- EXISTING BUILDING

TAX PARCEL: HB-554, HB-1494-209, HB-1494-208 & HB-1494-207
FIELDWORK COMPLETED: 11/13/2025

Job #: 250967
Date: 10/28/2025
Rev.
Drafted By: ROET
Checked By:

SURVEYED FOR:
Jeff Gracyalny
997 Centennial Centre
Hobart, WI
Drawing #: L-12562

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SHEET
1 OF 5

A combination of the land boundaries recorded in Doc. #3080176, Doc. #2678116, Doc. #1144572, and Doc. #1493416, being part of Lot 10 of Section 12, T24N-R19E and also all of Lots 7, 8 and 9 of the plat of Oakview Estates, recorded in Volume 17, Plats, Page 126 (Doc. #923716), Brown County Records, being part of Lots 9 and 10 of Section 12, T24N-R19E, Village of Hobart, Brown County, Wisconsin.

I, Randall J. Oettinger, Professional Land Surveyor, PLS-2349, do hereby certify that this Certified Survey Map is not a division of property but solely a combination of the parcel boundaries recorded in Doc. #3080176, Doc. #2678116, Doc. #1144572, and Doc. #1493416, being part of Lot 10 of Section 12, T24N-R19E and also all of Lots 7, 8 and 9 of the plat of Oakview Estates, recorded in Volume 17, Plats, Page 126 (Document #923716), Brown County Records, being part of Lots 9 and 10 of Section 12, T24N-R19E, Village of Hobart, Brown County, Wisconsin, described as follows:

Commencing at the Northwest corner of Lot 10 of Section 12, T24N-R19E; thence N85°34'39"E, 164.88 feet along the North line of said Lot 10; thence S06°03'38"W, 35.59 feet along the East line of said Lot 10 of Section 12, T24N-R19E to the South right of way of Centennial Centre Boulevard and the point of beginning; thence continuing S06°03'38"W, 1268.48 feet along the said East line of Lot 10; thence S85°42'50"W, 132.50 feet along the extension and South line of Lot 7 the plat of Oakview Estates, recorded in Volume 17, Plats, Page 126 (Document #923716), Brown County Records; thence N00°22'43"E, 148.94 feet along a West line of said Lot 7; thence S85°23'00"W, 14.38 feet along said Lot 7; thence N05°54'47"E, 3.26 feet along said Lot 7; thence N37°58'52"W, 705.55 feet along the southwest line of said Lot 7 to the South right of way of Oakview Drive; thence N67°21'28"E, 200.00 feet along said right of way; thence 375.83 feet along said right of way being the arc of a 300.00 foot radius curve to the left whose long chord bears N31°28'08"E, 351.73 feet; thence N04°25'12"W, 140.00 feet along said right of way; thence 31.42 feet along said right of way being the arc of a 20.00 foot radius curve to the right whose long chord bears N40°34'48"E, 28.28 feet to said South right of way of Centennial Centre Boulevard; thence N85°34'48"E, 338.46 feet along said right of way to the point of beginning.

Parcel contains 455,748 square feet / 10.46 acres, more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the combining thereof. That I have made such a survey, combination and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the Brown County Planning Commission code in surveying, combining and mapping the same.

Randall J. Oettinger PLS-2349
November 19, 2025



Approved for the Brown County Planning Commission this ____ day of _____, 20__.

Kathy Meyer
Authorized Signatory

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

Ray Suennen Date
Brown County Treasurer



©Vierbicher Associates, Inc. 21 Nov 2025 - 7:51a G:\Gracyalny, Jeff\250967 - 997 Centennial Centre Blvd, Hobart, Brown Co\CADD\250967_CSM.dwg by: roet

CERTIFIED SURVEY MAP

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OWNER’S CERTIFICATE

John A. and Lois M. Gracyalny, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the Brown County Planning Commission for approval. Witness the hand and seal of said owner this _____ day of _____, 20____.

John A. Gracyalny Lois M. Gracyalny

By: _____

State of Wisconsin)
)ss.
County of Brown)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission expires: _____

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Village has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Curve Data					
Curve #	Length	Radius	Delta	Chord Length	Chord Dir.
C1	234.59’	300.00’	44°48’10”	228.66’	N44°57’23”E
C2	141.24’	300.00’	26°58’30”	139.94’	N09°04’03”E
C3	375.83’	300.00’	71°46’40”	351.73’	N31°28’08”E
C4	31.42’	20.00’	90°00’00”	28.28’	N40°34’48”E



Randall J. Oettinger
PLS-2349
November 19, 2025



©Vierbicher Associates, Inc. 21 Nov 2025 - 7:51a G:\Gracyalny, Jeff\250967 - 997 Centennial Centre Blvd, Hobart, Brown Co\CADD\250967_CSM.dwg by: roet

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OWNER’S CERTIFICATE

Taylor J. and Nia R. Tauer, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the Brown County Planning Commission for approval. Witness the hand and seal of said owner this _____ day of _____, 20____.

Taylor J. Tauer

Nia R. Tauer

By: _____

State of Wisconsin)
)ss.
County of Brown)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____



Randall J. Oettinger
PLS-2349
November 19, 2025



CERTIFIED SURVEY MAP

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OWNER'S CERTIFICATE

Garry J. Glime, Sr. and Marilyn M. Glime, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on the map hereon. We further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the Brown County Planning Commission for approval. Witness the hand and seal of said owner this _____ day of _____, 20_____.

Garry J. Glime, Sr.

Marilyn M. Glime

By: _____

State of Wisconsin)
)ss.
County of Brown)

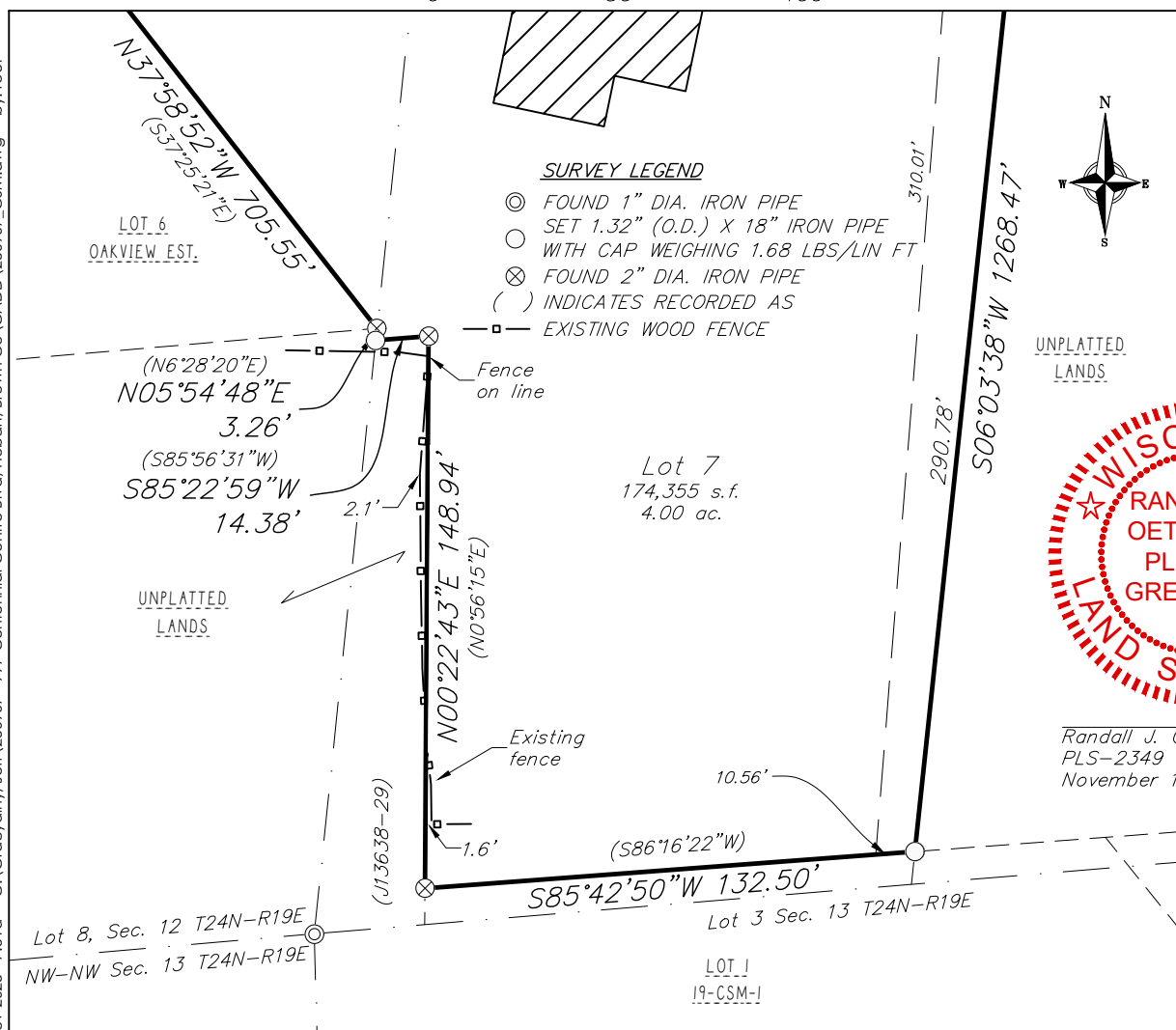
Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

LOT DETAIL

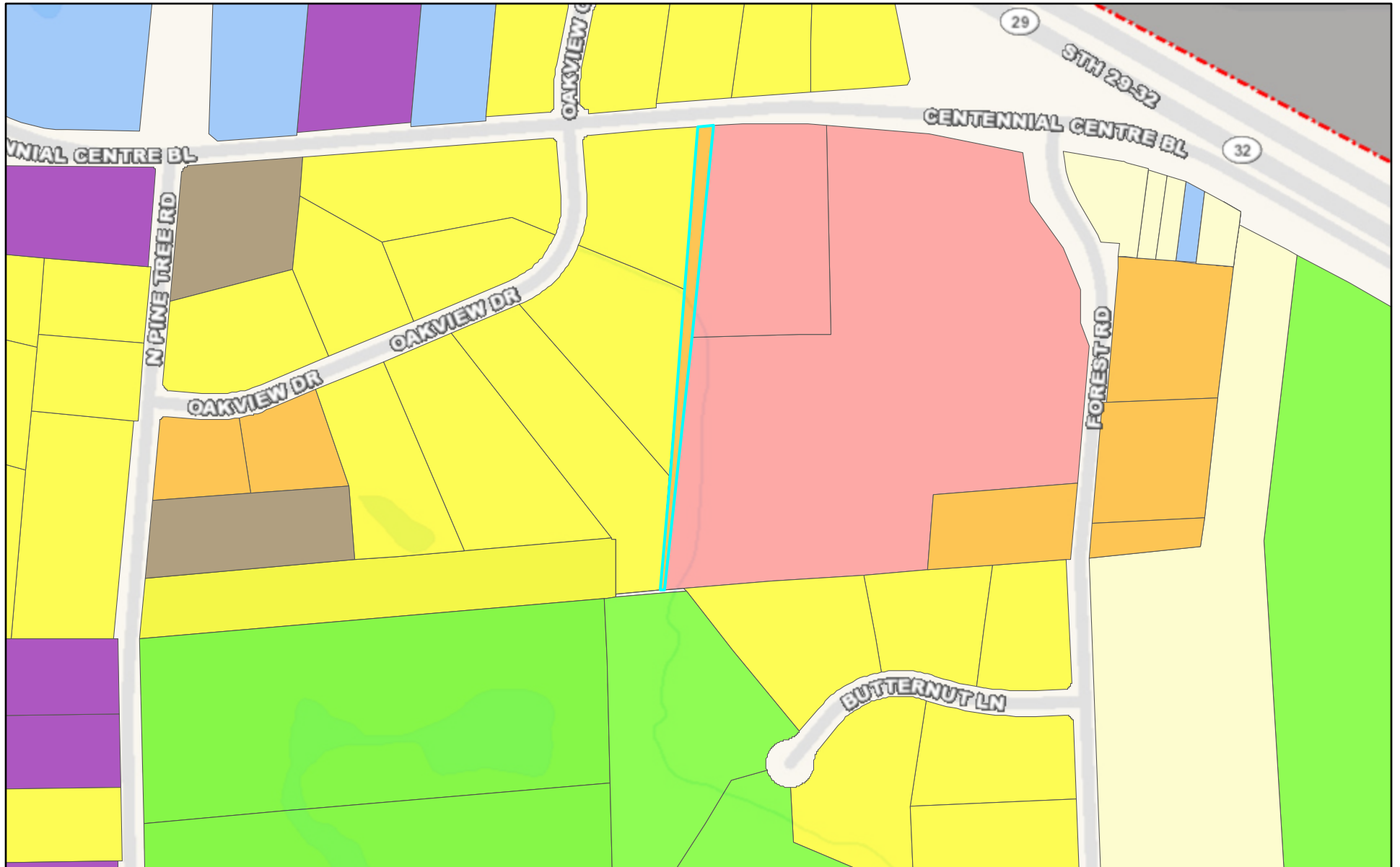
GRAPHIC SCALE: 1" = 50'



Randall J. Oettinger
PLS-2349
November 19, 2025



Village of Hobart Zoning



11/25/2025, 3:24:24 PM

Zoning

R-1: Residential District

R-2: Residential District

R-4: Single and Two-Family Residential District

PDD #1: Centennial Centre at Hobart District

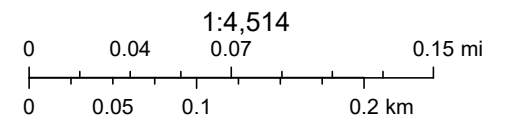
ER: Estate Residential District

R-2-R: Rural Residential District

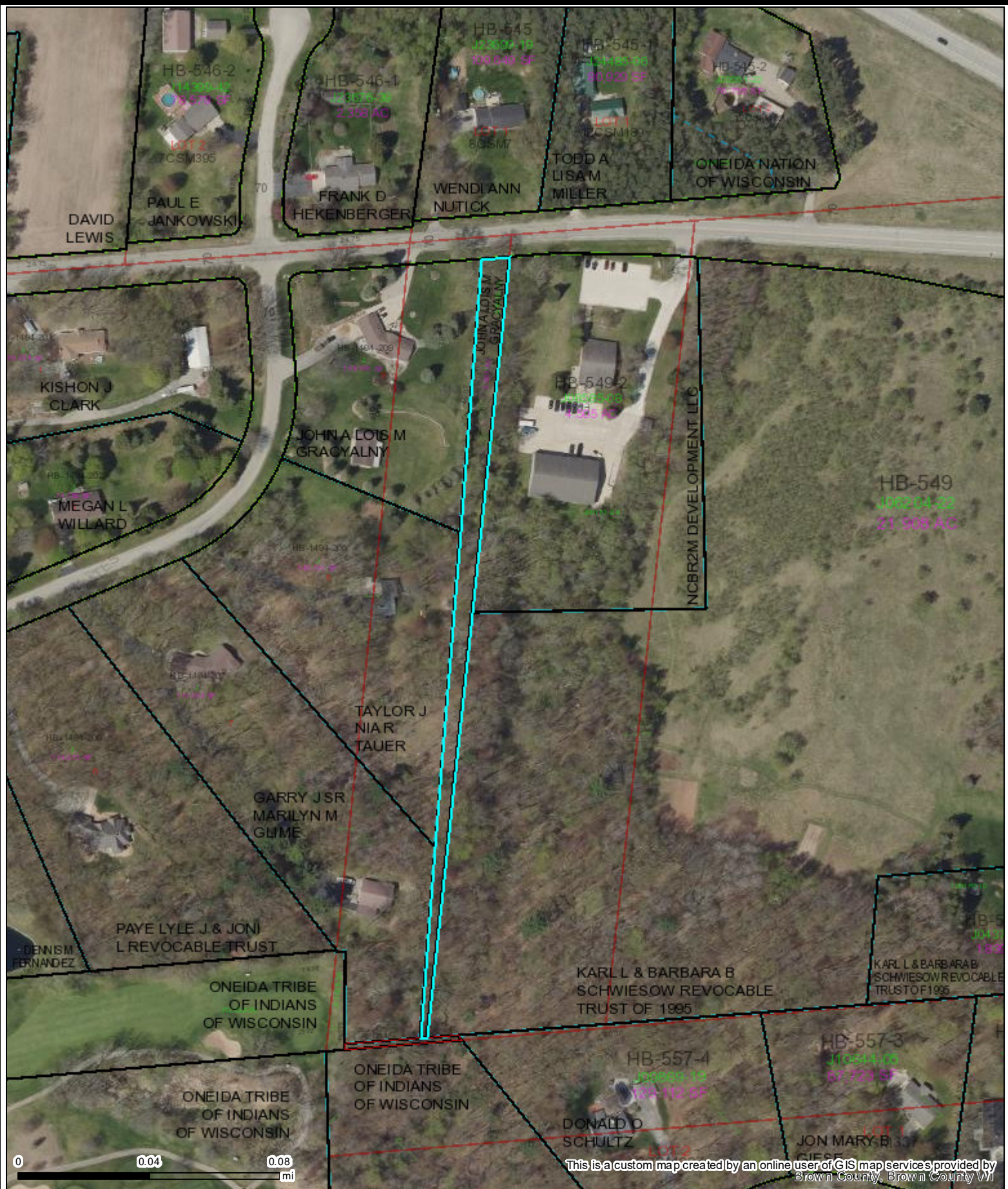
A-1: Agricultural District

B-1: Community Business District

Zoning Not Designated



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



Part of Brown County WI

Map printed on 11/25/2025

1:2,400
1 inch = 200 feet*
1 inch = 0.0379 miles*
**original page size: 8.5"x11"*
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

This is a custom map created by an online user of GIS map services provided by Brown County, Brown County WI

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov