



Village of Hobart
Village Office 2990 S. Pine Tree Rd, Hobart, WI
www.hobart-wi.org - www.buildinhobart.com

Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on Tuesday February 7th 2023 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 3rd day of February, 2023 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday February 7th 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.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Pledge of Allegiance

4. PUBLIC HEARINGS

A. PUBLIC HEARING - To Consider the Rezoning of Parcel HB-1491-F-45 (4567 Wedgestone Court) from ER: Estate Residential District to R-2: Residential District (Page 5)

The existing parcel is approximately 4.360 acres and complies with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district.

B. ACTION on aforesaid agenda item – Ordinance 2023-01 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) (Page 9)

C. PUBLIC HEARING – To Consider Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-187, Conditional Uses, R-2-R (Page 11)

Village Staff has recently received an inquiry from property owner relating to the construction of a wildlife pond on properties currently zoned R-2-R: Residential District. Chapter 295, section 295-187, Conditional Uses, R-2-R, of the Village Zoning Code does not list artificial lakes or ponds as permitted or conditional uses. To stay consistent with the other residential zoning districts (R-1, R-2, ER), Village Staff is proposing a modification to the Village Zoning Code to allow artificial lakes and ponds as conditional uses in the R-2-R: Residential zoning district.

D. ACTION on aforesaid agenda item – Ordinance 2023-02 (AN ORDINANCE TO AMEND A SECTION OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN, SPECIFICALLY SECTION 295-187 (CONDITIONAL USES) OF ARTICLE XVII (R-2-R RURAL RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING) (Page 16)

E. PUBLIC HEARING - To Consider A Conditional Use Permit, Wildlife Pond, HB-3331 & HB-3332 (640 & 650 Trout Creek Road) (Page 18)

The current property owner, Chad Roffers, is proposing to construct wildlife pond of approximately 0.48 acre (20,760 square feet) in the common side yards of these parcels located at 640 and 650 Trout Creek Rd. (HB-3331, & HB-3332). In the R-2-R zoning district, a pond is listed as a Conditional Use. The owners have submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements. This CUP is conditional on the previous ordinance being adopted.

F. ACTION on aforesaid agenda item

G. PUBLIC HEARING – To Consider A Conditional Use Permit, HB-1395-1 (3849 West Mason Street), Mini Storage Warehousing (Page 36)

Jesse Hall and Al Dorn are proposing a plan for additional development on the 6.959 acre parcel located at 3849 W. Mason St. (HB-1395-1). The proposed development calls for the existing commercial building to remain with the construction of six new mini storage warehouse buildings containing a total of approximately 135 individual units. Access to the new development will utilize the existing

ingress/egress to the site from W. Mason St. Village Zoning Code requires that mini storage warehouse facilities are a conditional use in the I-1: Limited Industrial District. Therefore, the applicants are requesting the review of a Conditional Use Permit.

H. 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 47); B. VILLAGE BOARD: Minutes of January 17th 2023 (Regular) (Page 53); C. SITE REVIEW COMMITTEE: Minutes of September 21st 2022 (Page 55); D. POLICE COMMISSION: Minutes of November 15th, November 16th and November 27th 2022 (Page 56)

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 2023-02 (A RESOLUTION REDUCING THE NUMBER OF ELECTION INSPECTORS REQUIRED AT A POLLING PLACE) (Page 59)

The clerk staff has noticed a lack of voter turnout in primary elections leading to the Spring Election each year. The 2021 Spring Primary yielded 7% voter turnout and 2022 Spring Primary yielded a 10% voter turnout of all registered voters. Staff is recommending lowering the required number of workers to simplify the scheduling process for the lower turnout events. During larger elections, Clerk staff will evaluate and increase the number of Election Inspectors scheduled accordingly to meet voter demand.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

A. PRESENTATION – Fire Station Financing Plan (Page 61)

Administrator Kramer will present the proposed financing plan for the new fire station, to be constructed later this year.

B. INFORMATION – Fire Department ISO Public Protection Classification (PPC) Survey Results (Page 64)

C. INFORMATION – December 2022 Hobart-Lawrence Police Department Municipality Summary Report (Page 90)

9. COMMITTEE REPORTS AND ACTIONS

A. INFORMATIONAL - Request for a 58,090 sf., warehouse addition and associated site improvements (Integrity Warehousing, 3794 Packerland Dr., HB-950 & HB-950-4) (Site Review Committee) (Page 96)

This property was first developed in 2020 to include a new 125,000 square foot warehouse facility and the site improvements consisting of the main access driveway from Packerland Dr. and a secondary access from Camber Ct. In 2021, a 55,000 square foot addition was constructed and the property owner/developer is now proposing a 58,090 square foot addition to this same building.

B. INFORMATIONAL - Request for new wall signage (3828 Packerland Dr., HB-950-7; Wall Sign, Bayland Concrete Shop) (Site Review Committee) (Page 115)

Bayland Concrete Shop, located at 3828 Packerland Dr. is currently under construction and is submitting for review and action of the proposed wall signs. During the original site review back in September 2022, signage was not finalized and therefore not submitted at that time. The developer has since finalized the signage and is requesting review of the proposed wall signage. The request before the Committee at this time would be for a sign logo and non-lit plastic formed letters of a total of 55 square feet on the east elevation (facing Packerland Dr.). This proposed sign is code compliant and will be nonilluminated. Per ordinance, 10% of the wall surface of each building elevation can be covered by signage and since the wall area where the sign is to be located is 8,260 square feet, the proposed wall sign would be in compliance with the Village Sign Code.

10. OLD BUSINESS

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Policy 2023-01 (ASSIGNMENT OF CURRENT AND FUTURE BUDGET SURPLUSES AND CERTAIN UNDESIGNATED RESERVE FUNDS TO THE DEBT SERVICE OF THE 2023 FIRE STATION PROJECT) (Page 120)

The purpose of this policy is to provide guidelines and planning for the payment of future debt payments servicing the 2023 Fire Station project, by utilizing current and former budget surpluses and current undesignated reserves.

B. DISCUSSION AND ACTION – Ordinance 2023-03 (AN ORDINANCE TO AMEND A SECTION OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN, SPECIFICALLY SECTION 1 (MAXIMUM PERMISSIBLE SPEEDS ON AREA ROADS) OF ARTICLE I (SPEED ZONES) OF CHAPTER 264 (VEHICLES AND TRAFFIC) (Page 122)

The purpose of this Ordinance is to lower the speed limit on a portion of Trout Creek Road, from Riverdale Drive (CTY Road J) west to North Overland Road, from the current 45 miles per hour to 35 miles per hour. Staff would recommend a second and final reading of the proposed Ordinance at the February 22nd Board meeting.

C. DISCUSSION AND ACTION – 2023 Sewer Rates (Page 126)

Using the Village’s Sewer Rate formula, the sewer rate for 2023 is proposed to be set at \$8.14 per 1,000 gallons, a \$0.07 decrease over the current rate (1 percent). Staff is recommending a slight modification in the rate formula (Policy 2023-01). Staff would recommend a public hearing on the proposed rate increase be set for the March 7th Board meeting.

D. DISCUSSION AND ACTION – Policy 2023-02 (LOCAL ANNUAL ADJUSTMENT POLICY FOR THE HOBART SANITARY SEWER UTILITY) (Page 132)

The purpose of this policy is to amend the previous policy establishing the customer rates for the Hobart Sanitary Sewer Utility to insure the financial solvency of the utility and provide for adequate liquidity and cash reserves to meet the day-to-day operations and long-term needs of the utility. The Village’s auditors and financial consultants have strongly encouraged the establishment of this policy to ensure financial solvency of the Village sewer utility.

E. DISCUSSION AND ACTION – Amended Memorandum of Understanding (City of Green Bay, Green Bay Water Utility, Villages of Hobart and Pulaski) (Page 137)

Minor changes have been made to the original document, necessitating it being brought back to the Board for action.

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

G. ADJOURN to CLOSED SESSION:

1. 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
2. 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

H. CONVENE into open session

I. ACTION from closed session

12. ADJOURN

Aaron Kramer, Village Administrator

Village Board of Trustees: Richard Heidel (President), Tim Carpenter, David Dillenburg, Vanya Koepke, Tammy Zittlow

UPCOMING BOARD MEETINGS

- * - Wednesday February 22nd 2023 (6:00 PM) – Regular Board Meeting at Village Office
- Tuesday March 7th 2023 (6:00 PM) – Regular Board Meeting at Village Office
- Tuesday March 21st 2023 (6:00 PM) – Regular Board Meeting at Village Office
- * - Moved from Tuesday February 21st due to the Spring Primary Election

NOTE: Page numbers refer to the meeting packet. All agendas and minutes of Village meetings are online: 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.



VILLAGE OF HOBART - NOTICE OF PUBLIC HEARINGS
February 7, 2023 (6:00 PM)
2990 S. Pine Tree Rd. Hobart WI 54155

The Hobart Village Board will hold the following Public Hearings on February 7, 2023 at 6:00 p.m. for the purpose of gathering input on the following:

1. Consider the rezoning of parcel HB-1491-F-45 (4567 Wedgestone Court) from ER: Estate Residential District to R-2: Residential District
2. Consider modifications/amendments to the zoning ordinance, Chapter 295, 295-187, Conditional Uses, R-2-R
3. Consider a conditional use permit, Wildlife Pond, HB-3331 & HB-3332 (640 & 650 Trout Creek Road)
4. Consider a conditional use permit, HB-1395-1 (3849 West Mason Street), Mini Storage Warehousing

The materials for the hearing will be available at the Village office for public inspection starting January 17, 2023 through February 7, 2023 during regular office hours. Office hours are Monday through Friday from 7:30 a.m. to 4:00 p.m. The Village Board will take comments from the public and act on the proposed items at the board meeting immediately following the public hearing.

Katrina Bruecker, Hobart Clerk / Treasurer

Published January 20, 2023 and January 27, 2023
Notices mailed: January 18, 2023



TO: Planning & Zoning Commission

**RE: Rezoning of Parcel HB-1491-F-45, 4567
Wedgestone Ct. from ER: Estate Residential District
to R-2: Residential District**

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: January 11, 2023

ISSUE: Consider a request to rezone parcel HB-1491-F-45 from ER: Estate Residential District to R-2: Residential District

RECOMMENDATION: Staff recommends approval

GENERAL INFORMATION

1. Applicants/Agent: Jenna Scimemi / Gerbers
2. Owner: Jenna Scimemi / Gerbers
3. Parcel(s): HB-1491-F-45
4. Zoning: ER: Estate Residential District

ZONING REQUIREMENTS

The property owner of parcel HB-1491-F-45 located at 4657 Wedgestone Ct. is requesting to rezone this parcel from ER: Estate Residential District to R-2: Residential District. The existing parcel is approximately 4.360 acres and complies with all zoning requirements for lot area, lot width, and setbacks for the proposed zoning district.

RECOMMENDATION/CONDITIONS

Staff recommends approval as submitted to rezone parcel HB-1491-F-45 from ER: Estate Residential District to R-2: Residential District.



<input checked="" type="checkbox"/> Rezoning Review
<input type="checkbox"/> Conditional Use Permit Review
<input type="checkbox"/> Planned Development Review
<input type="checkbox"/> CSM/Plat Review

Village of Hobart
 Dept of Planning & Code
 Compliance
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax: (920) 869-2048

APPLICANT INFORMATION

Petitioner: Jenna Scimemi / Gerbers Date: 12/09/22

Petitioner's Address: 4657 Wedgestone Court City: Hobart State: WI Zip: 54155

Telephone #: 920-370-8614 Email: jediederich@hotmail.com

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required): Jenna Scimemi Date: 12/09/22

OWNER INFORMATION

Owner(s): _____ Date: _____

Owner(s) Address: _____ City: _____ State: _____ Zip: _____

Telephone #: _____ Email: _____

Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: Jenna Scimemi Date: 12/09/22

SITE INFORMATION

Address/Location of Proposed Project: 4657 Wedgestone Court Parcel #: HB-1491-F-45

Proposed Project Type: Change lot to R-2 lot

Current Use of Property: Residential Zoning: ER

Land Uses Surrounding Site: North: R-2

South: R-2

East: ER

West: R-2

****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

Village of Hobart Zoning - Parcel HB-1491-F-45



1/5/2023, 6:18:12 PM

Zoning

R-2: Residential District

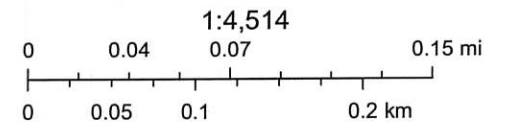
R-4: Single and Two-Family Residential District

ER: Estate Residential District

R-2-R: Rural Residential District











A-1: Agricultural District

- ER to R-2



Brown County, Robert E. Lee & Associates, Inc.

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

A complete map legend (map key) is available at: tinyurl.com/BrownDogLegend

Map printed
1/5/2023



1:1,800

1 inch = 150 feet*

1 inch = 0.0284 miles*

*original page size is 8.5" x 11"
Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the

**Brown County Wisconsin
Planning & Land Services
Department**



(920) 448-6480

www.browncountywi.gov





ORDINANCE 2023-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

Purpose: The purpose of this Ordinance is to re-zone property.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

Section 1: That the following described premises, to-wit:

HB-1491-F-5: 189,929 SQ FT CLEAR VIEW SUBD 3RD ADDN LOT 45 A COUNTY PLAT

Be re-zoned from ER: Estate Residential District to R-2: Residential District

Section 2: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 3. This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this 7th day of February, 2023

Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

CERTIFICATION

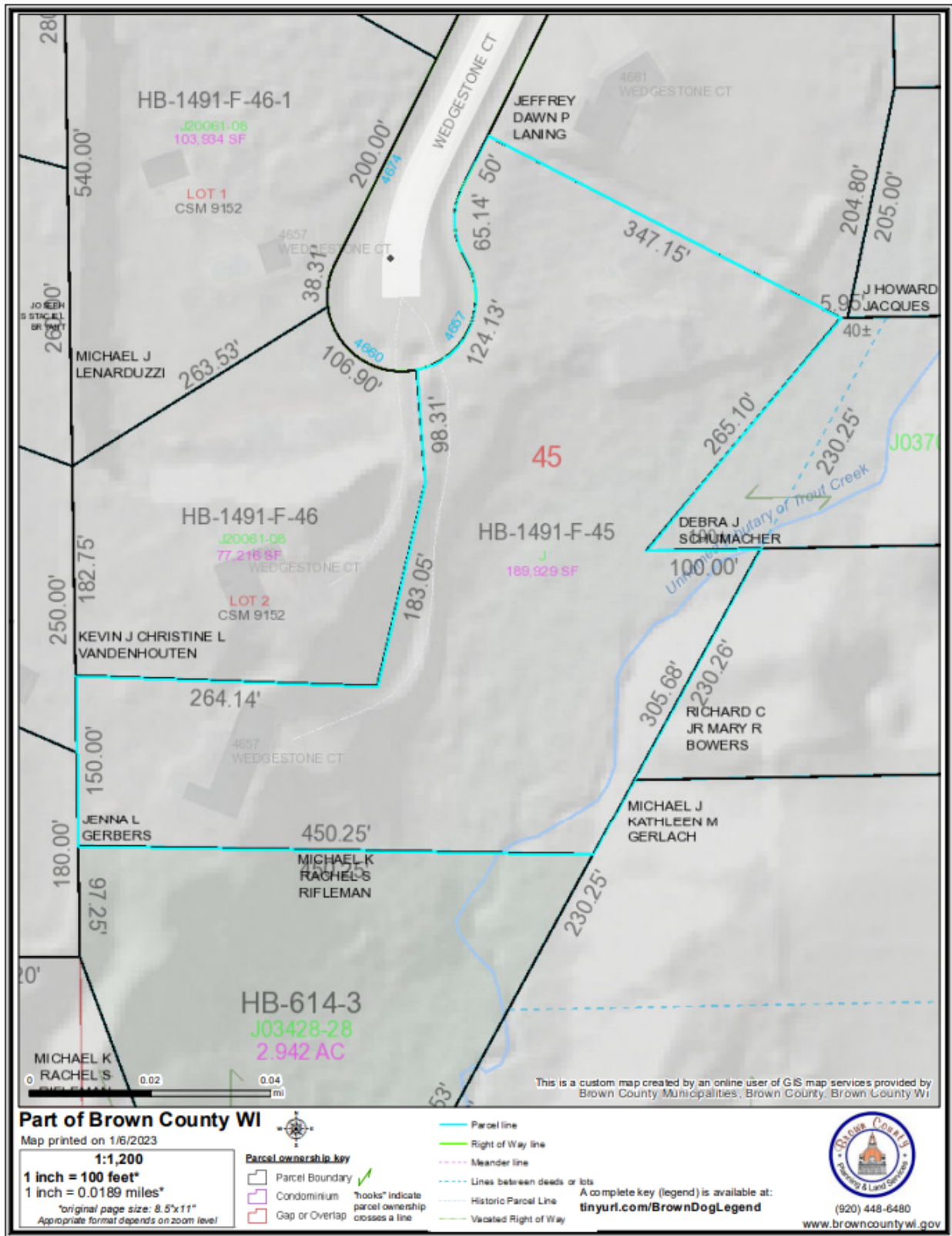
The undersigned, being the duly appointed Clerk-Treasurer of the Board of the Village of Hobart, certifies that the aforementioned is a true and exact reproduction of the original ordinance or resolution adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on February 7th 2023.

(Seal)

Katrina Bruecker, Village Clerk-Treasurer

EXHIBIT A





TO: Planning & Zoning Commission

RE: Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-187, Conditional Uses, R-2-R

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: January 11, 2023

ISSUE: Discussion and action on modifications/ amendments to the Zoning Ordinance, Chapter 295, 295-187, Conditional Uses, R-2-R zoning district

RECOMMENDATION: Staff recommends approval of this zoning code modification

GENERAL INFORMATION

Village Staff has recently received an inquiry from property owner relating to the construction of a wildlife pond on properties currently zoned R-2-R: Residential District. Chapter 295, section 295-187, Conditional Uses, R-2-R, of the Village Zoning Code does not list artificial lakes or ponds as permitted or conditional uses. To stay consistent with the other residential zoning districts (R-1, R-2, ER), Village Staff is proposing a modification to the Village Zoning Code to allow artificial lakes and ponds as conditional uses in the R-2-R: Residential zoning district.

Also attached is a copy of the permitted, prohibited, permitted accessory, and conditional uses in the R-2-R for your reference.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the zoning modifications to “conditional uses” listed in section 295-187, of the R-2R zoning district as submitted.

§ 295-184. Permitted uses.

The following uses are permitted in the R-2-R District:

- A. Parks, playgrounds, and athletic fields.
- B. Public recreational and community center buildings and grounds.
- C. Single-family dwellings.

§ 295-185. Prohibited uses.

The following uses are prohibited in the R-2-R District:

- A. Corporate retreats.

§ 295-186. Permitted accessory uses.

The following are permitted accessory uses in the R-2-R District:

- A. Home occupations.
- B. Private garages, carports, and driveways.
- C. Private swimming pools.
- D. Tool houses, sheds and other similar buildings used for the storage of common supplies.
- E. Satellite dish antennas less than 38 inches in diameter.
- F. Telephone and public utility installations, and cable television installations.
- G. The keeping or maintaining of no more than six chickens (hens or pullets) when licensed in compliance with Chapter 102. **[Added 6-7-2016 by Ord. No. 06-2016]**

§ 295-187. Conditional uses. [Amended 1-15-2013; 6-21-2022 by Ord. No. 2022-10]

The following are conditional uses in the R-2-R District:

- A. Artificial lake, pond.**
- B. Satellite dish antennas larger than 38 inches and less than 12 feet in diameter.**
- C. Religious institutions in the form of convents, seminaries, monasteries, churches, chapels, temples, synagogues, rectories, parsonages, and parish houses.**
- D. Public utility and service uses, and civic buildings, as follows:**
 - (1) Substations.
 - (2) Fire stations.
 - (3) Gas regulator stations.

(4) Police stations, public works facilities.

§ 295-187

§ 295-190

- (5) Railroad right-of-way, but not including railroad yards and shops, other than for passenger purposes.
- (6) Telephone exchanges, transmission equipment buildings and microwave relay towers.
- E. Accessory structures and fences which do not conform to the requirements identified elsewhere in this chapter, but which are designed, constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity or use and will not change the essential character of the same area.
- F. Parcels that do not meet any one of the zoning requirements regarding building setbacks, lot frontage, lot size, accessory building size and number of buildings per parcel, provided that the remaining zoning requirements are all met.

§ 295-188. Lot requirements.

- A. Area: one acre minimum.
 - (1) The lot shall be no less than one acre in size where said area is measured from the right-of-way line.
 - (2) All lots shall have one acre buildable including setbacks, where land use permits are required.
- B. Lot frontage: 150 feet minimum:
 - (1) Exception. On corner lots and culs-de-sac upon the approval of the Zoning Administrator/Building Inspector, lot frontage requirements for a platted area may be reduced so long as the following requirements are maintained: lots remain one acre minimum including setbacks.
- C. Lot layout.
 - (1) Show in detail the measurements on a plot plan of the following items: house, septic system, accessory building and well.¹

§ 295-189. Height regulations.

Residential dwellings: 35 feet maximum, except as provided by § 295-13, Height regulations.

1. Editor's Note: Original Subsection 3.b, Only approved community systems shall be allowed, which immediately followed this subsection, was repealed 1-6-2015 by Ord. No. 01-2015.

§ 295-190

§ 295-190

§ 295-190. Building setbacks.

	Principal Structure	Accessory Building	Driveways
Front yard	40 feet minimum from right-of-way	40 feet minimum from right-of-way	6 feet from property line
Side yard	25 feet minimum	10 feet minimum	6 feet from property line
Rear yard	25 feet minimum	10 feet minimum	6 feet from property line
Corner lot	40 feet minimum from right-of-way	40 feet minimum from right-of-way	125 feet from center line of intersection



ORDINANCE 2023-02

AN ORDINANCE TO AMEND A SECTION OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN, SPECIFICALLY SECTION 295-187 (CONDITIONAL USES) OF ARTICLE XVII (R-2-R RURAL RESIDENTIAL DISTRICT) OF CHAPTER 295 (ZONING)

Purpose: The purpose of this Ordinance is to modify to the Village Zoning Code to allow artificial lakes and ponds as conditional uses in the R-2-R: Residential zoning district.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

Section 1. Section 295-187 (Conditional Uses) of Article XVII (R-2-R Rural Residential District) of Chapter 295 (Zoning), of the Municipal Code of the Village of Hobart, is hereby amended to read as follows:

§ 295-187. Conditional uses.

The following are conditional uses in the R-2-R District:

- A. Artificial lake, pond
- B. Satellite dish antennas larger than 38 inches and less than 12 feet in diameter.
- C. Religious institutions in the form of convents, seminaries, monasteries, churches, chapels, temples, synagogues, rectories, parsonages, and parish houses.
- D. Public utility and service uses, and civic buildings, as follows:
 - (1) Substations.
 - (2) Fire stations.
 - (3) Gas regulator stations.
 - (4) Police stations, public works facilities.
 - (5) Railroad right-of-way, but not including railroad yards and shops, other than for passenger purposes.
 - (6) Telephone exchanges, transmission equipment buildings and microwave relay towers.
- E. Accessory structures and fences which do not conform to the requirements identified elsewhere in this chapter, but which are designed, constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity or use and will not change the essential character of the same area.
- F. Parcels that do not meet any one of the zoning requirements regarding building setbacks, lot frontage, lot size, accessory building size and number of buildings per parcel, provided that the remaining zoning requirements are all met.

Section 2: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 3. This Ordinance shall be published as required by law after passage by the Village Board.

Passed and approved this 7th day of February, 2023.

Richard Heidel, Village President

Attest:

Aaron Kramer, Village Administrator

I, Erica Berger, am the Village Clerk-Treasurer of the Village of Hobart, Brown County, Wisconsin. I hereby certify that the aforementioned is a true and exact reproduction of the original ordinance or resolution adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on February 7th 2023.

(Seal)

Katrina Bruecker, Village Clerk-Treasurer



TO: Planning & Zoning Commission

**RE: Consider Conditional Use Permit, Wildlife Pond,
HB-3331 & HB-3332, 640 & 650 Trout Creek Rd**

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: January 11, 2023

ISSUE: Consider Conditional Use Permit allowing excavation of a wildlife pond in the common side yards of HB-3331 & HB-3332, 640 & 650 Trout Creek Rd.

RECOMMENDATION: Staff recommends conditional approval

GENERAL INFORMATION

1. Owner(s)/Petitioner(s): C Roffers Properties, LLC (Owner)
2. Agent(s)/Petitioner(s): Chad Roffers (Owner)
3. Address: 640 & 650 Trout Creek Rd.
4. Parcel: HB-3331 & HB-3332
5. Present Zoning: R-2-R: Residential District.

BACKGROUND

The current property owner, Chad Roffers, is proposing to construct wildlife pond of approximately 0.48 acre (20,760 square feet) in the common side yards of these parcels located at 640 and 650 Trout Creek Rd. (HB-3331, & HB-3332). In the R-2-R zoning district, a pond is listed as a Conditional Use. The owners have submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements.

Attached is their conceptual site plan and draft Conditional Use Permit.

After reviewing the CUP request, Staff has noticed that artificial lakes and/or ponds were not included in the Village Zoning Code in the R-2-R zoning district. As part of the review of this CUP, the zoning code would require a modification to include an artificial lake or pond as a conditional use. This modification would make the R-2-R district similar to R-2, ER, and even the R-1 districts which all permit such bodies of water as a conditional use.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the attached Conditional Use Permit for the proposed wildlife pond on parcels HB-3331 and HB-3332 as submitted in addition to any conditions the Commission might identify.



- Rezoning Review
 Conditional Use Permit Review
 Planned Development Review
 CSM/Plat Review

Village of Hobart
 Dept of Planning & Code
 Compliance
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax: (920) 869-2048

APPLICANT INFORMATION

Petitioner: Chad Roffers Date: 1/6/23
 Petitioner's Address: 4115 Trenty Tr. City: Hobart State: WI Zip: 54155
 Telephone #: (920) 621-4899 Email: croffers@yahoo.com

Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required):  Date: 1-6-23

OWNER INFORMATION

Owner(s): C Roffers Properties, LLC Date: 1/6/23
 Owner(s) Address: 4115 Trenty Tr. City: Hobart State: WI Zip: 54155
 Telephone #: (920) 621-4899 Email: croffes@yahoo.com

Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature:  Date: 1-6-23

SITE INFORMATION

Address/Location of Proposed Project: 640 & 650 Trout Creek Dr. Parcel #: HB-3331 & HB-3332
 Proposed Project Type: Wildlife Pond
 Current Use of Property: Vacant (Future Residential) Zoning: R-2-R
 Land Uses Surrounding Site:
 North: Residential (existing conservency area with artificial lake)
 South: Agricultural (vacant farmland)
 East: Residential
 West: Residential

****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

Pd. \$ 225.⁰⁰
 ch. # 5863
 1/6/23

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

Briefly explain how the proposed **conditional use/development plan** will not have a negative effect on the issues below.

1. Health, safety, and general welfare of occupants of surrounding lands.

There will be no adverse effects on the health, safety or general welfare of surrounding occupants due to our pond. If anything, the pond will enhance the wildlife and nature of the surrounding area and provide a positive benefit to the surrounding occupants.

2. Pedestrian and vehicular circulation and safety.

The pond will be constructed in the common side yards of both properties in a natural conservancy area and will have no effect on pedestrian or vehicular traffic.

3. Noise, air, water, or other forms of environmental pollution.

The pond will have no effect on noise or air pollution. Proper installation and maintenance will insure that the pond does not result in issues with water pollution.

4. The demand for and availability of public services and facilities.

There will be no demand for public services or facilities.

5. Character and future development of the area.

The pond will enhance the the character of the area by providing a habitat for wildlife. We do not feel that the pond will have any negative effect of the future development of the area.



2990 S. Pine Tree Rd.
Hobart, WI 54155
tele: 920-869-3809
fax: 920-869-2048

Conditional Use Permit

A Conditional Use Permit is hereby granted for the construction of a wildlife pond in the common side yards of properties located at 640 Trout Creek Rd. and 650 Trout Creek Rd., Hobart, Wisconsin (HB-3331 & HB-3332) as approved by the Village Board on February 7, 2023. This Permit is subject to the following Limitations and Conditions:

Limitations:

- Wildlife pond shall be constructed and maintained as described in the CUP application, staff report and supporting materials submitted to Village Staff, Village Planning & Zoning Commission, and Village Board.

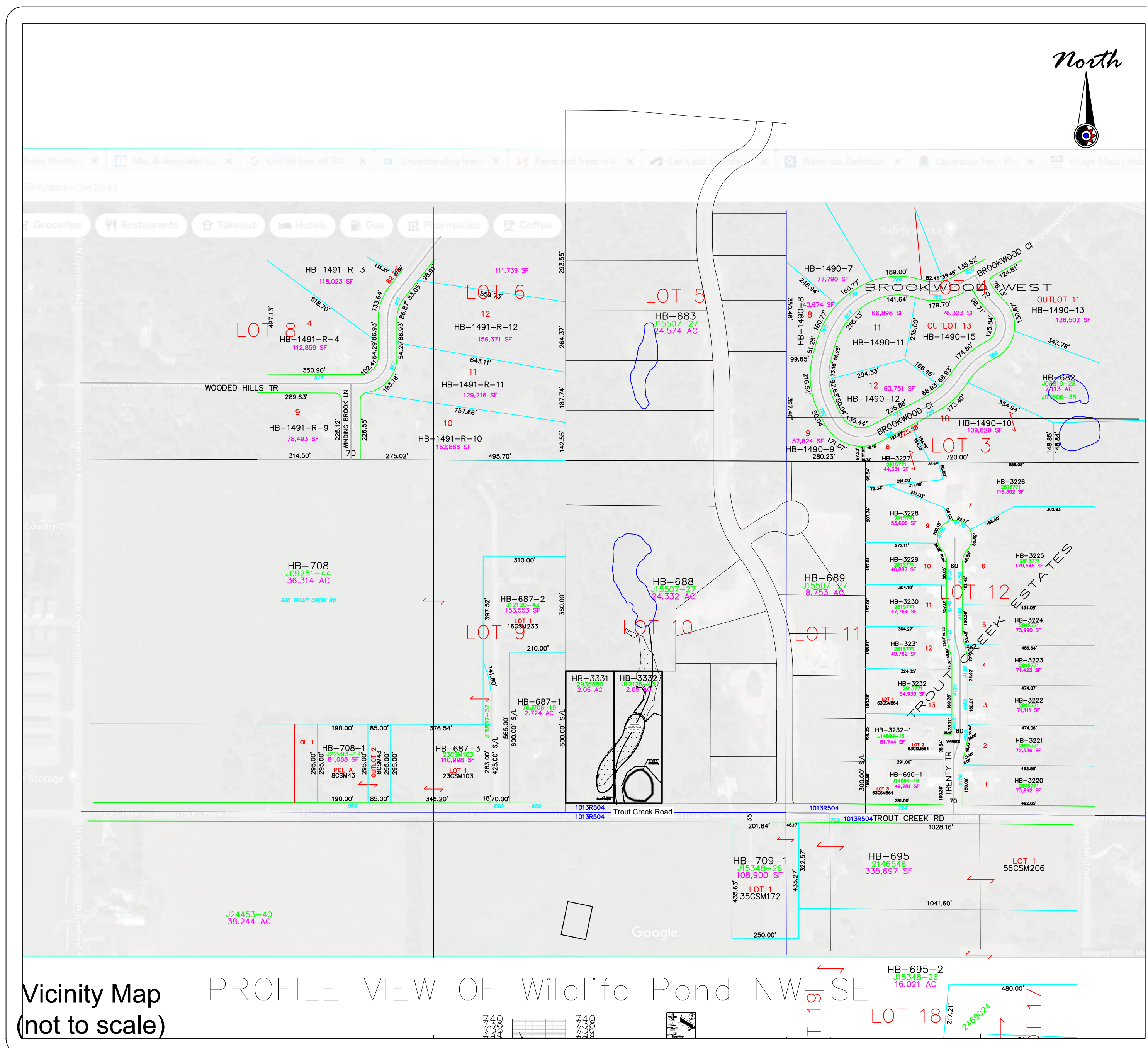
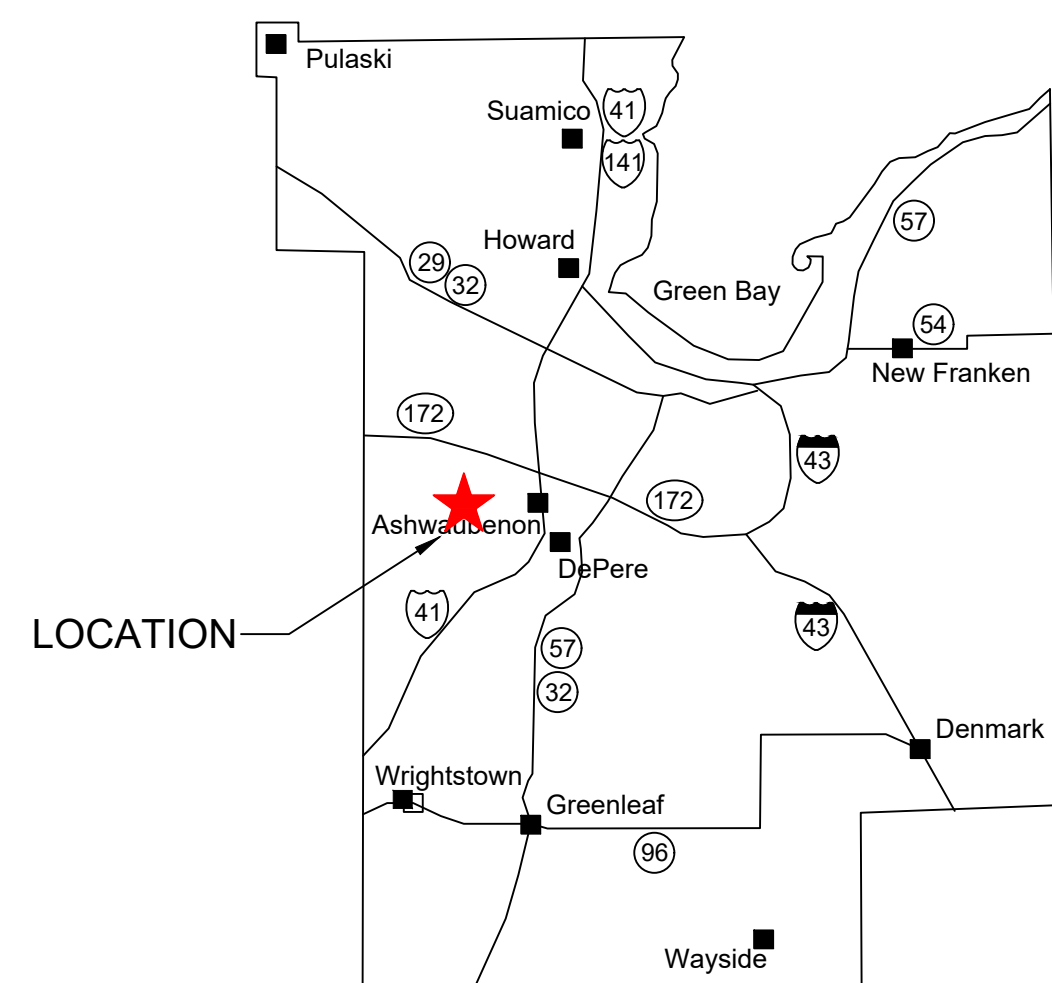
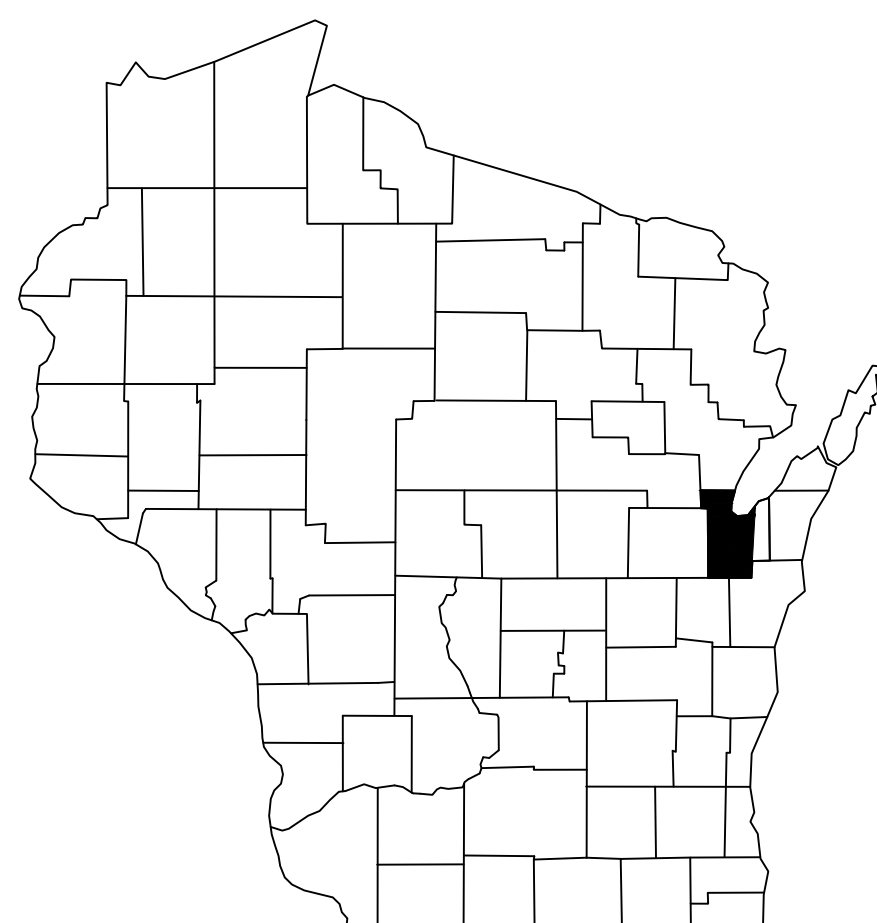
Conditions:

1. No change in ground elevations in the area adjoining the wildlife pond that would adversely impact area surface water drainage conditions to adjoining properties or village right-of-way shall be taken;
2. The Conditional Use Permit may be brought back to the Village Board for reconsiderations and revocation if the activities of the operation results in repeated violations or complaints of Village, County, State or Federal regulations, rules or laws.

Director of Planning and Code Compliance

Date

Roffers Wildlife Pond VILLAGE OF HOBART



Vicinity Map
(not to scale)

PROFILE VIEW OF Wildlife Pond NW-SE

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

PROJECT INFORMATION

OWNER(S): C ROFFERS PROPERTIES, LLC. (CHAD ROFFERS)
PROJECT NAME: BLACKBERRY RIDGE SUBDIVISION WILDLIFE POND
PROJECT DESCRIPTION: PROPOSED WILDLIFE POND ON PARCELS HB-3331 & HB-3332
PROJECT LOCATION: TROUT CREEK RD.
PARCEL NUMBER(S): HB-3331, HB-3332

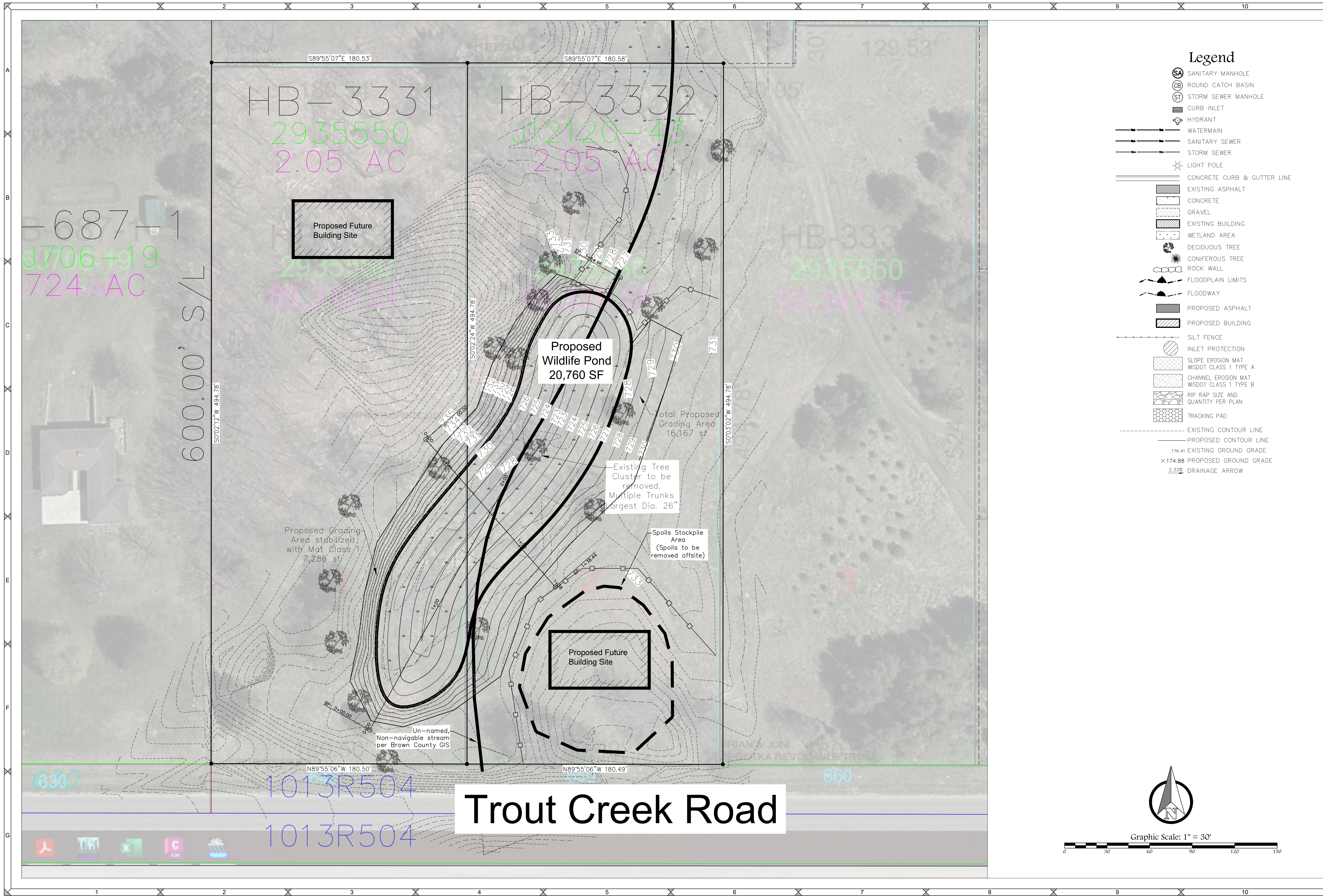
CONTACT INFORMATION

OWNER(S): CHAD ROFFERS 4155 TRENDY TRL HOBART, WI 54155 PH.: 920-621-4899
ENGINEER: MAU & ASSOCIATES, LLP CONTACT: DAVID J. MEISTER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

SHEET INDEX:

C1.0	TITLE & VICINITY SHEET
C2.0	SITE LAYOUT PLAN
C3.0	EROSION CONTROLS AND PROFILES

DATE:	11-2-22
PROJECT NO.	B-119
SHEET NO.	C1.0
DRAWING NO.	S-



- ### Legend
- SANITARY MANHOLE
 - ROUND CATCH BASIN
 - STORM SEWER MANHOLE
 - CURB INLET
 - HYDRANT
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - LIGHT POLE
 - CONCRETE CURB & GUTTER LINE
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 - EXISTING CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - 176.41 EXISTING GROUND GRADE
 - 174.88 PROPOSED GROUND GRADE
 - 2.33% DRAINAGE ARROW

DESIGNED BY
JCL

DATA FILE
B-119.txt

DATE
11-2-22

Number	Date	Comments

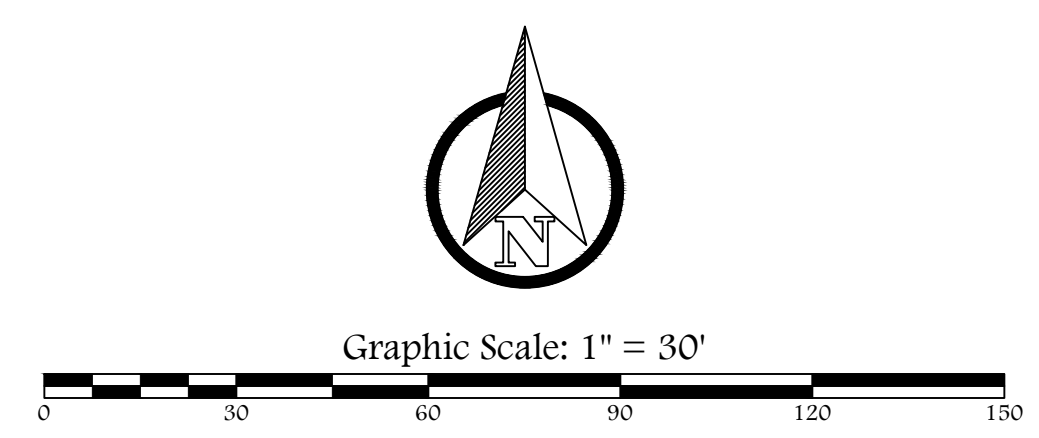
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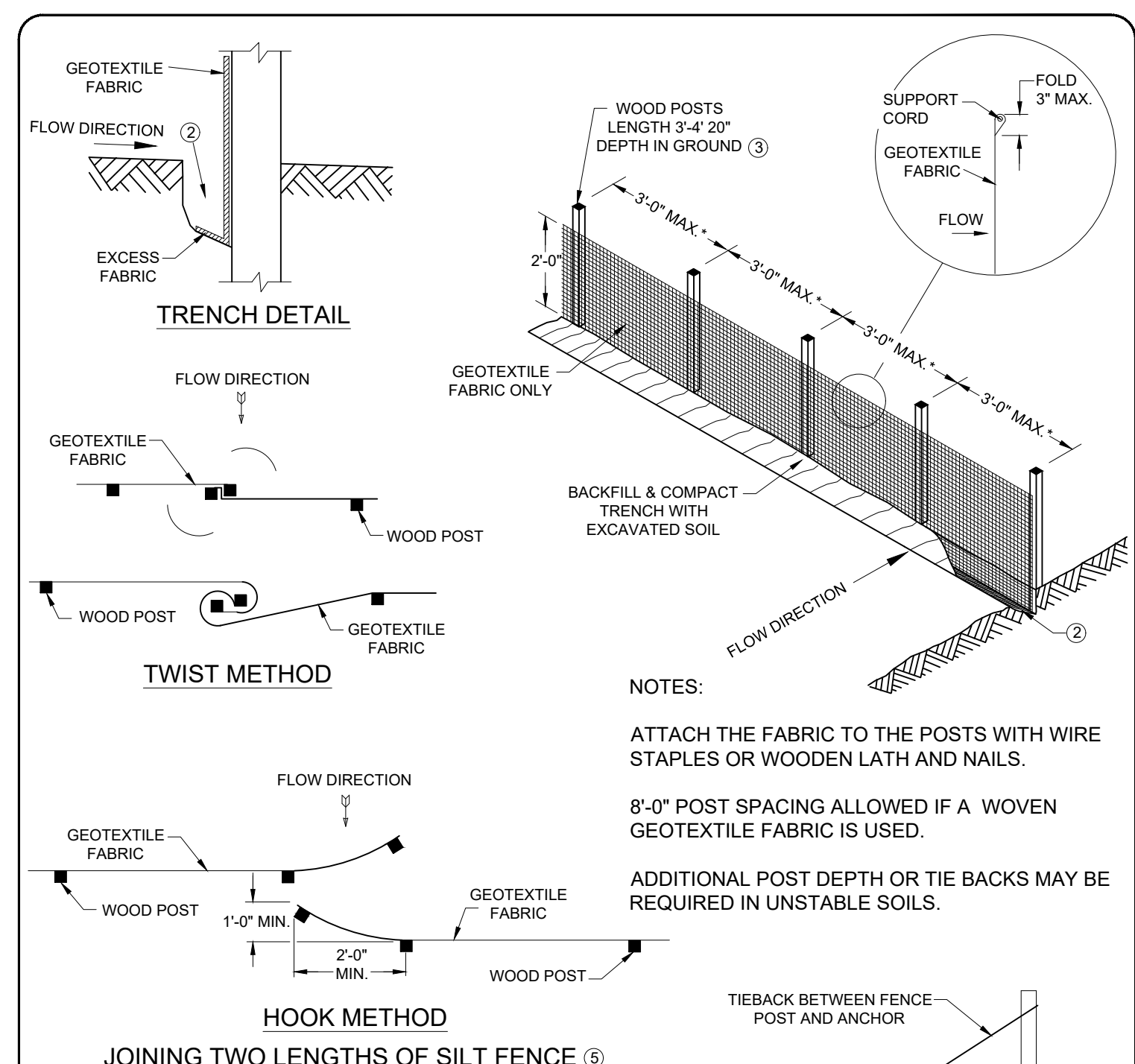
SITE PLAN
 Roffers Wildlife Pond

PROJECT NO.
B-119

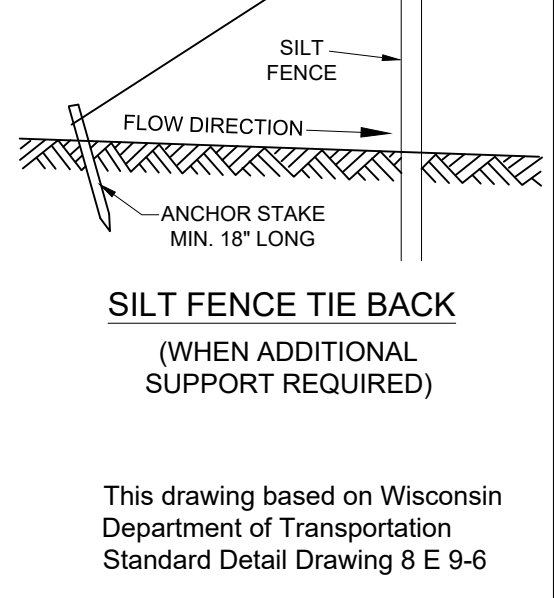
SHEET NO.
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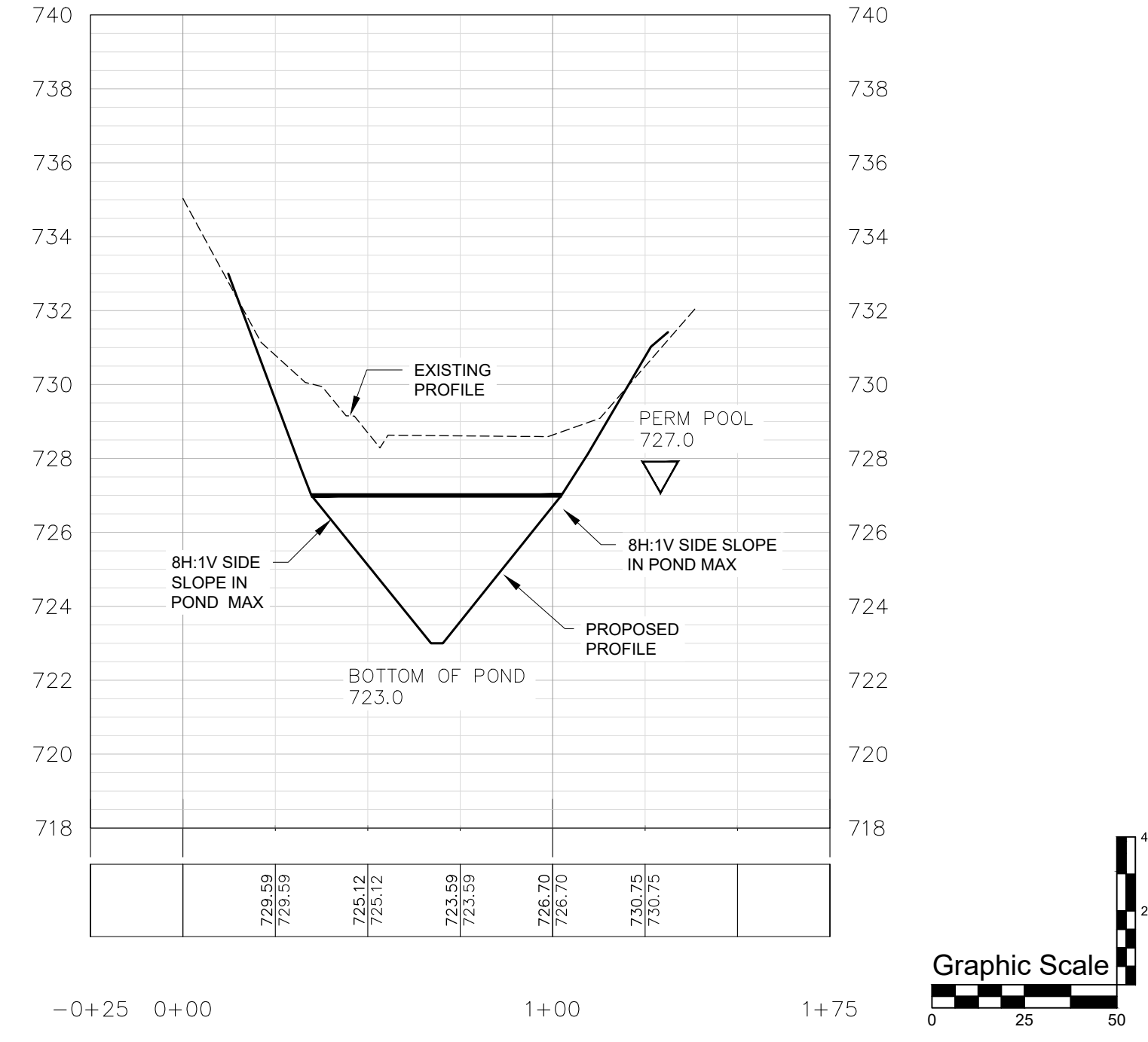


- GENERAL NOTES:**
- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 - TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.
 - SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
 - CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

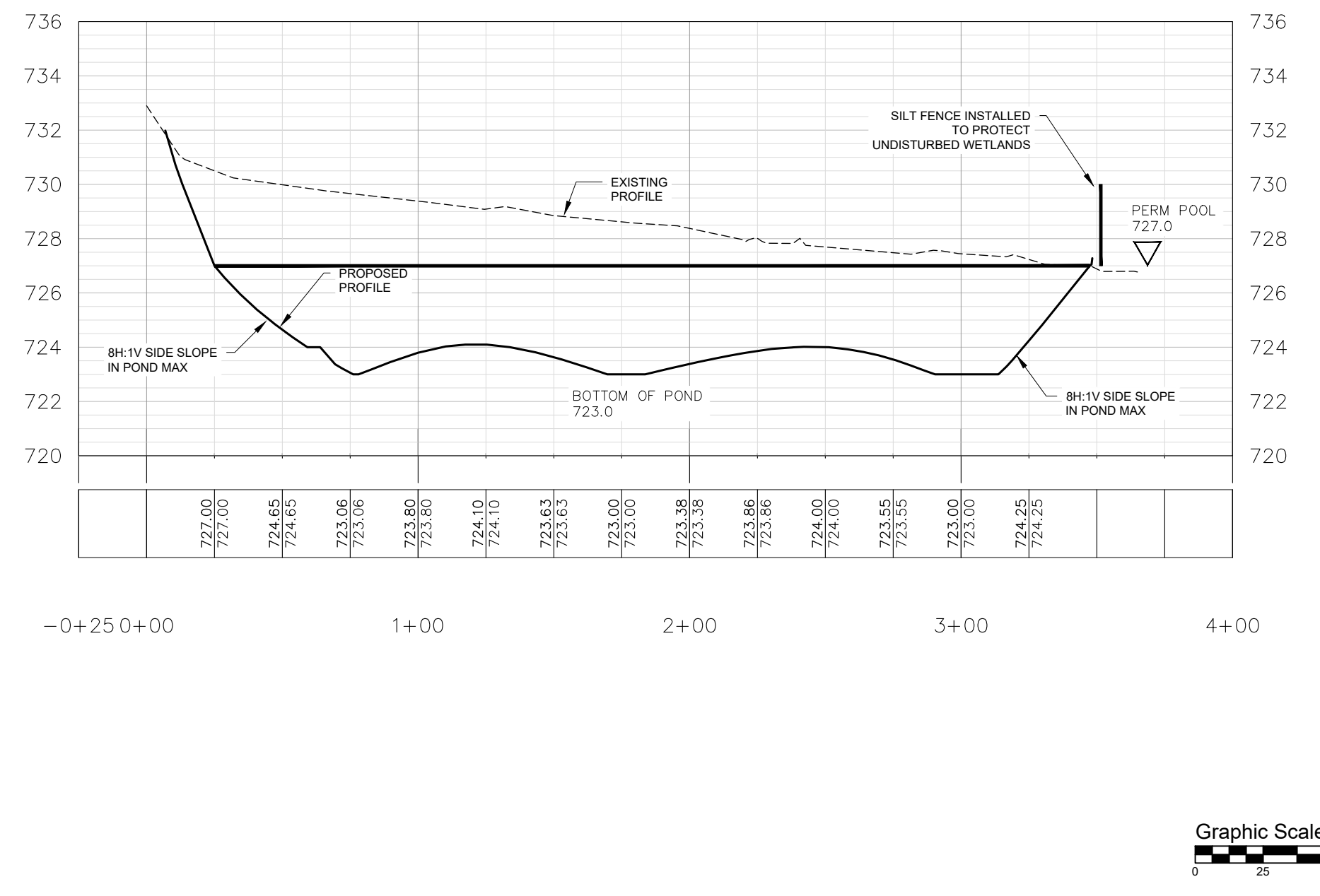


This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 6 E 9-6

PROFILE VIEW OF Wildlife Pond NW-SE



PROFILE VIEW OF Wildlife Pond SW-NE



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Mau & Associates
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Fax: 920-434-9672

Wildlife Pond
Profile Views

PROJECT NO. B-119
 SHEET NO. 3-0
 DRAWING NO. ####

File: Refers 101222 Wildlife Pond.dwg



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
332 MINNESOTA STREET, SUITE E1500
ST. PAUL, MN 55101-1323

January 4, 2023

Regulatory File No. MVP-2022-01887-CJB

C. Roffers Properties, LLC
c/o Chad Roffers
4115 Trendy Trl
Oneida, WI 54155

Dear Mr. Roffers:

We are responding to your request for authorization to construct a wildlife pond at 640/650 Trout Creek Rd in the Village of Hobart. The proposed work is located in Section 23, Township 24 North, Range 19 East, Brown County, Wisconsin.

Project authorization:

The regulated activities associated with this project include the permanent discharge of dredged material into 17,203 square feet (0.39 acre) of wetland for the purpose of constructing a wildlife pond. We have determined that these activities are authorized by a Regional General Permit (RGP), specifically, the Wildlife Ponds RGP. This work is shown on the enclosed figures, labeled 2022-01887-CJB Figure 1-2 of 2.

Conditions of your permit:

You must ensure the authorized work is performed in accordance with the enclosed General Permit terms and conditions.

You are also required to complete and return the enclosed Compliance Certification form within 30 days of completing your project. Please email the completed form to the contact identified in the last paragraph.

A change in location or project plans may require re-evaluation of your project. Proposed changes should be coordinated with this office prior to construction. Failure to comply with all terms and conditions of this permit invalidates this authorization and could result in a violation of Section 301 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

Water Quality Certification:

You must also comply with the enclosed Water Quality Certification conditions associated with this General Permit.

Permit expiration:

The RGP is valid until February 20, 2023 unless modified, suspended, or revoked. If the work has not been completed by that time, you should contact this office to verify that the permit is still valid. Furthermore, if you commence or are under contract to commence this activity before the date of General Permit expiration, modification, or revocation, you have 12 months to complete the activity under the present terms and conditions of the General Permit.

Regulatory Division (File No. MVP-2022-01887-CJB)

Jurisdictional determination:

No jurisdictional determination was requested or prepared for this project. While not required, you may request a jurisdictional determination from the contact identified in the last paragraph.

Contact Information:

If you have any questions, please contact Cam Brock in our Green Bay office at (920) 572-6709 or by email at Cameron.J.Brock@usace.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read 'JS', with a stylized flourish extending from the bottom left.

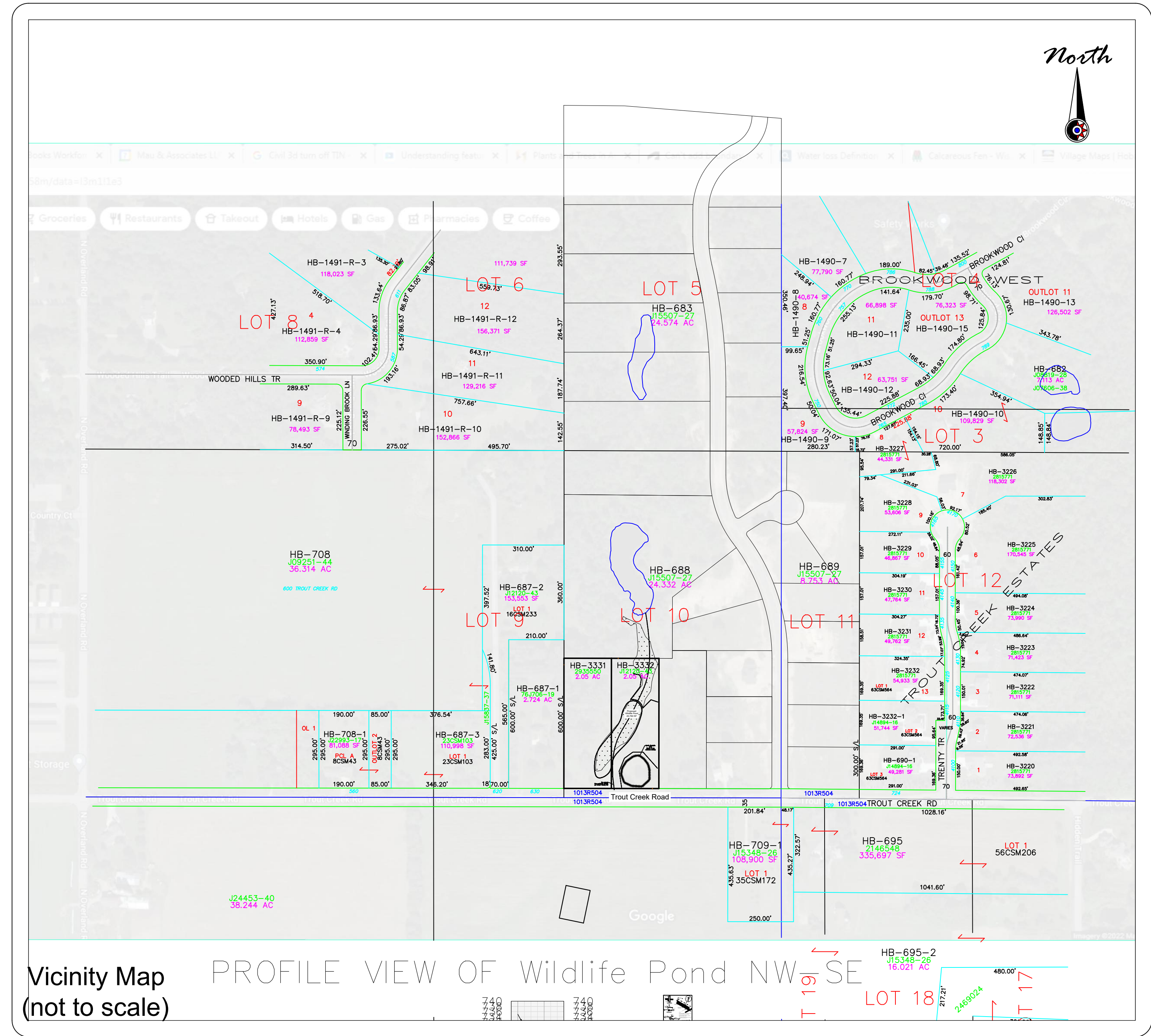
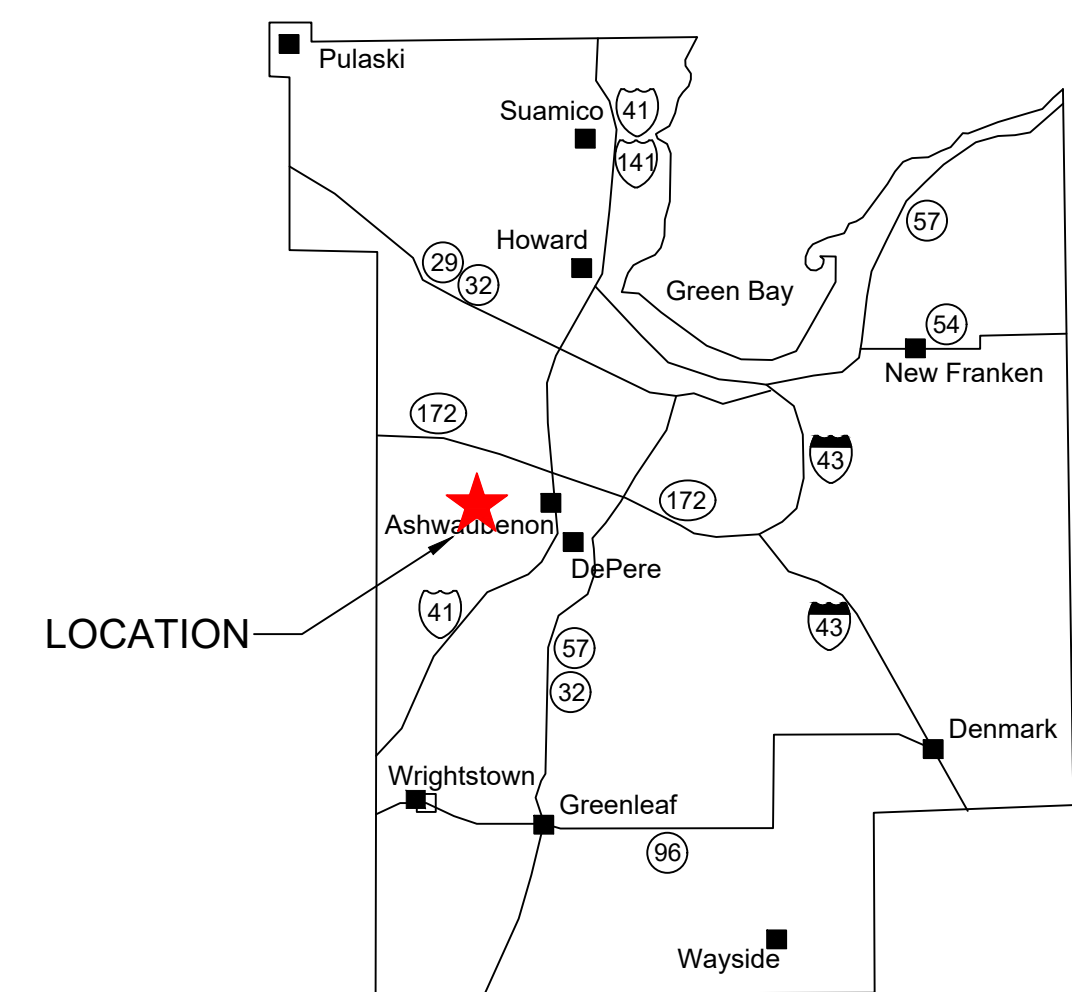
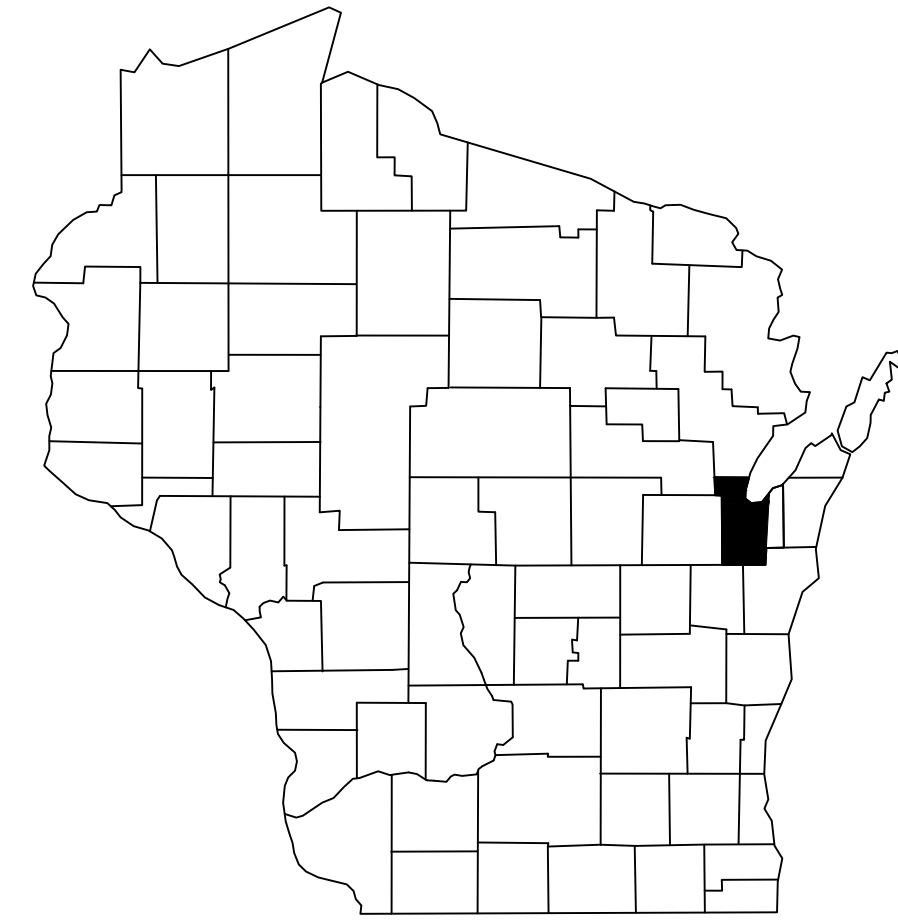
Joey Shoemaker
WI East Branch Chief

Enclosures
CC:

Jared Seidl, WI DNR Water Management Specialist (GP-NE-2022-5-04636)
Joshua Lane, Mau & Associates, LLP

2022-01887-CJB Figure 1

Roffers Wildlife Pond VILLAGE OF HOBART



Vicinity Map
(not to scale)

PROFILE VIEW OF Wildlife Pond NW-SE

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

PROJECT INFORMATION

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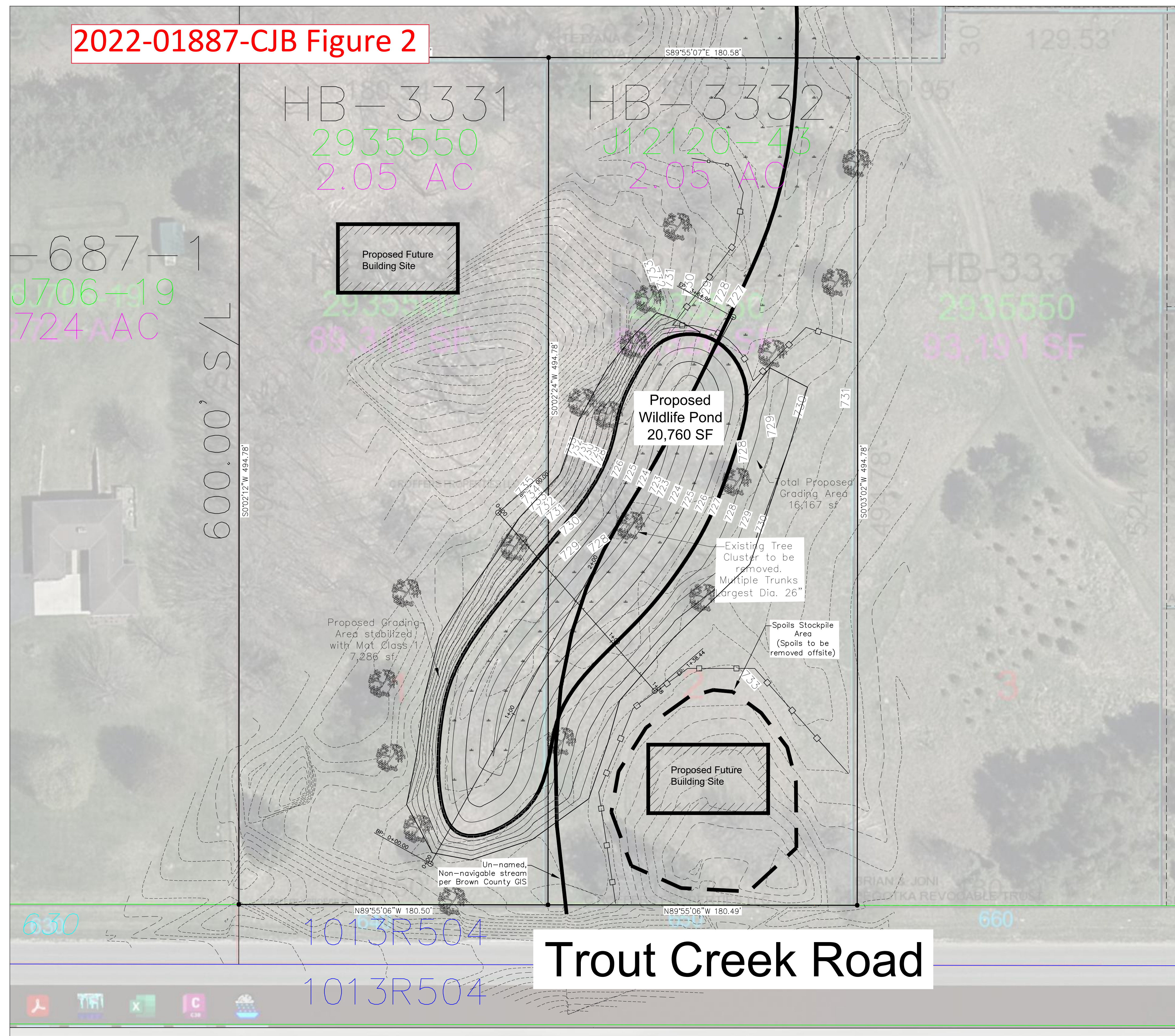
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DATE: 11-2-22
PROJECT NO. B-119
SHEET NO. C1.0
DRAWING NO. S-

2022-01887-CJB Figure 2



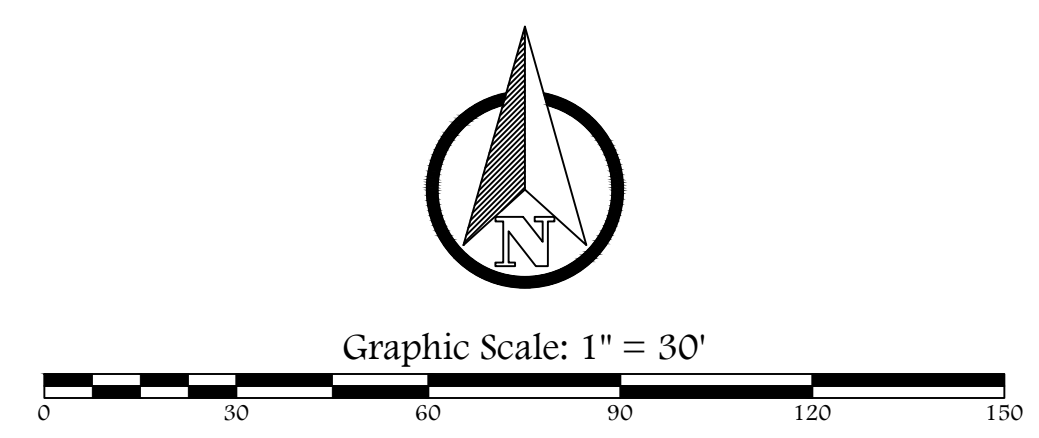
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Comments	

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SITE PLAN
 Roffers Wildlife Pond

PROJECT NO. B-119
 SHEET NO. C3.0
 DRAWING NO. S-



St. Paul District Corps of Engineers, Regulatory Branch
Wildlife Ponds Regional General Permit Conditions

To qualify for Wildlife Ponds RGP authorization, the prospective permittee must comply with the following conditions, as applicable, in addition to all applicable Wildlife Ponds RGP terms and requirements and all project-specific conditions imposed by the Corps.

1. **Compliance:** The permittee is responsible for ensuring that whomever performs, supervises or oversees any portion of the physical work associated with the construction of the project has a copy of and is familiar with all the terms and conditions of the RGP and any special (permit-specific) conditions included in any written verification letter from the Corps. The activity must also comply with any special conditions added by the state, tribe, or U.S. EPA in its Section 401 Water Quality Certification, or by the state in its Coastal Zone Management Act consistency determination. The permittee is ultimately responsible for ensuring compliance with all the terms and conditions of the RGP. Any authorized structure or fill shall be properly maintained, including maintenance to ensure public safety and compliance with applicable RGP general conditions, as well as any activity-specific conditions added by the Corps to an RGP authorization.
2. **Compliance Certification:** Each permittee who receives an RGP verification letter from the Corps must provide a signed certification documenting completion of the authorized activity and implementation of any required compensatory mitigation. The Corps will provide the permittee the certification document with the RGP verification letter. The completed certification document must be submitted to the Corps within 30 days of completion of the authorized activity or the implementation of any required compensatory mitigation, whichever occurs later.
3. **Site Inspection:** The permittee shall allow representatives from the Corps to inspect the proposed project site and the authorized activity to ensure that it is being, or has been, constructed and maintained in accordance with the RGP authorization.
4. **Migratory Birds and Bald and Golden Eagles:** The permittee is responsible for ensuring their action complies with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. The permittee is responsible for contacting appropriate local office of the U.S. Fish and Wildlife Service (FWS) to determine applicable measures to reduce impacts to migratory birds or eagles, including whether “incidental take” permits are necessary and available under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act for a particular activity.
5. **Endangered Species:**
 - a. No activity is authorized under this RGP which is likely to directly or indirectly jeopardize the continued existence of a federally threatened or endangered species or a species proposed for such designation, as identified under the Endangered Species Act (ESA), 50 CFR 402, or which will directly or indirectly destroy or adversely modify the critical habitat of such species. No activity is authorized under the Wildlife Ponds RGP which “may affect” a listed species or critical habitat, unless ESA Section 7 consultation addressing the effects of the proposed activity has been completed, and a Corps RGP verification letter is issued. Direct effects are the immediate effects on listed species and critical habitat caused by the RGP activity. Indirect effects are those effects on listed species and critical habitat that are caused by the RGP activity and are later in time, but still are reasonably certain to occur.
 - b. As a result of formal or informal consultation with the FWS, the Corps may add species-specific permit conditions to the RGP verification.
 - c. Information on the location of federally threatened and endangered species and their critical habitat can be obtained directly from the offices of the FWS on their web page at www.fws.gov/ipac.
6. **Calcareous Fens:** The permittee may not complete regulated activities in a calcareous fen unless the Wisconsin Department of Natural Resources has authorized the proposed regulated activity, or the Minnesota Department of Natural Resources has approved a calcareous fen management plan specific to the project. A list of known Minnesota calcareous fens can be found at: http://files.dnr.state.mn.us/eco/wetlands/calcareous_fen_list.pdf.

St. Paul District Corps of Engineers, Regulatory Branch
Wildlife Ponds Regional General Permit Conditions

7. **Historic Properties, Cultural Resources:**
 - a. No activity which may affect historic properties listed or potentially eligible for listing on the National Register of Historic Places is authorized until the requirements of Section 106 of the National Historic Preservation Act (Section 106) have been fulfilled. Federal project proponents should follow their own procedures for complying with the requirements of Section 106 and provide documentation of compliance with those requirements.
 - b. Information on the location and existence of historic and cultural resources can be obtained from the State Historic Preservation Office, Tribal Historic Preservation Offices, and the National Register of Historic Places.
 - c. Rock or fill material used for activities authorized by this permit must either be obtained from existing quarries or if a new borrow site is excavated to obtain fill material, the Corps must be notified prior to the use of the new site to determine whether a cultural resources survey of the site is necessary.
8. **Discovery of Previously Unknown Remains and Artifacts:** If any previously unknown historic, cultural or archeological remains and artifacts are discovered while accomplishing the activity authorized by this permit, you must immediately notify the Corps of what you have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The Corps will initiate the federal, tribal, and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
9. **Burial Sites:** Burial sites, marked or unmarked, are subject to state law (Wisconsin Statute 157.70 and Minnesota Statutes 306 and 307.08). Native American burial sites on federal or tribal land are subject to the provisions of Native American Graves Protection and Repatriation Act (NAGPRA). Regulated activities may not result in disturbance or removal of human remains until disposition of the remains has been determined by the appropriate authority under these laws, and the work is authorized by the Corps. Regulated activities which result in an inadvertent discovery of human remains must stop immediately, and the Corps, as well as the appropriate state and tribal authority, must be notified. Regulated work at inadvertent discovery sites requires compliance with state law and NAGPRA, as appropriate, prior to re-starting work.
10. **Federally Authorized Corps Civil Works projects:** A permittee is not authorized to begin any regulated activities described in this RGP if activities will alter or temporarily or permanently occupy or use a Corps federally authorized civil works project, unless the appropriate Corps office issues Section 408 permission to alter, occupy, or use the Corps civil works project (pursuant to 33 U.S.C. 408), and the Corps issues written a Wildlife Ponds RGP verification. Examples of federal projects include, but are not limited to, works that were built by the Corps and are locally maintained (such as local flood control projects) or operated and maintained by the Corps (such as locks and dams).
11. **Dam Safety:** Permittees are not authorized to begin regulated activities unless they are able to demonstrate that the structures, when appropriate, comply with applicable state dam safety criteria or have been designed by qualified persons. The Corps may require documentation that the design has been independently reviewed by similarly qualified persons, and appropriate modifications are made to ensure safety.
12. **Suitable Material.** No activity may use unsuitable material (e.g., trash, debris, car bodies, asphalt, etc.). Material used for construction or discharged must be free from toxic pollutants in toxic amounts (see Section 307 of the Clean Water Act).
13. **Restoration of Temporary Impacts:** All temporary impacts in waters of the US, including discharges resulting from side casting material excavated from trenching, that occur as a result of the regulated activity must be fully contained with appropriate erosion control or containment methods, be restored to preconstruction contours and elevations, and revegetated with native, non-invasive vegetation. A project proponent may request, in writing, a waiver from this condition from the Corps. An acceptable reason for a waiver to this condition may include, but is not limited to, the Corps allowing natural restoration of the site when the

St. Paul District Corps of Engineers, Regulatory Branch
Wildlife Ponds Regional General Permit Conditions

resulting grade and existing seed bank are sufficient for the site to restore to pre-construction conditions. In temporarily excavated wetlands, the top 6 to 12 inches of the excavation should normally be backfilled with topsoil originating from the wetland. No temporary excavation area, including but not limited to trenches, may be constructed or backfilled in such a manner as to drain waters of the United States (e.g., backfilling with extensive gravel layers, creating a French drain effect).

14. **Duration of Temporary Impacts:** Temporary impacts in waters of the U.S., including wetlands, must be avoided and limited to the smallest area and the shortest duration required to accomplish the project purpose.
 - a. Unless otherwise conditioned in a Corps RGP verification, temporary impacts may not remain in place longer than 90 days between May 15 and November 15. Before those 90 days have elapsed, all temporary discharges must be removed in their entirety.
 - b. If the temporary impacts would remain in place for longer than 90 days between May 15 and November 15, the PCN must include a request for a waiver from this condition, specify how long temporary impacts will remain, and include a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre-project conditions. The permittee must remove the temporary impacts in their entirety in accordance with the activity authorized their permit verification.
15. **Best Management Practices (BMPs):** To minimize adverse effects from soil loss and sediment transport that may occur as a result of the authorized work, appropriate BMPs must be implemented and maintained. For authorized work above an OHWM the BMPs must remain in place until the affected area is stabilized with vegetation or ground cover. For all authorized work below an OHWM, BMPs are required and must prevent or minimize adverse effects (e.g., total suspended solids or sedimentation) to the water column outside of the authorized work area. Heavy equipment working in wetlands or mudflats must be placed on mats, or other measures must be taken to minimize soil disturbance. All BMPs must be inspected and properly maintained following storm events to ensure they are operational. All exposed slopes and stream banks must be stabilized within 24 hours after completion of all tributary crossings.
16. **Aquatic Life Movements:** No regulated activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water.
17. **Spawning Areas:** Activities in spawning areas, during spawning seasons, must be avoided to the maximum extent practicable. Activities that result in the physical destruction (e.g., through excavation, fill, or downstream smothering by substantial sedimentation) of a designated or known spawning area are not authorized.
18. **Pollutant or Hazardous Waste Spills:** The permittee is responsible for removing pollutants and hazardous materials and for minimizing any contamination resulting from a spill in accordance with all applicable state, tribal, and federal laws. In accordance with applicable state, tribal, and federal laws and regulations, if a spill of any potential pollutant or hazardous waste occurs, it is the responsibility of the permittee to immediately notify the National Response Center at 1-800-424-8802 or www.nrc.uscg.mil AND
 IN WISCONSIN: the WI DNR Spills Team at 1-800-943-0003; or
 IN MINNESOTA: the Minnesota State Duty Officer at 1-800-422-0798.
19. **Clean Construction Equipment:** All construction equipment must be clean prior to entering and before leaving the work site in order to prevent the spread of invasive species.
20. **Fills Within 100-Year Floodplains:** The regulated activity must comply with applicable FEMA-approved state or local floodplain management requirements.
21. **Access Roads:** Access roads must be sized appropriately and must be constructed in such a way to minimize adverse effects on waters of the US and elevations must be as near as practicable to pre-construction contours and elevations (e.g., at grade corduroy roads or geotextile/gravel roads). All access roads constructed in waters of the US must be properly bridged or culverted to maintain surface flows.

St. Paul District Corps of Engineers, Regulatory Branch
Wildlife Ponds Regional General Permit Conditions

22. **Section 401 Clean Water Act Water Quality Certification:** All regulated activities authorized by the Wildlife Ponds RGP pursuant to Section 404 of the Clean Water Act require Section 401 Clean Water Act certification or waiver to be considered valid.
23. **Transfer of Regional General Permit Verifications:** If the permittee sells the property associated with a regional general permit verification, the permittee may transfer the regional general permit verification to the new owner by submitting a letter to the appropriate Corps district office to validate the transfer. A copy of the regional general permit verification must be attached to the letter, and the letter must contain the following statement and signature “When the structures or work authorized by this regional general permit are still in existence at the time the property is transferred, the terms and conditions of this regional general permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this regional general permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.”

(Transferee)

(Date)



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

JUN 21 2018

REPLY TO THE ATTENTION OF:

W-15J

Colonel Samuel Calkins
District Engineer
St. Paul District Corps of Engineers
180 5th Street East, Suite 700
St. Paul, Minnesota 55101

Re: Clean Water Act Section 401 Certification for the Corps of Engineers 2018 Regional General Permits as Applied on Indian Reservations in Minnesota and Wisconsin

Dear Colonel Calkins:

The U.S. Environmental Protection Agency, Region 5 (EPA) has made its 401 certification decisions for the 2018 Clean Water Act Section 404 Regional General Permits (RGPs). The RGPs were issued by the U.S. Army Corps of Engineers, St. Paul District, on December 20, 2017. The RGPs replace most of the currently available RGPs authorized for use in the St. Paul District. The RGPs provide streamlined authorization for regulated minor activities in waters of the United States including: beach creation and nourishment, beach raking, minor discharge of less than 400 square feet, construction of piers and docks, activities on previously filled navigable waters, transportation projects, utility projects, and construction of wildlife ponds.

EPA has completed its review of the RGPs and its consultation with the appropriate tribes. EPA concludes that the RGPs comply with applicable water quality standards. EPA hereby issues Clean Water Act Section 401 Certification with no conditions. This certification is applicable to all Native American reservations in Minnesota and Wisconsin with the exception of: the Mole Lake Band of Sokaogon Chippewa, the Fond du Lac Band of Lake Superior Chippewa, the Grand Portage Band of Lake Superior Chippewa, the Bad River Band of Lake Superior Chippewa, the Lac du Flambeau Band of Lake Superior Chippewa and the Leech Lake Band of Ojibwe. Leech Lake has requested formal consultation with EPA. Once EPA has completed the consultation process with Leech Lake, EPA will make its final Section 401 decision for that reservation.

If you have any questions, or if we can be of further assistance, please contact Janice Cheng of my staff at (630) 483-1184 or cheng.janice@epa.gov.

Sincerely,



Linda Holst
Acting Division Director
Water Division

cc: Jill Bathke, St. Paul District, Corps of Engineers (via email)
Shane Bowe, Red Lake Band of Chippewa (via email)
Gabrielle Holman, Bois Forte Band of Chippewa (via email)
Greg Bunker, Stockbridge -Munsee Community (via email)
Debra Dirlum, Lower Sioux Indian Community (via email)
Jeremy Bloomquist, St. Croix Chippewa Indians of Wisconsin (via email)
Scott Walz, Shakopee Mdewakanton Sioux Community (via email)
Monica Hedstrom, White Earth Band of Chippewa (via email)
Dan Tyrolt, Lac Courte Oreilles Band of Lake Superior Chippewa (via email)
Michael Northbird, Minnesota Chippewa Tribe (via email)
Perry Bunting, Mille Lacs Band of Ojibwe (via email)
Heather Pyatskowitz, Menominee Indian Tribe of Wisconsin (via email)
Jim Snitgen, Oneida Nation (via email)
Nate Guldan, Forest County Potawatomi Community (via email)
Randy Poelma, Ho-Chunk Nation (via email)
Gabrielle VanBergen, Red Cliff Band of Lake Superior Chippewa, (via email)
Barbara Long, Upper Sioux Indian Community (via email)
Gabriel Miller, Prairie Island Indian Community (via email)
Ben Benoit, Leech Lake Band of Ojibwe (via email)



**US Army Corps
of Engineers** ®

St. Paul District

COMPLIANCE CERTIFICATION

Regulatory File Number: MVP-2022-01887-CJB
Name of Permittee: C. Roffers Properties, LLC, c/o Chad Roffers
County/State: Brown County/Wisconsin
Date of Issuance: 04 Jan 2023

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the Corps contact identified in your verification letter within 30 days.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

By signing below, the permittee is certifying that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the permit, and any required mitigation was completed in accordance with the permit conditions.

Signature of Permittee

Date



TO: Planning & Zoning Commission

**RE: Conditional Use Permit, HB-1395-1, 3849 W. Mason St.,
Mini Storage Warehousing**

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: January 11, 2023

ISSUE: Consider Conditional Use Permit for mini storage/warehousing, HB-1395-1, 3849 W. Mason St.

RECOMMENDATION: Staff recommends conditional approval

GENERAL INFORMATION

1. Applicants/Agent: Robert E. Lee & Assoc.
2. Owner: Jesse Hall & Al Dorn
3. Parcel(s): HB-1395-1
4. Zoning: I-1: Limited Industrial District

BACKGROUND

Jesse Hall and Al Dorn are proposing a plan for additional development on the 6.959 acre parcel located at 3849 W. Mason St. (HB-1395-1). The proposed development calls for the existing commercial building to remain with the construction of six new mini storage warehouse buildings containing a total of approximately 135 individual units. Access to the new development will utilize the existing ingress/egress to the site from W. Mason St. Village Zoning Code requires that mini storage warehouse facilities are a conditional use in the I-1: Limited Industrial District. Therefore, the applicants are requesting the review of a Conditional Use Permit for the proposed use at this location.

A Conditional Use Permit is needed for the storage warehousing use. Attached is their conceptual site plan and draft Conditional Use Permit. Any approval of this CUP request would also require approval of the building and site plans by the Village Site Review Committee at a later date.

RECOMMENDATION/CONDITIONS

Village Staff recommends conditional approval of the requested Mini Storage Warehousing Conditional Use Permit for parcel HB-1395-1 conditioned upon the attached "Conditional Use Permit" draft and any additional conditions the Planning and Zoning Commission may identify.



- Rezoning Review
- Conditional Use Permit Review
- Planned Development Review
- CSM/Plat Review

Village of Hobart
 Dept of Planning & Code
 Compliance
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax: (920) 869-2048

APPLICANT INFORMATION

Petitioner: ROBERT E. LEE & ASSOC. Date: 12-22-2022
 Petitioner's Address: 1250 CENTENNIAL CENTRE BLVD. City: HOBART State: WI Zip: 54155
 Telephone #: 920-662-9641 Email: _____
 Status of Petitioner (Please Check): Owner Representative Tenant Prospective Buyer

Petitioner's Signature (required): *[Signature]* Date: 12-22-2022

OWNER INFORMATION

Owner(s): JESSE HALL / AL DORN Date: 12-22-2022
 Owner(s) Address: 3849 W MASON ST. City: HOBART State: WI Zip: 54155
 Telephone #: 920-438-9316 Email: jhall@kellerbuilds.com

Ownership Status (Please Check): Individual Trust Partnership Corporation

Property Owner Consent: (required)

By signature hereon, I/We acknowledge that Village officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Neighborhood Services Department for incomplete submissions or other administrative reasons.

Property Owner's Signature: *Richard Poquett* Date: 1/5/2023

SITE INFORMATION

Address/Location of Proposed Project: 3849 W MASON ST. Parcel #: HB- 1395-1
 Proposed Project Type: STORAGE BUILDINGS
 Current Use of Property: AUTO SHOP Zoning: I-1
 Land Uses Surrounding Site:
 North: AUTO REPAIR SHOP
 South: RIVER AND RESIDENTIAL
 East: TOOL SHOP
 West: VACANT LOT

****Please note that a meeting notice will be mailed to all abutting property owners regarding your request prior to any Public Hearing.**

- Application fees are due at time of submittal. Make check payable to Village of Hobart.
- Please refer to the fee schedule for appropriate fee. FEE IS NON-REFUNDABLE

CONDITIONAL USE PERMIT / PLANNED DEVELOPMENT APPLICATIONS

Briefly explain how the proposed **conditional use/development plan** will not have a negative effect on the issues below.

1. Health, safety, and general welfare of occupants of surrounding lands.

THE SITE WILL MEET ALL MUNICIPAL, COUNTY, AND STATE CODES TO PROVIDE A SAFE ENVIRONMENT. THE EXISTING CONDITIONS WILL BE MODIFIED FOR SUITABLE WALKING AND DRIVING CONDITION AS WELL.

2. Pedestrian and vehicular circulation and safety.

THE SITE WILL MEET MUNICIPAL SETBACKS, DRIVE LANE WIDTHS, AND BUILDING SPACING TO ENSURE ORDERLY OPERATION BY STORAGE USERS. ACCESS TO THE SITE WILL UTILIZE THE EXISTING DRIVEWAY TO THE PROPERTY.

3. Noise, air, water, or other forms of environmental pollution.

THE SITE WILL PROVIDE ONSITE STORMWATER TO MANAGE POST-CONSTRUCTION FLOWS AND IMPROVE WATER QUALITY DISCHARGE. OWNERS PLAN TO PROVIDE PROPER LANDSCAPING AND GRASS TO MAINTAIN AESTHETIC LOOK AND SCREENING FROM NEIGHBORS. DURING CONSTRUCTION ONSITE BMP'S WILL BE IN PLACE TO PREVENT SOIL LOSS.

4. The demand for and availability of public services and facilities.

ACCESS FROM THE EXISTING ROADWAY WILL BE REQUIRED. NO WATER OR SEWER SERVICE IS REQUIRED FOR THE USE.

5. Character and future development of the area.

THE OWNER IS LOOKING TO CONSTRUCT 6 NEW STORAGE BUILDINGS, WITH ASPHALT DRIVE LANES, AND A WET POND TO REDUCE FLOWS AND IMPROVE POST-CONSTRUCTION WATER QUALITY.

Village of Hobart CUP Narrative
3489 W. Mason Street
HB-1395-1

Farmland Storage

The property owners at 3849 W. Mason Street are looking to construct 6 new storage buildings on parcel HB-1395-1 south of the existing Auto Body Shop. The owners plan to keep the auto shop running while also have mini storage units on site. There is an existing driveway to the current business that will be utilized for both on-site uses. The existing site has asphalt parking, a fenced in storage area, a metal building on the north end, as well as 2 signs. The proposed development would take place on the southern side of the current development and add 6 new storage buildings, associated asphalt drive lanes, retaining walls, and a stormwater pond on the southern portion of the site. There wouldn't be any new residents or employees added for this proposed development. There will be approximately 135 units available for rent all ranging in sizes and types. The proposed development will not effect the neighboring properties from a noise, pollution, glare, vibration, or fumes standpoint as only storage is allowed and not business use. During construction these may vary but will be within business hours and will meet all DNR and local codes. The proposed development will fit in well with the surrounding businesses and will be similar to the storage units off of S. Pine Tree which are just up the road to the east. There are a lot of commercial shops in the area as well as residential just to the south so this will allow for a safe and enclosed area for people to store their goods. Traffic generated from this site, based on the Institute of Transportation Engineers, will be around 8-9 trips in the AM and 14-15 trips in the PM peak time and approximately 155 trips per day (in and out).



2990 S. Pine Tree Rd.
 Hobart, WI 54155
 tele: 920-869-3809
 fax: 920-869-2048

Conditional Use Permit

A Conditional Use Permit is hereby granted for the construction of a Mini Storage Warehouse complex located at 3849 W. Mason St., Hobart, Wisconsin (HB-1395-1) as approved by the Village Board on February 21, 2023.

This Permit is subject to the following Limitations and Conditions:

Limitations:

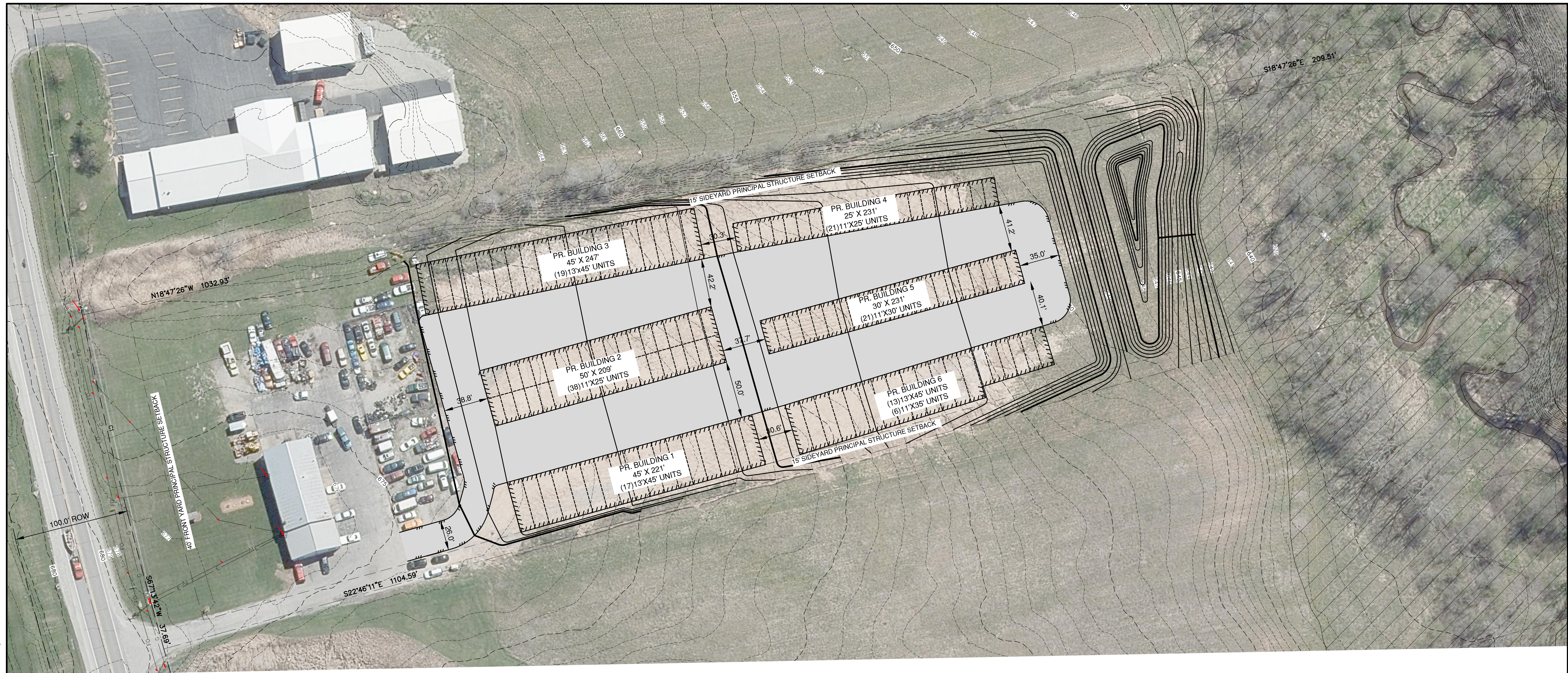
- Limit hours of operation to 6 am to 10 pm daily

Conditions:

1. This development shall be used exclusively for mini storage warehousing (except for the existing commercial building fronting W. Mason St.);
2. There shall be no exterior storage associated with the mini storage warehouse buildings;
3. The individual units of the mini storage warehouse buildings shall not be allowed to contain water supply or sanitary sewer service;
4. The individual units of the mini storage warehouse buildings shall be limited to convenience electrical facilities only (lights and convenience receptacles);
5. Vehicular access point(s) to mini storage warehouse buildings shall be controlled to restrict access during non-operation hours upon readiness of the first unit's occupancy/tenancy;
6. There shall be no parking allowed in the drive lanes around mini storage warehouse buildings that restricts emergency vehicle access;
7. All partially dismantled, non-operating, wrecked, junked, or discarded vehicles or machinery, or vehicle which is not licensed, has an invalid license or does not possess a current license, that is associated with the operation of the commercial building fronting W. Mason St., shall be store indoors, removed from the property, or screened from view from the public roadway and adjoining easterly property by a barrier compliant with Village Codes when not actively being serviced as part of the normal operations of such business enterprise;
8. Compliance with Village Site Review Committee conditions of approval;
9. The Conditional Use Permit may be brought back to the Village Board for reconsiderations and revocation if the activities of the operation results in repeated violations or complaints of Village, County, State or Federal regulations, rules or laws.

Director of Planning and Code Compliance

Date



File: R:\A\200\A17\A172001\A43\Clip_Site_Plan.dwg
 Plot Date: Dec 28, 2022 11:35:00am
 24x36
 LAYOUT

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	261.80	3769.72	3.98	S69° 13' 01\"W	261.75

NOTE

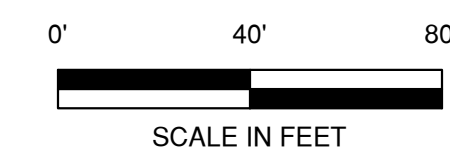
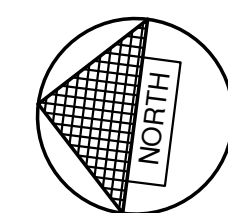
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARCEL NO.

HB-1395-1

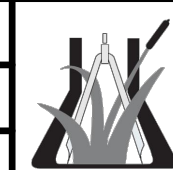
ZONING

I-1 LIMITED INDUSTRIAL DISTRICT



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	DATE	FILE	JOB NO.	SHEET NO.
								----	11/2022	Robert E. Lee & Associates, Inc.		1
								-----		ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES		
								-----		1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155		
								-----		920-662-9641 www.releinc.com		

SITE PLAN













Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
1

Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

A complete map legend (map key) is available at: tinyurl.com/BrownDogLegend

Map printed 1/6/2023



1:3,600

1 inch = 300 feet*

1 inch = 0.0568 miles*

*original page size is 8.5" x 11"

Appropriate format depends on zoom level

This is a custom web map created by an online user of the GIS map services provided by the

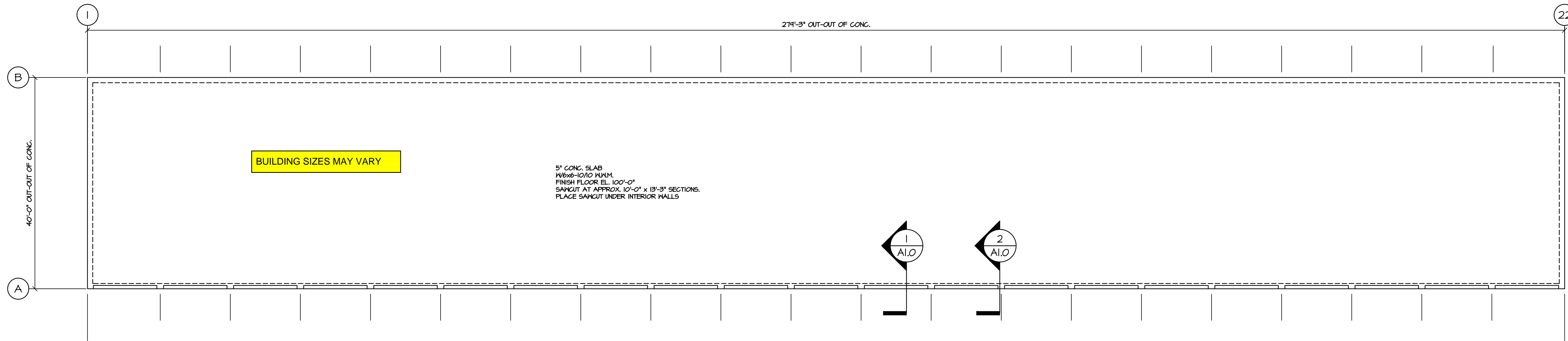
Brown County Wisconsin Planning & Land Services Department



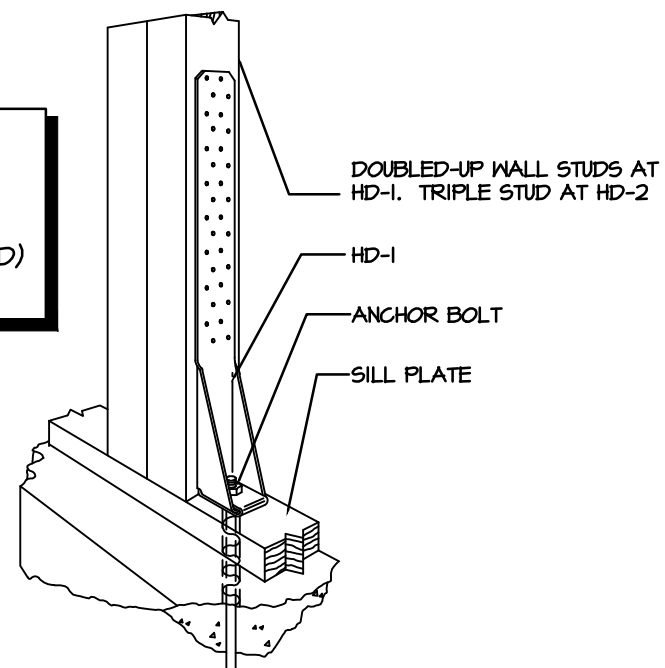
(920) 448-6480

www.browncountywi.gov

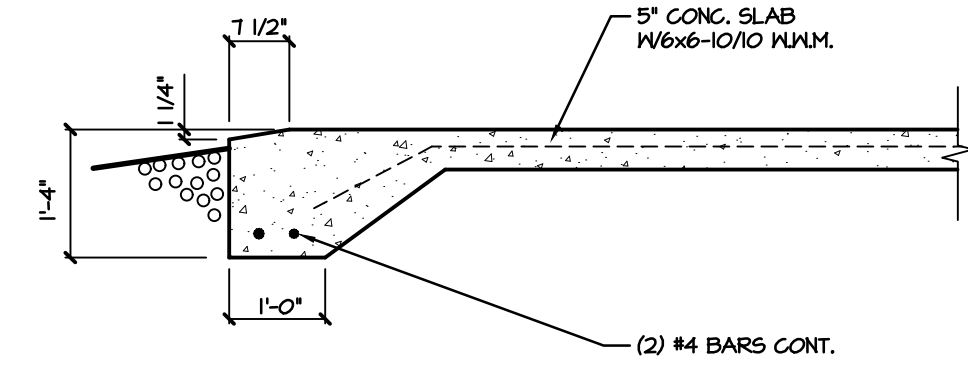




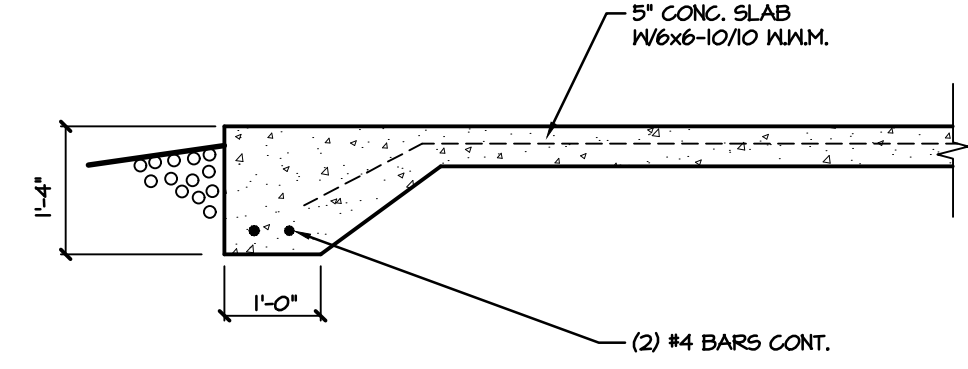
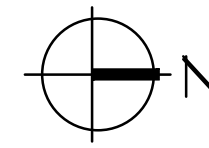
SHEAR WALL HOLD DOWN SCHEDULE:
 HD-1: SIMPSON HDU4-SD5 2.5 HOLD DOWN, W/ 5/8" x 8" LONG EXPANSION ANCHOR
 & (10) SD5 1/4" x 2 1/2" FASTENERS ANCHORED TO DOUBLE-UP WALL STUD, (10 REG'D)



FOUNDATION PLAN
 SCALE: 3/32" = 1'-0"

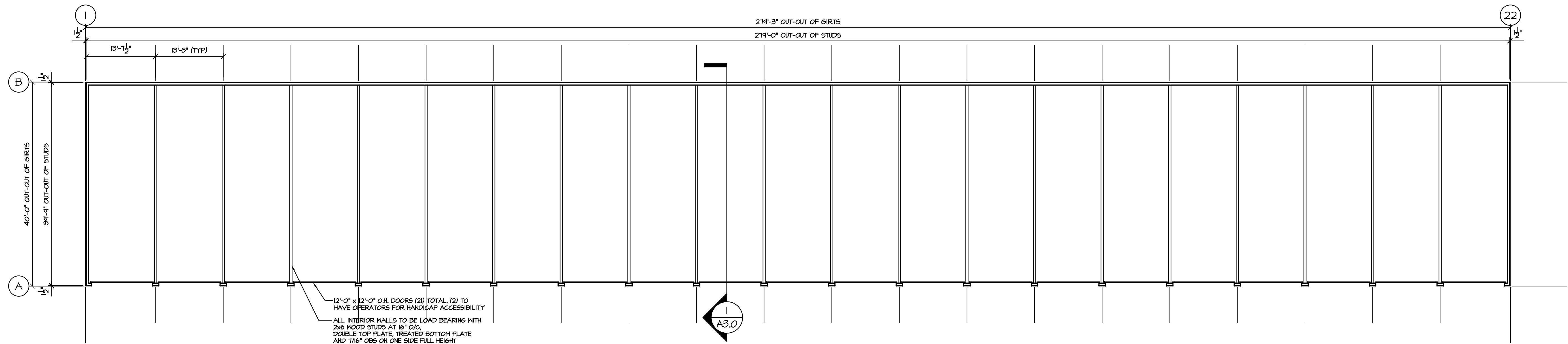


1 SECTION AT O.H. DOORS
 SCALE: 1/2" = 1'-0"

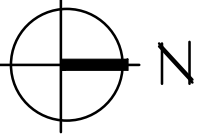


2 GRADE BEAM SECTION
 SCALE: 1/2" = 1'-0"

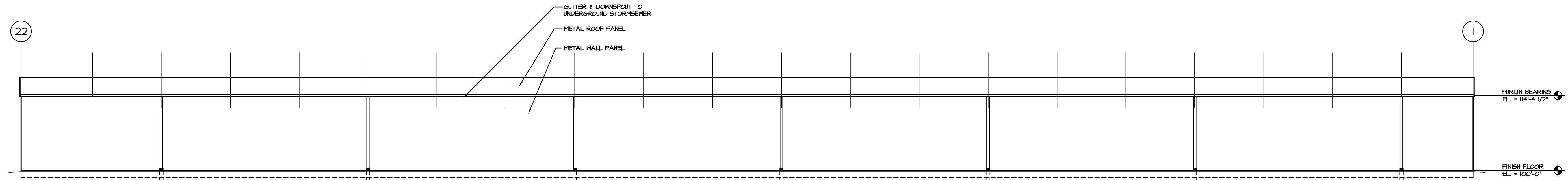
SHEAR WALL SCHEDULE:
 SW: 1/16" OSB SHEATHING ON ONE SIDE OF WALL W/ 8d NAILS SPACED
 6" O/C AT PANEL EDGES.
 SEE FOUNDATION PLAN FOR HOLD DOWN INFO.



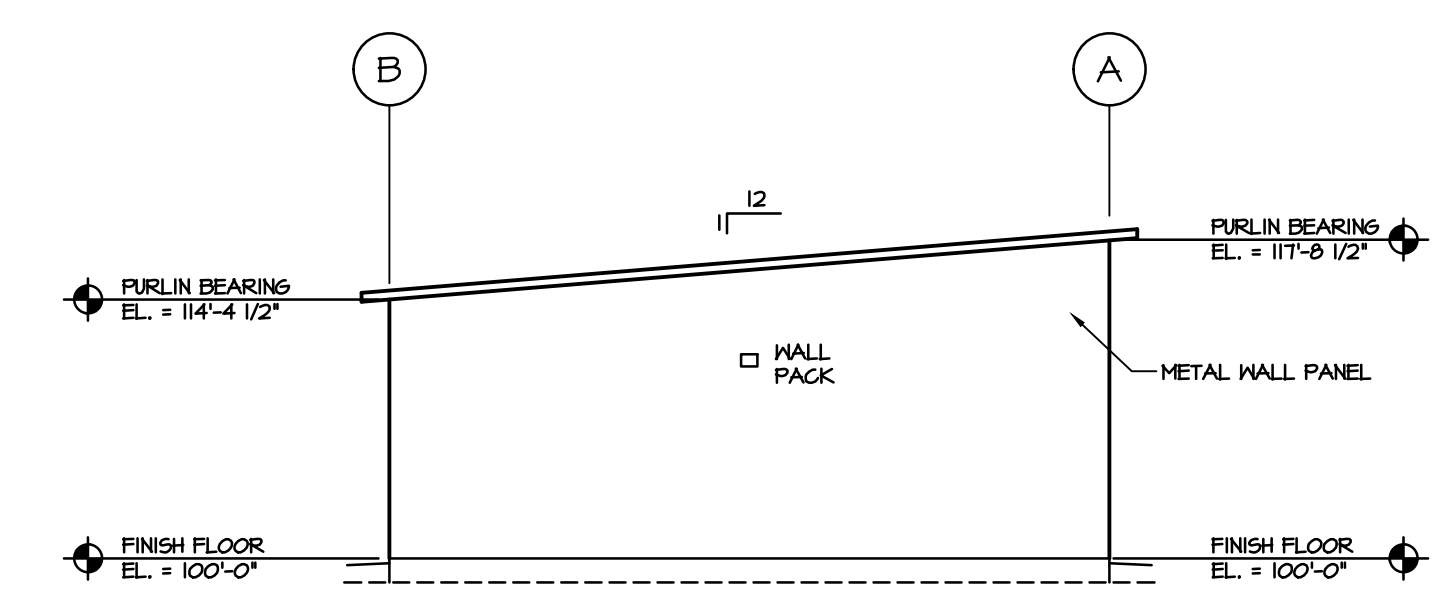
FLOOR PLAN
 SCALE: 3/32" = 1'-0"



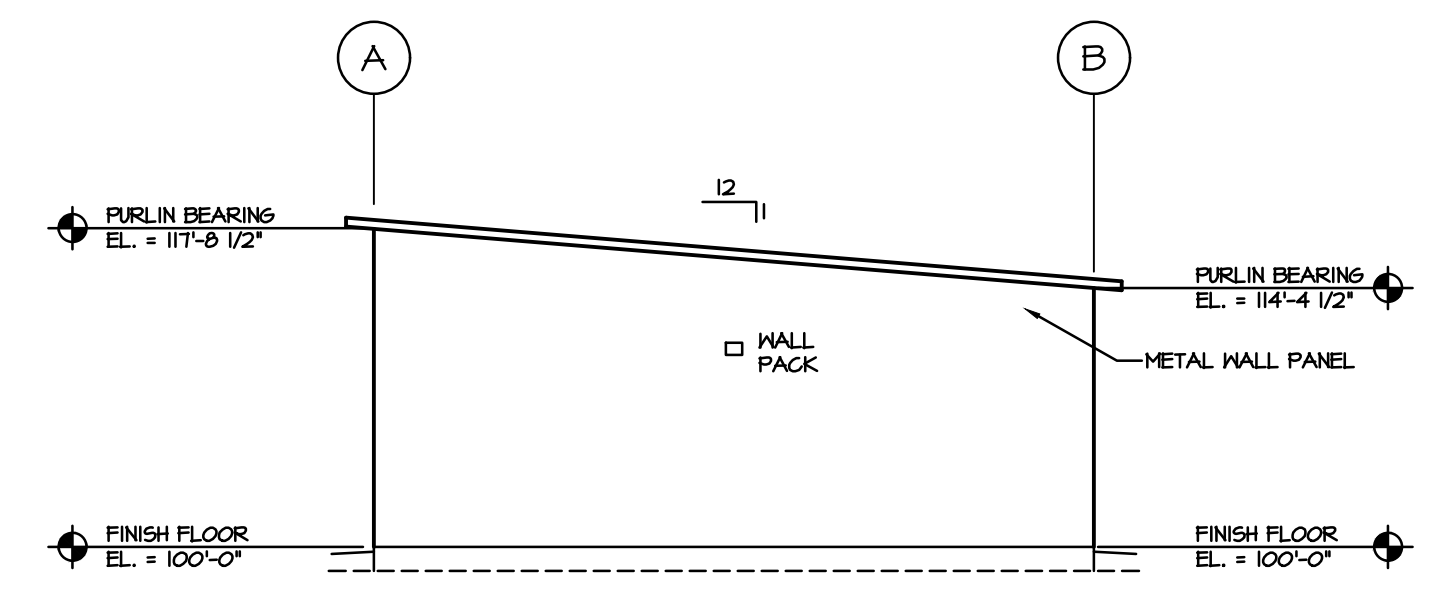
PROJECT: EESSE HALL FARMLAND STORAGE - BUILDING #4		BY:	DATE:
LOCATION: LAKE STREET KAUKAUNA, WISCONSIN		REV. NO.:	DESCRIPTION:
DESCRIPTION: FLOOR PLAN/FDN. PLAN/FDN. SECTIONS		BY:	DATE:
DRAWN BY: RDT		REV. NO.:	DESCRIPTION:
CHECKED BY:		DATE:	03-10-21
SHEET		PROJECT-NUMBER	7148
A.I.O.		HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS	
2718 NORTH MEADE ST. APPLETON, WI 54911		TEL: (920) 733-8377 FAX: (920) 733-4731	



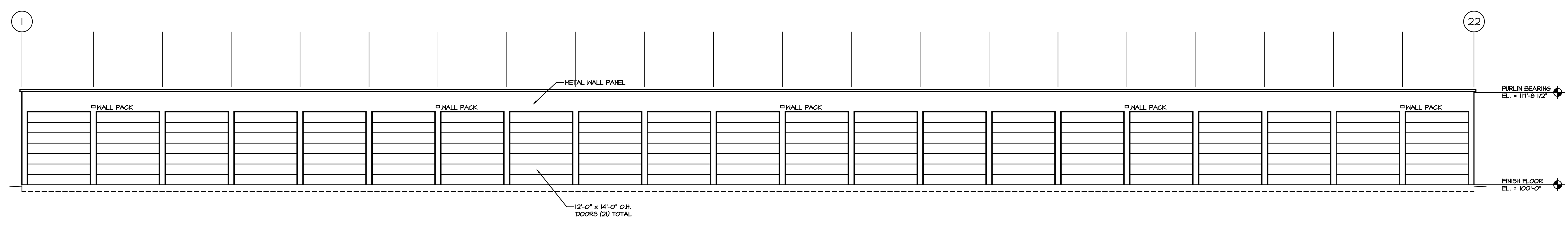
EAST ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

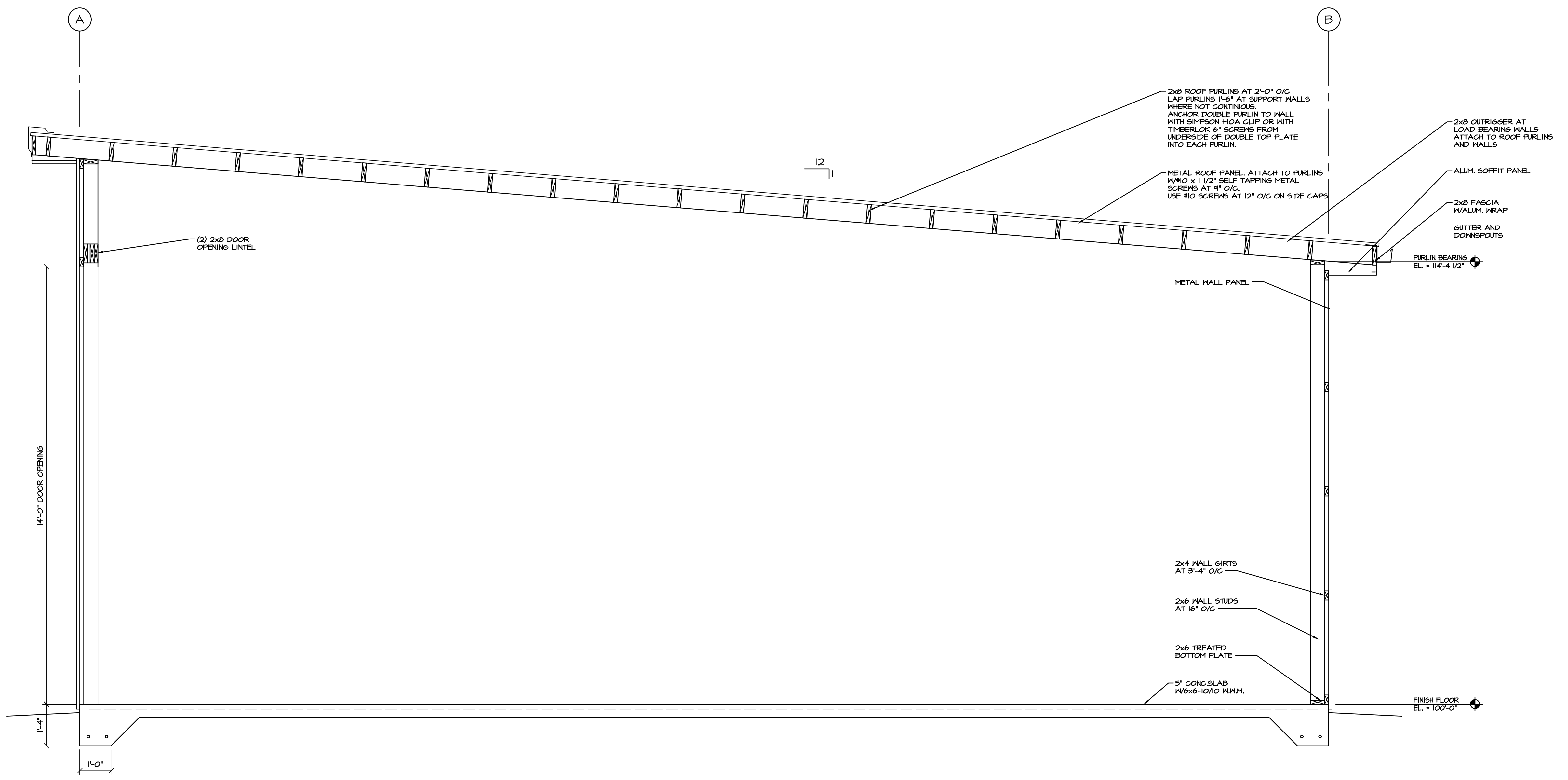


SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

<p>2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731</p>	
<p>HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS</p>	
BY:	
DATE:	
DESCRIPTION:	
REV. NO.:	
BY:	
DATE:	
DESCRIPTION:	
REV. NO.:	
<p>PROJECT: ESSE HALL STORAGE BUILDING #4 LOCATION: LAKE STREET KAUKAUNA, WISCONSIN DESCRIPTION: EXTERIOR ELEVATIONS</p>	
<p>DRAWN BY: RDT CHECKED BY:</p>	
<p>DATE: 03-10-21 SHEET</p>	
<p>A2.0</p>	
<p>PROJECT-NUMBER 7148</p>	



BUILDING SECTION
 SCALE: 1/2" = 1'-0"

HARRIS & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 AND LAND SURVEYORS

2718 NORTH MEADE ST.
 APPLETON, WI 54911
 TEL: (920) 733-8377
 FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: EESSE HALL
 FARMLAND STORAGE - BUILDING #4

LOCATION: LAKE STREET
 TOWN OF KAUKAUNA, WISCONSIN

DESCRIPTION: BUILDING SECTION/DETAILS

DRAWN BY:
 RDT

CHECKED BY:

DATE:
 03-10-21

SHEET
A3.0

PROJECT-NUMBER
 7748



2990 S. Pine Tree Rd.
 Hobart, WI 54155
 tele: 920-869-3809
 fax: 920-869-2048

Conditional Use Permit

A Conditional Use Permit is hereby granted for the construction of a Mini Storage Warehouse complex located at 3849 W. Mason St., Hobart, Wisconsin (HB-1395-1) as approved by the Village Board on February 7, 2023.

This Permit is subject to the following Limitations and Conditions:

Limitations:

- None

Conditions:

1. This development shall be used exclusively for mini storage warehousing (except for the existing commercial building fronting W. Mason St.);
2. There shall be no exterior storage associated with the mini storage warehouse buildings;
3. The individual units of the mini storage warehouse buildings shall not be allowed to contain water supply or sanitary sewer service;
4. The individual units of the mini storage warehouse buildings shall be limited to convenience electrical facilities only (lights and convenience receptacles);
5. Vehicular access point(s) to mini storage warehouse buildings shall be controlled to restrict access during non-operation hours upon readiness of the first unit's occupancy/tenancy;
6. There shall be no parking allowed in the drive lanes around mini storage warehouse buildings that restricts emergency vehicle access;
7. All partially dismantled, non-operating, wrecked, junked, or discarded vehicles or machinery, or vehicle which is not licensed, has an invalid license or does not possess a current license, that is associated with the operation of the commercial building fronting W. Mason St., shall be store indoors, removed from the property, or screened from view from the public roadway and adjoining easterly property by a barrier compliant with Village Codes when not actively being serviced as part of the normal operations of such business enterprise. Such barrier shall be installed prior to occupancy of first mini-storage building;
8. Compliance with Village Site Review Committee conditions of approval;
9. The Conditional Use Permit may be brought back to the Village Board for reconsiderations and revocation if the activities of the operation results in repeated violations or complaints of Village, County, State or Federal regulations, rules or laws.

Director of Planning and Code Compliance

Date

2/01/2023 12:12 PM

Check Register - Quick Report - ALL

Page: 1

ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 2/07/2023

From Account:

Thru: 2/07/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
57630	2/07/2023	ADVANTAGE POLICE SUPPLY INC SINGLE-LAUNCHER COLLAPSING STOCK COMBO	11,296.16
57631	2/07/2023	ARING EQUIPMENT COMPANY INC. REAR-VIEW MIRROR 1VM62130	131.78
57632	2/07/2023	ASHWAUBENON AUTO REPAIR LLC MULTIPLE INVOICES	180.91
57633	2/07/2023	AT&T WATER BOOSTER STATION PHONE LINE	264.97
57634	2/07/2023	BAYSIDE PRINTING LLC MULTIPLE INVOICES - DEPARTMENTS	587.20
57635	2/07/2023	BRANDON J GRANT REFUND 2022 TAX OVERPAYMENT HB-1526	2,403.15
57636	2/07/2023	BRIAN RUECHEL ACCOUNTING TRANSACTIONS YEAR END & 1-23	6,851.25
57637	2/07/2023	BROWN COUNTY HIGHWAY DEPARTMENT INVOICES FROM 7/1/22 - 9/30/22 NOT BILLE	1,651.31
57638	2/07/2023	BROWN COUNTY JAIL POCASANORE-ESCOBAR, LUIS 1 DAY	80.00
57639	2/07/2023	BROWN COUNTY PORT & RESOURCE RECOVERY REFUSE & RECYCLING DECEMBER 2022	8,291.07
57640	2/07/2023	BROWN COUNTY TREASURER'S OFFICE TAX BILL POSTAGE (.466150/BILL)	1,819.85
57641	2/07/2023	CELLCOM GREEN BAY MSA CELLPHONES	757.02
57642	2/07/2023	CHAD ROFFERS PROPERTY LLC REFUND TAX OVERPAYMENT HB-3331 & 3332	22,167.16
57643	2/07/2023	CHANCE D. GLANNER REFUND OVERPAYMENT 2022 TAXES HB-1396-17	5,517.44
57644	2/07/2023	CHRISTOPHER G SANDS REFUND TAX OVERPAYMENT HB-3216	41.11
57645	2/07/2023	CLIFTON LARSON ALLEN LLP PROGRESS BILLING FOR AUDIT 12-31-2022	9,085.00
57646	2/07/2023	COMPASS MINERALS AMERICA BULK HIGHWAY COARSE W/YPS	21,178.01
57647	2/07/2023	CUSTOM SERVICE INFORMATION - LLC DEPOSIT FOR CONTRACTED SERVICES FOR HLPD	500.00
57648	2/07/2023	D2 OF HOBART FEBRUARY AND APRIL 2023 ELECTIONS	600.00

2/01/2023 12:12 PM

Check Register - Quick Report - ALL

Page: 2

ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 2/07/2023

From Account:

Thru: 2/07/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
57649	2/07/2023	D2 OF HOBART CHRISTMAS CELEBRATION	584.10
57650	2/07/2023	DAVE'S AUTO BODY INC SQUAD REPAIR VIN 67316	2,154.06
57651	2/07/2023	DECKER SUPPLY CO INC. STREET SIGNS -2022	3,574.95
57652	2/07/2023	DEER CREEK TECHNOLOGIES DOCUMENT MANAGEMENT AND EWS SOFTWARE	421.08
57653	2/07/2023	DELTA DENTAL OF WISCONSIN DENTAL & VISION PREMIUMS FEBRUARY	2,111.01
57654	2/07/2023	DIGGERS HOTLINE INC. PREPAYMENT 230 1 11251 PP1	1,459.20
57655	2/07/2023	DIVERSIFIED BENEFIT SERVICES INC. JANUARY 125-FSA ADMIN SERVICES	205.00
57656	2/07/2023	DREW ROBERTS REFUND OVERPAYMENT 2022 TAX HB-223	108.89
57657	2/07/2023	DSPS ATTN: TRADES DEPT ELECTRICAL INSP AGENCY REGIST RENEWAL	55.00
57658	2/07/2023	ELIZABETH ADKINS LAKYN REFUND OVERPAYMENT 2022 TAX HB-3409	1,087.17
57659	2/07/2023	EMERGENCY SERVICES MARKETING CORP. INC. SUBSCRIPTION 01/18/23 TO 01/17/2024	810.00
57660	2/07/2023	ERC INC MONTHLY EAP SERVICES	258.33
57661	2/07/2023	FAIR MARKET ASSESSMENTS ASSESSMENT SERVICES FEBRUARY	2,910.00
57662	2/07/2023	FERGUSON WATERWORKS MULTIPLE SUPPLY INVOICES	554.96
57663	2/07/2023	FOX VALLEY TECHNICAL COLLEGE ASSESSMENT OF CANDIDATES	720.00
57664	2/07/2023	GAT SUPPLY INC. MULTIPLE INVOICES SUPPLIES	114.03
57665	2/07/2023	GFL - GFL SOLID WASTE MIDWEST LLC REFUSE & RECYCLING COLLECTION JAN 2023	24,963.16
57666	2/07/2023	GOVERNMENT FINANCE OFFICERS ASSOCIATION MEMBERSHIP DUES 3/1/2023 - 2/29/2024	170.00
57667	2/07/2023	GRACE ELLIOTT REFUND OVERPAYMENT CLOSED UTILITY 1438-08	112.83

2/01/2023 12:12 PM

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ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 2/07/2023

From Account:

Thru: 2/07/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
57668	2/07/2023	GREEN BAY METROPOLITAN SEWERAGE DISTRICT TREATMENT COSTS DECEMBER 2022	78,103.22
57669	2/07/2023	GREEN BAY WATER UTILITY PURCHASED WATER DECEMBER 2022	30,722.35
57670	2/07/2023	HAWKINS INC. CHLORINE CYLINDERS	40.00
57671	2/07/2023	HSHS EWD 4- EVIDENCE DRAWS 40123126	186.00
57672	2/07/2023	IDEALAIR HEATING & COOLING INC. AIR FLOW MAINTENANCE	103.95
57673	2/07/2023	IRON MOUNTAIN SHREDDING SERVICE	65.40
57674	2/07/2023	JAMES & SHERRY LEANNA REFUND OVERPAYMENT 2022 TAX HB-2909	5,547.67
57675	2/07/2023	JANSON A MANCHESKI REFUND OVERPAYMENT 2022 TAX HB-2459	5,245.04
57676	2/07/2023	JEFFREY A & SHANNON M MINZLAFF REFUND OVERPAYMENT 2022 LOTTERY HB-2704	173.51
57677	2/07/2023	JENNIFER JONET REFUND TAX OVERPAYMENT HB-3380	290.90
57678	2/07/2023	JESSICA D BESAW REFUND OVERPAYMENT 2022 TAX HB-2833	9.25
57679	2/07/2023	JUSTIN LARSON REFUND OVERPAYMENT 2022 TAXES HB-856-1	4,345.56
57680	2/07/2023	KEITH & KATHERINE SZERKINS REFUND OVERPAYMENT 2022 TAX HB-196-1-1	221.79
57681	2/07/2023	KEVIN KLARKOWSKI REFUND 2022 TAX OVERPAYMENT HB-1981	29.12
57682	2/07/2023	LEXINGTON HOMES INC. REFUND OVERPAYMENT UTILITY ACCT#1956-01	160.28
57683	2/07/2023	LINDSAY M. ANDERSON REFUND OVERPAYMENT 2022 TAXES HB-1664	173.51
57684	2/07/2023	MARCO TECHNOLOGIES LLC MAINTENCE OF ALL PRINTERS	113.42
57685	2/07/2023	MARY SMITH REFUND OVERPAYMENT 2022 TAX HB-192	3,060.55
57686	2/07/2023	MCC, INC. COLD MIX FOR PATCHING 7.27 TON	908.75

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ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 2/07/2023

From Account:

Thru: 2/07/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
57687	2/07/2023	MICHAEL J VANLITH& KERI TENLEY OVERPAYMENT 2022 TAX HB-1913	284.73
57688	2/07/2023	MINDA ZWASCHKA REFUND PARK DEPOSIT 1-14-2023	175.00
57689	2/07/2023	NATIONAL FIRE PROTECTION ASSOCIATION ANNUAL DUES J. LANCELLE ID#2995080	175.00
57690	2/07/2023	OLSON TRAILER & BODY L.L.C. MULTIPLE INVOICES FOR 1-TON	585.55
57691	2/07/2023	PETER HARTMAN OVERPAYMENT 2022 TAXES HB582-5	173.51
57692	2/07/2023	POMP'S TIRE SERVICE INC. 4-TIRES SQUAD 182	750.48
57693	2/07/2023	PREVEA HEALTH OCCUPATIONAL HEALTH CPR TRAINING POLICE DEPT 01032023	94.00
57694	2/07/2023	ROBERT E. LEE & ASSOCIATES INC. MULTIPLE INVOICES FOR PROJECTS	17,202.95
57695	2/07/2023	SETH & TIFFANY EVANS REFUND OVRPMNT 2022 TAXES HB-1491-F-1	173.51
57696	2/07/2023	SHARON BRAATZ REFUND OVERPAYMENT UTILITY ACCT 0153-00	1,383.24
57697	2/07/2023	SHERYL ATKINS REFUND TAX OVERPAYMENT HB-3064	176.51
57698	2/07/2023	ST. JOSEPH CHURCH FEBRUARY 2023 AND APRIL 2023 ELECTIONS	600.00
57699	2/07/2023	STREICHER'S REFLEX SIGHT LEU-DPRS.25	5,235.00
57700	2/07/2023	TAMARA L CARTER REFUND OVERPAYMENT 2022 TAX HB-3316	5,710.71
57701	2/07/2023	TECHNOLOGY ARCHITECTS INC. NABLE NCENTRAL MAINT & MONITORING	2,541.90
57702	2/07/2023	THE UNIFORM SHOPPE MULTIPLE INVOICES	658.65
57703	2/07/2023	THOMAS BERNSTEEN REFUND 2022 LOTTERY OVERPAYMENT HB-3270	173.51
57704	2/07/2023	TOWN OF LAWRENCE MULTIPLE INVOICES	25,235.70
57705	2/07/2023	TRUCK COUNTRY OF WISCONSIN INC FULL SERVICE WITH DELVAC OIL 2020 FTL 10	340.26

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ALL Checks

ACCT

ALL BANK ACCOUNTS

Dated From: 2/07/2023

From Account:

Thru: 2/07/2023

Thru Account:

Check Nbr	Check Date	Payee	Amount
57706	2/07/2023	TRUCK EQUIPMENT INC MULTIPLE INVOICES	4,936.00
57707	2/07/2023	VON BRIESEN & ROPER S.C. ATTORNEYS AT LAW MULTIPLE INVOICES DEC 2022	20,693.50
57708	2/07/2023	WI DEPT OF JUSTICE - CIB TIME TIME ACCESS & QUARTERLY CHARGES	371.25
57709	2/07/2023	WI MUNICIPAL COURT CLERKS ASSOCIATION - WMCCA 2023 COURT CLERK DUES - A. WANGERIN	45.00
57710	2/07/2023	WILLMAN - DAVIS - ELAINE WILLMAN JANUARY 2023 FEE	1,000.00
Grand Total			353,993.39

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ACCT

ALL BANK ACCOUNTS

Dated From: 2/07/2023

From Account:

Thru: 2/07/2023

Thru Account:

Amount

Total Expenditure from Fund # 001 - General Fund	163,278.28
Total Expenditure from Fund # 002 - Water Fund	34,816.27
Total Expenditure from Fund # 003 - Sanitary Sewer Fund	102,803.61
Total Expenditure from Fund # 004 - Capital Projects Fund	3,204.57
Total Expenditure from Fund # 006 - K-9 Fund	4,651.68
Total Expenditure from Fund # 007 - Storm Water Fund	7,228.64
Total Expenditure from Fund # 008 - TID #1 Fund	16,388.03
Total Expenditure from Fund # 009 - TID #2 Fund	9,567.83
Total Expenditure from Fund # 010 - Parks & Recreation	175.00
Total Expenditure from Fund # 013 - Police Department	11,879.48
Total Expenditure from all Funds	353,993.39



MEETING MINUTES – VILLAGE BOARD (Regular)

Date/Time: Tuesday January 17th 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 Rich Heidel at 6:03pm. Rich Heidel, David Dillenburg, Vanya Koepke, Tim Carpenter and Tammy Zittlow were present.
2. Certification of the open meeting law agenda requirements and approval of the agenda – MOTION: Heidel SECOND: Koepke VOTE: 5-0
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS - None

5. CONSENT AGENDA - A. Payment of Invoices; B. VILLAGE BOARD: Minutes of January 3rd 2023 (Regular); C. PUBLIC WORKS AND UTILITIES ADVISORY COMMITTEE: Minutes of November 14th 2022; D. PLANNING AND ZONING COMMISSION: Minutes of October 12th 2022 and November 9th 2022 ACTION: To approve the Consent Agenda MOTION: Carpenter SECOND: Dillenburg VOTE: 5-0

6. ITEMS REMOVED FROM CONSENT AGENDA - None

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS

There were no citizen comments.

A. PRESENTATION – Village Health Insurance Program – Tim Pachowitz (Account Executive, Benefits, Inc.) joined the meeting via phone. He explained the Village's current health insurance platform, as well as the 2022 market survey for other possible policies. He also explained the impacts of increasing the current employee contribution rate, and the details of the current plan being a pre-Affordable Care Act policy. There was no action on this issue.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS – Administrator Kramer shared the 2023 Budget Book with the Board, along with an article on the Highway 29-County VV Interchange that was recently published in the Ayres Associates Trends magazine. He said the Site Review Committee and Police Commission will be meeting later this month. He also informed the Board that the Village will be receiving a disaster relief payment from the state for last June's severe weather event. Clerk-Treasurer Katrina Bruecker updated the Board on the Village's Summer Celebration (August 26th, Four Seasons Park).

9. COMMITTEE REPORTS AND ACTIONS - None

10. OLD BUSINESS - None

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Miscellaneous Part-Time and Summer Employee Compensation - ACTION: To approve a five percent increase in the existing wages for summer employees, winter snow plowers and Village cleaning staff as presented to the Board by the Village Administrator MOTION: Heidel SECOND: Carpenter VOTE: 5-0

B. DISCUSSION AND ACTION – To establish a Public Hearing to Consider the Rezoning of Parcel HB-1491-F-45 (4567 Wedgestone Court) from ER: Estate Residential District to R-2: Residential District – ACTION: To schedule the public hearing for the February 7th Board meeting MOTION: Heidel SECOND: Zittlow VOTE: 5-0

C. DISCUSSION AND ACTION – To establish a Public Hearing to Consider Modifications/Amendments to the Zoning Ordinance, Chapter 295, 295-187, Conditional Uses, R-2-R - ACTION: To schedule the public hearing for the February 7th Board meeting MOTION: Dillenburg SECOND: Carpenter VOTE: 5-0

D. DISCUSSION AND ACTION – To establish a Public Hearing to Consider A Conditional Use Permit, Wildlife Pond, HB-3331 & HB-3332 (640 & 650 Trout Creek Road) - ACTION: To schedule the public hearing for the February 7th Board meeting MOTION: Heidel SECOND: Koepke VOTE: 5-0

E. DISCUSSION AND ACTION – To establish a Public Hearing to Consider A Conditional Use Permit, HB-1395-1 (3849 West Mason Street), Mini Storage Warehousing - ACTION: To schedule the public hearing for the February 7th Board meeting MOTION: Heidel SECOND: Carpenter VOTE: 5-0

F. DISCUSSION AND ACTION - Certified Survey Map (Triangle Drive, Centerline Drive, & Founders Terrace, HB-525) - Planning and Code Compliance Director Todd Gerbers explained the proposal. The property owner is proposing a two lot CSM splitting one 22.266-acre parcel into two parcels of 18.229 and 4.020 acres in the area bound by Triangle Dr., Centerline Dr., and Founders Terrace. The existing parcel is currently zoned PDD#1: Centennial Centre at Hobart District and the proposed CSM would create two new lots that maintain compliance with Village Code requirements by maintaining “sufficient area for green space requirements, parking and stormwater management requirements”. These requirements will be reviewed and verified during the Site Review Committee process once a development is submitted for review. ACTION: To approve the preliminary and final CSM MOTION: Heidel SECOND: Koepke VOTE: 5-0

G. DISCUSSION AND ACTION – Replacement and Upgrades of the Supervisory and Data Acquisition (SCADA) system (Water and Sanitary systems) – Public Works Director Jerry Lancelle discussed the proposal for the Board. This system maintains, operates, provides remote access, records, and alerts staff remotely to issues when required. The servers and software are no longer supported by the vendor and no further updates to the system will take place. ACTION: To approve the bid to replace the existing servers and backups, alerting software (dialer), and installation (Altronix Control Systems) for \$33,500.00, with the funding to come from the Village’s ARPA funds MOTION: Dillenburg SECOND: Carpenter VOTE: 5-0

H. DISCUSSION AND ACTION - Service Contract between Custom Service Information LLC and the Hobart-Lawrence Police Department – Police Chief Mike Renkas told the Board that this contract is for the policy management program for the Hobart-Lawrence Police Department. ACTION: To approve the Service Contract between Custom Service Information LLC and the Hobart-Lawrence Police MOTION: Heidel SECOND: Koepke VOTE: 5-0

I. DISCUSSION - Items for future agenda consideration or Committee assignment – Kramer said the February 7th Board meeting will include a proposal to lower the speed limit on a portion of Trout Creek Road and the 2023 Sewer Rate adjustment. No action was taken.

ACTION: To take a short recess before the closed session MOTION: Heidel SECOND: Zittlow VOTE: 5-0

J. ADJOURN to CLOSED SESSION (7:17 PM) – ACTION: To go into closed session 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: Zittlow VOTE: 5-0

K. CONVENE into open session (8:05 PM) – MOTION: Heidel SECOND: Koepke VOTE: 5-0

L. ACTION from closed session - None

12. ADJOURN (8:06 PM) – MOTION: Carpenter SECOND: Zittlow VOTE: 5-0

Submitted by Aaron Kramer, Village Administrator



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, September 21, 2022 – 5:30 pm

1. **Call to Order, Roll Call:**
 The meeting was called to order by Dave Dillenburg at 5:33pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, absent; Steve Riley, aye; Peter Zobro, excused; Rick Nuetzel, excused; Dave Baranczyk, aye; Tom Tengowski, aye.

2. **Verify/Modify/Approve Agenda:**
 Motion by Dave Baranczyk, seconded by Tom Tengowski, to approve the agenda as presented. All in favor. Motion carried.

3. **Approval of Site Review Minutes:**
 No Motion Taken.

4. **Public Comment on Non-Agenda Items:**
 - Ron Hieronimczak, 4941 N. Overland Rd., Hobart, WI 54155

5. **Discussion and action on a new 11,890 square foot commercial building and associated site improvements (3828 Packerland Dr., HB-950-7):**
 Todd Gerbers, Director of Planning & Code Compliance presented updates to the committee, along with Dave O'Brien from Bayland Buildings. Motion made by Tom Tengowski, seconded by Dave Baranczyk to approve as presented with the following conditions:
 1. Screening of any roof mounted HVAC equipment with materials similar to those utilized for the principal building.
 2. Implementation of a total of 5 deciduous trees along the public roadway.
 3. Any proposed signage shall come back to the Committee for approval.
 4. Implementation of landscape plantings in the landscaped area along the front (East) building elevation presented to staff for approval.
 All in favor. Motion carried.

6. **Discussion and action on a new 25,256 square foot commercial building and associated site improvements (4950 Founders Ter., HB-524-1):**
 Todd Gerbers, Director of Planning & Code Compliance presented updates to the committee, along with Dave O'Brien from Bayland Buildings. Motion made by Dave Baranczyk, seconded by Steve Riley to approve with the following conditions:
 1. Details on construction materials of refuse/recycling enclosure that are compatible with the primary building.
 2. Additional landscape planting around south side of mechanical equipment/generator area and along south and east sides of refuse/recycling enclosure to screen from view from the public roadway.
 3. Maintaining visual site lines for vehicular and pedestrian traffic at driveway accesses along Larsen Orchard Parkway.
 4. Signage details shall be submitted for approval prior to installation.
 5. Any additional mechanical equipment if located on the roof or ground, shall be screened from view by materials compatible with the building or landscaping.
 6. Any future parking lot lighting will be submitted to staff for approval prior to installation.

7. **Meeting Adjournment:**
 Motion made by Tom Tengowski, seconded by Dave Baranczyk, to adjourn at 6:30pm. All in favor. Motion carried.

Village of Hobart-Town of Lawrence Police Commission
Meeting Minutes – Tuesday, November 15th, 2022 @ 6:00 PM

Village of Hobart Office
2990 S. Pine Tree Rd.
Hobart, WI 54155

Call to Order

Meeting was called to order by John Shimek @ 6:09 PM.

Roll Call

Commissioners Melissa Tanke, John Shimek, Ron Jaeger, Don Hedrick, and Gary Pieschek were present. Chief Bani was in attendance.

Approval of Agenda

Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by John Shimek, second by Ron Jaeger. All in favor; motion carried.

Approval of Meeting Minutes

A motion was made to table the approval of the minutes of the October 20th meeting to the November 16th meeting. Motion made by John Shimek; seconded by Gary Pieschek. All in favor, motion carried.

Adjourn to Closed Session

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: Police Chief Candidate Interviews

Meeting was adjourned to closed session at 6:19 PM to interview candidates for the position of Chief of Police. Motion by Melissa Tanke, seconded by John Shimek. All in favor; motion carried.

Convene to Open Session

Meeting convened to open session at ?????? PM. Motion by Melissa Tanke; seconded by John Shimek. All in favor; motion carried.

Action from Closed Session

No action taken. We will continue with the interviews scheduled for November 16th at 6:00 PM as planned and decided at the October 20th meeting.

Adjournment

Motion to adjourn the meeting at ?????? PM was made by John Shimek, seconded by Don Hedrick. All in favor; motion carried.

Meeting Minutes submitted by:
Melissa Tanke
HLPC – Meeting Minutes – 11-15-22

Village of Hobart-Town of Lawrence Police Commission
Meeting Minutes – Wednesday, November 16th, 2022 @ 6:00 PM

Village of Hobart Office
2990 S. Pine Tree Rd.
Hobart, WI 54155

Call to Order

Meeting was called to order by John Shimek @ 6:00 PM.

Roll Call

Commissioners Melissa Tanke, John Shimek, Ron Jaeger, Gary Pieschek and Don Hedrick were present. Chief Bani was in attendance.

Approval of Agenda

Certification of the open meeting law agenda requirements and approval of the agenda with the following addition: approve the October 20th, 2022 meeting minutes. Motion made by Gary Pieschek, second by Don Hedrick. All in favor; motion carried.

Approval of Meeting Minutes

Approval of the minutes of the October 20th meeting. Motion made by John Shimek; seconded by Ron Jaeger. All in favor, motion carried.

Adjourn to Closed Session

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: Police Chief Candidate Interviews

Meeting was adjourned to closed session at 6:05 PM to interview candidates for the position of Chief of Police. Motion by John Shimek, seconded by Gary Pieschek. All in favor; motion carried.

Convene to Open Session

Meeting convened to open session at 9:25 PM. Motion by John Shimek; seconded by Gary Pieschek. All in favor; motion carried.

Action from Closed Session

No action taken.

Adjournment

Motion to adjourn the meeting at 9:26 PM was made by John Shimek, seconded by Gary Pieschek. All in favor; motion carried.

Village of Hobart-Town of Lawrence Police Commission
Meeting Minutes – Sunday, November 27, 2022 @ 1:00 PM

Village of Hobart Office
2990 S. Pine Tree Rd.
Hobart, WI 54155

Call to Order:

The meeting was called to order by John Shimek @ 1300.

Roll Call:

John Shimek, present; Don Hedrick, present; Ron Jaeger, present; Gary Pieschek, present; Melissa Tanke was absent (excused). Chief Bani, in attendance.

Certification of open meeting requirements and approval of the agenda:

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: Police Chief Hiring

Motion to approve the agenda by John; seconded by Ron. All in favor; motion carried.

Adjourn to Closed Session

The meeting was adjourned to closed session @ 1303 PM 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. Motion made by John; seconded by Gary. All in favor; motion carried.

Convene to Open Session

Meeting was convened to open session @ 1314 PM. Motion made by John; seconded by Don. All in favor; motion carried.

Action from Closed Session

Unanimous decision by Commissioners John Shimek, Ron Jaeger, Gary Pieschek, and Don Hedrick, in favor of offering the promotion of Captain Mike Renkas to the position of Police Chief for the Village of Hobart & Town of Lawrence.

Unanimous decision by Commissioners John Shimek, Ron Jaeger, Gary Pieschek, and Don Hedrick to approve and open the application process for the captain position.

Adjournment

Motion by Don Hedrick and by second by Gary Pieschek to adjourn meeting at 1:17. All in favor; motion carried.

Meeting Minutes submitted by:
Melissa Tanke

VILLAGE OF
HOBART
GREATNESS IS GROWING
MEMORANDUM



TO: Village Board
FROM: Katrina Bruecker, Clerk-Treasurer
RE: Election Workers
DATE: February 7, 2023

BACKGROUND

WI State Statute 7.30 states there shall be seven inspectors for each polling place at each election; however, WI State Statute 7.32 allows the governing body or board of election commissioners of any municipality by resolution to reduce the number of election officials and modify or rescind any similar previous action. No such action may reduce the number of officials at a polling place to less than three. It further states the number of election officials working at any given election shall be an odd number.

PROPOSAL

Clerk staff has noticed a lack of voter turnout in primary elections leading to the Spring Election each year. The 2021 Spring Primary yielded 7% voter turnout and 2022 Spring Primary yielded a 10% voter turnout of all registered voters. Staff is recommending lowering the required number of workers to simplify the scheduling process for the lower turnout events. During larger elections, Clerk staff will evaluate and increase the number of Election Inspectors scheduled accordingly to meet voter demand.

It is advantageous to the village to have only as many election officials on duty as are needed for a given election. Therefore, staff is recommending approval of the resolution to reduce the required number of Election Inspectors from seven to five.

RECOMMENDED MOTION

Adopt the resolution establishing a change of the number of required Election Inspectors per polling place from seven to five.



RESOLUTION 2023-02

A RESOLUTION REDUCING THE NUMBER OF ELECTION INSPECTORS REQUIRED AT A POLLING PLACE

BY THE VILLAGE BOARD OF THE VILLAGE OF HOBART, WISCONSIN:

WHEREAS, WI State Statute 7.32 allows a municipal governing body to reduce the required number of election officials. No such action may reduce the number of officials at a polling place to no less than 3; and

WHEREAS, the Hobart Village Board has determined that it would be advantageous to have only as many election officials on duty as are needed for a given election.

NOW, THEREFORE, BE IT RESOLVED, there shall be a minimum of 5 election officials on duty at every election. At the discretion of the Village Clerk, the requisite number of election officials may be increased for any election. However, the number of election officials working at any given election shall be an odd number.

Adopted this 7th day of February, 2023

Richard Heidel, Village Board President

Attest:

Katrina Bruecker, Village Clerk / Treasurer

Aaron Kramer, Village Administrator

V I L L A G E O F
H O B A R T
 GREATNESS IS GROWING
MEMORANDUM



TO: Village Board
FROM: Aaron Kramer, Village Administrator
RE: Financing Plan for Fire Station Project
DATE: February 7th 2023

BACKGROUND

On December 20th 2022, the Village Board approved the following motion:

Motion by Rich Heidel, second by Dave Dillenburg, to approve the base bid and alternates for Fire Station 1 for an amount of \$4,842,805 and authorize the borrowing process to commence. Roll call vote: Rich Heidel, aye; Dave Dillenburg, aye; Tammy Zittlow, aye; Vanya Koepke, aye. The motion passed unanimously.

The intent of this motion is to lay out the financing plan for the debt service on the project.

TIMETABLE

The debt issues will consist of two parts:

- \$4.9 million – Fire Station Project (to be paid by the General Fund)
- \$3.5 million (estimated) – Volante Subdivision Project (to be paid by Tax Increment District #2)

We will follow the following timetable on the debt needed for the project.

- February 22nd – Authorize Debt Issues by Board resolution
- March 21st – Sell Debt Issues
- April 11th – Close Debt Issues

FINANCING PLAN FOR FIRE STATION

The first step in the financing plan will be the adoption of Policy 2023-01 (to be acted upon later in the meeting). This policy will lay the foundation for future debt financing for the project:

CURRENT AND FUTURE UNDESIGNATED GENERAL FUND RESERVE BALANCES

Under this policy, the Village shall maintain the following General Fund Reserve Balances (Section B):

- 2023 - \$1,300,000
- 2024 - \$1,325,000
- 2025 - \$1,350,000

As of December 31, 2021, the Village had a General Fund Unassigned Fund Balance of \$1,625,404. The estimated budget surplus for FY2022 is \$135,000, leaving us a balance of \$1,760,404 at the end of the year. This would be \$460,404 over the adopted Reserve Fund Balance in the policy.

UTILIZATION OF CURRENT AND FUTURE EXCESS GENERAL FUND BALANCES

Any funds in excess of the General Fund Balance (future budget surpluses) will be applied to the debt payments. For example: In FY2023, if the budget surplus is \$100,000, any amount needed to meet our General Fund Reserve Balance for that year (\$1.325 million) will be applied first. The remainder will be used in FY2025 for debt payments.

CURRENT AND FUTURE UNDESIGNATED DEBT SERVICE RESERVE BALANCES

Any current undesignated debt service balance shall be applied to the payment of the annual debt payments related to the financing of the Project. As of December 31, 2021, the Village had a Debt Service Fund Balance of \$165,661.

Based on the above calculations, we have \$626,065.00 to apply to the 2023 Bond payments.

Year	2012 Bonds	2020 Bonds	2021A Notes	2023 Bonds	Total Debt Payments
2023	\$584,220.00	\$4,250.00	\$30,900.00	\$0.00	\$619,370.00
2024	584,720.00	4,250.00	\$30,300.00	254,514.00	823,784.00
2025	648,101.25	78,875.00	0.00	276,825.00	1,003,801.25
2026	644,820.00	78,125.00	0.00	278,900.00	1,001,845.00
2027	650,442.50	77,375.00	0.00	275,900.00	1,003,717.50
2028	649,411.25	81,500.00	0.00	277,835.00	1,008,736.25
2029	646,747.50	80,500.00	0.00	279,600.00	1,006,848.00
2030	0.00	0.00	0.00	409,275.00	409,275.00
FUNDING SOURCE	General Fund Levy	Blackberry Ridge Assessments	General Fund Levy	See Below	

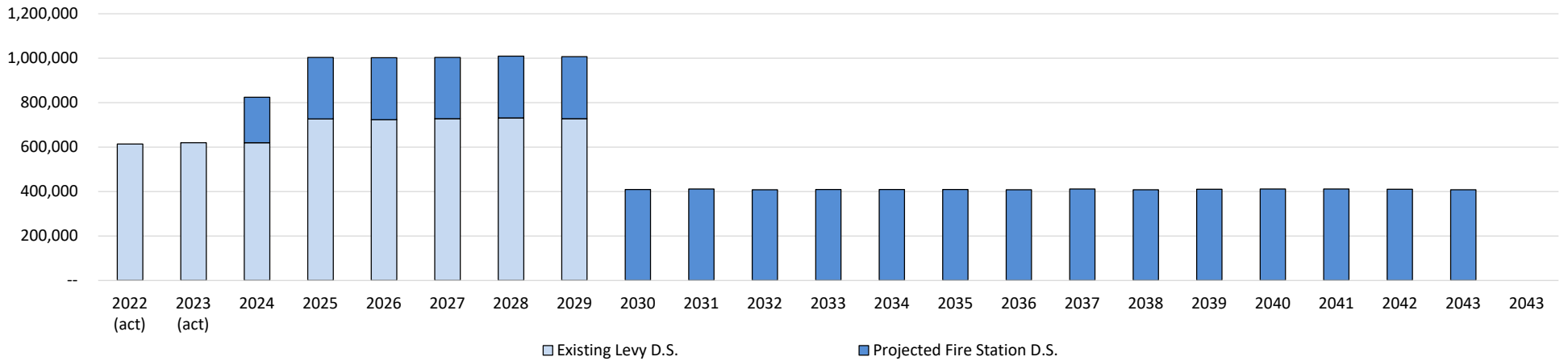
Year	2023 Bonds	Reserve Funds	Property Tax Levy	TOTAL PROPERTY TAX LEVY
2023	\$0.00	\$0.00	\$0.00	\$619,370.00
2024	254,514.00	254,514.00	0.00	615,720.00
2025	276,825.00	276,825.00	0.00	648,101.25
2026	278,900.00	94,726.00	* 184,174.00	828,994.00
2027	275,900.00	0.00	* 275,900.00	926,342.50
2028	277,835.00	0.00	* 277,835.00	927,246.25
2029	279,600.00	0.00	* 279,600.00	926,347.50
2030	409,275.00	0.00	* 409,275.00	409,275.00
* - Could be reduced by future budget surpluses				



Village of Hobart, WI
Debt Service Levy Projection Model
Aggregate Debt Service Step Down Between 2029-2030

Calendar Year	Debt Service Levy														1.00% Growth (TID Out) Equalized Value (Year -1)	D.S. Levy Rate (000's)	Calendar Year
	2012 Bonds		2020 Bonds		2021A Notes		2023 Fire Dept.		Par Dated		Total Debt Service Levy	Less Surplus Applied	NET Debt Service Levy				
	6,450,000 Par 04/15/13	Dated	2,965,000 Par 07/14/20	Dated	4,425,000 Par 05/11/21	Dated	4,950,000 Par	Bid Premium / CAPI	Interest	Principal				Interest			
act. 2022	445,000	137,795	4,250	25,000	1,969						614,014	--	614,014	833,315,200	0.74	2022	
act. 2023	460,000	124,220	4,250	30,000	900						619,370	--	619,370	905,826,700	0.68	2023	
est. 2024	475,000	109,720	4,250	30,000	300	--	(50,000)	254,514	--	--	823,784	--	823,784	914,884,967	0.90	2024	
est. 2025	555,000	93,101	75,000	3,875	--	--	95,000	181,825	--	--	1,003,801	--	1,003,801	924,033,817	1.09	2025	
est. 2026	570,000	74,820	75,000	3,125	--	--	100,000	178,900	--	--	1,001,845	--	1,001,845	933,274,155	1.07	2026	
est. 2027	595,000	55,443	75,000	2,375	--	--	100,000	175,900	--	--	1,003,718	--	1,003,718	942,606,896	1.06	2027	
est. 2028	615,000	34,411	80,000	1,500	--	--	105,000	172,825	--	--	1,008,736	--	1,008,736	952,032,965	1.06	2028	
est. 2029	635,000	11,748	80,000	500	--	--	110,000	169,600	--	--	1,006,848	--	1,006,848	961,553,295	1.05	2029	
est. 2030	--	--	--	--	--	--	245,000	164,275	--	--	409,275	--	409,275	971,168,828	0.42	2030	
est. 2031	--	--	--	--	--	--	255,000	156,456	--	--	411,456	--	411,456	980,880,516	0.42	2031	
est. 2032	--	--	--	--	--	--	260,000	148,088	--	--	408,088	--	408,088	990,689,321	0.41	2032	
est. 2033	--	--	--	--	--	--	270,000	139,138	--	--	409,138	--	409,138	1,000,596,215	0.41	2033	
est. 2034	--	--	--	--	--	--	280,000	129,513	--	--	409,513	--	409,513	1,010,602,177	0.41	2034	
est. 2035	--	--	--	--	--	--	290,000	119,175	--	--	409,175	--	409,175	1,020,708,199	0.40	2035	
est. 2036	--	--	--	--	--	--	300,000	108,113	--	--	408,113	--	408,113	1,030,915,281	0.40	2036	
est. 2037	--	--	--	--	--	--	315,000	96,188	--	--	411,188	--	411,188	1,041,224,433	0.39	2037	
est. 2038	--	--	--	--	--	--	325,000	83,388	--	--	408,388	--	408,388	1,051,636,678	0.39	2038	
est. 2039	--	--	--	--	--	--	340,000	70,088	--	--	410,088	--	410,088	1,062,153,044	0.39	2039	
est. 2040	--	--	--	--	--	--	355,000	56,188	--	--	411,188	--	411,188	1,072,774,575	0.38	2040	
est. 2041	--	--	--	--	--	--	370,000	41,225	--	--	411,225	--	411,225	1,083,502,321	0.38	2041	
est. 2042	--	--	--	--	--	--	385,000	25,181	--	--	410,181	--	410,181	1,094,337,344	0.37	2042	
est. 2043	--	--	--	--	--	--	400,000	8,500	--	--	408,500	--	408,500	1,105,280,717	0.37	2043	
est. 2044	--	--	--	--	--	--	--	--	--	--	--	--	--	1,116,333,524	--	2044	
2024 Fwd	3,445,000	379,243	385,000	15,625	30,000	300	4,900,000	(50,000)	2,479,076	--	--	--	--				

Projected Annual Levy Supported Debt Service





1000 Bishops Gate Blv. Ste 300
Mt. Laurel, NJ 08054-5404

t1.800.444.4554 Opt.2
f1.800.777.3929

January 30, 2023

Mr. Richard Heidel, Village President
Hobart FDS
2990 S. Pine Tree Rd.
Hobart, Wisconsin, 54155

RE: Hobart Fds, Brown County, Wisconsin
Public Protection Classification: 05/10
Effective Date: May 01, 2023

Dear Mr. Richard Heidel,

We wish to thank you and Chief Jerry Lancelle for your cooperation during our recent Public Protection Classification (PPC) survey. ISO has completed its analysis of the structural fire suppression delivery system provided in your community. The resulting classification is indicated above.

If you would like to know more about your community's PPC classification, or if you would like to learn about the potential effect of proposed changes to your fire suppression delivery system, please call us at the phone number listed below.

ISO's Public Protection Classification Program (PPC) plays an important role in the underwriting process at insurance companies. In fact, most U.S. insurers – including the largest ones – use PPC information as part of their decision-making when deciding what business to write, coverage's to offer or prices to charge for personal or commercial property insurance.

Each insurance company independently determines the premiums it charges its policyholders. The way an insurer uses ISO's information on public fire protection may depend on several things – the company's fire-loss experience, ratemaking methodology, underwriting guidelines, and its marketing strategy.

Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in the revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new classifications will improve the predictive value for insurers while benefiting both commercial and residential property owners. We've published the new classifications as "X" and "Y" — formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently graded as a split 6/9 classification will now be a split 6/6X classification; with the "6X" denoting what was formerly classified as "9."
- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B."

- Communities graded with single “9” or “8B” classifications will remain intact.
- Properties over 5 road miles from a recognized fire station would receive a class 10.

PPC is important to communities and fire departments as well. Communities whose PPC improves may get lower insurance prices. PPC also provides fire departments with a valuable benchmark, and is used by many departments as a valuable tool when planning, budgeting and justifying fire protection improvements.

ISO appreciates the high level of cooperation extended by local officials during the entire PPC survey process. The community protection baseline information gathered by ISO is an essential foundation upon which determination of the relative level of fire protection is made using the Fire Suppression Rating Schedule.

The classification is a direct result of the information gathered, and is dependent on the resource levels devoted to fire protection in existence at the time of survey. Material changes in those resources that occur after the survey is completed may affect the classification. Although ISO maintains a pro-active process to keep baseline information as current as possible, in the event of changes please call us at 1-800-444-4554, option 2 to expedite the update activity.

ISO is the leading supplier of data and analytics for the property/casualty insurance industry. Most insurers use PPC classifications for underwriting and calculating premiums for residential, commercial and industrial properties. The PPC program is not intended to analyze all aspects of a comprehensive structural fire suppression delivery system program. It is not for purposes of determining compliance with any state or local law, nor is it for making loss prevention or life safety recommendations.

If you have any questions about your classification, please let us know.

Sincerely,

Alex Shubert

Alex Shubert
Manager -National Processing Center

cc: Chief Jerry Lancelle, Chief, Hobart Fire Department
Mr. Cullen Peltier, 911 Central Dispatch Director, Brown County Comm Center

**Public Protection Classification
(PPC®)
Summary Report**

Hobart FDS

WISCONSIN

Prepared by

**Insurance Services Office, Inc.
1000 Bishops Gate Blvd., Ste. 300
P.O. Box 5404
Mt. Laurel, New Jersey 08054-5404
1-800-444-4554**

**Report Created January 2023
Effective May 1, 2023**

Background Information

Introduction

ISO collects and evaluates information from communities in the United States on their structure fire suppression capabilities. The data is analyzed using our Fire Suppression Rating Schedule (FSRS) and then a Public Protection Classification (PPC®) grade is assigned to the community. The surveys are conducted whenever it appears that there is a possibility of a PPC change. As such, the PPC program provides important, up-to-date information about fire protection services throughout the country.

The FSRS recognizes fire protection features only as they relate to suppression of first alarm structure fires. In many communities, fire suppression may be only a small part of the fire department's overall responsibility. ISO recognizes the dynamic and comprehensive duties of a community's fire service, and understands the complex decisions a community must make in planning and delivering emergency services. However, in developing a community's PPC grade, only features related to reducing property losses from structural fires are evaluated. Multiple alarms, simultaneous incidents and life safety are not considered in this evaluation. The PPC program evaluates the fire protection for small to average size buildings. Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual PPC grade.

A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. Statistical data on insurance losses bears out the relationship between excellent fire protection – as measured by the PPC program – and low fire losses. So, insurance companies use PPC information for marketing, underwriting, and to help establish fair premiums for homeowners and commercial fire insurance. In general, the price of fire insurance in a community with a good PPC grade is substantially lower than in a community with a poor PPC grade, assuming all other factors are equal.

ISO is an independent company that serves insurance companies, communities, fire departments, insurance regulators, and others by providing information about risk. ISO's expert staff collects information about municipal fire suppression efforts in communities throughout the United States. In each of those communities, ISO analyzes the relevant data and assigns a PPC grade – a number from 1 to 10. Class 1 represents an exemplary fire suppression program, and Class 10 indicates that the area's fire suppression program does not meet ISO's minimum criteria.

ISO's PPC program evaluates communities according to a uniform set of criteria, incorporating nationally recognized standards developed by the National Fire Protection Association and the American Water Works Association. A community's PPC grade depends on:

- **Needed Fire Flows**, which are representative building locations used to determine the theoretical amount of water necessary for fire suppression purposes.
- **Emergency Communications**, including emergency reporting, telecommunicators, and dispatching systems.
- **Fire Department**, including equipment, staffing, training, geographic distribution of fire companies, operational considerations, and community risk reduction.
- **Water Supply**, including inspection and flow testing of hydrants, alternative water supply operations, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires up to 3,500 gpm.

Data Collection and Analysis

ISO has evaluated and classified over 39,000 fire protection areas across the United States using its FSRS. A combination of meetings between trained ISO field representatives and the dispatch center coordinator, community fire official, and water superintendent is used in conjunction with a comprehensive questionnaire to collect the data necessary to determine the PPC grade. In order for a community to obtain a grade better than a Class 9, three elements of fire suppression features are reviewed. These three elements are Emergency Communications, Fire Department, and Water Supply.

A review of the **Emergency Communications** accounts for 10% of the total classification. This section is weighted at **10 points**, as follows:

- Emergency Reporting 3 points
- Telecommunicators 4 points
- Dispatch Circuits 3 points

A review of the **Fire Department** accounts for 50% of the total classification. ISO focuses on a fire department's first alarm response and initial attack to minimize potential loss. The fire department section is weighted at **50 points**, as follows:

- Engine Companies 6 points
- Reserve Pumpers 0.5 points
- Pump Capacity 3 points
- Ladder/Service Companies 4 points
- Reserve Ladder/Service Trucks 0.5 points
- Deployment Analysis 10 points
- Company Personnel 15 points
- Training 9 points
- Operational considerations 2 points
- Community Risk Reduction 5.5 points (in addition to the 50 points above)

A review of the **Water Supply** system accounts for 40% of the total classification. ISO reviews the water supply a community uses to determine the adequacy for fire suppression purposes. The water supply system is weighted at **40 points**, as follows:

- Credit for Supply System 30 points
- Hydrant Size, Type & Installation 3 points
- Inspection & Flow Testing of Hydrants 7 points

There is one additional factor considered in calculating the final score – **Divergence**.

Even the best fire department will be less than fully effective if it has an inadequate water supply. Similarly, even a superior water supply will be less than fully effective if the fire department lacks the equipment or personnel to use the water. The FSRs score is subject to modification by a divergence factor, which recognizes disparity between the effectiveness of the fire department and the water supply.

The Divergence factor mathematically reduces the score based upon the relative difference between the fire department and water supply scores. The factor is introduced in the final equation.

PPC Grade

The PPC grade assigned to the community will depend on the community's score on a 100-point scale:

PPC	Points
1	90.00 or more
2	80.00 to 89.99
3	70.00 to 79.99
4	60.00 to 69.99
5	50.00 to 59.99
6	40.00 to 49.99
7	30.00 to 39.99
8	20.00 to 29.99
9	10.00 to 19.99
10	0.00 to 9.99

The classification numbers are interpreted as follows:

- Class 1 through (and including) Class 8 represents a fire suppression system that includes an FSRs creditable dispatch center, fire department, and water supply.
- Class 8B is a special classification that recognizes a superior level of fire protection in otherwise Class 9 areas. It is designed to represent a fire protection delivery system that is superior except for a lack of a water supply system capable of the minimum FSRs fire flow criteria of 250 gpm for 2 hours.
- Class 9 is a fire suppression system that includes a creditable dispatch center, fire department but no FSRs creditable water supply.
- Class 10 does not meet minimum FSRs criteria for recognition, including areas that are beyond five road miles of a recognized fire station.

New PPC program changes effective July 1, 2014

We have revised the PPC program to capture the effects of enhanced fire protection capabilities that reduce fire loss and fire severity in Split Class 9 and Split Class 8B areas (as outlined below). This new structure benefits the fire service, community, and property owner.

New classifications

Through ongoing research and loss experience analysis, we identified additional differentiation in fire loss experience within our PPC program, which resulted in the revised classifications. We based the differing fire loss experience on the fire suppression capabilities of each community. The new PPC classes will improve the predictive value for insurers while benefiting both commercial and residential property owners. Here are the new classifications and what they mean.

Split classifications

When we develop a split classification for a community — for example 5/9 — the first number is the class that applies to properties within 5 road miles of the responding fire station and 1,000 feet of a creditable water supply, such as a fire hydrant, suction point, or dry hydrant. The second number is the class that applies to properties within 5 road miles of a fire station but beyond 1,000 feet of a creditable water supply. We have revised the classification to reflect more precisely the risk of loss in a community, replacing Class 9 and 8B in the second part of a split classification with revised designations.

What's changed with the new classifications?

We've published the new classifications as "X" and "Y" — formerly the "9" and "8B" portion of the split classification, respectively. For example:

- A community currently displayed as a split 6/9 classification will now be a split 6/6X classification; with the "6X" denoting what was formerly classified as "9".
- Similarly, a community currently graded as a split 6/8B classification will now be a split 6/6Y classification, the "6Y" denoting what was formerly classified as "8B".
- Communities graded with single "9" or "8B" classifications will remain intact.

Prior Classification	New Classification
1/9	1/1X
2/9	2/2X
3/9	3/3X
4/9	4/4X
5/9	5/5X
6/9	6/6X
7/9	7/7X
8/9	8/8X
9	9

Prior Classification	New Classification
1/8B	1/1Y
2/8B	2/2Y
3/8B	3/3Y
4/8B	4/4Y
5/8B	5/5Y
6/8B	6/6Y
7/8B	7/7Y
8/8B	8/8Y
8B	8B

What's changed?

As you can see, we're still maintaining split classes, but it's how we represent them to insurers that's changed. The new designations reflect a reduction in fire severity and loss and have the potential to reduce property insurance premiums.

Benefits of the revised split class designations

- To the fire service, the revised designations identify enhanced fire suppression capabilities used throughout the fire protection area
- To the community, the new classes reward a community's fire suppression efforts by showing a more reflective designation
- To the individual property owner, the revisions offer the potential for decreased property insurance premiums

New water class

Our data also shows that risks located more than 5 but less than 7 road miles from a responding fire station with a creditable water source within 1,000 feet had better loss experience than those farther than 5 road miles from a responding fire station with no creditable water source. We've introduced a new classification — 10W — to recognize the reduced loss potential of such properties.

What's changed with Class 10W?

Class 10W is property-specific. Not all properties in the 5-to-7-mile area around the responding fire station will qualify. The difference between Class 10 and 10W is that the 10W-graded risk or property is within 1,000 feet of a creditable water supply. Creditable water supplies include fire protection systems using hauled water in any of the split classification areas.

What's the benefit of Class 10W?

10W gives credit to risks within 5 to 7 road miles of the responding fire station and within 1,000 feet of a creditable water supply. That's reflective of the potential for reduced property insurance premiums.

What does the fire chief have to do?

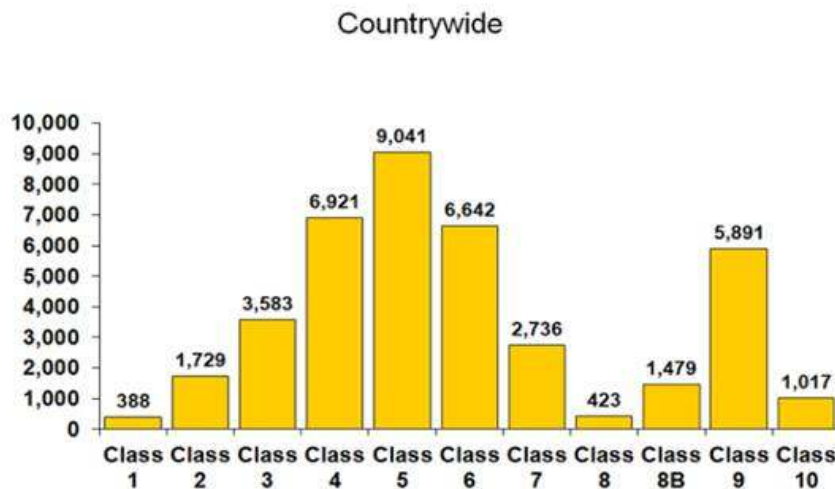
Fire chiefs don't have to do anything at all. The revised classifications went in place automatically effective July 1, 2014 (July 1, 2015 for Texas).

What if I have additional questions?

Feel free to contact ISO at 800.444.4554 or email us at PPC-Cust-Serv@iso.com.

Distribution of PPC Grades

The 2020 published countrywide distribution of communities by the PPC grade is as follows:



Assistance

The PPC program offers help to communities, fire departments, and other public officials as they plan for, budget, and justify improvements. ISO is also available to assist in the understanding of the details of this evaluation.

The PPC program representatives can be reached by telephone at (800) 444-4554. The technical specialists at this telephone number have access to the details of this evaluation and can effectively speak with you about your questions regarding the PPC program. What's more, we can be reached via the internet at www.isomitigation.com/talk/.

We also have a website dedicated to our Community Hazard Mitigation Classification programs at www.isomitigation.com. Here, fire chiefs, building code officials, community leaders and other interested citizens can access a wealth of data describing the criteria used in evaluating how cities and towns are protecting residents from fire and other natural hazards. This website will allow you to learn more about the PPC program. The website provides important background information, insights about the PPC grading processes and technical documents. ISO is also pleased to offer Fire Chiefs Online — a special, secured website with information and features that can help improve your PPC grade, including a list of the Needed Fire Flows for all the commercial occupancies ISO has on file for your community. Visitors to the site can download information, see statistical results and also contact ISO for assistance.

In addition, on-line access to the FSRS and its commentaries is available to registered customers for a fee. However, fire chiefs and community chief administrative officials are given access privileges to this information without charge.

To become a registered fire chief or community chief administrative official, register at www.isomitigation.com.

PPC Review

ISO concluded its review of the fire suppression features being provided for Hobart FDS. The resulting community classification is **Class 05/10**.

If the classification is a single class, the classification applies to properties with a Needed Fire Flow of 3,500 gpm or less in the community. If the classification is a split class (e.g., 6/XX):

- The first class (e.g., “6” in a 6/XX) applies to properties within 5 road miles of a recognized fire station and within 1,000 feet of a fire hydrant or alternate water supply.
- The second class (XX or XY) applies to properties beyond 1,000 feet of a fire hydrant but within 5 road miles of a recognized fire station.
- Alternative Water Supply: The first class (e.g., “6” in a 6/10) applies to properties within 5 road miles of a recognized fire station with no hydrant distance requirement.
- Class 10 applies to properties over 5 road miles of a recognized fire station.
- Class 10W applies to properties within 5 to 7 road miles of a recognized fire station with a recognized water supply within 1,000 feet.
- Specific properties with a Needed Fire Flow in excess of 3,500 gpm are evaluated separately and assigned an individual classification.

FSRS Feature	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunicators	3.87	4
432. Credit for Dispatch Circuits	2.55	3
440. Credit for Emergency Communications	9.42	10
Fire Department		
513. Credit for Engine Companies	5.96	6
523. Credit for Reserve Pumpers	0.00	0.50
532. Credit for Pump Capacity	3.00	3
549. Credit for Ladder Service	2.68	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.50
561. Credit for Deployment Analysis	2.81	10
571. Credit for Company Personnel	5.70	15
581. Credit for Training	4.14	9
730. Credit for Operational Considerations	2.00	2
590. Credit for Fire Department	26.29	50
Water Supply		
616. Credit for Supply System	11.79	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.80	7
640. Credit for Water Supply	19.59	40
Divergence	-0.72	--
1050. Community Risk Reduction	4.23	5.50
Total Credit	58.81	105.50

Emergency Communications

Ten percent of a community's overall score is based on how well the communications center receives and dispatches fire alarms. Our field representative evaluated:

- Communications facilities provided for the general public to report structure fires
- Enhanced 9-1-1 Telephone Service including wireless
- Computer-aided dispatch (CAD) facilities
- Alarm receipt and processing at the communication center
- Training and certification of telecommunicators
- Facilities used to dispatch fire department companies to reported structure fires

	Earned Credit	Credit Available
414. Credit Emergency Reporting	3.00	3
422. Credit for Telecommunicators	3.87	4
432. Credit for Dispatch Circuits	2.55	3
Item 440. Credit for Emergency Communications:	9.42	10

Item 414 - Credit for Emergency Reporting (3 points)

The first item reviewed is Item 414 "Credit for Emergency Reporting (CER)". This item reviews the emergency communication center facilities provided for the public to report fires including 911 systems (Basic or Enhanced), Wireless Phase I and Phase II, Voice over Internet Protocol, Computer Aided Dispatch and Geographic Information Systems for automatic vehicle location. ISO uses National Fire Protection Association (NFPA) 1221, *Standard for the Installation, Maintenance and Use of Emergency Services Communications Systems* as the reference for this section.

Item 410. Emergency Reporting (CER)	Earned Credit	Credit Available
<p>A./B. Basic 9-1-1, Enhanced 9-1-1 or No 9-1-1</p> <p>For maximum credit, there should be an Enhanced 9-1-1 system, Basic 9-1-1 and No 9-1-1 will receive partial credit.</p>	20.00	20
<p>1. E9-1-1 Wireless</p> <p>Wireless Phase I using Static ALI (automatic location identification) Functionality (10 points); Wireless Phase II using Dynamic ALI Functionality (15 points); Both available will be 25 points</p>	25.00	25
<p>2. E9-1-1 Voice over Internet Protocol (VoIP)</p> <p>Static VoIP using Static ALI Functionality (10 points); Nomadic VoIP using Dynamic ALI Functionality (15 points); Both available will be 25 points</p>	25.00	25
<p>3. Computer Aided Dispatch</p> <p>Basic CAD (5 points); CAD with Management Information System (5 points); CAD with Interoperability (5 points)</p>	15.00	15
<p>4. Geographic Information System (GIS/AVL)</p> <p><u>The PSAP uses</u> a fully integrated CAD/GIS management system with automatic vehicle location (AVL) integrated with a CAD system providing dispatch assignments.</p> <p>The individual fire departments being dispatched <u>do not</u> need GIS/AVL capability to obtain this credit.</p>	15.00	15
<p>Review of Emergency Reporting total:</p>	100.00	100

Item 422- Credit for Telecommunicators (4 points)

The second item reviewed is Item 422 "Credit for Telecommunicators (TC)". This item reviews the number of Telecommunicators on duty at the center to handle fire calls and other emergencies. All emergency calls including those calls that do not require fire department action are reviewed to determine the proper staffing to answer emergency calls and dispatch the appropriate emergency response. The 2013 Edition of NFPA 1221, *Standard for the Installation, Maintenance and Use of Emergency Services Communications Systems*, recommends that ninety-five percent of emergency calls shall be answered within 15 seconds and ninety-nine percent of emergency calls shall be answered within 40 seconds. In addition, NFPA recommends that eighty percent of emergency alarm processing shall be completed within 60 seconds and ninety-five percent of alarm processing shall be completed within 106 seconds of answering the call.

To receive full credit for operators on duty, ISO must review documentation to show that the communication center meets NFPA 1221 call answering and dispatch time performance measurement standards. This documentation may be in the form of performance statistics or other performance measurements compiled by the 9-1-1 software or other software programs that are currently in use such as Computer Aided Dispatch (CAD) or Management Information System (MIS).

Item 420. Telecommunicators (CTC)	Earned Credit	Credit Available
<p>A1. Alarm Receipt (AR)</p> <p>Receipt of alarms shall meet the requirements in accordance with the criteria of NFPA 1221</p>	20.00	20
<p>A2. Alarm Processing (AP)</p> <p>Processing of alarms shall meet the requirements in accordance with the criteria of NFPA 1221</p>	16.66	20
<p>B. Emergency Dispatch Protocols (EDP)</p> <p>Telecommunicators have emergency dispatch protocols (EDP) containing questions and a decision-support process to facilitate correct call categorization and prioritization.</p>	20.00	20
<p>C. Telecommunicator Training and Certification (TTC)</p> <p>Telecommunicators meet the qualification requirements referenced in NFPA 1061, <i>Standard for Professional Qualifications for Public Safety Telecommunicator</i>, and/or the Association of Public-Safety Communications Officials - International (APCO) <i>Project 33</i>. Telecommunicators are certified in the knowledge, skills, and abilities corresponding to their job functions.</p>	20.00	20
<p>D. Telecommunicator Continuing Education and Quality Assurance (TQA)</p> <p>Telecommunicators participate in continuing education and/or in-service training and quality-assurance programs as appropriate for their positions</p>	20.00	20
<p>Review of Telecommunicators total:</p>	96.66	100

Item 432 - Credit for Dispatch Circuits (3 points)

The third item reviewed is Item 432 “Credit for Dispatch Circuits (CDC)”. This item reviews the dispatch circuit facilities used to transmit alarms to fire department members. A “Dispatch Circuit” is defined in NFPA 1221 as “A circuit over which an alarm is transmitted from the communications center to an emergency response facility (ERF) or emergency response units (ERUs) to notify ERUs to respond to an emergency”. All fire departments (except single fire station departments with full-time firefighter personnel receiving alarms directly at the fire station) need adequate means of notifying all firefighter personnel of the location of reported structure fires. The dispatch circuit facilities should be in accordance with the general criteria of NFPA 1221. “Alarms” are defined in this Standard as “A signal or message from a person or device indicating the existence of an emergency or other situation that requires action by an emergency response agency”.

There are two different levels of dispatch circuit facilities provided for in the Standard – a primary dispatch circuit and a secondary dispatch circuit. In jurisdictions that receive 730 alarms or more per year (average of two alarms per 24-hour period), two separate and dedicated dispatch circuits, a primary and a secondary, are needed. In jurisdictions receiving fewer than 730 alarms per year, a second dedicated dispatch circuit is not needed. Dispatch circuit facilities installed but not used or tested (in accordance with the NFPA Standard) receive no credit.

The score for Credit for Dispatch Circuits (CDC) is influenced by monitoring for integrity of the primary dispatch circuit. There are up to 0.90 points available for this Item. Monitoring for integrity involves installing automatic systems that will detect faults and failures and send visual and audible indications to appropriate communications center (or dispatch center) personnel. ISO uses NFPA 1221 to guide the evaluation of this item. ISO's evaluation also includes a review of the communication system's emergency power supplies.

Item 432 “Credit for Dispatch Circuits (CDC)” = 2.55 points

Fire Department

Fifty percent of a community's overall score is based upon the fire department's structure fire suppression system. ISO's field representative evaluated:

- Engine and ladder/service vehicles including reserve apparatus
- Equipment carried
- Response to reported structure fires
- Deployment analysis of companies
- Available and/or responding firefighters
- Training

	Earned Credit	Credit Available
513. Credit for Engine Companies	5.96	6
523. Credit for Reserve Pumpers	0.00	0.5
532. Credit for Pumper Capacity	3.00	3
549. Credit for Ladder Service	2.68	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.5
561. Credit for Deployment Analysis	2.81	10
571. Credit for Company Personnel	5.70	15
581. Credit for Training	4.14	9
730. Credit for Operational Considerations	2.00	2
Item 590. Credit for Fire Department:	26.29	50

Basic Fire Flow

The Basic Fire Flow for the community is determined by the review of the Needed Fire Flows for selected buildings in the community. The fifth largest Needed Fire Flow is determined to be the Basic Fire Flow. The Basic Fire Flow has been determined to be 2000 gpm.

Item 513 - Credit for Engine Companies (6 points)

The first item reviewed is Item 513 "Credit for Engine Companies (CEC)". This item reviews the number of engine companies, their pump capacity, hose testing, pump testing and the equipment carried on the in-service pumpers. To be recognized, pumper apparatus must meet the general criteria of NFPA 1901, *Standard for Automotive Fire Apparatus* which include a minimum 250 gpm pump, an emergency warning system, a 300 gallon water tank, and hose. At least 1 apparatus must have a permanently mounted pump rated at 750 gpm or more at 150 psi.

The review of the number of needed pumpers considers the response distance to built-upon areas; the Basic Fire Flow; and the method of operation. Multiple alarms, simultaneous incidents, and life safety are not considered.

The greatest value of A, B, or C below is needed in the fire district to suppress fires in structures with a Needed Fire Flow of 3,500 gpm or less: **2 engine companies**

- a) **2 engine companies** to provide fire suppression services to areas to meet NFPA 1710 criteria or within 1½ miles.
- b) **2 engine companies** to support a Basic Fire Flow of 2000 gpm.
- c) **2 engine companies** based upon the fire department's method of operation to provide a minimum two engine response to all first alarm structure fires.

The FSRS recognizes that there are **2 engine companies** in service.

The FSRS also reviews Automatic Aid. Automatic Aid is considered in the review as assistance dispatched automatically by contractual agreement between two communities or fire districts. That differs from mutual aid or assistance arranged case by case. ISO will recognize an Automatic Aid plan under the following conditions:

- It must be prearranged for first alarm response according to a definite plan. It is preferable to have a written agreement, but ISO may recognize demonstrated performance.
- The aid must be dispatched to all reported structure fires on the initial alarm.
- The aid must be provided 24 hours a day, 365 days a year.

FSRS Item 512.D "Automatic Aid Engine Companies" responding on first alarm and meeting the needs of the city for basic fire flow and/or distribution of companies are factored based upon the value of the Automatic Aid plan (up to 1.00 can be used as the factor). The Automatic Aid factor is determined by a review of the Automatic Aid provider's communication facilities, how they receive alarms from the graded area, inter-department training between fire departments, and the fire ground communications capability between departments.

For each engine company, the credited Pump Capacity (PC), the Hose Carried (HC), the Equipment Carried (EC) all contribute to the calculation for the percent of credit the FSRS provides to that engine company.

Item 513 "Credit for Engine Companies (CEC)" = 5.96 points

Item 523 - Credit for Reserve Pumpers (0.50 points)

The item is Item 523 “Credit for Reserve Pumpers (CRP)”. This item reviews the number and adequacy of the pumpers and their equipment. The number of needed reserve pumpers is 1 for each 8 needed engine companies determined in Item 513, or any fraction thereof.

Item 523 “Credit for Reserve Pumpers (CRP)” = 0.00 points

Item 532 – Credit for Pumper Capacity (3 points)

The next item reviewed is Item 532 “Credit for Pumper Capacity (CPC)”. The total pump capacity available should be sufficient for the Basic Fire Flow of 2000 gpm. The maximum needed pump capacity credited is the Basic Fire Flow of the community.

Item 532 “Credit for Pumper Capacity (CPC)” = 3.00 points

Item 549 – Credit for Ladder Service (4 points)

The next item reviewed is Item 549 “Credit for Ladder Service (CLS)”. This item reviews the number of response areas within the city with 5 buildings that are 3 or more stories or 35 feet or more in height, or with 5 buildings that have a Needed Fire Flow greater than 3,500 gpm, or any combination of these criteria. The height of all buildings in the city, including those protected by automatic sprinklers, is considered when determining the number of needed ladder companies. Response areas not needing a ladder company should have a service company. Ladders, tools and equipment normally carried on ladder trucks are needed not only for ladder operations but also for forcible entry, ventilation, salvage, overhaul, lighting and utility control.

The number of ladder or service companies, the height of the aerial ladder, aerial ladder testing and the equipment carried on the in-service ladder trucks and service trucks is compared with the number of needed ladder trucks and service trucks and an FSRS equipment list. Ladder trucks must meet the general criteria of NFPA 1901, *Standard for Automotive Fire Apparatus* to be recognized.

The number of needed ladder-service trucks is dependent upon the number of buildings 3 stories or 35 feet or more in height, buildings with a Needed Fire Flow greater than 3,500 gpm, and the method of operation.

The FSRS recognizes that there are **0 ladder companies** in service. These companies are needed to provide fire suppression services to areas to meet NFPA 1710 criteria or within 2½ miles and the number of buildings with a Needed Fire Flow over 3,500 gpm or 3 stories or more in height, or the method of operation.

The FSRS recognizes that there are **3 service companies** in service.

Item 549 “Credit for Ladder Service (CLS)” = 2.68 points

Item 553 – Credit for Reserve Ladder and Service Trucks (0.50 points)

The next item reviewed is Item 553 “Credit for Reserve Ladder and Service Trucks (CRLS)”. This item considers the adequacy of ladder and service apparatus when one (or more in larger communities) of these apparatus are out of service. The number of needed reserve ladder and service trucks is 1 for each 8 needed ladder and service companies that were determined to be needed in Item 540, or any fraction thereof.

Item 553 “Credit for Reserve Ladder and Service Trucks (CRLS)” = 0.00 points

Item 561 – Deployment Analysis (10 points)

Next, Item 561 “Deployment Analysis (DA)” is reviewed. This Item examines the number and adequacy of existing engine and ladder-service companies to cover built-upon areas of the city.

To determine the Credit for Distribution, first the Existing Engine Company (EC) points and the Existing Engine Companies (EE) determined in Item 513 are considered along with Ladder Company Equipment (LCE) points, Service Company Equipment (SCE) points, Engine-Ladder Company Equipment (ELCE) points, and Engine-Service Company Equipment (ESCE) points determined in Item 549.

Secondly, as an alternative to determining the number of needed engine and ladder/service companies through the road-mile analysis, a fire protection area may use the results of a systematic performance evaluation. This type of evaluation analyzes computer-aided dispatch (CAD) history to demonstrate that, with its current deployment of companies, the fire department meets the time constraints for initial arriving engine and initial full alarm assignment in accordance with the general criteria of in NFPA 1710, *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*.

A determination is made of the percentage of built upon area within 1½ miles of a first-due engine company and within 2½ miles of a first-due ladder-service company.

Item 561 “Credit Deployment Analysis (DA)” = 2.81 points

Item 571 – Credit for Company Personnel (15 points)

Item 571 “Credit for Company Personnel (CCP)” reviews the average number of existing firefighters and company officers available to respond to reported first alarm structure fires in the city.

The on-duty strength is determined by the yearly average of total firefighters and company officers on-duty considering vacations, sick leave, holidays, “Kelley” days and other absences. When a fire department operates under a minimum staffing policy, this may be used in lieu of determining the yearly average of on-duty company personnel.

Firefighters on apparatus not credited under Items 513 and 549 that regularly respond to reported first alarms to aid engine, ladder, and service companies are included in this item as increasing the total company strength.

Firefighters staffing ambulances or other units serving the general public are credited if they participate in fire-fighting operations, the number depending upon the extent to which they are available and are used for response to first alarms of fire.

On-Call members are credited on the basis of the average number staffing apparatus on first alarms. Off-shift career firefighters and company officers responding on first alarms are considered on the same basis as on-call personnel. For personnel not normally at the fire station, the number of responding firefighters and company officers is divided by 3 to reflect the time needed to assemble at the fire scene and the reduced ability to act as a team due to the various arrival times at the fire location when compared to the personnel on-duty at the fire station during the receipt of an alarm.

The number of Public Safety Officers who are positioned in emergency vehicles within the jurisdiction boundaries may be credited based on availability to respond to first alarm structure fires. In recognition of this increased response capability the number of responding Public Safety Officers is divided by 2.

The average number of firefighters and company officers responding with those companies credited as Automatic Aid under Items 513 and 549 are considered for either on-duty or on-call company personnel as is appropriate. The actual number is calculated as the average number of company personnel responding multiplied by the value of AA Plan determined in Item 512.D.

The maximum creditable response of on-duty and on-call firefighters is 12, including company officers, for each existing engine and ladder company and 6 for each existing service company.

Chief Officers are not creditable except when more than one chief officer responds to alarms; then extra chief officers may be credited as firefighters if they perform company duties.

The FSRs recognizes **0.00 on-duty personnel** and an average of **9.40 on-call personnel** responding on first alarm structure fires.

Item 571 “Credit for Company Personnel (CCP)” = 5.70 points

Item 581 – Credit for Training (9 points)

Training	Earned Credit	Credit Available
<p>A. Facilities, and Use</p> <p>For maximum credit, each firefighter should receive 18 hours per year in structure fire related subjects as outlined in NFPA 1001.</p>	11.5	35
<p>B. Company Training</p> <p>For maximum credit, each firefighter should receive 16 hours per month in structure fire related subjects as outlined in NFPA 1001.</p>	5.94	25
<p>C. Classes for Officers</p> <p>For maximum credit, each officer should be certified in accordance with the general criteria of NFPA 1021. Additionally, each officer should receive 12 hours of continuing education on or off site.</p>	11.25	12
<p>D. New Driver and Operator Training</p> <p>For maximum credit, each new driver and operator should receive 60 hours of driver/operator training per year in accordance with NFPA 1002 and NFPA 1451.</p>	3.00	5
<p>E. Existing Driver and Operator Training</p> <p>For maximum credit, each existing driver and operator should receive 12 hours of driver/operator training per year in accordance with NFPA 1002 and NFPA 1451.</p>	5.00	5
<p>F. Training on Hazardous Materials</p> <p>For maximum credit, each firefighter should receive 6 hours of training for incidents involving hazardous materials in accordance with NFPA 472.</p>	0.50	1
<p>G. Recruit Training</p> <p>For maximum credit, each firefighter should receive 240 hours of structure fire related training in accordance with NFPA 1001 within the first year of employment or tenure.</p>	2.75	5
<p>H. Pre-Fire Planning Inspections</p> <p>For maximum credit, pre-fire planning inspections of each commercial, industrial, institutional, and other similar type building (all buildings except 1-4 family dwellings) should be made annually by company members. Records of inspections should include up-to date notes and sketches.</p>	6.00	12

Item 580 “Credit for Training (CT)” = 4.14 points

Item 730 – Operational Considerations (2 points)

Item 730 “Credit for Operational Considerations (COC)” evaluates fire department standard operating procedures and incident management systems for emergency operations involving structure fires.

Operational Considerations	Earned Credit	Credit Available
Standard Operating Procedures The department should have established SOPs for fire department general emergency operations	50	50
Incident Management Systems The department should use an established incident management system (IMS)	50	50
Operational Considerations total:	100	100

Item 730 “Credit for Operational Considerations (COC)” = 2.00 points

Water Supply

Forty percent of a community's overall score is based on the adequacy of the water supply system. The ISO field representative evaluated:

- the capability of the water distribution system to meet the Needed Fire Flows at selected locations up to 3,500 gpm.
- size, type and installation of fire hydrants.
- inspection and flow testing of fire hydrants.

	Earned Credit	Credit Available
616. Credit for Supply System	11.79	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.80	7
Item 640. Credit for Water Supply:	19.59	40

Item 616 – Credit for Supply System (30 points)

The first item reviewed is Item 616 “Credit for Supply System (CSS)”. This item reviews the rate of flow that can be credited at each of the Needed Fire Flow test locations considering the supply works capacity, the main capacity and the hydrant distribution. The lowest flow rate of these items is credited for each representative location. A water system capable of delivering 250 gpm or more for a period of two hours plus consumption at the maximum daily rate at the fire location is considered minimum in the ISO review.

Where there are 2 or more systems or services distributing water at the same location, credit is given on the basis of the joint protection provided by all systems and services available.

The supply works capacity is calculated for each representative Needed Fire Flow test location, considering a variety of water supply sources. These include public water supplies, emergency supplies (usually accessed from neighboring water systems), suction supplies (usually evidenced by dry hydrant installations near a river, lake or other body of water), and supplies developed by a fire department using large diameter hose or vehicles to shuttle water from a source of supply to a fire site. The result is expressed in gallons per minute (gpm).

The normal ability of the distribution system to deliver Needed Fire Flows at the selected building locations is reviewed. The results of a flow test at a representative test location will indicate the ability of the water mains (or fire department in the case of fire department supplies) to carry water to that location.

The hydrant distribution is reviewed within 1,000 feet of representative test locations measured as hose can be laid by apparatus.

For maximum credit, the Needed Fire Flows should be available at each location in the district. Needed Fire Flows of 2,500 gpm or less should be available for 2 hours; and Needed Fire Flows of 3,000 and 3,500 gpm should be obtainable for 3 hours.

Item 616 “Credit for Supply System (CSS)” = 11.79 points

Item 621 – Credit for Hydrants (3 points)

The second item reviewed is Item 621 “Credit for Hydrants (CH)”. This item reviews the number of fire hydrants of each type compared with the total number of hydrants.

There are a total of 585 hydrants in the graded area.

620. Hydrants, - Size, Type and Installation	Number of Hydrants
A. With a 6 -inch or larger branch and a pumper outlet with or without 2½ - inch outlets	585
B. With a 6 -inch or larger branch and no pumper outlet but two or more 2½ -inch outlets, or with a small foot valve, or with a small barrel	0
C./D. With only a 2½ -inch outlet or with less than a 6 -inch branch	0
E./F. Flush Type, Cistern, or Suction Point	0

Item 621 “Credit for Hydrants (CH)” = 3.00 points

Item 630 – Credit for Inspection and Flow Testing (7 points)

The third item reviewed is Item 630 “Credit for Inspection and Flow Testing (CIT)”. This item reviews the fire hydrant inspection frequency, and the completeness of the inspections. Inspection of hydrants should be in accordance with AWWA M-17, *Installation, Field Testing and Maintenance of Fire Hydrants*.

Frequency of Inspection (FI): Average interval between the 3 most recent inspections.

Frequency	Points
1 year	30
2 years	20
3 years	10
4 years	5
5 years or more	No Credit

Note: The points for inspection frequency are reduced by 10 points if the inspections are incomplete or do not include a flushing program. An additional reduction of 10 points are made if hydrants are not subjected to full system pressure during inspections. If the inspection of cisterns or suction points does not include actual drafting with a pumper, or back-flushing for dry hydrants, 20 points are deducted.

Total points for Inspections = 2.40 points

Frequency of Fire Flow Testing (FF): Average interval between the 3 most recent inspections.

Frequency	Points
5 years	40
6 years	30
7 years	20
8 years	10
9 years	5
10 years or more	No Credit

Total points for Fire Flow Testing = 2.40 points

Item 631 “Credit for Inspection and Fire Flow Testing (CIT)” = 4.80 points

Divergence = -0.72

The Divergence factor mathematically reduces the score based upon the relative difference between the fire department and water supply scores. The factor is introduced in the final equation.

Community Risk Reduction

	Earned Credit	Credit Available
1025. Credit for Fire Prevention and Code Enforcement (CPCE)	1.69	2.2
1033. Credit for Public Fire Safety Education (CFSE)	1.57	2.2
1044. Credit for Fire Investigation Programs (CIP)	0.97	1.1
Item 1050. Credit for Community Risk Reduction	4.23	5.50

Item 1025 – Credit for Fire Prevention Code Adoption and Enforcement (2.2 points)	Earned Credit	Credit Available
Fire Prevention Code Regulations (PCR) Evaluation of fire prevention code regulations in effect.	2.76	10
Fire Prevention Staffing (PS) Evaluation of staffing for fire prevention activities.	8.00	8
Fire Prevention Certification and Training (PCT) Evaluation of the certification and training of fire prevention code enforcement personnel.	4.00	6
Fire Prevention Programs (PCP) Evaluation of fire prevention programs.	16.00	16
Review of Fire Prevention Code and Enforcement (CPCE) subtotal:	30.76	40

Item 1033 – Credit for Public Fire Safety Education (2.2 points)	Earned Credit	Credit Available
Public Fire Safety Educators Qualifications and Training (FSQT) Evaluation of public fire safety education personnel training and qualification as specified by the authority having jurisdiction.	6.00	10
Public Fire Safety Education Programs (FSP) Evaluation of programs for public fire safety education.	22.50	30
Review of Public Safety Education Programs (CFSE) subtotal:	28.50	40

Item 1044 – Credit for Fire Investigation Programs (1.1 points)	Earned Credit	Credit Available
Fire Investigation Organization and Staffing (IOS) Evaluation of organization and staffing for fire investigations.	8.00	8
Fire Investigator Certification and Training (IQT) Evaluation of fire investigator certification and training.	3.60	6
Use of National Fire Incident Reporting System (IRS) Evaluation of the use of the National Fire Incident Reporting System (NFIRS) for the 3 years before the evaluation.	6.00	6
Review of Fire Investigation Programs (CIP) subtotal:	17.60	20

Summary of PPC Review
for
Hobart FDS

FSRS Item	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	3.00	3
422. Credit for Telecommunicators	3.87	4
432. Credit for Dispatch Circuits	2.55	3
440. Credit for Emergency Communications	9.42	10
Fire Department		
513. Credit for Engine Companies	5.96	6
523. Credit for Reserve Pumpers	0.00	0.5
532. Credit for Pumper Capacity	3.00	3
549. Credit for Ladder Service	2.68	4
553. Credit for Reserve Ladder and Service Trucks	0.00	0.5
561. Credit for Deployment Analysis	2.81	10
571. Credit for Company Personnel	5.70	15
581. Credit for Training	4.14	9
730. Credit for Operational Considerations	2.00	2
590. Credit for Fire Department	26.29	50
Water Supply		
616. Credit for Supply System	11.79	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.80	7
640. Credit for Water Supply	19.59	40
Divergence	-0.72	--
1050. Community Risk Reduction	4.23	5.50
Total Credit	58.81	105.5

Final Community Classification = 05/10



HOBART LAWRENCE
POLICE DEPARTMENT

Municipality Summary Report

From: 12/01/22 To: 12/31/22

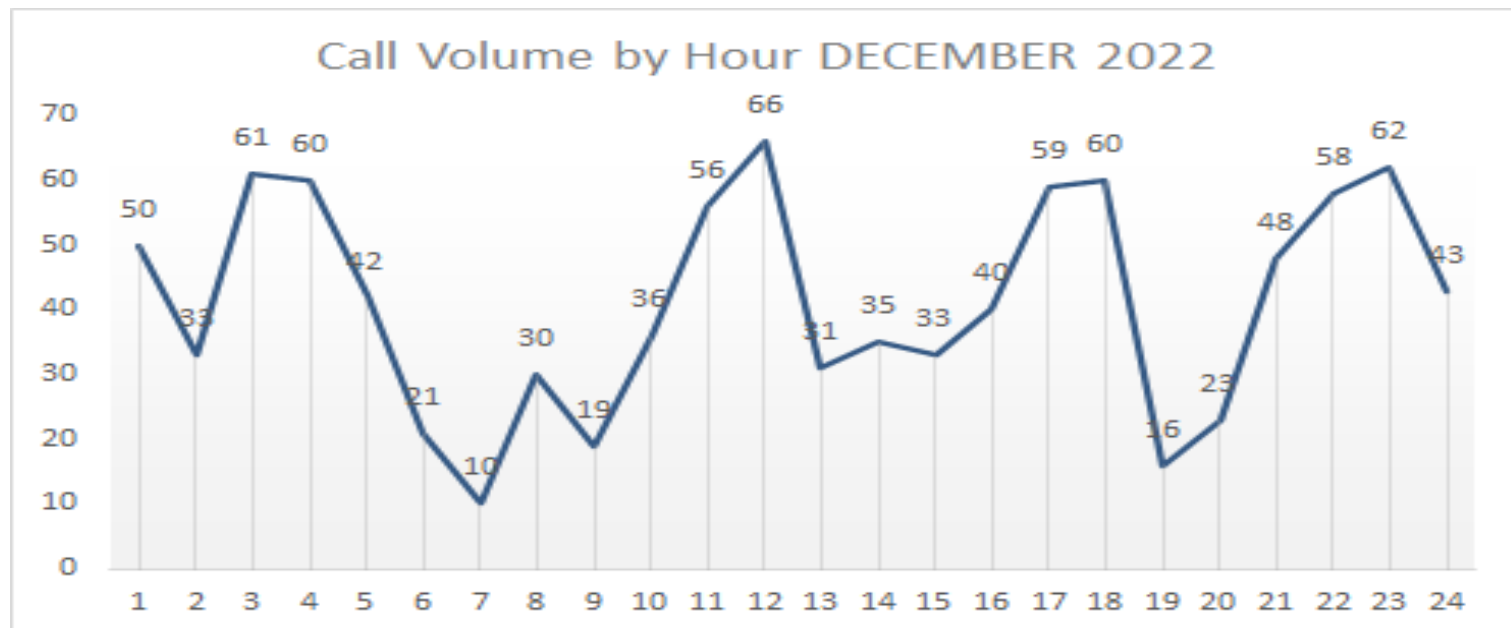
Village of Hobart and Town of Lawrence



HOBART LAWRENCE
POLICE DEPARTMENT

Municipality Summary

Calls for Service



Top Addresses

Address	# Calls	Address	# Calls	Address	# Calls
NB I-41 & SCHEURING RD	33	3360 S PINE TREE RD	18	1180 MID VALLEY DR	10
495 FOUR SEASONS DR	24	4125 N OVERLAND RD	16	3400 BAY RIDGE CT	10
2703 S PINE TREE RD	23	1649 PARK DR; PAMPERIN PAR	14	HILLCREST HTS & VANGUARD W	10
GRANT ST & SHADOW RIDGE WA	23	3020 MID VALLEY DR	13	517 PEBBLESTONE CIR	10
MM 255 STH 29 WB	22	N OVERLAND RD & TROUT CREE	13	AIRPORT DR & STH 54	10
1627 QUARRY PARK DR	22	1000 PLEASANT LANE	12	MM 254 STH 29 EB,	10
SB I-41 & SCHEURING RD	21	ROUNDAABOUT SCHEURING RD	11	4955 FOUNDERS TER	9

Incident Type Dispatched Details

Nature of Call	Total Calls Received	% of Total
CRIME PREVENTION	343	34.58
TRAFFIC STOP	123	12.40
BUILDING SECURITY	84	8.47
Traffic Complaint	82	8.27
PRE-ALERT MEDICAL	46	4.64
ACCIDENT CALL	41	4.13
ASSIST MOTORIST	37	3.73
PARKING VIOLATION	33	3.33
RECKLESS DRIVING	28	2.82
ANIMAL CALL	21	2.12
WELFARE CHECK	21	2.12



HOBART LAWRENCE
POLICE DEPARTMENT

Municipality Summary

Nature of Call	Total Calls Received	% of Total
HAZARD CALL	16	1.61
DISTURBANCE	13	1.31
ALARM CALL	12	1.21
ONLY IF NO OTHER INCIDENT	10	1.01
SUSPICIOUS VEHICLE	10	1.01
ASSIST OTHER LEO AGENCY	8	0.81
FIRE ALARM	6	0.60
HARASSMENT COMPLAINT	6	0.60
SUSPICIOUS SITUATIONS	6	0.60
NOISE COMPLAINT	5	0.50
FRAUD CALL	4	0.40
ORDINANCE VIOLATION	3	0.30
RESCUE ALS CALL	3	0.30
911 ASSIST CALL	3	0.30
911 HANG UP	3	0.30
ABANDONED VEHICLE	2	0.20
ACCIDENT WITH INJURY	2	0.20
DRUGS CALL	2	0.20
MEDICAL/LIFT ASSIST CALL	2	0.20
SCAM CALL	2	0.20
THEFT CALL	2	0.20
VIOLATION OF COURT ORDER	2	0.20
WEAPONS CALL	2	0.20
WIRE DOWN CALL	2	0.20
AUTO THEFT	1	0.10
CARBON MONOXIDE FIRE	1	0.10
DAMAGE TO	1	0.10
GAS LEAK FIRE CALL	1	0.10
LOST AND FOUND CALL	1	0.10
Retail Theft Overwith	1	0.10
SEX OFFENSES	1	0.10
Total Calls	992	99.97



HOBART LAWRENCE
POLICE DEPARTMENT

Municipality Summary

Traffic Citations

Top Traffic Violations

Violation	Violation Description	Total
346.57(5)	Speeding	42
341.04(1)	Non-Registration of Auto	20
343.44(1)(b)	Operating While Revoked	7
344.62	Insurance Violation	7

Issued Traffic Citations												
12/1/2022 - 12/31/2022												
Accident	Speeding	Traffic Sign and Signal	Driver License	Fail to Notify Police Accident	Insurance Violation	Operating While Intoxicated	Other Equipment	Inattentive Driving	Automobile Follow to Close	Vehicle Registration Viol	Safety Belt	Total
23	42	1	10	0	7	5	3	2	2	22	2	119

Ordinance Citations

Top Municipal Violations

Issued Non-Traffic Citations												
12/1/2022 - 12/31/2022												
Abandoned Vehicle	Drinking Juvenile(17-20)	Drinking Underage (Under 17)	Drugs	Drug Paraphernalia	ID Card Violation	Disorderly Conduct w/a MV	Snow Mobile	Truancy	Sell/Provide Alcohol	Parking	Total	
0	0	0	0	0	0	0	0	0	0	0	0	



HOBART LAWRENCE
POLICE DEPARTMENT

Municipality Summary

Traffic
Crashes
Total
Crashes 23

OWI Arrests Total # of OWI's
5

22-508683	BI551814	12/03/2022	I41 / Scheuring Rd
22-508943	BI551746	12/10/2022	I41 / Little Rapids Rd
22-509291	BG940522	12/18/2022	Freedom Rd
22-509603	BI551832	12/31/2022	W.Mason / N.Overland Rd
22-509494	BG941445	12/27/2022	Little Rapids Rd

Written Warning Total Issued 11

Top Written Warning Offenses

Violation	Violation Description	Total
341.04(1)	Non-Registration of Auto	5
346.57(5)	Speeding	5
347.06(1)	Operation w/o required lamps	1

January 26, 2023

Ms. Erica Berger, Clerk/Treasurer
Village of Hobart
2990 S. Pine Tree Road
Hobart, WI 54155

Dear Ms. Berger:

An Automated Clearing House (ACH) payment (Reference Number 000052556) for the Village of Hobart in the amount of \$62,865.06 from the Wisconsin Disaster Fund will be deposited in the previously set up account through the State of Wisconsin's Accounting System – STAR. Wisconsin Disaster Fund (WDF) was created by order of the 2005 Wisconsin Act 269 and enacted April 5, 2006, to provide state disaster assistance to local governmental units. This assistance is in the form of reimbursement for 70% of the WDF eligible costs of completing recovery efforts after a major catastrophe when federal assistance is not available and WDF funds are available.

The Village of Hobart documented the damages and the recovery costs for the Severe Weather - Severe Thunderstorm on 6/15/2022. The Wisconsin Disaster Fund has verified that the cost of recovery efforts totaled \$89,807.23 and finds the documentation from the local unit of government to be satisfactory.

If you have any questions about this award, please call Wisconsin Emergency Management at (608) 242-3259 or email us at widisasterfund@widma.gov. On behalf of the State of Wisconsin, thank you for your efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelsey M. Brown", with a long horizontal flourish extending to the right.

Kelsey Brown
Wisconsin Disaster Fund Coordinator

cc: Lauri Maki III, Brown County Emergency Management Director
Steve Fenske, East Central Regional Director



TO: Site Review Committee

RE: 3794 Packerland Dr., HB-950 & HB-950-4; New 58,090 sf Warehouse Addition and Associated Site Improvements

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: January 18, 2023

ISSUE: Discussion and action on request for a 58,090 sf., warehouse addition and associated site improvements

RECOMMENDATION: Staff recommends approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Integrity Warehousing, LLC
2. Applicant: Aaron Breitenfeldt, Robert E. Lee & Associates, Inc.
David O'Brien, Bayland Building, Inc.
3. Address/Parcel: 3794 Packerland Dr., HB-950 & HB-950-4
4. Zoning: I-1: Limited Industrial District
5. Use: Warehousing

BACKGROUND

This property was first developed in 2020 to include a new 125,000 square foot warehouse facility and the site improvements consisting of the main access driveway from Packerland Dr. and a secondary access from Camber Ct. In 2021, a 55,000 square foot addition was constructed and the property owner/developer is now proposing a 58,090 square foot addition to this same building.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. **Zoning:** I-1: Limited Industrial District
- B. **Green Space:** 38.4 % green space (59.2% on original plan 49% following first addition).
- C. **Setbacks:** Compliant with zoning district requirements of 40' front(s), 20' rear, 15' side. (59' from Camber Ct. right-of-way, 45' from Packerland Dr. right-of-way, 129' from the south property line, and 223' from the west property line)
- D. **Parking:** No changes from original plan (36 spaces proposed, 10 spaces are required per code of 1 stall for every 2 employees (20 employees proposed)).
- H. **Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Chief and Fire Chief.
- I. **Storm Water:** Storm water from the proposed building addition and additional loading area will be collected by on-site storm sewer before being discharged to an existing wet detention pond on the east side of the site (near the corner of Packerland Dr. and Camber Ct.) that was constructed as part of the expansion/alterations in 2021. That detention pond was designed and constructed to accommodate the storm water run-off for this

proposed expansion. From this wet pond, the storm water will be discharged in to the ditch line along Packerland Dr.

- M. Refuse Collection:** No changes from original plan (There is no exterior refuse / recycling containers proposed, however, should there be some containers placed on site, they shall be located away from the public roadways and be enclosed and screened from view.)

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Metal framed building with masonry components. (To match existing)
2. **Exterior Materials:** The south elevation will continue with pre-finished metal wall panels. The east elevation will also consist of pre-finished metal wall panels above a split-faced masonry block to comply with the minimum of 25% masonry requirement for the front elevation. As for the north elevation, the developer is proposing to continue the mix of masonry and pre-fab metal panels to maintain uniformity with the design of the existing building (wall would be constructed of 4'-6" high split-faced block with pre-finished metal wall panels above).
3. **Height:** Eave height of 27' with an overall height of 34' to peak of roof system.
4. **Overhead doors:** There will be one new dock door along the south elevation of new addition.
5. **Mechanical equipment:** No mechanical equipment is shown on the plans, however, should such equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screen from view by landscaping or fencing to compliment the building and overall landscaping.

Section 5, Landscaping Plan: With this building addition being the final portion that projects toward Packerland Dr., the site plan includes 12 new trees planned along the east and north sides of the building complying with the required 1 tree every 50'.

Section 6, Lighting: The lighting plan is approved by Staff as submitted, continuation of wall mounted fixture to match existing.

Section 7, Signage: Existing wall sign on the east (front) elevation is proposed to be removed and relocated to face of this proposed addition. Should that plan change and a new sign is proposed, that signage will be required to be brought back to the SRC for approval prior to installation.

Section 8, Driveway-Curb Cut: Existing driveway access points from Packerland Dr. and Camber Ct. to remain.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review may identify:

1. Any proposed refuse / recycling containers placed on site, they shall be located away from the public roadways and be enclosed and screened from view;
2. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground;
3. Coordinate with Village Fire Chief regarding the number and location of lock box(s);
4. Any new signage (other than relocation of existing wall sign to new front wall of building addition) that may be proposed, shall come back to the Committee for approval.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

INTEGRITY WAREHOUSE EXPANSION

3794 PACKERLAND DRIVE

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 13.37 Acres

Size of facility(square footage): 58,090 square feet

Type of facility: Warehousing

Developer: INTEGRITY WAREHOUSING, LLC

Address: PO Box 28377, Green Bay, WI Phone: (920) 347-9318

Engineer: ROBERT E LEE & Assoc. Inc. - Aaron Breitenfeldt

Address: 1250 CENTENNIAL CORNER BLVD, Hobart Phone: (920) 662-9641

Contractor: Bayland Buildings - David O'Brien

Construction Firm: Bayland Buildings Inc.

Address: PO Box 13571 Green Bay, WI Phone: (920) 371-6208
54307

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial Business Park _____ Commercial _____

Multi-Family _____

Current Zoning: I-1 Limited Industrial

Other - Identify: _____

Erosion Control Plan on file: YES _____ NO

% of Green Space: 38.4%

B. Orientation - Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

front = 40'
side = 15'

C. Setback Information: front = 20' Complies with Ordinance:

D. # of parking stalls (Include Handicapped parking): 36 STALLS

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground overhead

2) Natural Gas

3) Telephone

4) Water / Fire Hydrants

5) Fiber Optic Lines

6) Other transmission lines _____

7) Ingress - egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: YES _____ NO

- H. Adjacent streets and street rights-of-ways and fire lanes: not yet
 - 1) Fire Chief has reviewed and approved: YES NO
 - 2) Not applicable _____

- I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.
 - 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
 - 2) Name and address and phone# of engineer of project plan:
ROBERT E LEE & ASSOC. - Aaron Breitenfelht

- J. Sidewalks, walkways, and driveways: X
- K. Off street loading areas and docks: X
- L. Fences and retaining walls or berms: N/A
- M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):
N/A
- N. Location and dimensions of proposed outdoor display areas: _____
N/A

4. ARCHITECTURAL PLAN APPROVAL

- A. Exterior construction information:
 - 1) Type of Construction Materials: STEEL
 - 2) Exterior Materials: METAL WALL PANEL, INSULATED SPLIT-FACED BLOCK
 - 3) Height of Facility: 27'
 - 4) Compatibility with existing adjacent structure: YES (Attach Photos)
 - 5) Other unique characteristics: -

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc:

SEE REC PLAN SHEET 2

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

N/A

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

ONLY SURVIVING WALL PACKS WILL BE USED. SEE LT SHEETS
9 REC PLAN SHEET 2,

Identify Parking Lighting – Quantity – Wattage – Location :

N/A

Identify other Lighting – Quantity – Wattage – Location:

N/A

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: SEE ATTACHED BUILDING ELEVATIONS.

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: N/A (no new driveways proposed)

Radius / Flare: _____

Apron Dimensions: _____

Culvert Size (End-walls Required) _____



Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: INTEGRITY WAREHOUSING, LLC Owner Name: STEVE VANLUNEN
 Address: PO Box 28527 Address: _____
 City: GREEN BAY State: WI Zip: 54314 City: _____ State: _____ Zip: _____
 Phone: (920) 347-9348 Phone: () _____
 Email: _____ Email: _____

B. Parcel – Site Information

Site Address: 3794 PACKEMAN DR Parcel ID: H3-950
 Project Description: WAREHOUSE EXPANSION

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	180,500		+ 58,038		238,538	
Paved/Gravel Areas	118,914		+ 1,736		120,650	
Totals	299,414		+ 59,774		359,188	

ERU Calculation: 359,188 / 4000 sf / ERU = 89.8 ERU's
 New Total Area sq. ft.

Preparer's Signature: Aaron Breitenfocot Date: 12/28/22
 Preparer's Printed Name: AARON BREITENFECOT



Robert E. Lee & Associates, Inc.

Engineering, Surveying, Environmental Services

Green Bay Office
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141

December 28, 2022

Mr. Todd Gerbers, Director of Planning & Code Compliance
VILLAGE OF HOBART
2990 S Pine Tree Road
Hobart, WI 54155

RE: 2023 Integrity Warehouse Expansion
Storm Water Management Summary

Dear Mr. Gerbers:

Robert E. Lee & Associates, Inc., is submitting the following Storm Water Management summary for the proposed 2023 Integrity Warehouse Expansion off of Camber Court. Storm water runoff from the proposed building addition and loading area will be collected by existing on-site storm sewer and discharged to the existing wet detention pond on the east side of the site that was constructed as part of the previous building expansion. Per the previous storm water management report from 2021, this proposed expansion was previously planned for and the existing pond was constructed to accommodate this proposed expansion. Per the report, the pond will adequately provide TSS removal and peak discharge reduction to meet the Village of Hobart and WDNR regulations.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Aaron Breitenfeldt", written in a cursive style.

Aaron J. Breitenfeldt P.E.

Catalog # :

Project :

Prepared By :

Date :



WPSLS Series Small LED Slim Wall Pack

The Slim Wall Light Series has a slim, low profile design with attractive architectural styling. A quick and easy mounting system is bottom hinged to prevent leakage. The LED placement and mounting position results in a glare free design.

Features & Specifications

Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 71.
- Zero uplight.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Controls

- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.



Dimmable



c UL US LISTED



DLC LISTED



QUICK SHIP

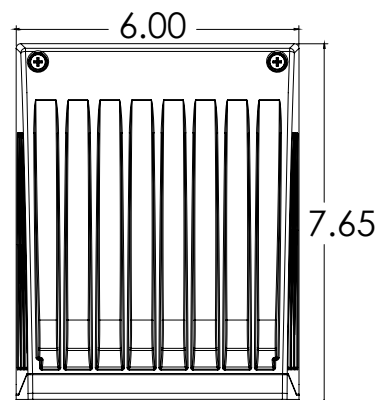
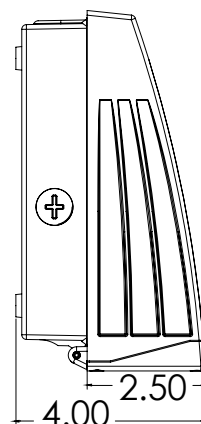


ROHS COMPLIANT



ARRA Funding Compliant

Dimensions





WPSLS Series Small LED Slim Wall Pack

Features & Specifications (Cont.)

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory
- Shipping weight: 3.8 lbs in carton.

Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
1L	1206	97.79	1206	97.79	1366	111.11	12
2L	2125	107.2	2125	107.2	2418	121.97	20
4L	3712	100.18	3712	100.18	4394	116.21	40

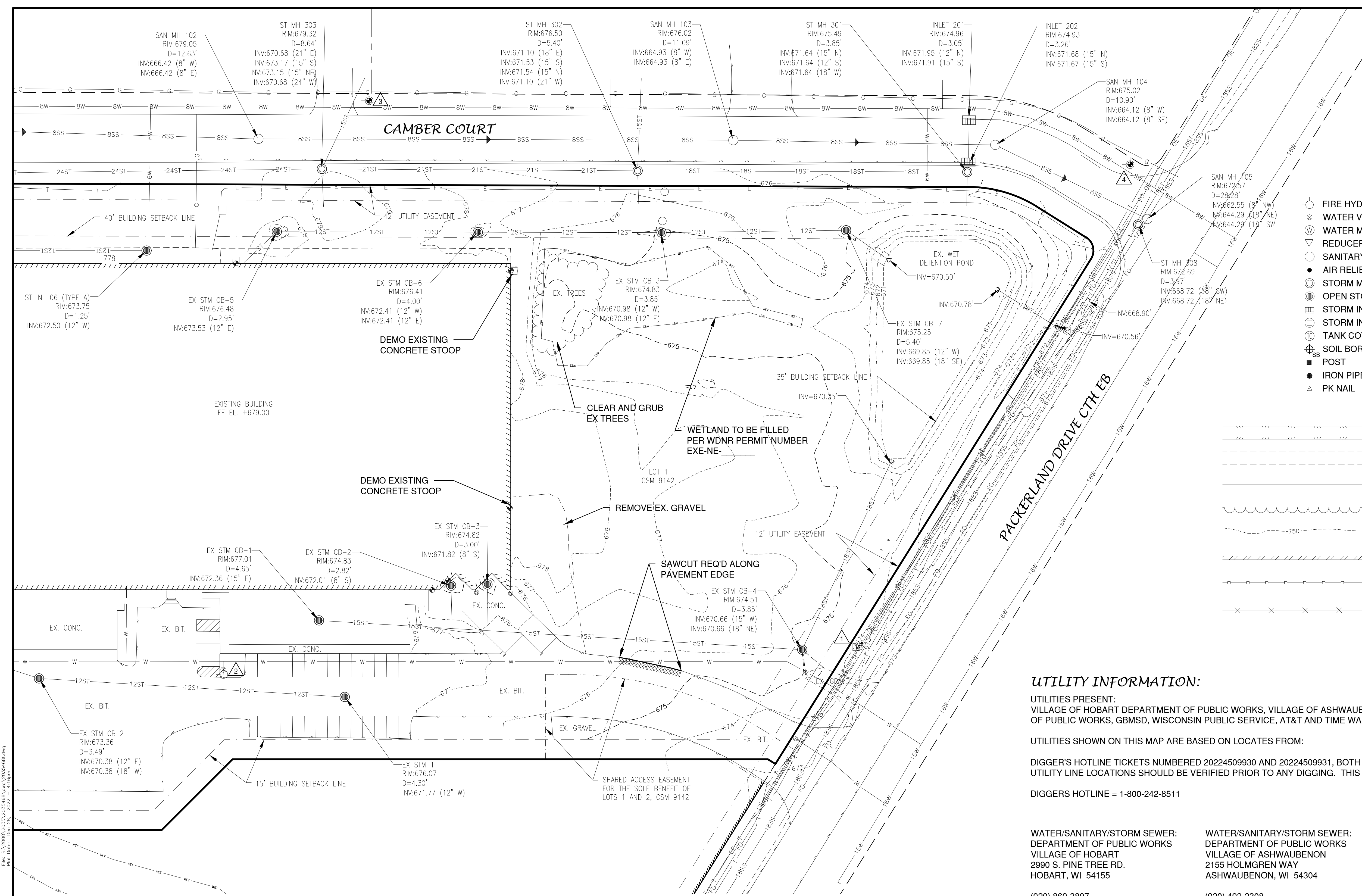
Energy Savings

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
12	\$5	50	72	\$52	\$47
		70	90	\$59	\$54
20	\$9	50	72	\$52	\$43
		70	90	\$59	\$50
		100	129	\$77	\$68
40	\$18	100	129	\$77	\$59
		150	185	\$100	\$82
		175	210	\$112	\$94

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WPSLS LED 1L UNV DIM 30 PC120 BZA**

Family Prefix	Lumen Package	Color Temp	Controls	Finishes
WPSLS - Small Slim Wall Pack	1L - 1000 Lumens 2L - 2000 Lumens 4L - 4000 Lumens	30 - 3000K 40 - 4000K 50 - 5000K	PC120 - 120V Photocontrol PM208-277 - 208-277V Photocontrol	BZA - Bronze WHT - White BLK - Black



OWNER INFORMATION: INTEGRITY WAREHOUSING, LLC
 P.O. BOX 28527
 GREEN BAY, WISCONSIN 54324
 (920) 347-9348
 CONTACT: STEVE VANLAANEN

CONTRACTOR INFORMATION: BAYLAND BUILDINGS INC.
 P.O. BOX 13571
 GREEN BAY, WI 54307
 (920) 371-6200
 CONTACT: DAVID O'BRIEN

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE DEMOLISHED
- TREE/SHRUB TO BE REMOVED
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- RW LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE

UTILITY INFORMATION:

UTILITIES PRESENT:
 VILLAGE OF HOBART DEPARTMENT OF PUBLIC WORKS, VILLAGE OF ASHWAUBENON DEPARTMENT OF PUBLIC WORKS, VILLAGE OF WRIGHTSTOWN DEPARTMENT OF PUBLIC WORKS, GBMSD, WISCONSIN PUBLIC SERVICE, AT&T AND TIME WARNER.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:
 DIGGER'S HOTLINE TICKETS NUMBERED 20224509930 AND 20224509931, BOTH DATED 11/11/2022, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

<p>WATER/SANITARY/STORM SEWER: DEPARTMENT OF PUBLIC WORKS VILLAGE OF HOBART 2990 S. PINE TREE RD. HOBART, WI 54155 (920) 869-3807</p>	<p>WATER/SANITARY/STORM SEWER: DEPARTMENT OF PUBLIC WORKS VILLAGE OF ASHWAUBENON 2155 HOLMGREN WAY ASHWAUBENON, WI 54304 (920) 492-2308</p>	<p>WATER/SANITARY/STORM SEWER: DEPARTMENT OF PUBLIC WORKS VILLAGE OF WRIGHTSTOWN 101 WASHINGTON ST. WRIGHTSTOWN, WI 54180 (920) 532-0434</p>	<p>SANITARY SEWER: GBMSD 2231 N. QUINCY ST. GREEN BAY, WI 54302 (920) 432-4893</p>
<p>GAS & ELECTRIC: WISCONSIN PUBLIC SERVICE CORP. 700 N. ADAMS ST. GREEN BAY, WI 54307 (800) 797-7434</p>	<p>TELECOMMUNICATIONS: AT & T / SBC 205 S. JEFFERSON ST. GREEN BAY, WI 54301 (920) 433-4147</p>	<p>TELECOMMUNICATIONS: TIME WARNER CABLE 2580 W. MASON ST. GREEN BAY, WI 54303 (920) 944-1581</p>	

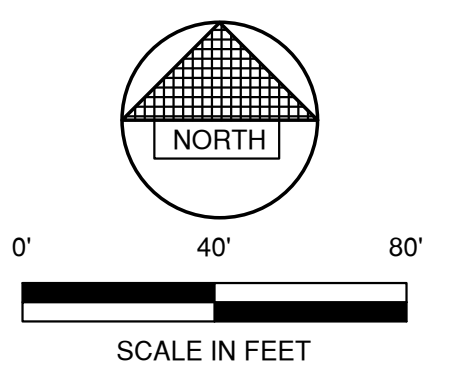
DEMOLITION NOTES

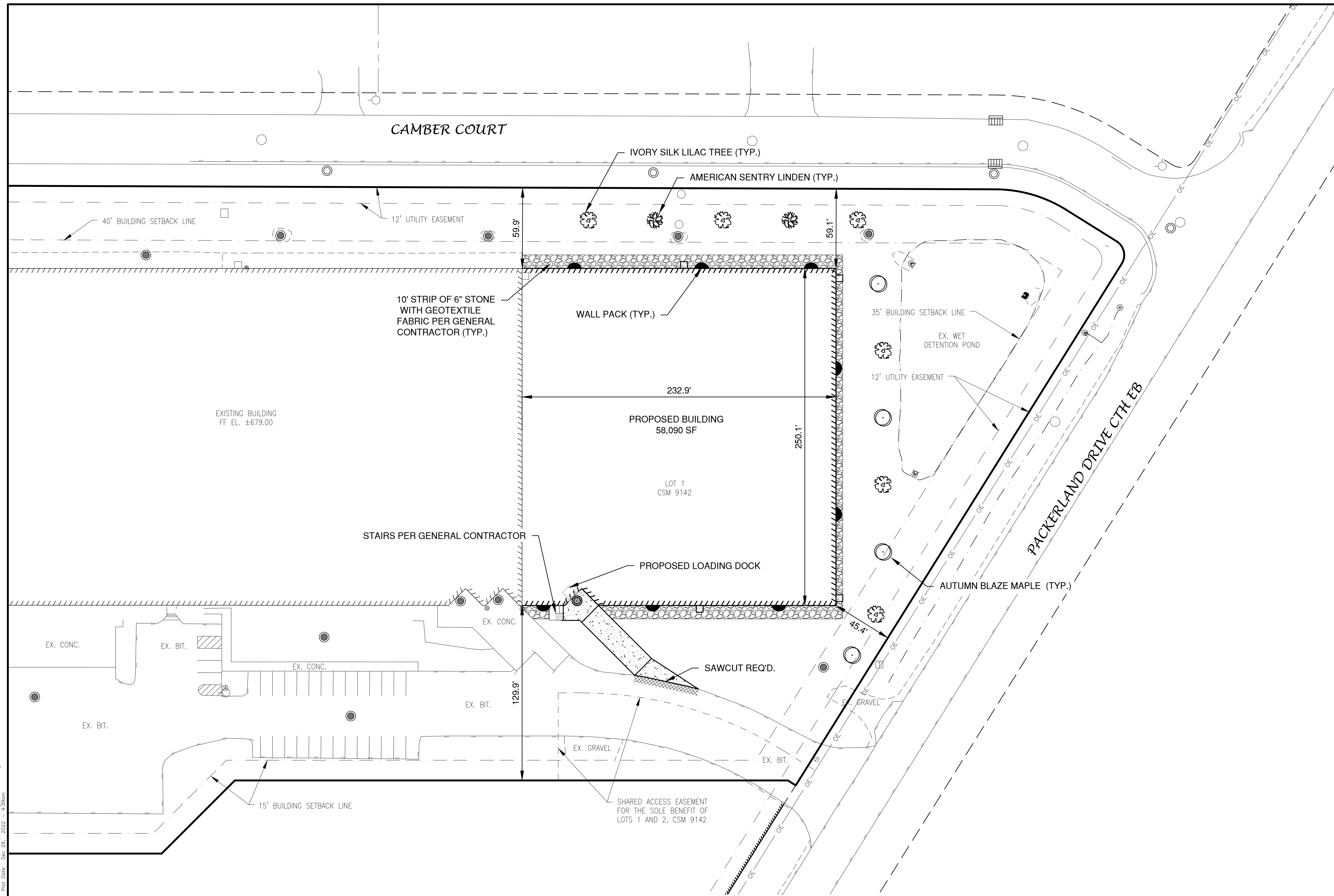
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
- ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	NAIL IN PP	674.93
2	TAG BOLT ON FIRE HYDRANT	678.75
3	TAG BOLT ON FIRE HYDRANT	680.63
4	TAG BOLT ON FIRE HYDRANT	674.89



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.





LEGEND

- CONCRETE PAVEMENT (1,730 SF)
- ASPHALT PAVEMENT
- GREEN SPACE
- GRAVEL
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- WALL PACK

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

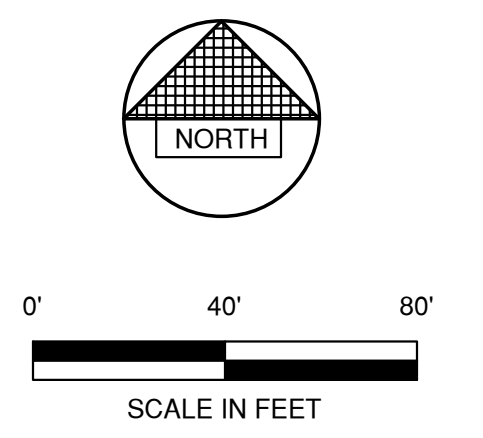
PARKING DATA
 TOTAL PARKING STALLS PROVIDED = 36 (EXISTING)
 HANDICAP ACCESSIBLE PARKING STALLS = 2 (EXISTING)
 TOTAL PARKING STALLS REQUIRED = 10

SITE DATA (OVERALL SITE)
 TOTAL AREA = 13.37 ACRES, 582,514 S.F.
 BUILDING AREA = 5.48 ACRES, 238,538 S.F. (40.9%)
 SIDEWALK/PARKING LOT AREA = 2.77 ACRES, 120,690 S.F. (20.7%)
 GREEN SPACE = 5.12 ACRES, 223,326 S.F. (38.4%)

ZONING
 I-1: Limited Industrial District

PARCEL NO.
 HB-950

File: P:\2020\2035\2035468D.dwg, 2035468D.dwg
 Plot Date: Dec 28, 2022 9:30am
 LAYOUT: SITE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

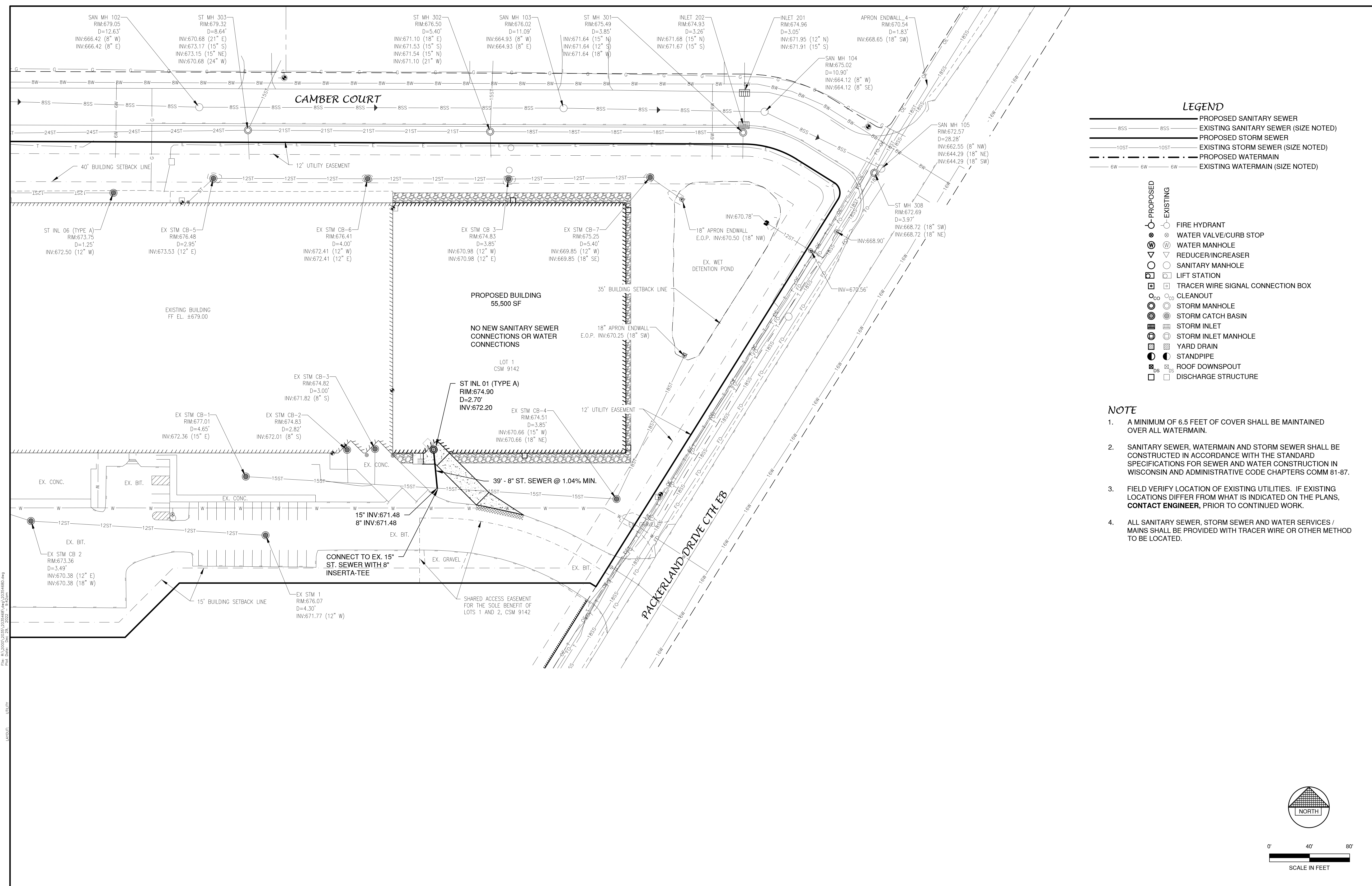
2023 INTEGRITY WAREHOUSE EXPANSION FOR
 BAYLAND BUILDINGS INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

SITE PLAN

DATE
 12/20/22
 FILE
 2035468D
 JOB NO.
 2035468

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
2

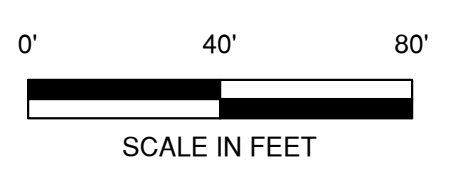
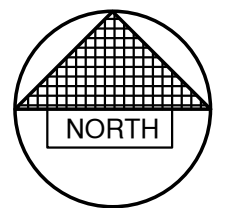


LEGEND

- 8SS — 8SS — PROPOSED SANITARY SEWER
- 10ST — 10ST — EXISTING SANITARY SEWER (SIZE NOTED)
- 12ST — 12ST — PROPOSED STORM SEWER
- 15SW — 15SW — EXISTING STORM SEWER (SIZE NOTED)
- 6W — 6W — PROPOSED WATERMAIN
- 8W — 8W — EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED
- EXISTING
- FIRE HYDRANT
- ⊗ WATER VALVE/CURB STOP
- ⊙ WATER MANHOLE
- ▽ REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- ⊠ TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ STORM INLET
- ⊙ STORM INLET MANHOLE
- ⊙ YARD DRAIN
- STANDPIPE
- ⊠ ROOF DOWNSPOUT
- DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER, PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

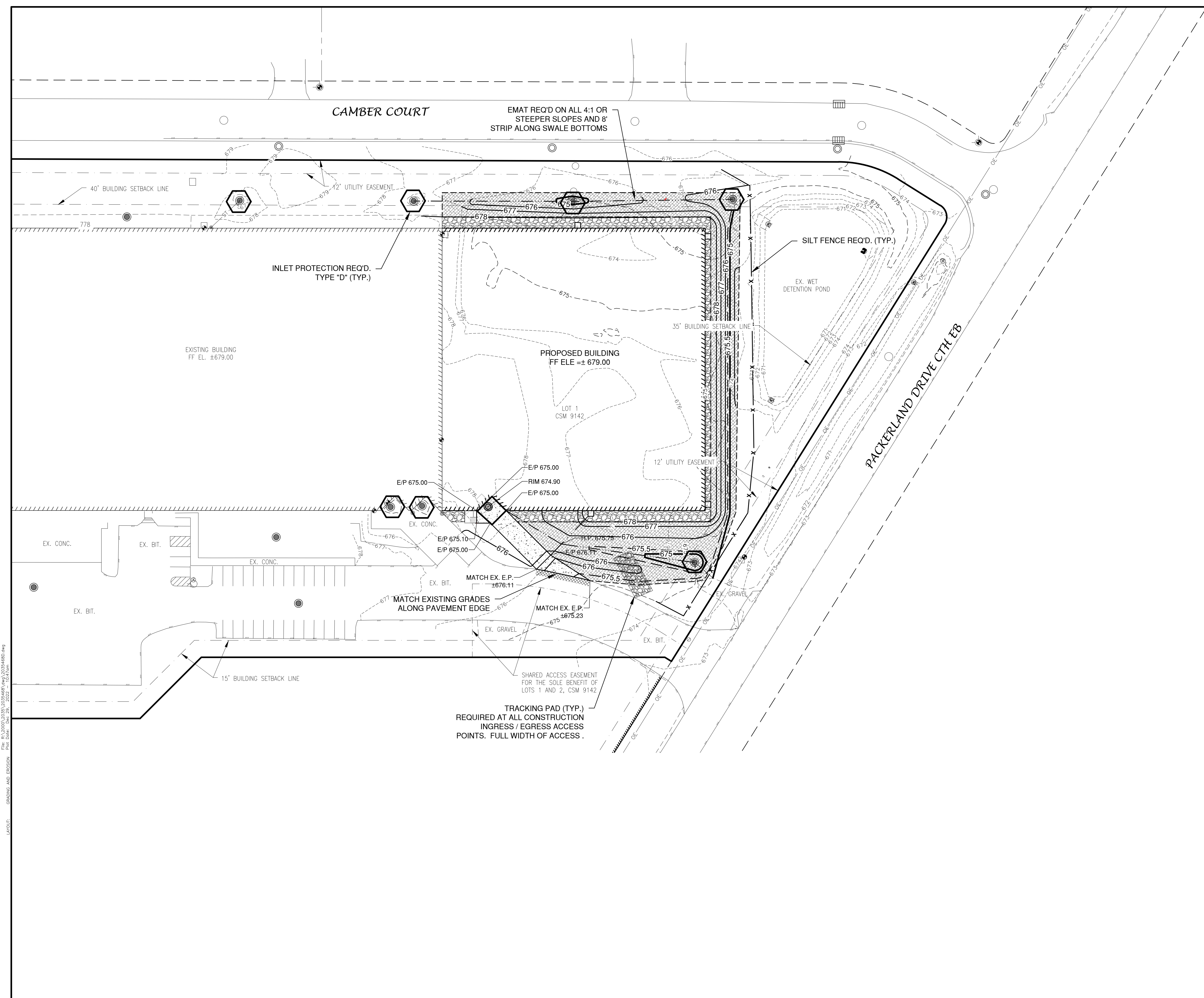
2023 INTEGRITY WAREHOUSE EXPANSION FOR
 BAYLAND BUILDINGS INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

UTILITY PLAN

DATE
12/2022
 FILE
2035468D
 JOB NO.
2035468

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
3



LEGEND

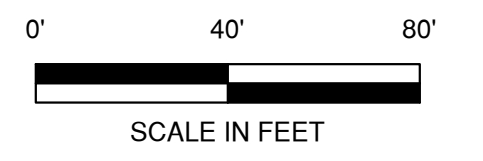
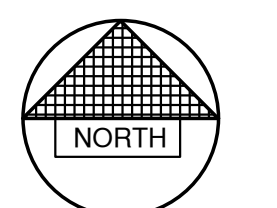
- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

File: R:\2020\2035\2035468D.dwg, 2035468D.dwg
 Plot Date: Dec 28, 2022 10:47am
 LAYOUT: GRADING AND EROSION



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

2023 NTEGRITY WAREHOUSE EXPANSION FOR
 BAYLAND BUILDINGS INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

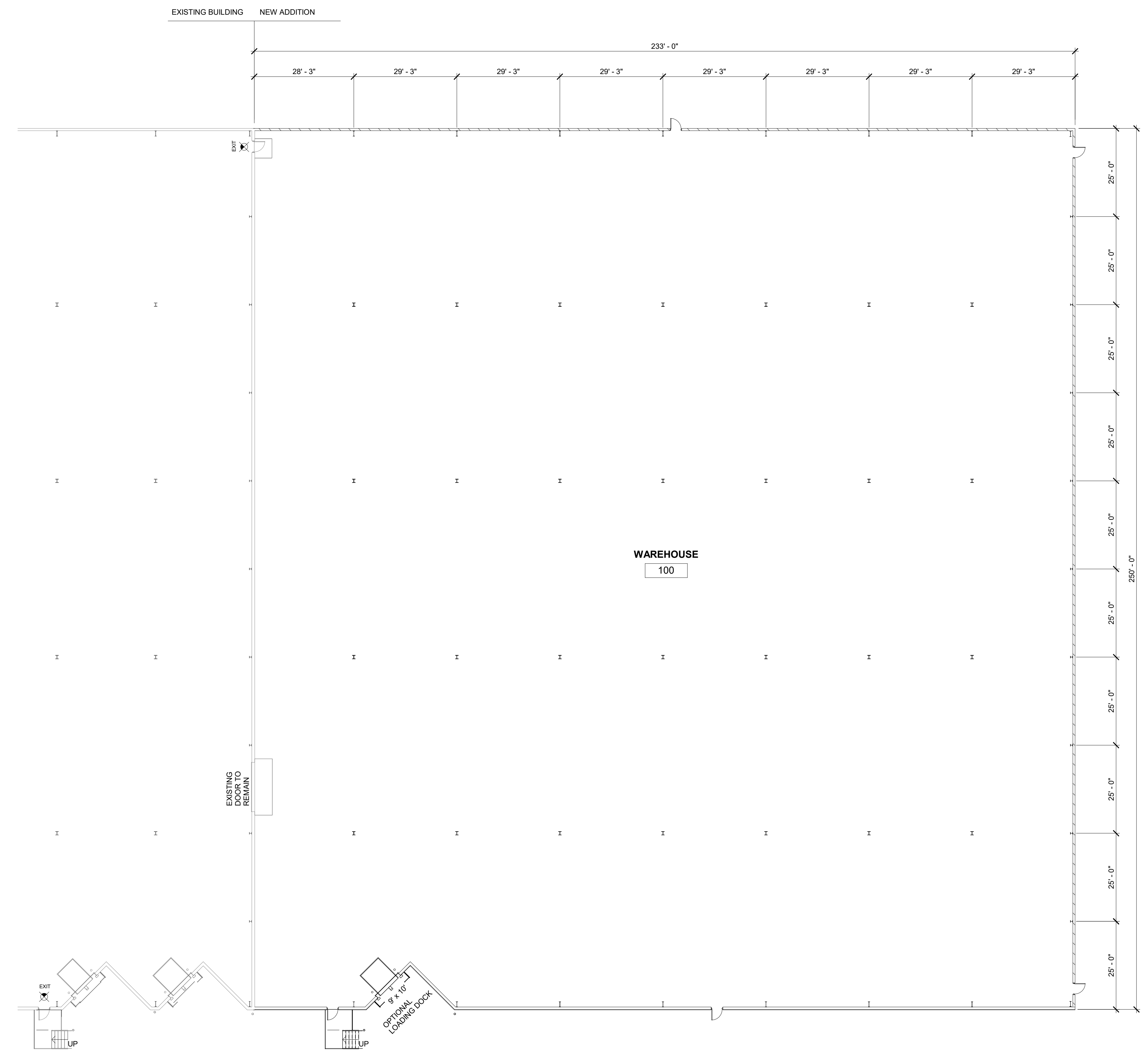
DATE
 12/20/22
 FILE
 2035468D
 JOB NO.
 2035468

Robert E. Lee & Associates, Inc.
 ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
 920-662-9641 www.releinc.com

SHEET NO.
4



BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR



PROPOSED BUILDING ADDITION FOR:
22-2802
GREEN BAY, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS
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REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -

SALES REP: TIM AMBROSIUS
(920) 371-0853

DRAWN BY: DPO

DATE: 9-7-2022

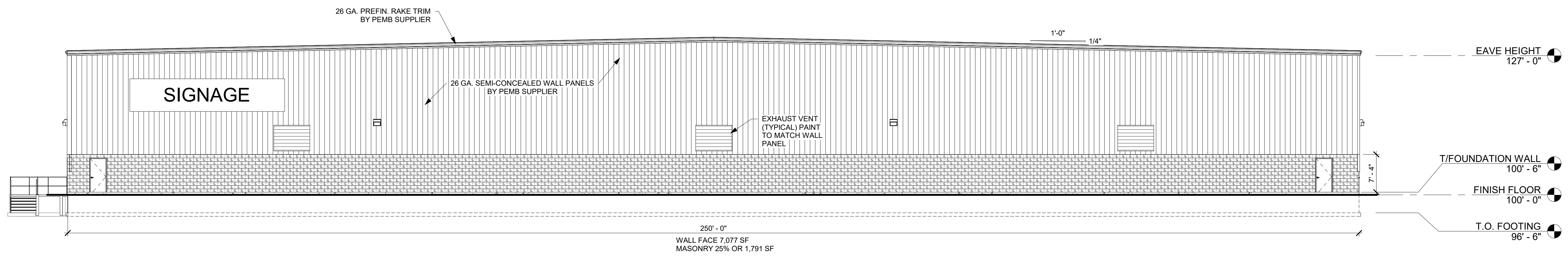
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
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<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET	CP, TA SW	04/12/21
<input type="checkbox"/> CONSTRUCTION		

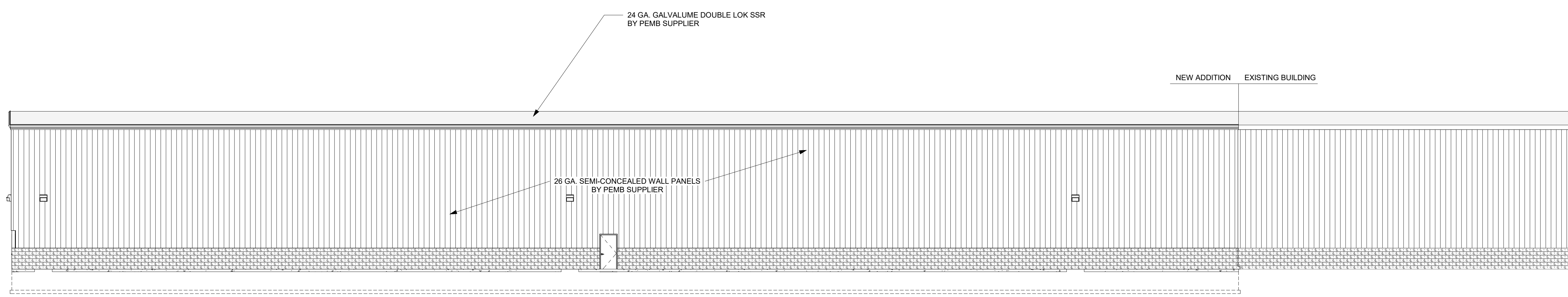
1 / A1.0 OVERALL FLOOR PLAN 1/16" = 1'-0"

OVERALL FLOOR PLAN

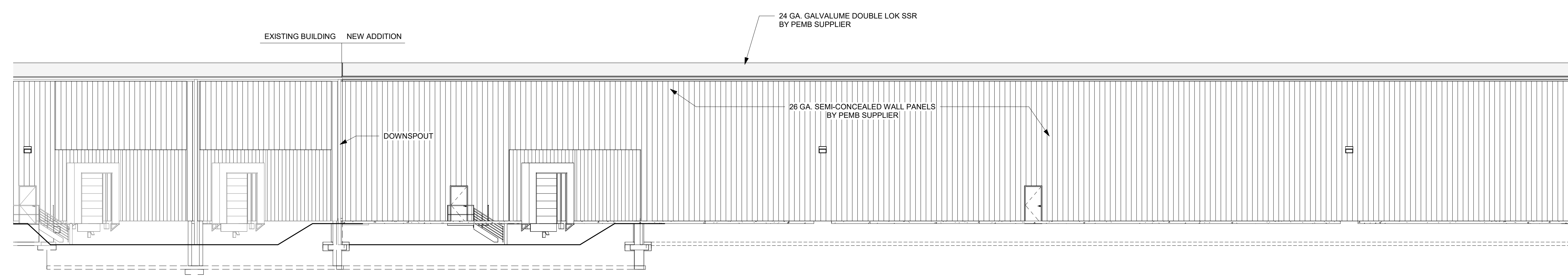
A1.0



1 /A2.0 EAST ELEVATION 3/32" = 1'-0"



3 /A2.0 NORTH ELEVATION 3/32" = 1'-0"



4 /A2.0 SOUTH ELEVATION 3/32" = 1'-0"

PROPOSED BUILDING ADDITION FOR:
22-2802
 GREEN BAY, WISCONSIN; COUNTY OF: BROWN

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JOB NUMBER: -
 SALES REP: TIM AMBROSIUS
 (920) 371-0853
 DRAWN BY: DPO
 DATE: 9-7-2022
 REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
<input checked="" type="checkbox"/> PRELIMINARY		
<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET	CP, TA SW	04/12/21
<input type="checkbox"/> CONSTRUCTION		

EXTERIOR ELEVATIONS

A2.0



TO: Site Review Committee

RE: 3828 Packerland Dr., HB-950-7; Wall Sign, Bayland Concrete Shop

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: January 18, 2023

ISSUE: Discussion and action on a request for new wall signage

RECOMMENDATION: Staff recommends approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Bayland Buildings, Inc.
2. Applicant: Jeff Kirsch / Sign Country
3. Address/Parcel: 3828 Packerland Dr., HB-950-7
4. Zoning: I-1: Limited Industrial District
5. Use: Office/Shop/Warehouse facility

BACKGROUND

Bayland Concrete Shop, located at 3828 Packerland Dr. is currently under construction and is submitting for review and action of the proposed wall signs. During the original site review back in September 2022, signage was not finalized and therefore not submitted at that time. The developer has since finalized the signage and is requesting review of the proposed wall signage.

The request before the Committee at this time would be for a sign logo and non-lit plastic formed letters of a total of 55 square feet on the east elevation (facing Packerland Dr.). This proposed sign is code compliant and will be non-illuminated. Per ordinance, 10% of the wall surface of each building elevation can be covered by signage and since the wall area where the sign is to be located is 8,260 square feet, the proposed wall sign would be in compliance with the Village Sign Code.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the proposed 55 square foot wall sign to be mounted on the east elevation of the building, located at 3828 Packerland Dr. as submitted.



Building Permit Application
 Permit Number _____
 (Assigned by Village Personnel)

Village of Hobart
 Dept of Planning & Code Compliance
 2990 S Pine Tree Rd
 Hobart WI 54155
 Phone: (920) 869-3809
 Fax (920) 869-2048

Project Address 3828 Packerland Dr. Parcel Number _____

Applicant is the: Owner OR Contractor
 Use Category: Single Family Duplex Multi-Family Commercial Industrial Agricultural

Owner's Name: e-mail:		Mailing Address:	Tel: Fax: Mobile:
Building Contractor Name: <u>Sign Country</u> <u>Sign Company:</u> e-mail: <u>Jeff@SIGNCOUNTRYWI.COM</u>	Lic# Qualifier#	Mailing Address: <u>235 Allegiance Ct.</u> <u>Appleton, WI 54913</u>	Tel: <u>920-734-7446</u> Fax: Mobile:
Electrical Contractor Name: e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
HVAC Contractor Name: e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:
Plumbing Contractor Name: e-mail:	Lic#	Mailing Address:	Tel: Fax: Mobile:

Work being done:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> New Structure | <input type="checkbox"/> Addition | <input type="checkbox"/> Deck/Porch/Patio | <input type="checkbox"/> Driveway/Parking |
| <input type="checkbox"/> External Remodeling | <input type="checkbox"/> Internal Remodeling | <input type="checkbox"/> Garage/Utility Structure | <input type="checkbox"/> Handicap Ramp |
| <input type="checkbox"/> Hot Tub/Spa | <input type="checkbox"/> Fence/Kennel | <input checked="" type="checkbox"/> Sign/Canopy/Awning | <input type="checkbox"/> Stove/Fireplace |
| <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Wrecking Permit | <input type="checkbox"/> Other | |

Additional information, such as plan submittal and approval, may be required before issuance.

Scope of work: Produce and install (1) set of non-lit plastic formed letters, to building fascia

Any work not included in this application is not permitted.

Total Value of Project \$ 4,990⁰⁰ (Value of materials & labor is required to ensure consistency in assessing permit fees.)

Breakdown of values: Bldg _____ Elec _____ Plumb _____ HVAC _____

I certify the above information is complete and accurate. I agree to perform the work in conformance to all approval conditions & applicable codes/ordinances.

Applicant Name: Jeff Kirsch
 (Please print)

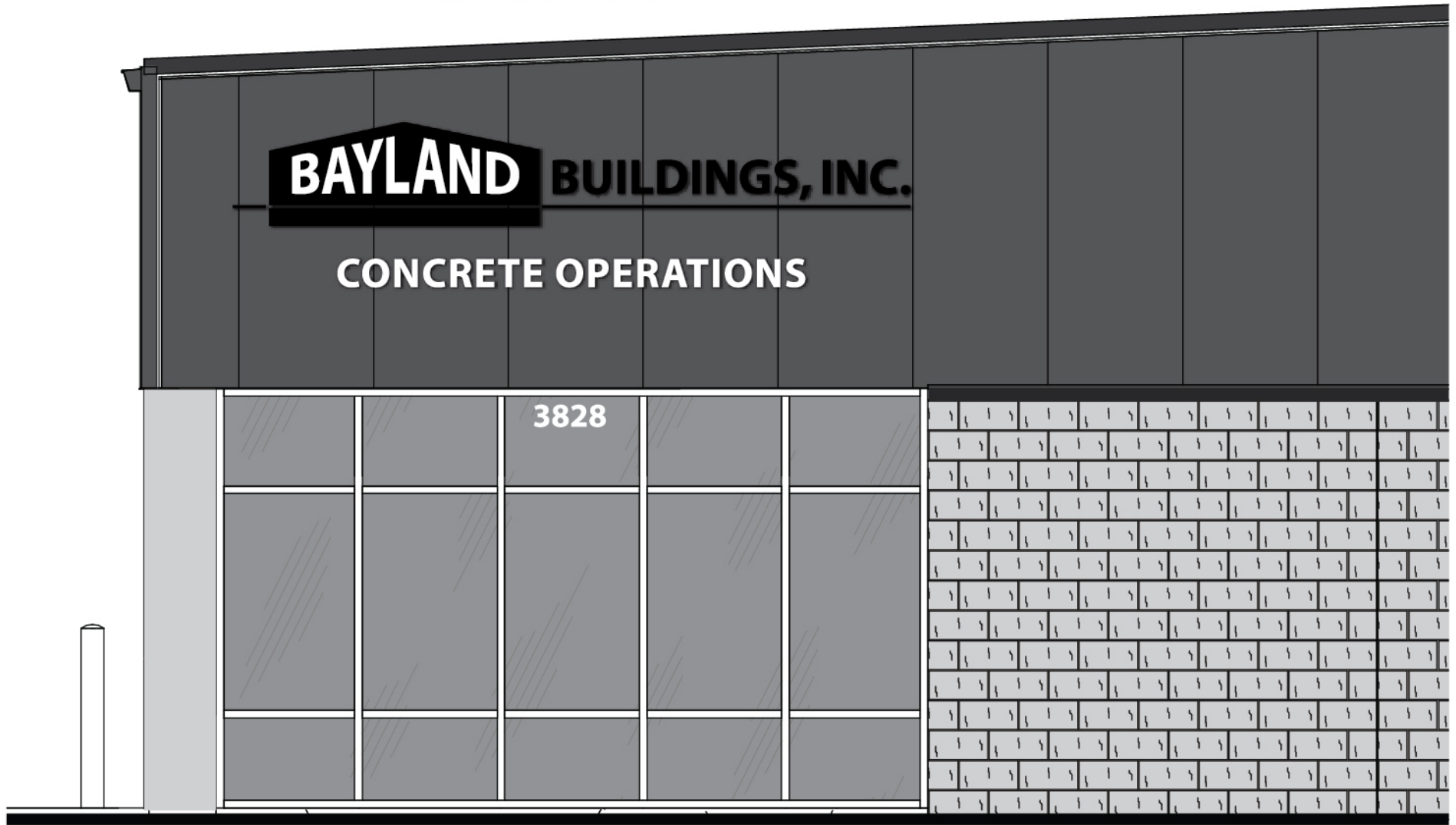
Signature: *Jeff Kirsch*

Date: 1/10/23

Issued By: _____
Date: _____

Total Fees Collected: _____ Check # _____

Overall Size: 44" x 180"



Produce and Install (1) set of non-lit plastic formed letters

- Letter Depth: 1"
- Stud mounted flush directly to building
- Colors: Black & White (gloss finish on both)
- "Bayland" copy to be white vinyl overlay
- Address number decal applied first surface to exterior window



CLIENT	Bayland Buildings, Inc
ADDRESS	XXXX
CITY	Green Bay

SALES REP	Jeff Kirsch
DESIGNER	Jeff Kirsch
DRAWING	Non-lit Building Sign

PAGE NO.	1
PAGE HRS	1
TOTAL HRS	1

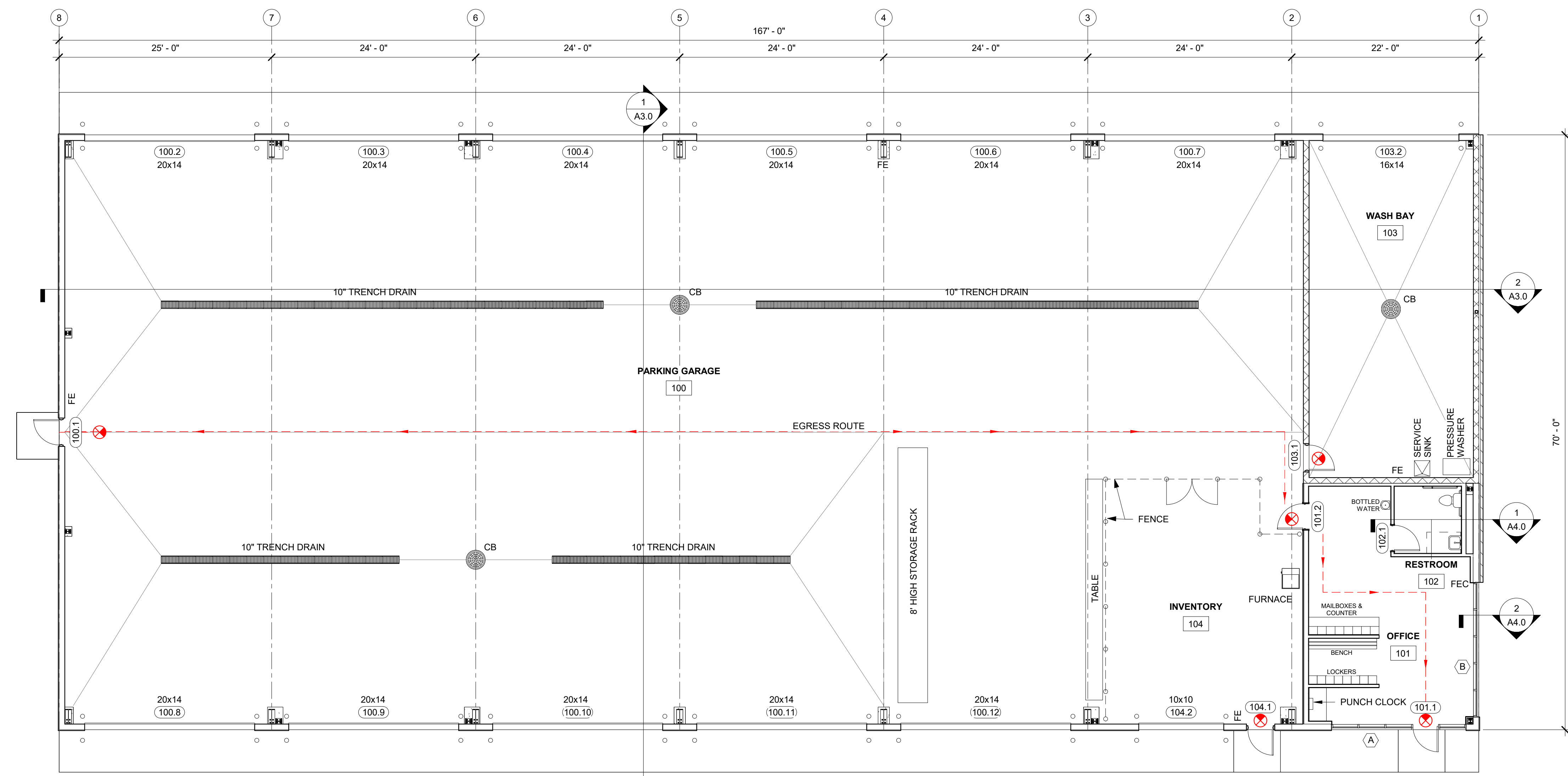
SCALE	FPO
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SignCountryWI.com
 920.734.SIGN (7446)
 235 Allegiance Ct.
 Appleton, WI 54913

Colors shown are conceptual only and do not represent actual paint, vinyl, or sign components colors. Please refer to actual color samples.

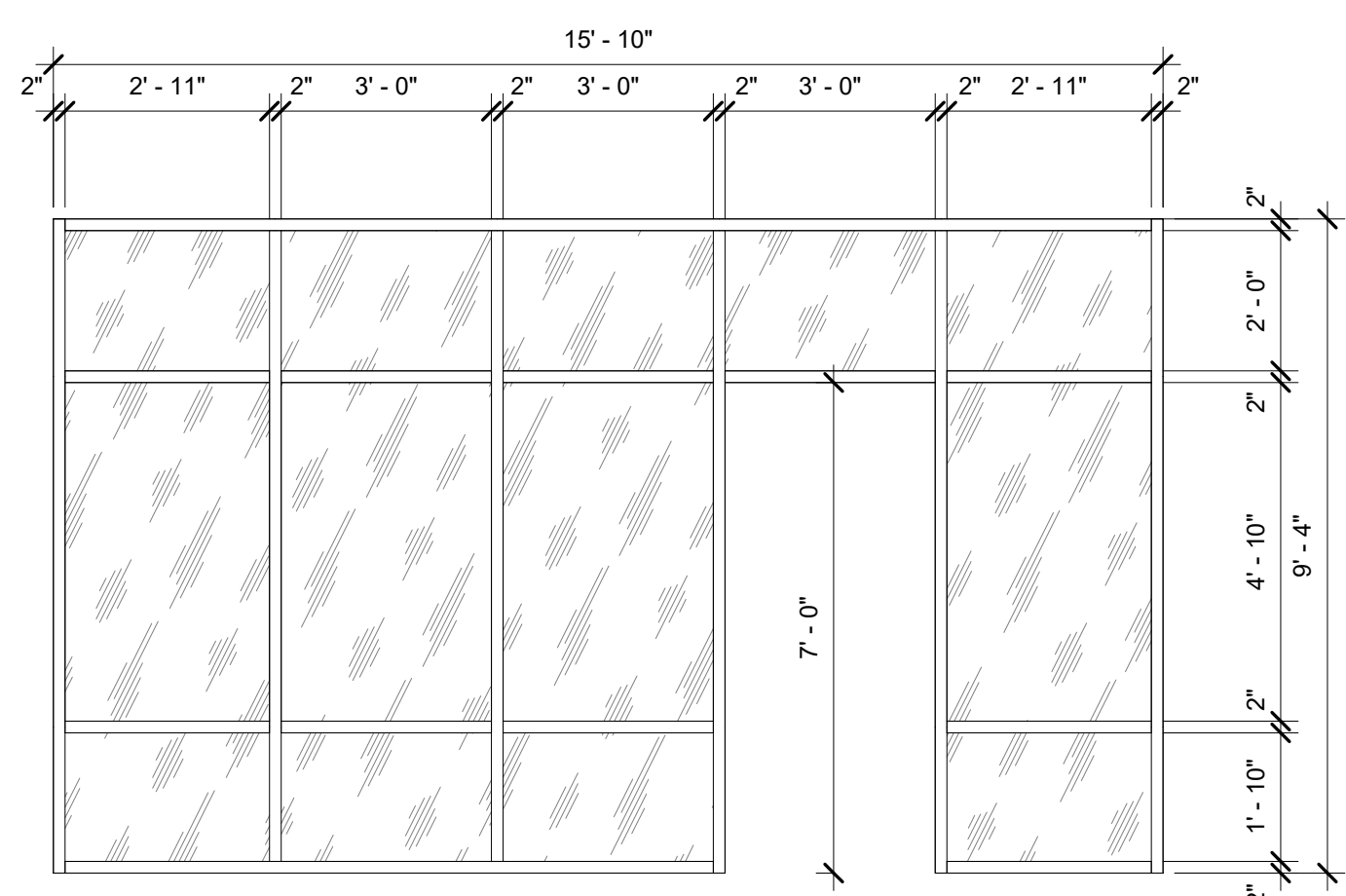
This document is owned by Sign Country and is protected under Title 17 of the copyright code. By accepting this document, the client agrees not to share the design concept or specifications with a third party unless pre-approved by Sign Country or with purchase of the design. Any violation will constitute a charge of the conception and design hours.

PROPOSED BUILDING FOR:
BAYLAND CONCRETE SHOP
 LITTLE CHUTE, WI

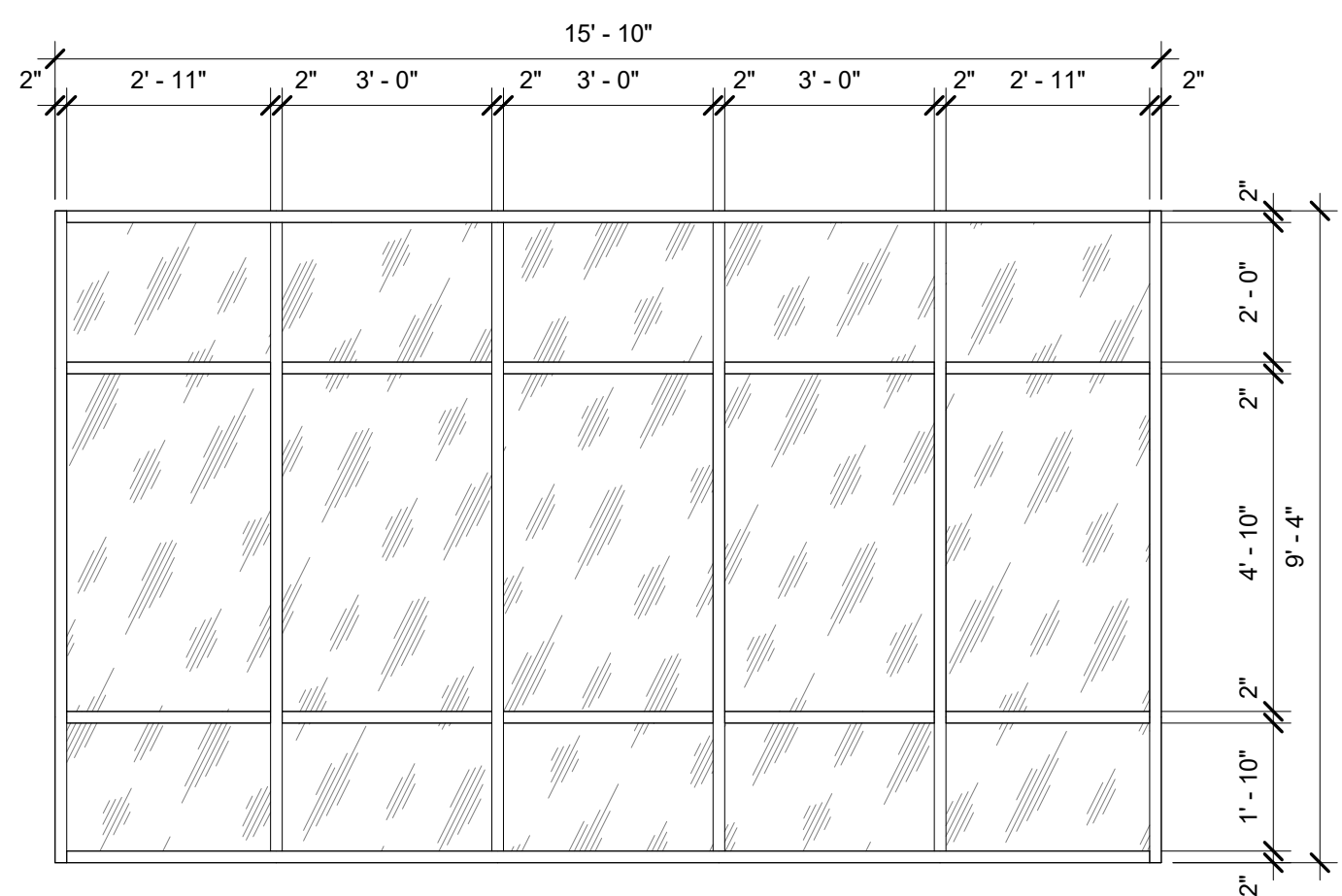


- WALL LEGEND**
 SCALE = 1/2" = 1'-0"
- B** - 1-1/2" 20GA MTL STUDS @ 16" O.C.
 - 5/8" GYP BD
 - FURRING STRIPS
 - C** - 3-5/8" 20GA MTL STUDS @ 16" O.C.
 - 5/8" GYP BD
 - D** - 3-5/8" 20GA MTL STUDS @ 16" O.C.
 - 5/8" GYP BD E.S.
 - 4" BATT INSUL.
 - E** - 6" MTL STUDS @ 16" O.C.
 - 5/8" GYP BD (INTERIOR SIDE)
 - G** - 6" (600S162-33) MTL STUDS @ 24" O.C.
 - 5/8" GYP BD (ONE SIDE)
 - 7/8" FURRING STRIPS @ 32" O.C.
 - LINER STL
 - 6" BATT INSUL.

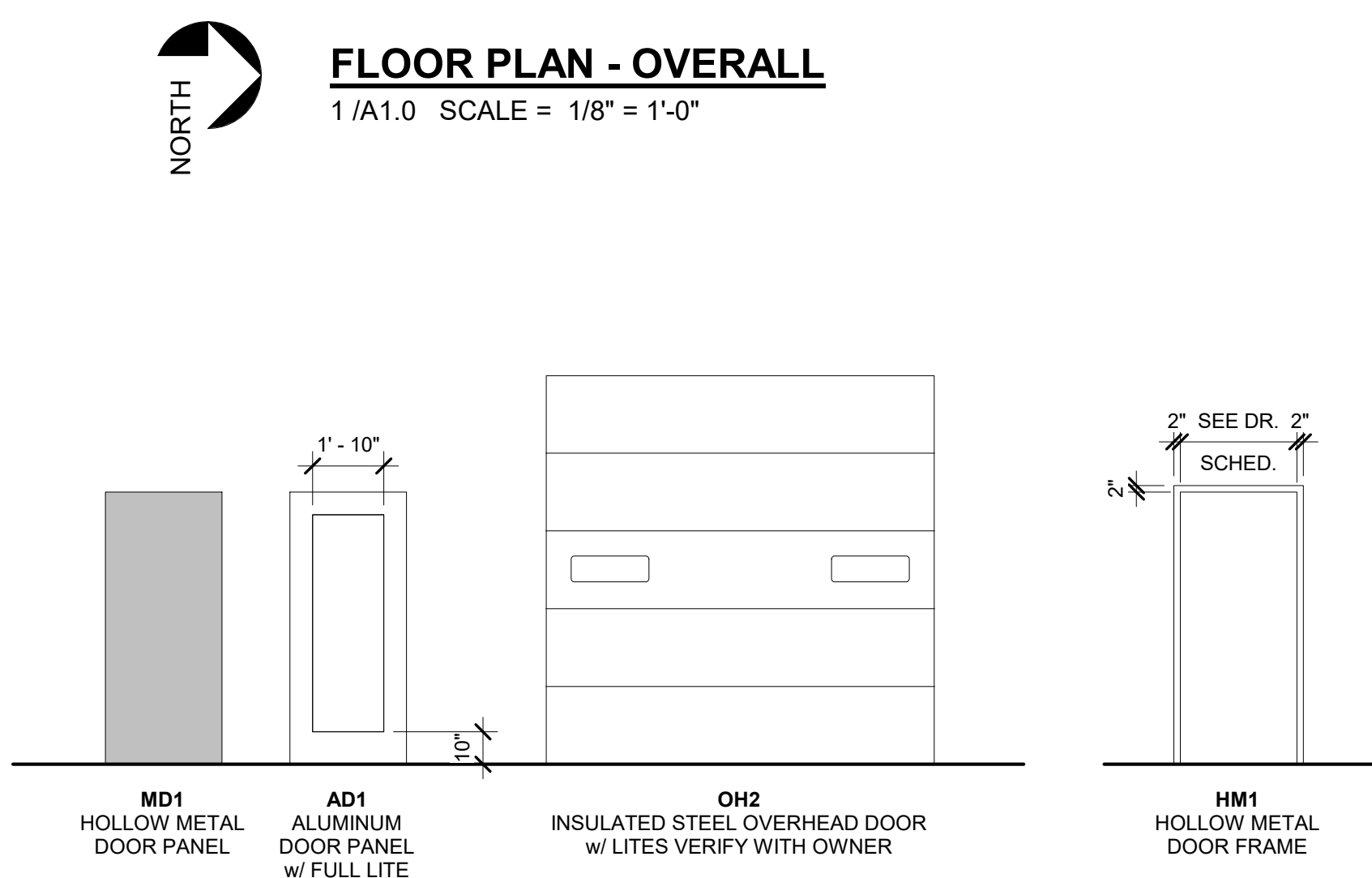
FLOOR PLAN - OVERALL
 1/A1.0 SCALE = 1/8" = 1'-0"



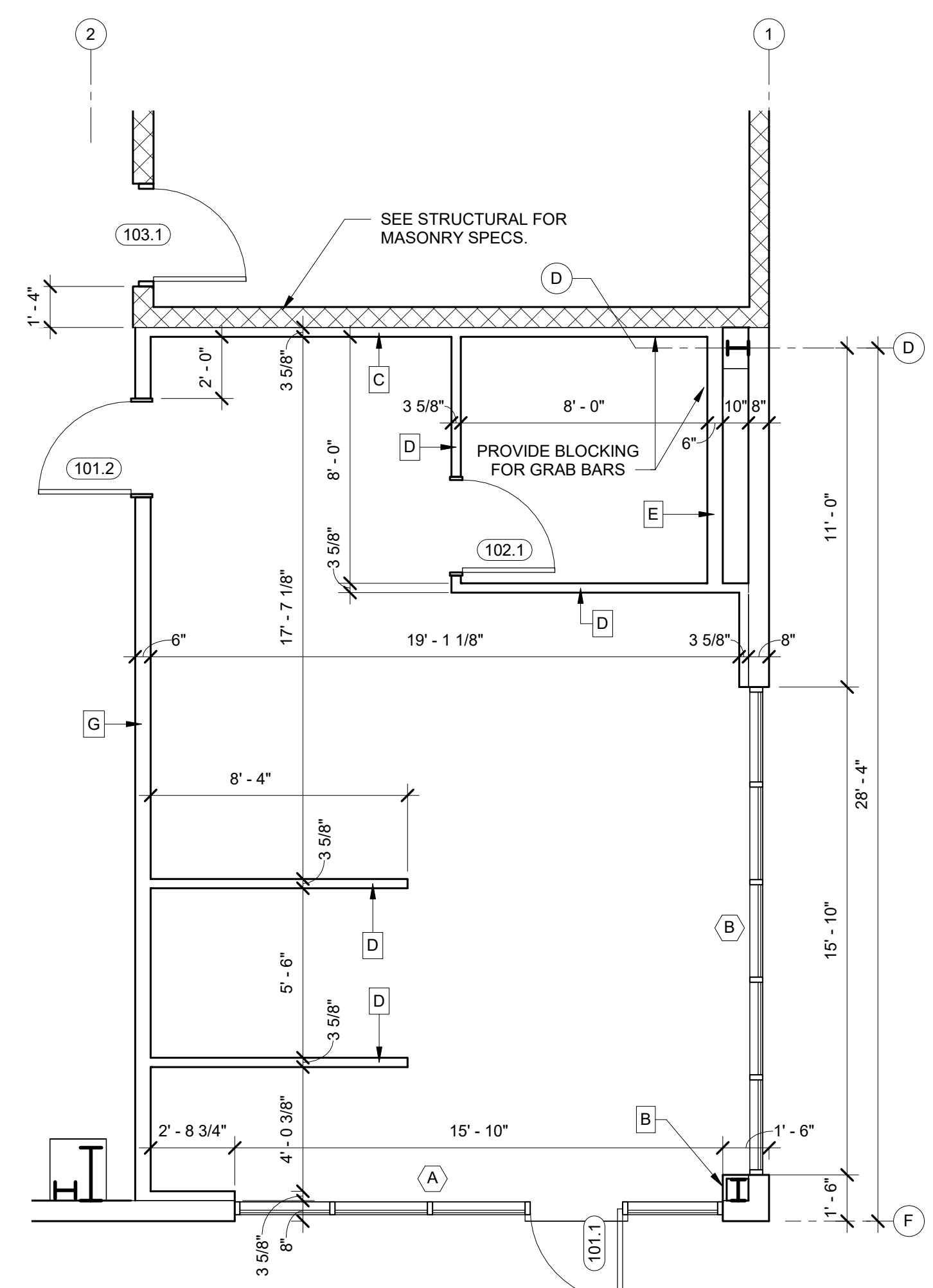
CURTAIN WALL - A
 2/A1.0 SCALE = 3/8" = 1'-0"



CURTAIN WALL - B
 3/A1.0 SCALE = 3/8" = 1'-0"



DOOR SCHEDULE													
NUMBER	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	REMARKS
100.1	3'-0"	7'-0"	MD1	HM1									
100.2	20'-0"	14'-0"	OH1	-									
100.3	20'-0"	14'-0"	OH1	-									
100.4	20'-0"	14'-0"	OH1	-									
100.5	20'-0"	14'-0"	OH1	-									
100.6	20'-0"	14'-0"	OH1	-									
100.7	20'-0"	14'-0"	OH1	-									
100.8	20'-0"	14'-0"	OH1	-									
100.9	20'-0"	14'-0"	OH1	-									
100.10	20'-0"	14'-0"	OH1	-									
100.11	20'-0"	14'-0"	OH1	-									
100.12	20'-0"	14'-0"	OH1	-									
101.1	3'-0"	7'-0"	AD1	-									
101.2	3'-0"	7'-0"	MD1	HM1								Push/Pull, Cylinder Lock	
102.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
102.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
103.1	3'-0"	7'-0"	MD1	HM1								Push/Pull	
103.2	16'-0"	14'-0"	OH1	-									
104.1	3'-0"	7'-0"	MD1	HM1									
104.2	10'-0"	10'-0"	OH1	-									



DIMENSION PLAN - OFFICE
 4/A1.0 SCALE = 1/4" = 1'-0"

SCALE VERIFICATION
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 ADJUST SCALE ACCORDINGLY

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 COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 22-5083
 PROJECT EXECUTIVE: SHAWN MUELLER
 (920) 371-2546
 DRAWN BY: AJR
 DATE: 05/20/22
 REVISIONS:

ISSUED FOR: CHECKED DATE:
 BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

OVERALL FLOOR PLAN
A1.0

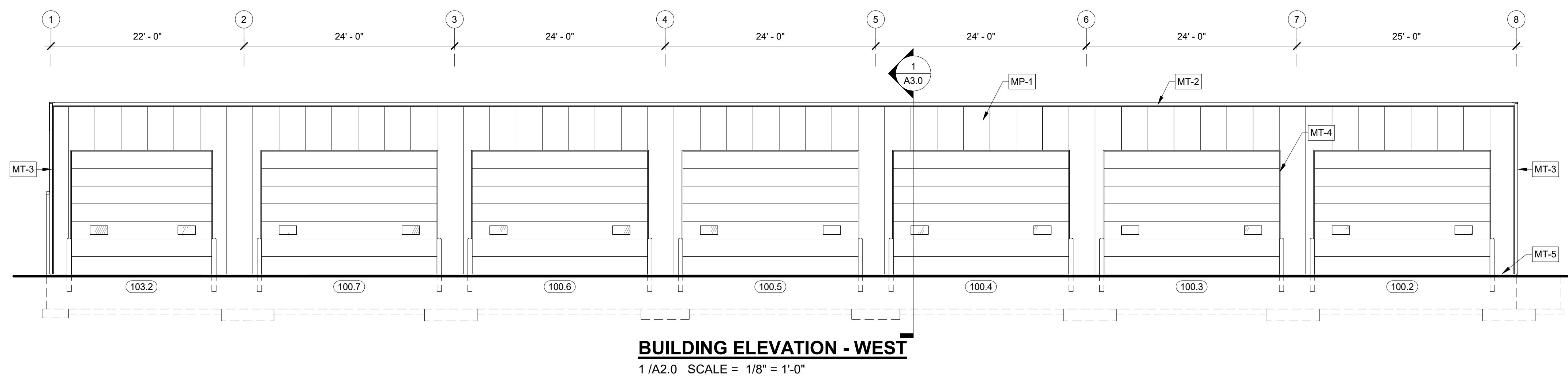


BAYLAND BUILDINGS
 P.O. BOX 13571 GREEN BAY, WI 54307
 (920) 498-9300 FAX (920) 498-3033
 www.baylandbuildings.com
 DESIGN & BUILD GENERAL CONTRACTOR

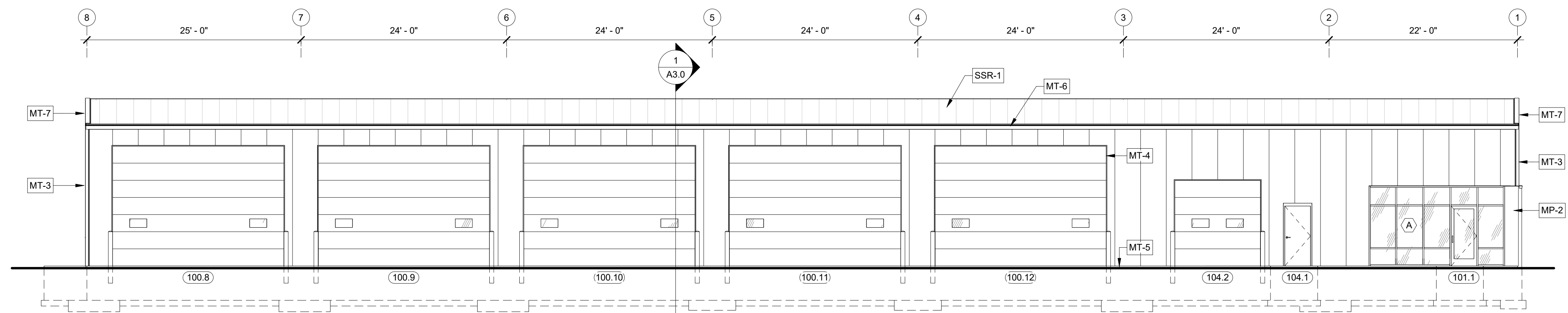
PROPOSED BUILDING FOR:
BAYLAND CONCRETE SHOP
 LITTLE CHUTE, WI

EXTERIOR FINISH LEGEND

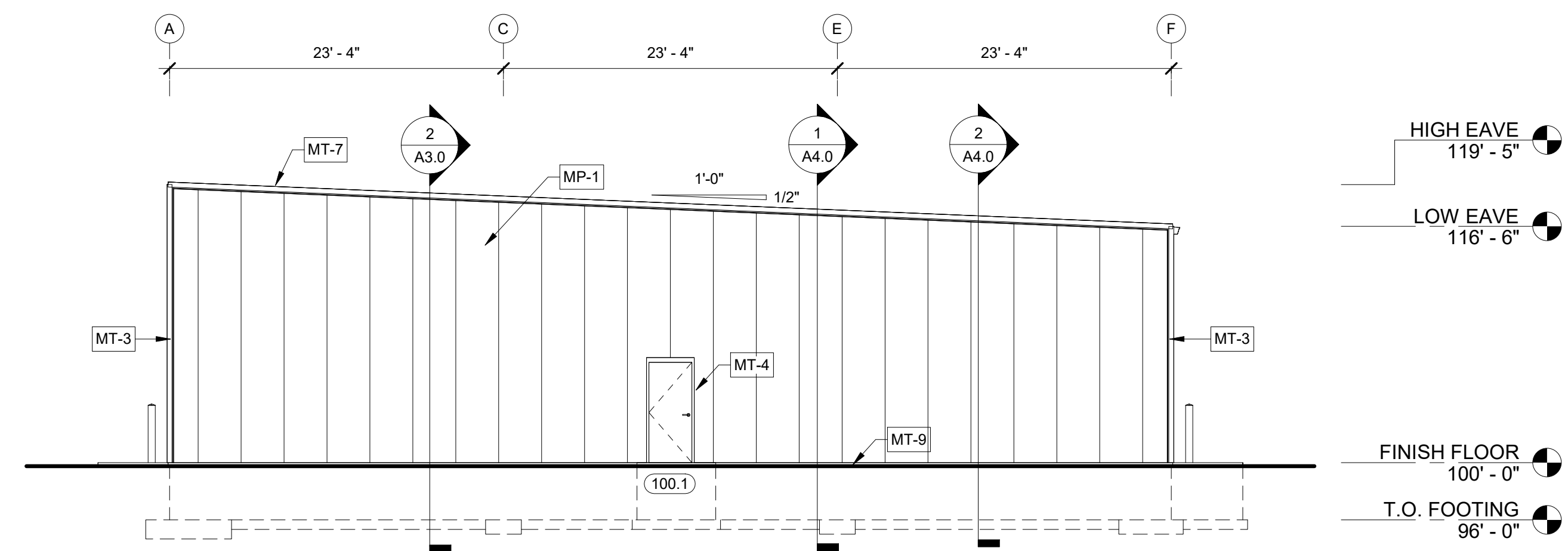
MARK	DESCRIPTION
MP-1	26 GA. RIBBED METAL WALL PANEL
MP-2	26 GA. SMOOTH WALL PANEL
SSR-1	STANDING SEAM ROOF PANEL
CMU-1	4" x 8" x 16" SPLIT-FACE CMU VENEER
MS-1	4" x 3" PRECAST SILL OR EQUIV.
MT-2	26 GA. HIGH EAVE TRIM
MT-3	26 GA. CORNER TRIM
MT-4	26 GA. OPENING TRIM
MT-5	26 GA. DRIP TRIM @ CONC. APRON
MT-6	ALUMINUM GUTTER
MT-7	26 GA. RAKE TRIM
MT-9	26 GA. RODENT GUARD
MT-10	26 GA. SPECIAL DRIP TRIM



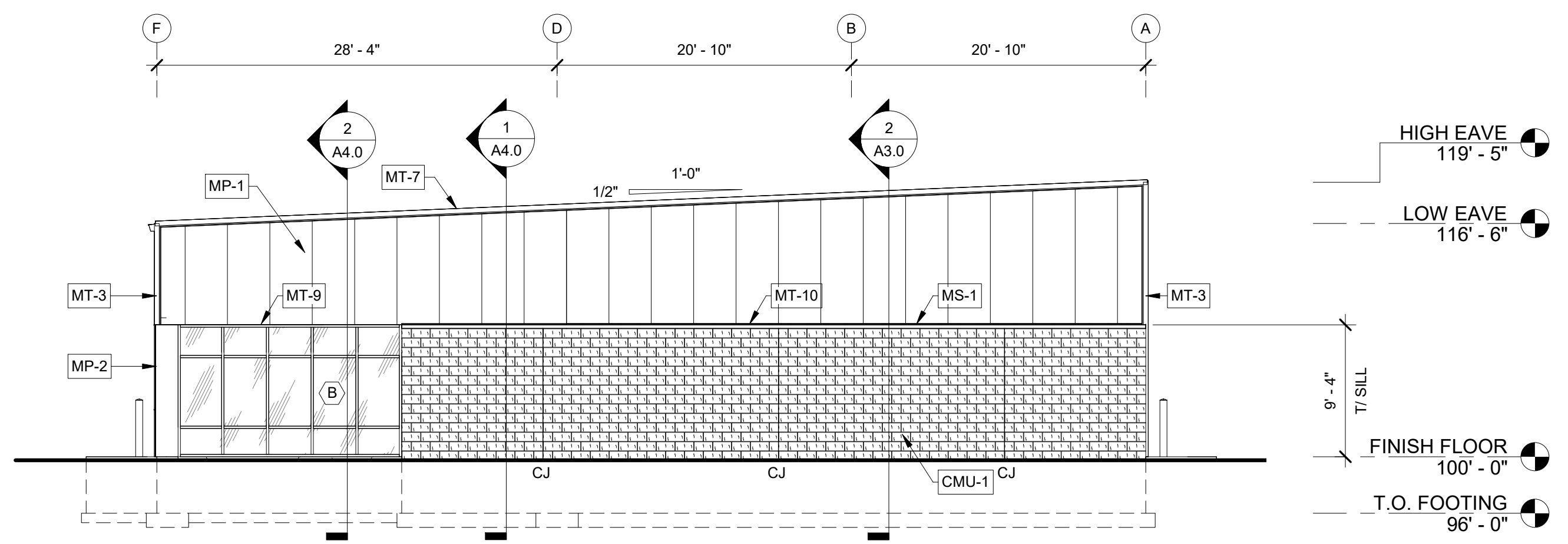
BUILDING ELEVATION - WEST
 1 / A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - EAST
 2 / A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH
 3 / A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH
 4 / A2.0 SCALE = 1/8" = 1'-0"

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JOB NUMBER: 22-5083
PROJECT EXECUTIVE: SHAWN MUELLER (920) 371-2546

DRAWN BY: AJR
DATE: 05/20/22

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
<input type="checkbox"/> PRELIMINARY		
<input type="checkbox"/> BID SET		
<input type="checkbox"/> DESIGN REVIEW		
<input type="checkbox"/> CHECKSET		
<input checked="" type="checkbox"/> CONSTRUCTION		

EXTERIOR ELEVATIONS

A2.0



POLICY 2023-01

(ASSIGNMENT OF CURRENT AND FUTURE BUDGET SURPLUSES AND CERTAIN UNDESIGNATED RESERVE FUNDS TO THE DEBT SERVICE OF THE 2023 FIRE STATION PROJECT)

PURPOSE: The purpose of this policy is to provide guidelines and planning for the payment of future debt payments servicing the 2023 Fire Station project, by utilizing current and former budget surpluses and current undesignated reserves.

A. INTENT

Whereas the Village of Hobart will be proceeding with the construction of a new fire station in 2023 (“the Project”), replacing the current facility on South Pine Tree Road, and whereas the Village is intending to use existing and future budget surpluses to reduce the impact of the financing of the fire station on the property tax levy, and whereas the Village will be seeking to maintain an adequate fund balance to support the current and future budgets, this policy, which amends, but does not supersede or replace, the current General Fund Balance Policy (Policy 2020-3) is being adopted to guide the future payment of the debt service for the Project.

B. CURRENT AND FUTURE UNDESIGNATED GENERAL FUND RESERVE BALANCES

Under this policy, the Village shall maintain the following minimum General Unassigned Fund Reserve Balances (“the General Fund Balance”):

- 2023 - \$1,300,000
- 2024 - \$1,325,000
- 2025 - \$1,350,000

C. UTILIZATION OF CURRENT AND FUTURE EXCESS GENERAL FUND BALANCES

Any funds in excess of the General Fund Balance, as prescribed in Section B above, shall be applied to the payment of the annual debt payments related to the financing of the Project. The Village Administrator shall present to the Village Board on an annual basis the amount being transferred to the payment of the debt service as a component of the annual budget.

Any future budget surpluses that occur in future years shall be applied to the annual debt payments related to the financing of the Project, once the requirements of Section B above are met.

D. CURRENT AND FUTURE UNDESIGNATED DEBT SERVICE RESERVE BALANCES

Any current excess balance in the Debt Service Fund shall be applied to the payment of the annual debt payments related to the financing of the Project.

The Village Board, by a majority vote of the members and upon a recommendation from the Village Administrator, may amend or alter this policy as financial conditions warrant in subsequent budget years.

This policy has been approved by the Board of Trustees of the Village of Hobart, Brown County, Wisconsin, at a regular meeting of the Board, held on February 7th 2023.

Richard Heidel, President, Hobart Village Board

Attest:

Katrina Bruecker, Village Clerk / Treasurer

Aaron Kramer, Village Administrator

HOBART/LAWRENCE

POLICE DEPARTMENT

2990 S. Pine Tree Rd.
Hobart, WI 54155
Phone 920-869-3800
Fax: 920-869-2048

Michael Renkas
Chief



To: Aaron Kramer – Village Administrator

From: Michael Renkas – Chief of Police

Date: January 10th, 2023

Re: ***Petition for Speed Limit Reduction on Trout Creek – Response & Findings***

Administrator Kramer,

On December 5th, I was provided a petition from John Bodwin, Kelly Froland, and Knut Froland that was signed by over 60 others referencing reducing the speed limit on Trout Creek Road from 45 mph to 35 mph between Riverdale Road and Overland Road in the Village of Hobart. The residents are concerned that vehicles are driving excessively fast on Trout Creek, which causes a danger to those who wish to bike, walk, and jog along the road.

After receiving this petition and understanding the residents' concerns, I put a speed study into effect for the road segment in question between December 6th and January 1st. The goal of this speed study was to identify the 85th and 50th percentile to get a thorough understanding of current vehicle speeds on the road. I also surveyed the surrounding area roadways and the posted speed limits. I looked for similarities concerning the residential population and the road design. A significant limitation of the study is that it was conducted in the winter when there is very little pedestrian and bicycle traffic that could impact driver behavior.

The results of the study indicated a 49-mph speed as the 85th percentile. The 50th percentile was 43 mph. This means that 85 or 50 percent of the vehicles traveled at or below those speeds. I also observed other roads in the area that were similar. The most notable is N. Overland Road. This roadway, a connector to Trout Creek on the west lateral limit of the petition, has a speed limit of 35 mph.

It is also worth noting that there are limitations to selecting a percentile-based speed limit. For example, based on the collected data, the speed limit is satisfactory at 45 mph. However, one of the main issues that come into play is that people decide how fast to drive based on the road design and cues such as the posted speed limit and other drivers' speeds. A growing body of research indicates that drivers partially base their speed decisions on the posted speed limit, which means that if it is higher, they will drive faster. Conversely, if there is a lower speed limit, it is essential to have similarity in the area to avoid drivers considering changes to be arbitrary and capricious. Thus, reducing the speed limit to 35 mph would be consistent with the surrounding area.

As the weather changes and residents begin walking, jogging, and biking on the roadway, the makeup of the road with the limited space of shoulders is a concern for the current speed limit and makeup of the roadway, which at times could be considered rolling between Blackberry Ridge Court and Hidden Trail.

Also, another concern is the various sections of guardrails. A combination of fast speeds, narrow roadways, and guardrails does not allow for pedestrian and non-motorized traffic to have clear evacuation routes should two vehicles meet while moving through those sections.

Due to all these factors and considerations, I recommend a multi-pronged approach to addressing this issue thoroughly. The first is to reduce the speed limit to 35 mph, as the petition requests. The second is to provide an educational response through the police department. This will be done through the continued placement of our speed board, educational enforcement, and education through our Neighborhood Watch Program partners in the area. Additionally, I recommend that the new speed limit signs have two orange flags attached to help draw attention to the speed limit change.

If there are any questions, please let me know.

Sincerely,

Michael Renkas
Chief of Police



ORDINANCE 2023-03

AN ORDINANCE TO AMEND A SECTION OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN, SPECIFICALLY SECTION 1 (MAXIMUM PERMISSIBLE SPEEDS ON AREA ROADS) OF ARTICLE I (SPEED ZONES) OF CHAPTER 264 (VEHICLES AND TRAFFIC)

Purpose: The purpose of this Ordinance is to lower the speed limit on a portion of Trout Creek Road, from Riverdale Drive (CTY Road J) west to North Overland Road, from the current 45 miles per hour to 35 miles per hour.

The Village Board of the Village of Hobart, Brown County, Wisconsin, does ordain as follows:

Section 1: Section 1 (Maximum permissible speeds on area roads) of Article I (Speed Zones) of Chapter 264 (Vehicles and Traffic), of the Code of the Village of Hobart, is hereby amended to read as follows:

The maximum permissible speed at which vehicles may be operated on village roads located in the Village of Hobart, Brown County, which speed is herewith established as reasonable and safe pursuant to § 349.11, Wisconsin Statutes, shall be designated as twenty-five (25) miles per hour, unless designated below, subject to approval of the Department of Transportation, when required, and upon the erection of standard signs giving notices thereof:

(1) Fifteen (15) miles per hour, when children are present, for all vehicles on the following specified Village roads:

That portion of Lear Lane from a point 100 feet west of the frontage of said road and Fontaine Family Park commencing to a point 100 feet east of the frontage of said road and Fontaine Family Park

That eastern lane of Adriana Court 100 feet south of the frontage of said road and Jan Wos Park commencing to the intersection of Adriana Court and Centennial Centre Boulevard, with said intersection being a roundabout

That southern lane of Centennial Centre Boulevard commencing at the intersection of Adriana Court and Centennial Centre Boulevard, with said intersection being a roundabout, to a point 100 feet east of the frontage of said road and Jan Wos Park

(2) Fifteen (15) miles per hour for all vehicles on the following specified Village roads:

Four Seasons Drive

(3) Thirty-five miles per hour for all vehicles on the following specified Village roads:

Birch Drive
 Birch Lane
 Centennial Centre Boulevard
 Centerline Drive
 East Adam Drive

Edgar Drive
 Florist Drive
 Forest Road
 Haven Place
 Hidden Trail
 Hill Drive
 North Overland Road from Trout Creek Road to CTY Road VV
 North Pine Tree Road
 Shady Drive
 Scheuring Road
 Sunlite Drive
 Trout Creek Road from Riverdale Drive (CTY Road J) west to North Overland Road
 West Adam Drive (east of South Pine Tree Road)

(4) Forty-five miles per hour for all vehicles on the following specified Village roads:

Cyrus Drive
 Fernando Drive (West of S. Pine Tree)
 Luther Drive
 North Overland Road from HWY 54 to Trout Creek Road
 Nathan Drive
 Noah Road
 South Overland Road
 South Pine Tree Road
 Trout Creek Road
 West Adam Drive (west of South Pine Tree Road)

Section 2: Any Ordinance or parts thereof, inconsistent herewith are hereby repealed.

Section 3. This Ordinance shall be effective from and after its passage by the Village Board and publication as required by law.

Passed and approved this 22nd day of February, 2023.

 Richard Heidel, Village President

Attest:

 Aaron Kramer, Village Administrator

I, Erica Berger, am the Village Clerk-Treasurer of the Village of Hobart, Brown County, Wisconsin. I hereby certify that the aforementioned is a true and exact reproduction of the original ordinance or resolution adopted by the Village Board.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on February 22nd 2023.

(Seal)

 Katrina Bruecker, Village Clerk-Treasurer

VILLAGE OF
HOBART
 GREATNESS IS GROWING
MEMORANDUM

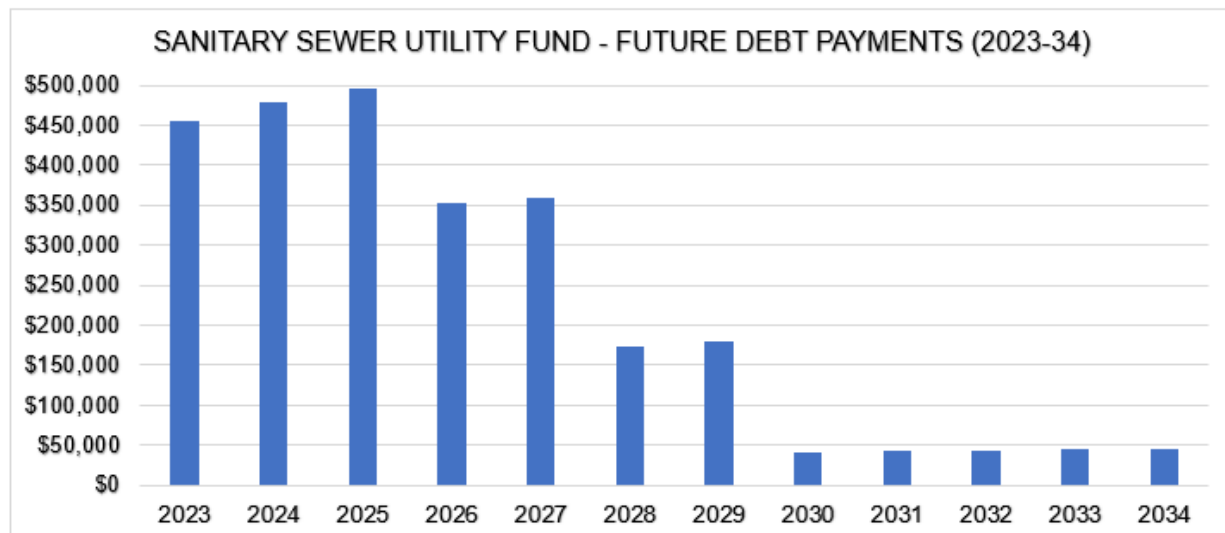
TO: Village Board
FROM: Aaron Kramer, Village Administrator
RE: 2023 Sewer Rates
DATE: February 7th 2023

BACKGROUND

The Village, usually in February, uses a formula to determine if an adjustment is needed in the sewer rates for the Village. Staff reviews the formula each year, and makes adjustments which we believe will provide a more accurate rate determination based on the rates of the Green Bay Metropolitan Sewage District (GBMSD), our current Sewer Utility (“the Utility”) annual operational costs and debt service, and projected volume for the coming budget year. At the same time, we aim to maintain a healthy cash reserve to keep the system financially self-sufficient. One important factor, at the start of our rate determination is to recall that the Utility experienced serious financial issues in 2016 and 2017, resulting in a transfer of more than \$200,000 from the General Fund Reserves to the Sewer Fund to maintain its solvency. That transfer, or “loan”, will be paid back to the General Fund, per Resolution 2018-03, in its entirety with one final payment in 2024 (\$19,739.14).

SEWER FUND DEBT

The current indebtedness of the Utility is displayed below. As you can see, debt payments remain relatively stable for the next several years, before a more significant decrease is projected in 2026. The majority of the Utility’s debt is to be paid off by the end of the decade.



Existing Sanitary Sewer Utility Debt

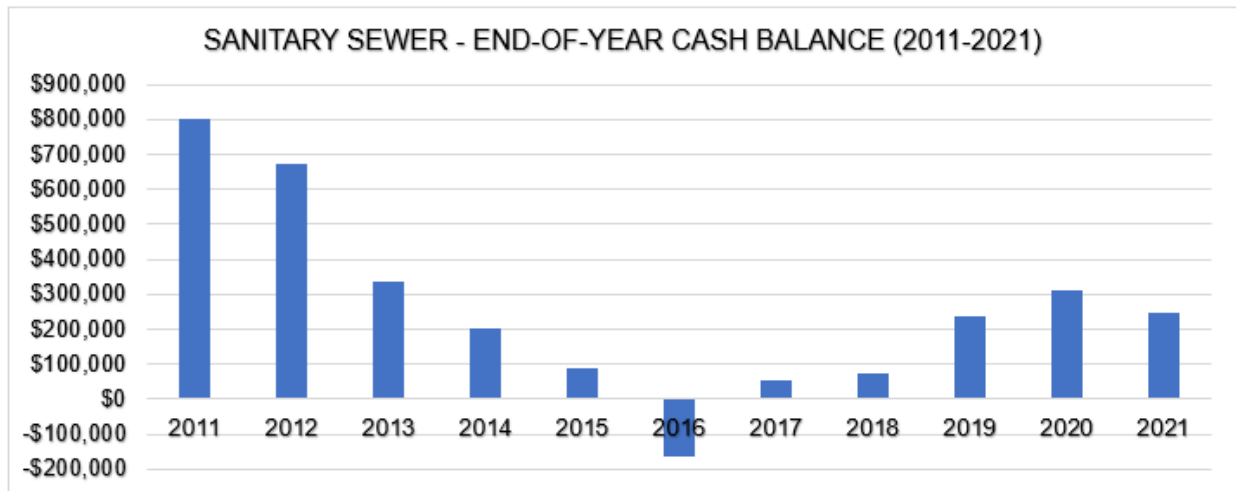
Debt Issue	Issuance	Interest Rate	Final Year of Payments	Principal Remaining (as of January 1 st 2023)
Duck Creek Interceptor	2005	4.30%	2025	\$443,413.66
Dutchman Creek Interceptor (\$895,539.33)	3-1-22	2.70%	3-1-41	838,541.13
G.O. Promissory Note, Series 2021A (\$4,425,000)	5-11-21	2.000%	3-1-26	175,000.00
G.O. Note, 2022 (\$8,460,000)	4-27-22	2.750-3.000%	3-1-32	895,000.00
TOTAL				\$2,348,954.79

FUND CASH BALANCE

Another measure of the Utility's financial condition is the cash balance of the Fund.

CASH BALANCE AT END OF FISCAL YEAR – SANITARY SEWER

YEAR	Cash Balance	YEAR	Cash Balance	YEAR	Cash Balance
2021	\$244,892	2017	53,695	2013	335,460
2020	\$312,161	2016	(\$163,688)	2012	673,230
2019	239,470	2015	88,754	2011	802,950
2018	76,456	2014	200,574		

**RATE FORMULA**

The following formula is being utilized to determine the proposed rate change for 2023.

EXPENDITURES

GBMSD rate increase, which shows we need to include a 1.6 percent rate increase.

GBMSD	<u>Green Bay Metropolitan Sewer District Expenditure</u>			
		2022 Actual GBMSD Expenditures	\$ 857,264.25	
		(003-00-62000-080)		
		2023 GBMSD Rate Change	1.60%	
		2023 Change in GBMSD Expenditure		\$ 13,716.23

The second component is our day-to-day operations.

OPERATIONS	<u>Sanitary Sewer Operating/Maintenance Budget Expenditure Increase</u>			
		2023 Sanitary Sewer Fund 003 Budget	\$ 1,033,955.21	
	Less:	2022 Sanitary Sewer Fund 003 Budget	\$ 984,870.71	
	Less:	Budgeted Increase in GBMSD Expenses	\$ -	
		2023 Budget Dollar Increase		\$ 49,084.50

The third component is the annual debt service, which shows a slight increase.

DEBT SERVICE	<u>Sanitary Sewer Debt Service:</u>			
		2023 Sanitary Sewer Debt Service	\$ 546,865.43	
	Plus:	2023 Transfer to General Fund	\$ 40,000.00	
	Less:	2022 Sanitary Sewer Debt Service	\$ 538,771.92	
	Less:	2022 Transfer to General Fund	\$ 40,000.00	
				\$ 8,093.51

The fourth and fifth components are the annual sewer projects unique to our Utility - independent of the GBMSD's capital projects (no major projects are planned for 2023), and the continuing increase of our reserve (Contingency) fund.

OTHER	<u>Capital Projects (Not Paid from Cash Reserves)</u>			
		2023 Sanitary Sewer Capital Projects	\$ -	
	<u>Contingency</u>			
	2023 Sanitary Sewer Contingency	\$ 30,000.00		

REVENUES

REVENUE INCREASE	<u>Public Charges for Service Budget Increase</u>			
		2023	Public Charges for Service	\$ 1,516,483.33
	Less:	2022	Public Charges for Service	\$ 1,407,402.26
				\$ 109,081.07
	<u>Interest on Accounts Budget Increase</u>			
		2023	Interest on Accounts	\$ 1,750.00
	Less:	2022	Interest on Accounts	\$ 500.00
				\$ 1,250.00
	<u>Intergovernmental Charges for Services Budget Increase</u>			
		2023	Intergovernmental Charges for Services	\$ 19,000.00
	Less:	2022	Intergovernmental Charges for Services	\$ 19,500.00
				\$ (500.00)
TOTAL REVENUE INCREASE: \$ 109,831.07				

We are projecting a 2.56 percent increase in our billing volume, which is based on recent historical trends:

USAGE VOLUME INCREASE	<u>Sewer Volume Billings</u>			
		2022	Sewer Volume Billings (gallons):	
			Residential	80,212,905
			Commercial	8,166,230
			Public Authority	322,162
			Multi-Family	30,146,378
				118,847,675
		2022	Airport Sewer Volume Billings (gallons):	
			1st Quarter	1,762,000
			2nd Quarter	0
			4th Quarter	1,867,000
				3,629,000
		2022	Total Sewer Volume Billings (gallons):	122,476,675
		2023	Projected Volume Billings Increase (Percentage):	2.56%
		2023	Projected Volume Billings (gallons):	125,612,078

TOTAL IMPACT

Adding all of the components together, we have determined the sewer rate for 2023 should be set at \$8.14 per 1,000 gallons, a \$0.07 decrease over the current rate (1 percent).

Additional Funding Needed		
	Total Expenditure Increase:	\$ 70,894.24
Plus:	Capital Projects	\$ -
Plus:	Contingency	\$ 30,000.00
Less:	Total Revenue Increase	\$ 109,831.07
		<u>\$ (8,936.83)</u>
Additional Revenue Collections Rate (per 1000 gallons)		
	Additional Funding Needed	\$ (8,936.83)
Divided By:	Volume Billings Increase (Thousand Gallons)	125,612
		<u>\$ (0.07)</u>
Adjusted Sewer Rate		
2022	Sewer Rate	8.21
	Additional Revenue Collection Rate	\$ (0.07)
2023	TOTAL ADJUSTED SEWER RATE	<u>\$ 8.14</u>

CURRENT AVERAGE RESIDENTIAL BILL

Assuming an average of 12,000 gallons per quarter (the approximate average usage per quarter by a residence in Hobart in the past three years), a resident currently pays \$98.52 per quarter for sewer volume. This equates to \$392.08 per year. The proposed rate increase would result in a charge of \$97.68 per quarter, and \$390.72 annually.

RECOMMENDED MOTION

Staff is proposing the following motions for the Board to discuss and take action on:

- *To adopt Policy 2023-01 (LOCAL ANNUAL ADJUSTMENT POLICY FOR THE HOBART SANITARY SEWER UTILITY)*
- *To establish a public hearing on March 7th to implement the 2023 Sewer Volume Rates.*



VILLAGE OF HOBART - NOTICE OF PUBLIC HEARINGS
March 7, 2023 (6:00 PM)
2990 S. Pine Tree Rd. Hobart WI 54155

The Hobart Village Board will hold a public hearing on March 7, 2023 at 6:00 pm. at the Village Office, 2990 S. Pine Tree Rd, Hobart, WI for the purpose of receiving public input on a proposed increase in sewer volume rates in accordance with a Village policy put in place to address increased rates from the Green Bay Metropolitan Sewerage District, Village operating costs, debt service, budget increases, and capital projects.

The new sewer volume rate as calculated by the Local Annual Adjustment Policy is summarized as follows:

1. What is the GBMSD percentage rate passed on to Hobart customers and what is its effective date?
 - a. 1.6% increase effective January 1, 2023.
2. How much more money is required in 2023 to cover GBMSD costs, operating costs, debt service, and contingency?
 - a. \$100,894.24
3. What is the expected increase in 2023 revenue due to an increase in the projected billing volume?
 - a. \$109,831.07
4. What is the required Village utility volume rate needed to support the annual operations?
 - a. (\$0.07)/1,000 gallons used
 - b. This a 1% decrease in rate
5. What is the quarterly and annual financial impact, expressed as a dollar amount, for the average residential sewer utility customer?
 - a. Average quarterly residential consumption in 2022 was 12,000 gallons.
 - b. Average residential impact is a decrease of \$0.84 per quarter and \$3.36 annually.
6. What is the date (quarter/year) the new local utility rates will go into effect?
 - a. Rates will go into effect beginning with the first quarter sewer billing of 2023.

All interested parties are invited to attend this hearing.

The Annual Adjustment Memorandum, including the above rate calculation method, will be available at the Village Office for public inspection starting February 7, 2023. Office hours are Monday through Friday from 7:30 a.m. to 4:00 p.m. The Village Board will take comments from the public and may act on the proposed sewer rates immediately following the public hearing.

Published February 10, 2023 and February 17, 2023
 Katrina Bruecker, Hobart Clerk / Treasurer



POLICY 2023-02
(LOCAL ANNUAL ADJUSTMENT POLICY FOR THE HOBART SANITARY SEWER UTILITY)

PURPOSE: The purpose of this policy is to amend the previous policy establishing the customer rates for the Hobart Sanitary Sewer Utility to insure the financial solvency of the utility and provide for adequate liquidity and cash reserves to meet the day-to-day operations and long-term needs of the utility. The Village's auditors and financial consultants have strongly encouraged the establishment of this policy to ensure financial solvency of the Village sewer utility.

INTRODUCTION

The Village of Hobart, along with most Brown County cities and villages, is a municipal customer of the Green Bay Metropolitan Sewerage District (GBMSD). Through a series of sewer interceptors, Village sewage flows to, and is treated by, GBMSD facilities. Further, the GBMSD establishes rates for its various customers including their municipal customers. The GBMSD charges quarterly for treatment based on volume of flow (per 1,000 g), and the Village pays for the sewer treatment charges from its sanitary sewer utility through the fixed and volume charges established, therefore. The Village of Hobart has no control over treatment charges that are "passed through" by GBMSD to its customers; they are established by an independent GBMSD governing board on an annual basis.

APPLICABILITY

The rate changes established by the annual calculation and implementation of this policy shall apply to all classes of customers comprising the Village sewer utility. Adjustment methods proscribed by this policy only apply to volume rates per 1,000 gallons, not to quarterly "fixed" charges associated with meter size.

POLICY GOALS

The goals of this policy include, but are not limited to:

- Ensuring adequate coverage of GBMSD pass through charges with established local utility volume charges.
- Avoiding volatility of local utility charges by looking at smaller, annual adjustments each calendar year.
- Avoiding the need to subsidize the Village sewer utility with other revenue sources, including the general property tax levy.
- Providing adequate cash reserves for future planned utility improvements/extensions and/or unexpected capital outlays associated with infrastructure aging and failure.
- Providing a transparent, public process by which Hobart sewer utility customers are informed of proposed volume rate changes, although such a process is not legally required.

METHOD OF CALCULATION

In February of each calendar year, the Village shall examine the preceding calendar year's GBMSD volume billings charged to the Village sewer utility. That financial information coupled with the GBMSD established rate increase for the current calendar year will be run through a financial proforma (See Exhibit A).

SEWER UTILITY FUND BALANCE AND CASH ACCUMULATION

The Village has established a Sewer Utility Fund Balance Policy that prioritizes how accumulating cash in the Sewer Utility Fund should be allocated. The Village Board may utilize accumulating cash to offset, delay or forego implementation of the Local Annual Adjustment in any one year provided that all established utility cash thresholds are met. The Sewer Utility Fund Balance Policy also establishes criteria for Comprehensive Utility Rate Reviews.

APPROVAL PROCESS FOR RATE ESTABLISHMENT

Once the financial proforma yields the required local utility volume rate increase, Village staff shall present such findings to the Village Board. The Village Board will review the recommendation and, prior to any action, will establish a public hearing to be legally noticed (Class I) in the paper of record. The notice will include, at a minimum, the following information:

- Proposed GBMSD % rate increase passed on to its municipal customers and its effective date.
- The required Village utility volume % rate increase needed to accommodate the GBMSD increases.
- The quarterly and annual financial impact, expressed as a dollar amount, for the average residential sewer utility customer.
- The date (quarter/year) the new local utility rates will go into effect.

After hearing the public, the Village Board shall consider a Resolution re: Village sewer utility rates; new rates shall only be established by Resolution.

This policy supersedes the previous Local Annual Adjustment Policy for the Hobart Sanitary Sewer Utility, adopted by the Village Board in 2014 and subsequently amended, most recently in 2021.

This policy has been approved by the Board of Trustees of the Village of Hobart, Brown County, Wisconsin, at a regular meeting of the Board, held on February 7th 2023.

Richard Heidel, President, Hobart Village Board

Attest:

Katrina Bruecker, Village Clerk / Treasurer

Aaron Kramer, Village Administrator

EXHIBIT A

CURRENT YEAR EXPENDITURE INCREASE				
GBMSD	<u>Green Bay Metropolitan Sewer District Expenditure</u>			
	Prev. Yr.	Actual GBMSD Expenditures (003-00-62000-080)	\$	-
	Curr. Yr.	GBMSD Rate Change		0.00%
	Curr. Yr.	Change in GBMSD Expenditure		\$ -
OPERATIONS	<u>Sanitary Sewer Operating/Maintenance Budget Expenditure Increase</u>			
	Curr. Yr.	Sanitary Sewer Fund 003 Budget	\$	-
	Less: Prev. Yr.	Sanitary Sewer Fund 003 Budget	\$	-
	Less:	Budgeted Increase in GBMSD Expenses	\$	-
Curr. Yr.	Budget Dollar Increase		\$ -	
DEBT SERVICE	<u>Sanitary Sewer Debt Service:</u>			
	Curr. Yr.	Sanitary Sewer Debt Service	\$	-
	Plus: Curr. Yr.	Transfer to General Fund	\$	-
	Less: Prev. Yr.	Sanitary Sewer Debt Service	\$	-
	Less: Prev. Yr.	Transfer to General Fund	\$	-
				\$ -
OTHER	<u>Capital Projects (Not Paid from Cash Reserves)</u>			
	Curr. Yr.	Sanitary Sewer Capital Projects	\$	-
	<u>Contingency</u>			
Curr. Yr.	Sanitary Sewer Contingency	\$	-	

CURRENT YEAR REVENUE INCREASE

REVENUE INCREASE	<u>Public Charges for Service Budget Increase</u>			
		Curr. Yr.	Public Charges for Service	\$ -
		Less: Prev. Yr.	Public Charges for Service	\$ -
				\$ -
	<u>Interest on Accounts Budget Increase</u>			
		Curr. Yr.	Interest on Accounts	\$ -
		Less: Prev. Yr.	Interest on Accounts	\$ -
				\$ -
	<u>Intergovernmental Charges for Services Budget Increase</u>			
		Curr. Yr.	Intergovernmental Charges for Services	\$ -
	Less: Prev. Yr.	Intergovernmental Charges for Services	\$ -	
			\$ -	
USAGE VOLUME INCREASE	<u>Sewer Volume Billings</u>			
		Prev. Yr.	Sewer Volume Billings (gallons):	
			Residential	0
			Commercial	0
			Public Authority	0
			Multi-Family	0
				0
		Prev. Yr.	Airport Sewer Volume Billings (gallons):	
			1st Quarter	0
			2nd Quarter	0
			4th Quarter	0
				0
		Prev. Yr.	Total Sewer Volume Billings (gallons):	0
	Curr. Yr.	Projected Volume Billings Increase (Percentage):	0.00%	
	Curr. Yr.	Projected Volume Billings (gallons):	0	

CURRENT YEAR SEWER RATE CHANGE			
Additional Funding Needed			
	Total Expenditure Increase:	\$	-
	Plus: Capital Projects	\$	-
	Plus: Contingency	\$	-
	Less: Total Revenue Increase	\$	-
			<u>\$ -</u>
Additional Revenue Collections Rate (per 1000 gallons)			
	Additional Funding Needed	\$	-
	Divided By: Volume Billings Increase (Thousand Gallons)		-
			<u>#DIV/0!</u>
Adjusted Sewer Rate			
Prev. Yr.	Sewer Rate		0
	Additional Revenue Collection Rate		#DIV/0!
Curr. Yr.	TOTAL ADJUSTED SEWER RATE		<u>#DIV/0!</u>

VILLAGE OF
HOBART
GREATNESS IS GROWING
MEMORANDUM



TO: Hobart Village Board
FROM: Aaron Kramer, Hobart Village Administrator
RE: Memorandum of Understanding
DATE: February 7th 2023

BACKGROUND

On December 20th, the Board approved the following motion:

Motion by Vanya Koepke, second by Dave Dillenburg, to approve the Memorandum of Understanding between the City of Green Bay, the Green Bay Water Utility, the Village of Pulaski, and the Village of Hobart as presented. The motion passed unanimously.

An amended Memorandum of Understanding has been forwarded, necessitating the document being brought back before the Board for action.

CHANGES

Per an email from William Vande Castle (Vande Castle S.C), the following changes were made:

In Section 3.3(a) "Maximum Daily Demand" had the amount of 330,000 gallons per day. The max daily demand should be 954,000 for the time period listed.

It appeared that Sec. 3.3(b) was missing the last segment of the sentence. It simply ended with the word "and". In looking back through the previous MOU's I believe what was missing was "...and interconnection plans and specifications."

Both changes are on Page 4 of the document.

RECOMMENDED MOTION

To approve the amended Memorandum of Understanding with the City of Green Bay, Green Bay Water Utility and the Village of Pulaski.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING is made and entered into as of dates set forth herein below, by and between the CITY OF GREEN BAY, WISCONSIN ("Green Bay"), a local governmental unit and political subdivision and body public and corporate of the State of Wisconsin, the GREEN BAY WATER UTILITY, by and through the GREEN BAY WATER COMMISSION, (hereinafter "Green Bay" unless otherwise specifically referenced) and the VILLAGE OF HOBART, WISCONSIN, a local governmental unit and political subdivision and body public and corporate of the State of Wisconsin ("Hobart") and the VILLAGE OF PULASKI, WISCONSIN, a local governmental unit and political subdivision and body public and corporate of the State of Wisconsin ("Pulaski").

PRELIMINARY RECITALS

WHEREAS, Green Bay is the owner and operator of a municipal waterworks system that treats Lake Michigan water for distribution to its retail customers within the corporate municipal boundaries of the City of Green Bay; and

WHEREAS, Hobart is the owner of a municipal waterworks system that uses water obtained from Green Bay under and pursuant to the terms and conditions of a Wholesale Water Service Agreement by and between Green Bay and Hobart of August, 2009 and its subsequent amendments (the "Hobart Agreement"); and

WHEREAS, Pulaski is desirous of purchasing potable water from Green Bay at wholesale to satisfy the potable water needs of its customers and to meet safe drinking water standards on a long-term basis; and

WHEREAS, Green Bay is willing to sell potable water to the Pulaski at wholesale subject to the terms and conditions of a Wholesale Water Service Agreement based upon the Hobart Agreement with additional provisions related to the contemplated delivery of the Green Bay water through, in part, the Hobart waterworks system; and

WHEREAS, the Parties hereto have entered into and are continuing discussions and negotiations as to the terms, conditions, limitations and operational format for the sale, provision and delivery of potable water by and from Green Bay to Pulaski, through, in part, the Village of Hobart waterworks system; and

WHEREAS, the Parties hereto are desirous of entering into this Memorandum of Understanding to set forth some, but not all, of the material general terms, conditions, operational formats, rights, duties, responsibilities, obligations and limitations of the Parties hereto in connection with the sale of potable water by Green Bay to the Pulaski, through, in part, the Village of Hobart waterworks system.

ARTICLE I
PURPOSE AND SCOPE

Section 1.1 Purpose. The purpose of this Memorandum of Understanding is to provide the framework for the continuation of the development of a written wholesale water service agreement between Green Bay and Pulaski for the sale and delivery of potable water by Green Bay to Pulaski and for the purchase by Pulaski of potable water from Green Bay.

Section 1.2 Limitation of Scope. This Memorandum of Understanding is not intended to set forth all of the essential and material terms, and conditions of a final written and approved wholesale water service agreement by, between and among the Parties hereto. This Memorandum of Understanding is not intended to be binding upon any Party hereto.

ARTICLE II
PROJECT DESCRIPTION

Section 2.1 Wholesale Water Sale. Green Bay will agree to sell to Pulaski and that Pulaski will agree to purchase from the Green Bay, under the terms, conditions and limitations to be defined in the Agreement, a maximum daily amount of potable water based on a current average daily amount of 330,000 gallons per day.

Section 2.2 Water Delivery and Transmission Facilities. The Parties will work together to develop, design and construct facilities necessary for Green Bay to deliver potable water to Pulaski through Hobart to a pipeline beginning at the northwestern municipal boundary of Hobart and running to the southeastern municipal boundary of Pulaski (the "Project"). The potable water delivery and transmission facilities will include, at Pulaski's expense, the construction and maintenance of pumping, metering, and pressure reducing facilities. Green Bay will, at its expense, provide and maintain a flow meter at Pulaski's metering station located along the transmission main route on County Trunk Highway U.

ARTICLE III
CURRENT UNDERSTANDINGS AND CONTINUED NEGOTIATIONS

Section 3 .1 Acknowledgement. The Parties acknowledge that they have not yet reached a full agreement for the terms, conditions and limitations for the wholesale, sale and transmission of potable water from Green Bay to Pulaski and that until all the terms, conditions and limitations have been agreed upon by all Parties hereto there shall be no such agreement

Section 3.2 Consensus Understandings. On the basis of previous discussions and negotiations at the staff level under the framework of the Project description set forth in Article II, the Parties acknowledge that they have reached a consensus understanding with respect to the following terms, conditions and limitations for the wholesale sale, transmission and delivery of potable water from Green Bay to Pulaski.

- a. Agreement Framework. That the framework and foundation for any agreement hereunder for the wholesale sale and delivery of potable water from Green Bay to Pulaski shall be based upon the framework and format of the Green Bay Water Utility Wholesale Water Service Agreement as previously approved by the Wisconsin Public Service Commission (the "PSC").

- b. PSC Approval. The Parties acknowledge that any final agreement that they may reach will be subject to final approval by the PSC before service can commence.
- c. Term. That the term of the wholesale water service agreement shall be through December 31, 2030.
- d. Interconnection Facilities. That subject to review and approval by Green Bay, Pulaski shall design, construct, and finance such interconnection facilities as the Parties determine necessary in accordance with prudent utility practices to safely accept, receive, transmit and convey potable water provided by Green Bay from the Hobart waterworks system to the Pulaski waterworks system.
- e. Wholesale Water Service Rate. The initial wholesale water service rate for potable water sold to Pulaski by the Green Bay shall be at the initial volume rate set by the PSC under PSC standard rate-making and regulatory principles and procedures at the time of connection. In future rate proceedings before the PSC, the wholesale rate would increase or decrease by the same percentage increase or decrease of the lowest rate approved by the PSC for any Green Bay Retail Customer, as set forth on the Green Bay Water Utility's General Service – Metered Schedule (MG 1), or any subsequent replacement tariff on file with the PSC. The wholesale water service rate established by Green Bay does not include any interconnection transmission fees, costs, rates, or charges (the “Conveyance Rate”) that may be imposed by Hobart for the transmission of Green Bay potable water through a portion of the Hobart water works system as provided pursuant to Subsection 3.2(g) hereof.
- f. PSC Rate Setting. Beginning January 1, 2031, the applicable wholesale water rate in effect for the sale of potable water by the Green Bay to Pulaski shall be set by the PSC under PSC standard rate-making and regulatory principles and procedures.
- g. Conveyance Rate. In addition to the wholesale water service rate payable to Green Bay, Pulaski shall also be subject to a Conveyance Rate to be determined and set by Hobart, based upon the Conveyance Rate Formula established by the PSC, for the receipt and transmission of potable water from Green Bay to be delivered to Pulaski, which Conveyance Rate will be determined and set at the time of connection.
- h. Interruption of Service. Green Bay shall, in emergency or maintenance situations, have the ability to curtail or interrupt service and delivery of water.
- i. Quarterly Billing. Green Bay and Hobart shall bill Pulaski on a quarterly basis for their respective service charges.
- j. Prudent Utility Practice. During the term of any agreement between and among the Parties hereto the Parties shall, at all times, own, operate, maintain, repair and replace their respective waterworks systems in a manner consistent with prudent utility practice.
- k. Financial Responsibilities. During the term of any agreement hereunder, Pulaski will plan and budget for all costs, expenses, fees and charges associated with its

wholesale purchase of potable water from Green Bay and its Conveyance Rate charges through Hobart.

Section 3.3 Continued Negotiations. The Parties agree to continue discussions and negotiations through their respective staffs, agents, and representatives to address the following matters as well as any such additional matters as may arise during the course of those discussions and negotiations:

- a. Maximum Daily Demand. That Pulaski's maximum daily potable water demand through December 31, 2030 will be 954,000 gallons per day and that Green Bay can, absent emergency circumstances, meet and supply Pulaski's maximum daily potable water demands.
- b. Interconnection Facilities. The design and location of the facilities necessary to interconnect the Hobart waterworks system with the Pulaski waterworks system, including, but not limited to the metering stations, right-of-way rights and interconnection plans and specifications.
- c. Connection Costs. The costs payable by Pulaski for connecting to the Green Bay waterworks system through the Hobart waterworks system.
- d. Conveyance Rate. The charges and fees to be payable to Hobart for its receipt of Green Bay potable water for transmission to Pulaski's interconnection facilities.
- e. Financing. Financing arrangements for the design, development, and construction of Pulaski's waterworks system interconnection facilities.
- f. Technical Operational Memorandum. The Parties will develop a technical memorandum for the operations of the interconnected waterworks systems.
- g. Agreement Termination. Provisions for winding up the wholesale water service in the event the parties would, in the future, determine to terminate the water service agreement.

ARTICLE IV

MISCELLANEOUS PROVISIONS

Section 4.1 Due Diligence. The Parties agree to act expeditiously and with due diligence to carry out and complete their responsibilities in connection with this Project and Agreement.

Section 4.2 Amendments. Any amendments to this Memorandum of Understanding are strictly prohibited unless such amendment is agreed to, in writing, by all Parties hereto. There shall be no oral agreements. Electronic writings, including e-mail messages, text messages, tweets, instant messages and their content and any attachments thereto and any prior or subsequent communications, including oral discussions or negotiations concerning some or all of the proposed project are not intended to represent and do not reflect an offer or acceptance to enter into, amend, modify, revise, terminate, abrogate, extend, or create a binding contract, agreement or transaction, and are not intended to and do not in any way bind any Party to this Memorandum.

Section 4.3 Binding Agreement. There shall be no binding agreement by, between or among any Party hereto unless and until all Parties hereto first enter into a written document entitled "WHOLESALE WATER SERVICE AGREEMENT by and between the CITY OF GREEN BAY and the VILLAGE OF PULASKI" after having obtained formal approval thereof by their respective governing bodies, being the Green Bay Water Commission for the Green Bay Water Utility, the Green Bay City Council for the City of Green Bay, the Hobart Village Board for the Village of Hobart; the Pulaski Village Board for the Village of Pulaski; and, the Wisconsin Public Service Commission.

IN WITNESS WHEREOF, the parties hereto have by their duly authorized officers and representatives set their hands and affixed their seals on the date set forth below their name.

CITY OF GREEN BAY

Attest:

By: _____
Eric Genrich, Mayor

By: _____

GREEN BAY WATER UTILITY

Attest:

By: _____
John Heugel, President

By: _____

VILLAGE OF HOBART

Attest:

By: _____
Richard Heidel, Village President

By: _____
Katrina Bruecker, Village Clerk

VILLAGE OF PULASKI

Attest:

By: _____
Keith Chambers, Village
President

By: _____
Karen Ostrowski, Village Clerk