



MEETING MINUTES – VILLAGE BOARD (Regular)

Date/Time: Tuesday May 16th 2023 (6:00 P.M.)

Location: 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 Tim Carpenter at 6:00 pm. David Dillenburg, Tim Carpenter, Vanya Koepke and Tammy Zittlow were present. Rich Heidel was excused.
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, with item 11-D being moved to follow item 9-A. MOTION: Carpenter, SECOND: Koepke VOTE: 4-0
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS

A. PUBLIC HEARING – To consider the Rezoning of Parcels HB-579-3 & HB-579-6 (4482 Forest Road) from R-2: Residential District to R-2-R: Rural Residential District – Carpenter opened the public hearing at 6:04 PM. The following members of the audience that spoke were as follows:

- Bonnie Challis – 1241 Hill Drive
- Judith Zilles – 1122 Hill Drive
- Rebecca Meacham – 1136 Hill Drive
- Donna Severson – 362 Crosse Point Court
- Annette King – 4493 Forest Road
- Roy Deruyter – 1079 Butternut Lane
- Ted Zilles – 1122 Hill Drive
- Kevin Lambert – 4496 Forest Road
- Barb Schwiesow – 4689 Forest Road
- Travis Heider – 4495 Forest Road
- Tim Bodart – 1049 Orlando Drive

Emails were received and entered into the record from the following: Jenn and Scott Conger (4690 Forest Road), Patricia Salo (4743 Forest Road), Richard Wilson (Hill Drive), Monika Pynaker (4597 Forest Road), Nick Phillips (4497 Forest Road) and Richard and Sara Michael (Crooked Creek Lane). Carpenter closed the public hearing at 6:30 PM.

B. ACTION on aforesaid agenda item – Ordinance 2023-09 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) – ACTION: To deny the rezoning request MOTION: Dillenburg SECOND: Zittlow VOTE: 4-0

C. PUBLIC HEARING – To consider an ordinance amending Chapter 295-143 (Legal Description) of the PDD #2 - Zoning District of the Village Municipal Code – Carpenter opened the public hearing at 6:36 PM. Todd Gerbers (Director of Planning and Code Compliance) explained that the proposed change is an amendment to Chapter 295-143 of the PDD #2: Orlando/Packerland Planned Unit Development zoning district relating to the “Legal Description” of said zoning district. The proposed amendments are necessary to reflect lands that were part of an annexation of lands several years past and lands that are part of the Southwind Estates Subdivision. Additionally, multiple parcels along Orlando Dr. will be removed to properly reflect the zoning classification identified on the current Official Zoning Map of the Village of Hobart. No one from the audience spoke. Carpenter closed the public hearing at 6:38 PM.

D. ACTION on aforesaid agenda item – Ordinance 2023-10 (AN ORDINANCE TO REPEAL AND RECREATE SECTION 143 (LEGAL DESCRIPTION) OF ARTICLE XIV (PDD #2: ORLANDO/PACKERLAND PLANNED DEVELOPMENT DISTRICT) OF CHAPTER 295

(ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) – ACTION: To approve Ordinance 2023-10 **MOTION:** Carpenter **SECOND:** Dillenburg **VOTE:** 4-0

E. PUBLIC HEARING – To consider an ordinance creating the PI: Public Institutional District zoning district for lands that are intended more for public structures and uses – Carpenter opened the public hearing at 6:39 PM. Gerbers explained that the purpose of this Ordinance is to create a new zoning district (PI Public Institutional District) in the Zoning Chapter of the Municipal Code to provide for a district for public and civic buildings and large institutional uses that otherwise may not fit into other zoning districts because of their specialized land use needs and public purpose. No one from the audience spoke. Carpenter closed the public hearing at 6:40 PM.

F. ACTION on aforesaid agenda item – Ordinance 2023-11 (AN ORDINANCE CREATING ARTICLE XXXV (PI PUBLIC INSTITUTIONAL DISTRICT) IN CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) – ACTION: To approve Ordinance 2023-11 **MOTION:** Zittlow **SECOND:** Koepke **VOTE:** 4-0

G. PUBLIC HEARING – To consider changes to the Floodplain Zoning Ordinance (Chapter 290) – Carpenter opened the public hearing at 6:41 PM. Gerbers explained that the purpose of this ordinance is to replace Chapter 290 to make it compliant with Wisconsin Department of Natural Resources regulations and state statutes. No one from the audience spoke. Carpenter closed the public hearing at 6:42 PM.

H. ACTION on aforesaid agenda item – Ordinance 2023-12 (AN ORDINANCE TO REPEAL AND RECREATE CHAPTER 290 (FLOODPLAIN ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) – ACTION: To approve Ordinance 2023-12 **MOTION:** Dillenburg **SECOND:** Zittlow **VOTE:** 4-0

5. CONSENT AGENDA - A. Payment of Invoices; B. VILLAGE BOARD: Minutes of May 2nd, 2023 (Regular); C. PARK AND RECREATION COMMITTEE: Minutes of October 27th, 2022; D. PLANNING AND ZONING COMMISSION: Minutes of April 12th, 2023; E. APPOINTMENT – James Kubalak to the Board of Appeals, for a term ending May 1st, 2025; F. APPOINTMENT: Linda Hieronimczak to the Fire Commission, for a term ending May 1st, 2028. **ACTION:** To approve the Consent Agenda **MOTION:** Dillenburg **SECOND:** Koepke **VOTE:** 4-0

6. ITEMS REMOVED FROM CONSENT AGENDA - None

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS

Comments made by the following residents:

- Tim Bodart – 1049 Orlando Drive
- Richard Krzyzewski - 1657 Woodland Drive

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

Village Administrator Aaron Kramer informed the Board that he will be absent from the June 6th Board meeting, and Clerk-Treasurer Katrina Bruecker will serve in his role. The Board was provided the 2023-2024 Liquor & Cigarette License Applications and the Monthly Investment Report as informational items.

9. COMMITTEE REPORTS AND ACTIONS

A. DISCUSSION AND ACTION – Consider Final Plat for Gateway Estates Subdivision (Parcels HB-350 & HB-357, South Pine Tree Rd. & Orlando Dr.) (Planning and Zoning Commission) - Lexington Homes, Inc. is proposing a 58-lot subdivision near the intersection of S. Pine Tree Rd. and Orlando Dr. (parcels HB-350 & HB-357). This request is for the final plat and is very close to the preliminary plat with the only revisions being for utility and landscape easements and minor relocation of interior lot lines. There is no change to the roadway layout or total number of lots from what was submitted with the preliminary plat. **ACTION:** To suspend the rules **MOTION:** Dillenburg **SECOND:** Carpenter **VOTE:** 4-0. Ben Manders (1439 Lear Lane) and Tim Bodart (1049 Orlando Drive) addressed the Board. **ACTION:** To return to regular order **MOTION:** Dillenburg, **SECOND:** Zittlow. **ACTION:** To approve the final plat **MOTION:** Dillenburg **SECOND:** Zittlow **VOTE:** 4-0.

11. NEW BUSINESS

D. DISCUSSION AND ACTION - Village of Hobart - 2023 Gateway Estates Utility and Street Construction (Contract 2320-23-02) - Bids were received from five (5) contractors, ranging in cost from \$2,987,701.60 to \$3,228,132.45 for the base bid. The alternate bids ranged in cost from \$192,005.00 to \$205,360.00. **ACTION:** To approve awarding the bid to Feaker & Sons (\$2,987,701.60) **MOTION:** Carpenter **SECOND:** Koepke **VOTE:** 4-0

10. OLD BUSINESS – None

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Request for Towing Proposals (Hobart-Lawrence Police Department) – ACTION: To approve issuing the Request for Proposals for towing. MOTION: Zittlow SECOND: Dillenburg VOTE: 4-0.

B. DISCUSSION AND ACTION - Service agreement from Pro-One Janitorial to provide cleaning services - The agreement covers cleaning services in the Village Office, Public Works Office, and both Fire Stations. It is a one-year contract that will be reviewed and adjusted once the new fire station is built. ACTION: To approve the service agreement with Pro-One Janitorial. MOTION: Carpenter, SECOND: Zittlow. VOTE: 4-0

C. DISCUSSION AND ACTION – Service Agreement with Cintas - This is a three (3)-year agreement for providing and cleaning entry rugs in the Village Office. Staff is recommending every other week frequency schedule with standard mats. We may switch to xtraction mats during the winter season. ACTION: To approve the service agreement with Cintas. MOTION: Zittlow SECOND: Koepke VOTE: 4-0

E. DISCUSSION AND ACTION – Proposed ARPA Fund Expenditures - Staff is seeking approval of a number of purchases using the ARPA funds, totaling \$289,911. ACTION: To approve the proposed ARPA-funded expenditures. MOTION: Koepke SECOND: Dillenburg. VOTE: 4-0

F. DISCUSSION - Items for future agenda consideration or Committee assignment – Village Administrator Kramer informed the Board that a proposed Background Check policy and a proposal to have the Hobart-Lawrence Police Department provide SRO services to Hillcrest Elementary School will be on the June 6th Board agenda.

ACTION: To go into a 5-minute recess prior to closed session (7:39 PM) MOTION: Carpenter SECOND: Zittlow VOTE: 4-0

G. ADJOURN to CLOSED SESSION (7:49 PM) – ACTION: To go into closed session 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; 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: Carpenter SECOND: Dillenburg VOTE: 4-0

H. CONVENE into open session (8:20 PM) – MOTION: Dillenburg SECOND: Zittlow VOTE: 4-0

I. ACTION from closed session – ACTION: To approve an employment agreement with Police Captain Brent Olsen, to run through May 25th 2028, with corresponding approval from the Lawrence Town Board MOTION: Dillenburg SECOND: Koepke VOTE: 4-0

12. ADJOURN (8:22 PM) – MOTION: Dillenburg SECOND: Zittlow VOTE: 4-0

Submitted by Aaron Kramer, Village Administrator