

VILLAGE OF  
**HOBART**

GREATNESS IS GROWING

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 April 20<sup>th</sup> 2021 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 16<sup>th</sup> day of April, 2021 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

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

**Date/Time: Tuesday April 20<sup>th</sup> 2021 (6:00 P.M.)**

**Location: Village Office, 2990 South Pine Tree Road**

***NOTE: Based on Federal and State guidance during the COVID-19 crises, anyone attending the Board meeting is asked to practice social distancing, which means maintaining a distance of at least 6 feet (2 meters) from others. Due to the Governor's recent Executive Order, all those present must wear a face mask at the meeting. Thank you for your cooperation.***

### **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 - Consider Changes to I-3: Airport Industrial District (Page 4)**

The Village Board approved Ordinance 2020-04 on March 17<sup>th</sup> 2020. The purpose of this Ordinance was to amend the current Zoning Code to create a new zoning district (I-3 Airport Industrial District) to address development in and around Austin Straubel Airport, and, as a result of that creation, amend the I-2 Industrial Park District zoning. Airport officials have reviewed the Ordinance and requested that one change be made so the code is more in line with airport and FAA regulations.

#### **B. ACTION on aforesaid agenda item – Ordinance 2021-02 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN (ARTICLE XXIV – I-2 INDUSTRIAL PARK DISTRICT), ARTICLE XXIV (I-3 AIRPORT INDUSTRIAL DISTRICT) (Page 6)**

#### **C. PUBLIC HEARING - Rezoning of Parcel HB-1491-H-5, 830 Florist Drive from R-2: Residential District to R-2-R: Rural Residential District (Page 9)**

The property owner is proposing to rezone parcel HB-1491-H-5 from R-2: Residential District R-2-R: Rural Residential District. The lot is currently developed with a residential structure and a change to the R-2-R: Rural Residential District would bring the lot in to conformance with the Village Zoning Code based on the minimum lot size. This lot is currently 2.342 acres and the minimum lot size for a R-2 zoned lot is 2.5. The existing lot meets the Village requirements for both lot width and lot square footage to be rezoned to R-2-R.

#### **D. ACTION on aforesaid agenda item – Ordinance 2021-03 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) (Page 15)**

### **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 16)**

#### **B. VILLAGE BOARD: Minutes of April 7<sup>th</sup> 2021 (Regular) and April 10<sup>th</sup> 2021 (Special) (Page 30)**

#### **C. PARK AND RECREATION COMMITTEE: Minutes of March 4<sup>th</sup> 2021 (Page 33)**

## **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 2021-08 (A RESOLUTION DECLARING MAY 2ND THROUGH MAY 8TH AS PROFESSIONAL MUNICIPAL CLERKS WEEK) (Page 34)**

**B. PRESENTATION – Sale of \$4,485,000 General Obligation Promissory Notes, Series 2021A and \$2,340,000 Taxable General Obligation Promissory Notes, Series 2021B**

Brian Della (PMA) will present the results of the bond sale, held earlier in the day.

**C. DISCUSSION AND ACTION – Resolution 2021-09 (RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF \$4,485,000 GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2021A) (Page 36)**

**D. DISCUSSION AND ACTION – Resolution 2021-10 (RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF \$2,340,000 TAXABLE GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2021B) (Page 57)**

**E. DISCUSSION AND ACTION – Resolution 2021-11 (RESOLUTION AUTHORIZING THE REDEMPTION OF THE VILLAGE'S TAXABLE GENERAL OBLIGATION PROMISSORY NOTES, DATED JANUARY 28, 2014) (Page 76)**

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

### **9. COMMITTEE REPORTS AND ACTIONS**

#### **10. OLD BUSINESS**

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

**A. DISCUSSION AND ACTION – Traffic and Safety Improvements in Southwinds Estates subdivision/Lear Lane neighborhood (Page 78)**

Staff has developed a short-term and long-term plan to address the traffic and safety concerns of the residents in this area.

**B. DISCUSSION AND ACTION - Committee, Commission, and Board Renewals (Page 80)**

Board President Rich Heidel has indicated he intends to re-appoint all individuals on the included memo.

**C. DISCUSSION AND ACTION – Ordinance 2021-04 (AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, SPECIFICALLY SECTION C (APPOINTMENTS) OF SECTION 5-10 (BOARD, COMMISSIONS AND COMMITTEES) OF CHAPTER 5 (ADMINISTRATION OF GOVERNMENT; ORGANIZATION OF VILLAGE) (Page 82)**

The purpose of this Ordinance is to amend the current code to more clearly define the process for re-appointing members to a Board, Commission or Committee, and the process where a member would not be re-appointed for service.

**D. DISCUSSION AND ACTION - Consider Final Plat for 5th Addition to Hemlock Creek Subdivision (HB-391-1 & HB-456) (Page 84)**

Tosa Development is proposing a single-family plat creating 53 new single-family lots with 31 lots being located within the Village of Hobart and 23 lots being located within the Town of Lawrence. Of the lots within Hobart, they will be located on parcels currently identified as HB-391-1 and HB-456. These two parcels will need to be rezoned as the proposed final plat has reduced lot sizes similar to those of a R-1: Residential District and the current property zoning is ER: Estate Residential and A-1: Agricultural District. The review of the Preliminary Plat took place back in February 2020 where both the Village Planning & Zoning Commission and Village Board approved the revised subdivision layout containing a maximum of 53 new lots (originally proposed with 54 lots) with a minimum of 100 feet of frontage per lot along with removing the proposed cul-de-sac and extending the roadway out to a new intersection at Nathan Dr. This proposed final plat does incorporate these required items.

**E. DISCUSSION AND ACTION - Consider PDD Overlay 3500 Block West Mason Street/Haven Place (HB-851-1) (Page 88)**

Chad Roffers is proposing a development plan for parcel HB-851-1, 12.34 acres. This plan includes the possibility of up to 32 building sites for “garage/live/work units”. The units would be accessed from both W. Mason St. and Haven Pl. via a private roadway that will be constructed to a minimum width of 22 feet. They have received prior approval from the WDOT for the access point on to W. Mason St. and that access point has been established. Being that this proposed project would remain one large 12.34 acre parcel with the creation of units within, it will also be required to have a Planned Development District (PDD) overlay to allow for multiple dwelling units on one parcel among a few other exceptions to the requirements in that zoning district.

**F. DISCUSSION AND ACTION – Establish Public Hearing to Rezone 700 Block Nathan Road (HB-391-1 & HB-456) from ER: Estate Residential District & A-1: Agricultural District to R-1: Residential District**

Staff recommends the public hearing be held on May 18<sup>th</sup>.

**G. DISCUSSION AND ACTION – Establish Public Hearing to Consider Conditional Use Permit, Artificial Lake (HB-314-2 - 1570 South Overland Road)**

Staff recommends the public hearing be held on May 18<sup>th</sup>.

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

**I. 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: Fee-to-trust issues, Abandoned railroad R-O-W, Tribal Affairs and Oneida Nation v. Village of Hobart litigation; How Landscaping Services vs. Village of Hobart et al litigation; Highway 29-County VV Interchange
- 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

**J. CONVENE into open session**

**K. ACTION from closed session**

**12. ADJOURN**

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Aaron Kramer, Village Administrator

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

**UPCOMING BOARD MEETINGS**

- Tuesday May 4<sup>th</sup> 2021 (6:00 PM) – Regular Board Meeting at Village Office  
Tuesday May 18<sup>th</sup> 2021 (6:00 PM) – Regular Board Meeting at Village Office  
Tuesday June 1<sup>st</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.