



**Village of Hobart**  
Village Office 2990 S. Pine Tree Rd, Hobart, WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://www.buildinhobart.com)

Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on Tuesday June 15<sup>th</sup> 2021 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 11<sup>th</sup> day of June, 2021 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

## **MEETING NOTICE – VILLAGE BOARD (Regular) (Amended)**

**Date/Time: Tuesday June 15<sup>th</sup> 2021 (6:00 P.M.)**  
**Location: Village Office, 2990 South Pine Tree Road**

### **ROUTINE ITEMS TO BE ACTED UPON:**

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Pledge of Allegiance

### **4. PUBLIC HEARINGS**

**A. PUBLIC HEARING – Request to Rezone the following parcels (HB-47, HB-49, HB-49-1, HB-53, HB-54, HB-55, HB-58, HB-59, HB-60, HB-61, HB-62, HB-63, HB-65, HB-71, HB-73, HB-156, HB-157, HB-158, HB-159, HB-160, HB-161, HB-162, HB-164, HB-164-1-1, HB-167, HB-168, HB-168-1, HB-169, HB-169-1, HB-170, HB-171, HB-172, HB-172-1, HB-173-1, HB-173-2, HB-173-3, HB-174, HB-175, HB-176, HB-179, HB-180, HB-181, HB-182, HB-183, HB-184, HB-185, HB-186, HB-187, HB-187-1, HB-190, HB-203-1, HB-205-1, HB-206, HB-207, HB-208, HB-209, HB-211-1, HB-215, HB-318, HB-866, HB-867, HB-868, HB-869, HB-901, HB-902, HB-924, HB-925, HB-941) from A-1: Agricultural District to I-3: Airport Industrial District, and the following parcels (HB-136, HB-155, HB-218, HB-226-1) from I-1: Limited Industrial District to I-3: Airport Industrial District (Page 4)**

With a large portion of these parcels being occupied by airport related activities, this request to rezone would bring these parcels into compliance with the Village Zoning Code and remove the non-conforming use designation as the current zoning clarification does not permit airport related activities on agricultural zoned properties. Additionally, the four parcels that are currently zoned I-1 do not allow agricultural activities as a permitted use in that zoning district. With these non-conforming uses being noted previously by Village Staff, the zoning district of I-3: Airport Industrial District was established to include airport related uses along with agricultural and limited commercial/industrial uses into one zoning classification. Brown County Airport currently owns 89 parcels in this area and during discussions between Village Staff and Airport Administration it was agreed that 17 of those parcels be removed from rezoning at this time due to the proximity to existing residential areas. Village Staff is open to these 17 parcels being possibly rezoned in the future, but to protect the residential property owners, the rezoning request must be accompanied with a development plan for those specific parcels that includes a buffering plan to minimize any negative impacts between the different land uses.

**B. ACTION of aforesaid agenda item – Ordinance 2021-06 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)**

**C. PUBLIC HEARING – To consider an Ordinance Amending the Zoning Ordinance of the Municipal Code of the Village of Hobart, Brown County, Wisconsin, Specifically Section 295-30 (Conditional Uses) of Article VI (R-1: Residential District) of Chapter 295 (Zoning), Section 295-42 (Conditional Uses) of Article VII (R-2: Residential District) of Chapter 295 (Zoning), and Section 295-55 (Conditional Uses) of Article VIII (R-3: Residential District) of Chapter 295 (Zoning) (Page 13)**

This Ordinance would remove the conditional use process for additional dogs from the Zoning Code and have all licensing and regulations of dogs to be addressed in one location of the Municipal Code.

**D. ACTION on aforesaid agenda item – Ordinance 2021-07 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN, SPECIFICALLY SECTION 295-30 (CONDITIONAL USES) OF ARTICLE VI (R-1 RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING), SECTION 295-42 (CONDITIONAL USES) OF ARTICLE VII (R-2 RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING), AND SECTION 295-55 (CONDITIONAL USES) OF ARTICLE VIII (R-3 RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING) (Page 16)**

**E. PUBLIC HEARING - Consider Conditional Use Permit for An Accessory Building (HB-829-10, 3360 Belmar Road) (Page 19)**

The current property owner, Robert Zepnick, has an existing accessory building located to the rear of his property that is currently at 2,490 square feet. Mr. Zepnick is requesting a Conditional Use Permit to exceed the maximum allowable building square footage by ordinance of 2,500 square feet to allow for a building addition of 1,000 additional square feet.

**F. ACTION on aforesaid agenda item**

**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 (Page 29); B. VILLAGE BOARD: Minutes of June 1<sup>st</sup> 2021 (Regular) (Page 44); C. PLANNING AND ZONING COMMISSION: Minutes of May 12<sup>th</sup> 2021 (Page 47); D: PUBLIC WORK AND UTILITIES ADVISORY COMMITTEE: Minutes of March 8<sup>th</sup> (Page 49) and May 13<sup>th</sup> 2021 (Page 51)**

**6. ITEMS REMOVED FROM CONSENT AGENDA**

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

**A. DISCUSSION AND ACTION – Resolution 2021-16 (A RESOLUTION APPROVING THE COMPLIANCE MAINTENANCE ANNUAL REPORT FOR THE YEAR 2020) (Page 53)**

**8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS**

**9. COMMITTEE REPORTS AND ACTIONS**

**10. OLD BUSINESS**

**A. DISCUSSION AND ACTION - ORDINANCE 2021-08 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, CHAPTER 264 THEREOF, ENTITLED "VEHICLES AND TRAFFIC", TO CHANGE THE PERMITTED SPEED LIMITS ON CERTAIN VILLAGE ROADS) (Page 64)**

In a recent discussion about traffic and pedestrian safety in the Lear Lane-Copilot Way neighborhood, a resident questioned whether the speed limit adjacent to Fontaine Family Park could be lowered to 15 miles per hour. Staff has reviewed the request and is recommending the speed limit be lowered in that vicinity, when children are present, and the same speed limit be applied to the area of Jan Wos Park. The purpose of this ordinance is to amend the permitted speed limits on certain roads under the jurisdiction of the Village, specifically adding a new speed limit zone (15 miles per hour when children are present) in the vicinity of Fontaine Family Park and Jan Wos Park. At its last meeting, the Board postponed action to add Four Seasons Drive (15 miles per hour speed limit) to the ordinance.

**11. NEW BUSINESS (Including items for future agenda consideration or Committee assignment)**

**A. DISCUSSION AND ACTION – Establishing a Public Hearing to Consider the Rezoning of Parcel HB-415-1, 1486 County Line Rd. from ER: Estate Residential District to R-2-R: Rural Residential District**

Staff would recommend the public hearing be held on July 6<sup>th</sup>.

**B. DISCUSSION AND ACTION – Establishing a Public Hearing to Consider the Rezoning of a Portion of Parcel HB-655, 220 Trout Creek Rd. from A-1: Agricultural District to ER: Estate Residential District**

Staff would recommend the public hearing be held on July 6<sup>th</sup>.

**C. DISCUSSION AND ACTION - RESOLUTION 2021-15 (A RESOLUTION ESTABLISHING D2 SPORTS PUB, 530 LARSON ORCHARD PARKWAY, AS A SECOND POLLING PLACE EFFECTIVE IN 2022) (Page 66)**

This resolution would create a second polling place for voters in Hobart, specifically those that live in the Pulaski School District, effective January 1<sup>st</sup> 2022.

**D. DISCUSSION AND ACTION – 2022 Polling Location Agreement (Page 68)**

This agreement would set a rental rate of \$300 per election with D2 of Hobart as a second polling place, effective in 2022.

**E. DISCUSSION AND ACTION – Changing of Village Office Hours (Page 69)**

After researching the surrounding communities and speaking with the staff, it is being requested that the Village's Business Office Hours be changed from 8:00 am – 5:00 pm with a one-hour lunch, to 7:30 am – 4:00 pm with a half hour lunch.

**\* - F. DISCUSSION AND ACTION - 2020 Southwind Estates – Part B (Change Order)**

As part of the 2020 Southwind Estates road construction project completed to accommodate the Lexington Homes mixed-use residential development, REL (on behalf of the Village) bid Contract 2320-20-06 with two parts. Part A and B was awarded to Carl Bowers & Sons Construction Company, Inc (Bowers). Construction for Part A has been substantially completed, and Part B was being held until a reconfigured development plan was developed. Since the award of Part B, the development plan has changed from a single cul-du-sac configuration to one that has a small cul-de-sac (Gulfstream Ct) and allows for Copilot Way to continue as a through street onto Parcel HB-360-4 with an ultimate desired connection to Scheuring Rd. These changes were approved by the Village and state, and the updated plat has been recorded. Because of these changes in scope and bidding conditions, Village Board approval is desired to allow Bowers to continue the amended project. Including bid alternatives, for imported fill material for Part B, Bowers total original bid was \$1,268,308. Bowers has provided an updated cost proposal for the revised scope of work. Since the original bid was secured, cost of material, specifically PVC piping has substantially increased in price. The material cost along with a roughly 15 percent increase in roadway length has resulted in a net increase of project cost on the magnitude of \$190,000, bringing the total project value to \$1,458,000. Of the additional project costs, \$83,000 is attributed to inflationary cost changes due to material shortages, and \$107,000 because of scope changes for a longer road and additional fill requirements.

**G. DISCUSSION - Items for future agenda consideration or Committee assignment**

**H. ADJOURN to CLOSED SESSION:**

1) 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; How Landscaping Services vs. Village of Hobart et al litigation

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: TID Projects/Development Agreements

**I. CONVENE into open session**

**J. ACTION from closed session**

**12. ADJOURN**

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Aaron Kramer, Village Administrator

\* - Item added to amended agenda

Village Board of Trustees: Richard Heidel (President), Tim Carpenter, David Dillenburg, Ed Kazik, Debbie Schumacher

**UPCOMING BOARD MEETINGS**

Tuesday July 6<sup>th</sup> 2021 (6:00 PM) – Regular Board Meeting at Village Office

Tuesday July 20<sup>th</sup> 2021 (6:00 PM) – Regular Board Meeting at Village Office

Tuesday August 3<sup>rd</sup> 2021 (6:00 PM) – Regular Board Meeting at Village Office

NOTE: Page numbers refer to the meeting packet. All agendas and minutes of Village meetings are online: [www.hobart-wi.org](http://www.hobart-wi.org). Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer's office at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Board may be considered and taken on any of the items described or listed in this agenda. There may be Board members attending this meeting by telephone if necessary.