



MEETING MINUTES – VILLAGE BOARD (Regular)

Date/Time: Tuesday June 4th 2024 (6:00 P.M.)

Location: Hobart Village Office (2990 South Pine Tree Road)

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. The meeting was called to order by Rich Heidel at 6:00 pm. David Dillenburg, Vanya Koepke, Melissa Tanke, Tammy Zittlow and Rich Heidel were present.
2. Certification of the open meeting law agenda requirements and approval of the agenda - ACTION: To certify the open meeting law agenda requirements and approval of the agenda. MOTION: Heidel SECOND: Koepke VOICE VOTE: 5-0.
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS

A. PUBLIC HEARING – Modifications/Amendments to the Zoning Ordinance, Chapter 295, Sections 295-30 (R-1: Residential District), 295-42 (R-2: Residential District), 295-55 (R-3: Residential District), 295-68 (R-4: Single and Two-Family Residential District), 295-174 (ER: Estate Residential District), and 295-187 (R-2-R: Rural Residential District) of Chapter 295 (Zoning) relating to conditional uses

Village Staff has recently received an inquiry to locate a Community Living Arrangement facility within the Village. Wisconsin State Statutes require that a municipality shall make a procedure available to enable such facilities to request permission to be located within residential zoning districts. When reviewing the state statutes and the Village's existing zoning code, it was noticed that the Village is not in compliance with state statutes relating to potential placements of "community living arrangement" facilities.

Todd Gerbers, Director of Planning & Code Compliance, explained the zoning ordinance modifications/amendments being proposed in 2024-06.

President Heidel opened the Public Hearing at 6:04pm

Appearing before the Board:

Chris Skogan, 565 Sunlite Dr

Donna Severson, 362 Crosse Point Ct

Chris Vanderveren 580 Pebblestone Cir

Mark Kwaterski, 4100 Crooked Stick Ct

President Heidel closed the Public Hearing at 6:14pm.

B. ACTION on aforesaid agenda item – Ordinance 2024-06 (AN ORDINANCE TO REPEAL AND RECREATE SECTIONS OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN, SPECIFICALLY SECTION 30 (CONDITIONAL USES) OF ARTICLE VI (R-1 RESIDENTIAL DISTRICT), SECTION 42 (CONDITIONAL USES) OF ARTICLE VII (R-2 RESIDENTIAL DISTRICT), SECTION 55 (CONDITIONAL USES) OF ARTICLE VIII (R-3 RESIDENTIAL DISTRICT), SECTION 68 (CONDITIONAL USES) OF ARTICLE IX (R-4 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT), SECTION 174 (CONDITIONAL USES) OF ARTICLE XVI (ER ESTATE RESIDENTIAL DISTRICT), SECTION 187 (CONDITIONAL USES) OF ARTICLE XVII (R-2-R RURAL RESIDENTIAL DISTRICT), OF CHAPTER 295 (ZONING)). Modifications/Amendments to the Zoning Ordinance, Chapter 295, Sections 295-30 (R-1: Residential District), 295-42 (R-2: Residential District), 295-55 (R-3: Residential District), 295-68 (R-4: Single and Two-Family Residential District), 295-174 (ER: Estate Residential District), and 295-187 (R-2-R: Rural Residential District) of Chapter 295 (Zoning) relating to conditional uses. ACTION: To approve Ordinance 2024-06 MOTION: Koepke SECOND: Dillenburg VOICE VOTE: 5-0.

C. PUBLIC HEARING - Consider a Conditional Use Permit for a residential based wellness facility for substance and alcohol addiction residents located at 4735 Fonda Fields Ct., HB-2485 & HB-2492

Summit Behavioral Health, LLC (Green Bay Recovery Center) is proposing to purchase the property located at 4735 Fonda Fields Ct., (HB-2485, HB-2492, & HB-2493) and operate a residential based wellness facility for substance and alcohol addiction residents at this location. The parcels HB-2485 & HB-2492 are currently zoned R-1: Residential and parcel HB-2493 is currently zoned B-1: Community Business District. Such a facility is only allowed in the R-1: Residential zoning district as a Conditional Use Permit (CUP).

President Heidel opened the Public Hearing at 6:21pm

Todd Gerbers, Director of Planning & Code Compliance presented the Conditional Use Permit

Appearing before the Board via email:

Hanaway Ross Law Firm (representing Keith Boye and ATG RE Holdings LLC)

Abhilash Vaishnav (1223 North Sedona Circle)

Annette King and Dave Masepohl (4493 Forest Road)

Stacie Bryant (4659 Clear View Lane) 2 separate emails were presented

Tom and Chris Wiesner (4248 Westbrook Court)

Dan Bake (Thornberry Creek Community Association)

Julianna Guyette (4635 Clear View Lane)

Shiza Khan (Address unknown)

Peter Hartmann (4292 Hilton Head Drive)

Nick Phillips (4497 Forest Road)

Rob Norris, Summit Behavioral Health, presented their proposal

President Heidel explained the procedure that this cup must go through to get to the Village Board

Appearing before the Board in person:

Jason Frisch, 4727 Fonda Fields Ct

Tracy Rosiek, 4730 Fonda Fields Ct, lot 1 & 4

Rob Norris, Summit Behavioral Health

Alison Denil, Summit Behavioral Health

Chris Skogan, 565 Sunlite Dr

Donna Severson, 362 Crosse Point Ct

Jim Jerzak, 4515 Hillcrest Dr

John Rather, 697 Mapleview Ct

Christopher Zahn, 1960 Moraine Ter, Green Bay

Debra Danforth, 2141 S Overland, Oneida Behavioral Health

Lisa Mascolo, 4444 Nakoma Trl

Karen Gebhardt, 4482 Creek Valley Ln

Melinda Danforth, N7210 Seminary Rd, Oneida

John Cass, 1501 Kiowa Trl

President Heidel called for a 5 minute recess at 7:51pm.

President Heidel called the meeting back to order at 8:02pm.

Patricia Salo, 4643 Forest Rd

Meredith Walbrun, 4446 N. Pine Tree Rd

Carol Rafferty, 4503 Wyandot Trl

Grant Armour, 1333 Navajo Trl

Dennis Young, 1108 Thornberry Creek Dr

Mike Kwaterski, 4584 Crooked Creek Ln

Terry Bouressa, Hanaway Ross Law Firm (representing Keith Boye and ATG RE Holdings LLC)

Ben Turriff, 1130 Crooked Creek Rd

Marianne Herlache, 4766 Wedgestone Ct
Karen Knutsen, 4619 Crooked Creek Ln
Jim Daniels, 4758 Clear View Ln
Troy Mayne, Dewitt LLP, representing the applicants
Tracy Rosiek, 4730 Fonda Fields Ct, lot 1 & 4, appearing a second time before the board
Mary Wilke, 4629 Clear View Ln

Chief Renkas addressed the board regarding inquiries into other facilities owned by the applicant and to address traffic concerns.

Sid White, 2565 Oakwood Dr
Jason Frisch, 4727 Fonda Fields Ct, appearing a second time before the Board

President Heidel closed the Public Hearing at 9:33pm.

D. ACTION of aforesaid agenda item. ACTION: To continue this public hearing to the July 2, 2024 Village Board Meeting commencing at 6:00pm. MOTION: Heidel SECOND: Tanke VOTE: 5-0.

ACTION: To recess for 5 minutes at 9:35pm. MOTION: Heidel SECOND: Zittlow, VOICE VOTE: 5-0.

The Board reconvened at 9:47pm.

5. CONSENT AGENDA (These items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Board President if you would prefer separate discussion and action.)

A. Payment of Invoices; B. VILLAGE BOARD: Minutes of May 17th 2024 (Regular); C. SITE REVIEW COMMITTEE: Minutes of October 18th 2023 - ACTION: To approve the consent agenda MOTION: Dillenburg SECOND: Koepke VOICE VOTE: 5-0.

6. ITEMS REMOVED FROM CONSENT AGENDA - None

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS (NOTE: Please limit citizens' comments to no more than three minutes)

No one spoke under Citizen's Comments.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

A. INFORMATION – April 2024 Hobart-Lawrence Police Department Monthly Report Village Administrator Kramer presented the report.

The Public Works and Utilities Advisory Commission meeting will be held on June 10.
The Site Review Committee will meet in June.

9. COMMITTEE REPORTS AND ACTIONS

A. DISCUSSION AND ACTION - New 11,873 square foot commercial building and associated site improvements – Founders Terrace, HB-524-2 (Page 65)

This property located along Founders Terrace at the intersection of Centerline Dr., is currently undeveloped, and the proposed project will consist of a new 11,873 square foot, single story, car wash and retail/commercial facility. Access to the site will be through multiple new driveways from both Founders Terrace and Centerline Dr. which will provide separate access to both the car wash and retail areas. (Developer: Folkman Holdings, LLC; Applicant: Robert E. Lee & Associates / Bayland Buildings, Inc.)

No action taken.

10. OLD BUSINESS – None.

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Petition Requesting the Lowering of the Speed Limit And Sidewalks on Copilot Way and Autumn Joy Drive

A petition has been filed with the Village requesting that a sidewalk be installed from Autumn Joy to South Pine Tree Road, and that the speed limit on Autumn Joy be reduced from 35 MPH to 25 MPH. Staff is requesting the Board officially accept the petition and assign the issue to the Public Works and Utilities Advisory Commission for discussion at their June 10th meeting.

ACTION: To accept the petition and assign the issue to the June 10, 2024 meeting of the Public Works and Utilities Advisory Commission
MOTION: Heidel SECOND: Zittlow VOICE VOTE: 5-0.

B. DISCUSSION AND ACTION – COPS Grant Authorization (Hobart-Lawrence Police Department)

HLPD is unable to have two officers on (one in Hobart and one in Lawrence) for 24-hour coverage, seven days a week, year-round - due to training, other administrative functions, vacations, sick leave, compensatory time off, and staffing vacancies. The department is requesting the Village of Hobart and the Town of Lawrence Boards to authorize submission to the 2024 COPS Hiring Grant. The deadline to apply in the current fiscal year is June 6th. Police Chief Renkas reviewed the grant.

ACTION: To authorize the Police Department to submit the application for the 2024 COPS Hiring Grant. MOTION: Dillenburg SECOND: Zittlow VOICE VOTE: 5-0.

C. DISCUSSION AND ACTION – ARPA Funding

The request is to expend \$119,330.77 in ARPA (American Resue Plan Act) funds on a number of projects and items in the Village. This would exhaust nearly all of the remaining ARPA funds, which need to be expended by the end of the year. Administrator Kramer reviewed the ARPA expenditure proposal.

ACTION: To approve the plan to expend the remaining ARPA funds as presented. MOTION: Dillenburg SECOND: Tanke VOICE VOTE: 5-0.

D. DISCUSSION AND ACTION – Brown County Intergovernmental 2024-2025 Property Tax Bill Agreement

Staff would recommend approving the agreement, choosing Option A (where the County mails tax bills for the municipality). This is similar to agreements in previous years.

ACTION: To approve the Brown County Intergovernmental 2024-2025 Property Tax Bill Agreement choosing option A. MOTION: Heidel SECOND: Zittlow VOICE VOTE: 5-0

E. DISCUSSION - Items for future agenda consideration or Committee assignment – There will be a revaluation presentation by the Assessor.

F. ADJOURN to CLOSED SESSION (10:12 PM) – ACTION: To go into closed session 1) Under Wisconsin State Statute 19.85 (1) (c): Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility RE: Personnel; 2) Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: Sale of Property/TID Projects/Development Agreements, and 3) Under Wisconsin State Statute 19.85 (1) (g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. RE: Tribal Affairs; Potential Litigation.
MOTION: Heidel SECOND: Koepke ROLL CALL VOTE: 5-0.

G. CONVENE into open session (11:20 PM) – MOTION: Heidel SECOND: Dillenburg ROLL CALL VOTE: 5-0.

H. ACTION from closed session – ACTION: To hire Kyle Ambrosius as the Water Utility Operator at a starting wage of \$27.00 per hour, and to post the position of Public Works Crewmember which he previously filled MOTION: Dillenburg SECOND: Zittlow VOICE VOTE: 5-0.

12. ADJOURN (11:21 PM) – MOTION: Heidel SECOND: Dillenburg VOICE VOTE: 5-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk