



Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on Tuesday October 5th 2021 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 1st day of October, 2021 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday October 5th 2021 (6:00 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

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

4. PUBLIC HEARINGS

A. PUBLIC HEARING - Consider Conditional Use Permit Reducing Lot Area on Parcels HB-3184 (1043 Coronado Ct.) & HB-3183 (1045 Coronado Ct.) and Amend Existing Planned Development Overlay For The Polo Point, Polo Point 1st Addition, and Polo Point 2nd Addition Subdivision Plats Relating To Lot Frontages and Total Lot Area (Page 5)

The current PDD overlay for The Polo Point, Polo Point 1st Addition, and Polo Point 2nd Addition Subdivision Plats established a minimum lot frontage width along with minimum lot area for a few lots that were not able to meet the minimum lot area established in the R-4 zoning district. The three lots at the southeast corner of Ponce De Leon Blvd. and Coronado Ct. have a common owning member and they are requesting an amendment to the existing PDD overlay zoning to allow for a reduced lot area for parcels HB-3183 and HB-3184. (Applicant - Mike Andraschko – Mau & Associates, LLP)

B. ACTION on aforesaid agenda item

C. PUBLIC HEARING - Consider Rezoning 3500 Block West Mason Street/ Haven Place (HB-851-1) from I-1: Limited Industrial District to R-3: Residential District (Page 23)

Chad Roffers is proposing a development plan for parcel HB-851-1, 12.34 acres. This plan includes the possibility of up to 32 building sites for “garage/live/work units”. The units would be accessed from both W. Mason St. and Haven Pl. via a private roadway that will be constructed to a minimum width of 22 feet. They have received prior approval from the WDOT for the access point on to W. Mason St. and that access point has been established. Being that this proposed project would remain one large 12.34 acre parcel with the creation of units within, it will also be required to have a Planned Development District (PDD) overlay to allow for multiple dwelling units on one parcel. This request is to rezone the entire parcel from I-1: Limited Industrial District to R-3: Residential District. (Owner: Chad Roffers; Agent(s)/Petitioner(s): Steve Bieda / Mau & Associates)

D. DISCUSSION AND ACTION – Ordinance 2021-13 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) (Page 27)

E. PUBLIC HEARING - Consider Final Plan review on a request for a PDD Overlay located at 3500 Block W. Mason St. / Haven Pl., HB-851-1 (Page 28)

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

on one parcel among a few other exceptions to the requirements in that zoning district. (Owner: Chad Roffers; Agent(s)/Petitioner(s): Steve Bieda / Mau & Associates)

F. ACTION on aforesaid agenda item

G. PUBLIC HEARING - Consider a Request to Rezone Parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424 from A-2: Exclusive Agricultural District to A-1: Agricultural District (Page 47)

The applicant is proposing to rezone parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424 from A-2: Exclusive Agricultural District to A-1: Agricultural District. These parcels are mostly vacant farmland with the lone exception being on parcel HB-419 (fronting on County Line Rd.) which currently has a few farm buildings constructed along with an access drive from the public roadway. The change in zoning from A-2 to A-1 allows for the similar permitted uses relating to agriculturally based operations with the additional uses of parks, recreation sites, golf courses, and single-family dwellings. The requested rezoning would not change the operation of the property unless the property owners shift to one of the other four potential uses noted prior. Should the property owner request a different use/operation, it would need to be submitted as a potential conditional use which would require an additional review by both the P&Z Commission and Village Board. (Applicants/Agent: Michels Road & Stone, Inc.; Owner: Raymond & Shirley Vanden Elzen)

H. DISCUSSION AND ACTION – Ordinance 2021-14 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) (Page 52)

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 55); B. VILLAGE BOARD: Minutes of September 21st 2021 (Regular) (Page 64);

6. ITEMS REMOVED FROM CONSENT AGENDA

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

8. VILLAGE ADMINISTRATOR’S REPORT/COMMUNICATIONS

A. UPDATE – Appointment of Phil Danen to the NEW Water Board of Commissioners (NWBOC) (Page 67)

Since February of 2021, 13 NEW Water municipal customers comprised of villages, towns, and sanitary districts joined to create the “New Water Municipal Committee.” This committee was tasked with recruiting, vetting, and recommending an individual to the Brown County Executive for consideration to be nominated for a seat on NWBOC. Jerry Lancelle represents Hobart on the Municipal Committee.

B. UPDATE – Committee/Commission Schedule

Planning and Zoning Commission will meet October 13th; Site Review Committee on October 20th.

9. COMMITTEE REPORTS AND ACTIONS

10. OLD BUSINESS

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

A. DISCUSSION AND ACTION – FY2022 Budget Timetable (Page 69)

The Village Administrator will outline the proposed timetable for the FY2022 budget.

B. DISCUSSION AND ACTION – Awarding of Bid for 2021 Packerland Drive Water Main Loop (Project 2320-21-03) (Page 73)

Bids were opened on September 24th. Bids were received from nine (9) contractors, ranging in cost from \$218,905 to \$343,300 for the base bid. The low bidder was Jossart Brothers (De Pere). Staff recommends that

the contract be awarded to Jossart Brothers for the base bid amount of \$218,905. Funding will come from the American Rescue Plan, which the Board approved the funding proposal in July.

C. DISCUSSION AND ACTION – Evergreen Infrastructure Partners Buyout Proposal (Page 76)

Everest Infrastructure Partners has offered to buy out the remainder of the recently approved lease with Nsightell Wireless for \$290,000 in a lump sum payment. Staff is recommending the Board reject the offer from Everest based on our revenue projections.

D. DISCUSSION AND ACTION - ORDINANCE 2021-15 (AN ORDINANCE TO AMEND THE CODE OF THE VILLAGE OF HOBART, SPECIFICALLY SUBSECTION C (APPOINTMENTS) OF SECTION 10 (BOARDS, COMMISSIONS AND COMMITTEES) OF CHAPTER 5 (ADMINISTRATION OF GOVERNMENT; ORGANIZATION OF VILLAGE)) (Page 82)

Purpose: The purpose of this ordinance is to create a procedure for and time limitations on the appointment of Board members on a temporary basis to fill vacancies on commissions and committees.

E. DISCUSSION AND ACTION – To Establish a Public Hearing to Consider a Conditional use Permit to Operate a Quarry on Parcels HB-409, HB-419, HB-420, HB-421, HB-422, & HB-424, County Line Rd., Nathan Rd., & S. Overland Rd. from A-2: Exclusive Agricultural District to A-1: Agricultural District

Staff would recommend the Public Hearing be held at the November 2nd meeting.

F. DISCUSSION AND ACTION – Joint Meeting with Lawrence Town Board

A joint meeting between the Hobart Village Board and Lawrence Town Board is being requested to discuss police operations.

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

H. ADJOURN to CLOSED SESSION:

- 1) 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: Village Administrator

- 2) Under Wisconsin State Statute 19.85 (1) (e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session RE: TID Projects/Development Agreements

- 3) 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

I. CONVENE into open session

J. ACTION from closed session

12. ADJOURN

Aaron Kramer, Village Administrator

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

UPCOMING BOARD MEETINGS

- Tuesday October 19th 2021 (6:00 PM) – Regular Board Meeting at Village Office
Tuesday November 2nd 2021 (6:00 PM) – Regular Board Meeting at Village Office
Tuesday November 16th 2021 (6:00 PM) – Regular Board Meeting at Village Office

NOTE: Page numbers refer to the meeting packet. All agendas and minutes of Village meetings are online: www.hobart-wi.org. 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.