



**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 July 6<sup>th</sup> 2021 at 6:00 P.M. at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 1<sup>st</sup> day of July, 2021 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

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

**Date/Time: Tuesday July 6<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 – Considering the Rezoning of Parcel HB-415-1, 1486 County Line Rd. from ER: Estate Residential District to R-2-R: Rural Residential District (Page 4)**

The property owner is proposing to rezone parcel HB-415-1 from ER: Estate Residential District R-2-R: Rural Residential District. The lot is currently developed with a residential structure and the property owner is proposing a land division to create two separate parcels with both proposed parcels being less than 2.5 acres as required in the ER zoning district. A change to the R-2-R: Rural Residential District is being requested as both parcels will be greater than 1 acre, but less than 2.5 acres.

#### **B. ACTION on aforesaid agenda item – Ordinance 2021-10 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) (Page 9)**

#### **C. PUBLIC HEARING – Considering the Rezoning of a Portion of Parcel HB-655, 220 Trout Creek Rd. from A-1: Agricultural District to ER: Estate Residential District (Page 10)**

The property owner has recently submitted a single lot CSM which created a new parcel that is less than the 5-acre minimum to remain in the A-1: Agricultural zoning district. Therefore, the property owner is requesting to have a portion of parcel HB-655 (noted as “Lot 1” on the proposed CSM) rezoned from A-1: Agricultural District to ER: Estate Residential District to allow for the existing single-family residential dwelling to remain on the smaller lot. The proposed Lot 1 meets the Village requirements for both lot with and lot square footage to be zoned ER.

#### **D. ACTION on aforesaid agenda item – Ordinance 2021-11 (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 17); B. VILLAGE BOARD: Minutes of June 15<sup>th</sup> 2021 (Regular) (Page 35) and June 30<sup>th</sup> 2021 (Closed) (Page 40); C. SITE REVIEW COMMITTEE – Minutes of May 26<sup>th</sup> 2021 (Page 41)**

### **6. ITEMS REMOVED FROM CONSENT AGENDA**

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

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

### **A. UPDATE – Brown County 2022–2027 Highway Capital Improvement Plan (Page 43)**

The following projects are planned in Hobart: 2027 - CTH GE from Highway 172 to Highway 54 and Future - CTH E County Line to Highway U.

### **B. UPDATE – Legislative Update (Page 51)**

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

### **A. UPDATE – Consider request for a new 9,000 sf., cold storage building, addition of 3,000 sf to an existing storage building, and associated site improvements (774 W. Adam Dr., HB-139-3) (Site Review Committee) (Page 54)**

A similar request was before the committee back in April 2021 at which time that particular submittal was approved with a 6,000 square foot building. The property owner has since modified their plans and not only increased the footprint of the new building by 3,000 square feet, but also is now proposing to add an additional 3,000 square feet to rear of the adjacent storage building that was constructed in 2017/2018. Additionally, the storm water pond that was noted on the April submittal has been removed and a new dry pond will be constructed as shown on the new plans.

### **B. UPDATE - Request for new wall signage (740 Centerline Dr., HB-2681-1) (Site Review Committee) (Page 77)**

The property owner recently completed the construction of a roughly 15,000 square foot indoor basketball facility and is now requesting to install a wall sign on the north elevation of the building facing towards HWY 29. The sign will be internally illuminated channel letters mounted on a raceway. The proposed wall sign would be 144 square feet (95.17 high by 222" wide) and be constructed of internally illuminated channels letters and mounted on a raceway. With the proposed sign at 144 square feet, the proposed wall sign would be in compliance with the Village Sign Code.

## **10. OLD BUSINESS**

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

#### **A. DISCUSSION AND ACTION - Consider 1 Lot CSM increasing the parcel size to 1.250 acres - Luther Dr., HB-17-2 (Page 82)**

This existing 0.701-acre parcel has recently changed ownership and the new owner is in the process of purchasing some adjoining square footage to bring the parcel up to a total of 1.250 acres. This CSM is not creating a new parcel, but instead increasing the acreage of an existing parcel. This parcel is currently undeveloped, but the new property owner plans to construct a new single-family dwelling in the future. Additionally, this parcel abuts the municipal boundary between the Village of Hobart and the town of Lawrence with a single-family residential subdivision adjacent to the east property line of this parcel. With the proposed parcel remaining less than the 5-acre requirement for the A-2 zoning district, this parcel will need to be re-zoned to a zoning that is compatible with this proposed size parcel.

#### **B. DISCUSSION AND ACTION – Consider 2 Lot CSM dividing one parcel into two separate parcels of 2.21 acres and 2.48 acres - 1486 County Line Rd., HB-415-1 (Page 89)**

The property owner currently has one 4.69-acre lot and is proposing a two lot CSM that would create one new lot. This proposed CSM will create two separate parcels of 2.21 acres and 2.48 acres. Lot 2 is currently developed with a single-family dwelling and an accessory building while Lot 1 is currently undeveloped. With both proposed lots being less than 2.5-acre requirement for the ER zoning district, both lots will need to be re-zoned to a zoning that is compatible with these size lots.

#### **C. DISCUSSION AND ACTION - Consider 1 Lot CSM splitting one lot of 2.83 acres from the parent parcel - 220 Trout Creek Rd., HB-655 (Page 97)**

The property owner currently has one 18.875-acre lot and is proposing a single lot CSM that would create one additional new lot. This proposed CSM will create a new 2.83-acre lot which will detach the existing dwelling and other buildings from the remaining agricultural land. With the proposed lots being less than 5-acre requirement for the A-1 zoning district, the new Lot 1 will need to be re-zoned to a zoning that is compatible with these size lots.

**D. DISCUSSION AND ACTION – Ordinance 2021-12 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, SPECIFICALLY SECTION 12 (NUMBER OF ANIMALS LIMITED) OF CHAPTER 102 (ANIMALS) OF ARTICLE III (LICENSING AND REGULATION OF ANIMALS)) (Page 105)**

The purpose of this ordinance is to limit the number of dogs on properties of 2 ½ acres or less to two and to five on properties over 2 ½ acres in size. Staff would recommend a second reading of the Ordinance at the July 20<sup>th</sup> Board meeting.

**E. DISCUSSION AND ACTION - Proposed Expenditure of ARPA Funds (Phase One) (Page 107)**

The Village is expected to receive \$1,055,268.36 as part of the American Rescue Plan. The law requires that the funds be fully expended by December 31, 2024 and any remaining funds will be returned to the federal government. The Village's payments will come in two phases – the first (\$527,634.18) is expected this month.

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

**G. 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

**H. CONVENE into open session**

**I. 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 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  
Tuesday August 17<sup>th</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.