



MEETING MINUTES – VILLAGE BOARD (Regular)

Date/Time: Tuesday March 18th 2025 (6:00 P.M.)

Location: Hobart Village Office (2990 South Pine Tree Road)

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

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. The meeting was called to order by Rich Heidel at 6:04 pm. Dave Dillenburg, Vanya Koepke, Melissa Tanke, Tammy Zittlow, and Rich Heidel were present.
2. Certification of the open meeting law agenda requirements and approval of the agenda - ACTION: To certify the open meeting law agenda requirements and approve the agenda. MOTION: Heidel SECOND: Zittlow. VOICE VOTE: 5-0.
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS

A. PUBLIC HEARING – To Consider Conditional Use Permit allowing a maximum of 10 animal units, exceeding the 5 units permitted in the ER: Estate Residential District (HB-210-2, 2264 S. Pine Tree Road)

The current property owners, Chue Vang and Shor Yang, of the property located at 2264 S. Pine Tree Rd (HB-210-2) are requesting consideration of a Conditional Use Permit increasing the number of animal units permitted from 5 to 10 animal units in the ER: Estate Residential zoning district.

B. ACTION on aforesaid agenda item

ACTION: To reschedule a Public Hearing to consider a Conditional Use Permit allowing a maximum of 10 animal units, exceeding the 5 units permitted in the ER: Estate Residential District (HB-210-2, 2264 S. Pine Tree Road) to the April 15, 2025 Board Meeting. MOTION: Heidel SECOND: Dillenburg VOICE VOTE: 5-0.

C. PUBLIC HEARING - Modifications/Amendments to the Zoning Ordinance, Chapter 295, Section 295-17, Swimming Pools

Village Staff is proposing modifications to section 295-17 of the Village's ordinance relating to the regulations of swimming pools.

President Heidel opened the public meeting at 6:07 pm.

Director Gerbers reviewed the ordinance changes.

Appearing before the board:

Todd Vandenheuvel, 2047 Green Acres Ct.

President Heidel closed the public meeting at 6:20 pm.

D. ACTION on aforesaid agenda item – Ordinance 2025-02 (AN ORDINANCE TO REPEAL AND RECREATE SECTION 17 (SWIMMING POOLS) OF ARTICLE IV (GENERAL PROVISIONS) OF CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

The purpose of this Ordinance is to amend the current Ordinance relating to the regulations of swimming pools permitting automated pool covers as an exemption to the fence barrier requirement.

ACTION: To postpone a decision on Ordinance 2025-02 (AN ORDINANCE TO REPEAL AND RECREATE SECTION 17 (SWIMMING POOLS) OF ARTICLE IV (GENERAL PROVISIONS) OF CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) to the April 2 Board Meeting to gather further public comment. MOTION: Tanke SECOND: Zittlow VOICE VOTE: 5-0.

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; B. VILLAGE BOARD: Minutes of March 4th 2025 (Regular); C. POLICE COMMISSION: Minutes of January 8th 2025

ACTION: To approve the Consent Agenda as presented. MOTION: Dillenburg SECOND: Tanke. VOICE VOTE: 5-0.

6. ITEMS REMOVED FROM CONSENT AGENDA – None.

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

Jack Mason, 1705 Berkshire Dr.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

A. INFORMATION – Monthly Investment Report – Administrator Kramer reviewed the Investment Report for the Board.

- Recent phone issues were discussed.
- Clerk Vanden Heuvel reported In Person Absentee Voting started today.
- Representative Joy Goeben's book drive for the military is going well; we have collected more books than the last drive held in the end of 2023.
- Director Gerbers updated his work with Pulaski.
- Director Lancelle updated the board on the progress of the Tim Carpenter Memorial Park Sign. It should be installed by the end of the week.
- Arbor Day resolution and observance were discussed.
- Director Lancelle discussed street lighting and road repair.

9. COMMITTEE REPORTS AND ACTIONS

Planning and Zoning will meet March 19.

Park and Rec meeting will be held on April 14.

Public Works meeting will be held on April 14.

10. OLD BUSINESS -None.

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Ordinance 2025-05 (AN ORDINANCE TO REPEAL AND RECREATE SECTION 29 (PERMITTED ACCESSORY USES) OF ARTICLE VI (R-1 RESIDENTIAL DISTRICT), SECTION 67 (PERMITTED ACCESSORY USES) OF ARTICLE IX (R-4 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT), SECTION 125 (SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SFR)) OF ARTICLE XIII (PDD #1: CENTENNIAL CENTRE AT HOBART DISTRICT), AND SECTION 148 (SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SFR)) OF ARTICLE XIV (PDD #2: ORLANDO/PACKERLAND PLANNED DEVELOPMENT DISTRICT) OF CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

The purpose of this Ordinance is to permit the keeping and maintaining of six chickens (hens only) in all single-family zoning districts (including R-1: Single-Family Residential, R-4: Single and Two-Family Residential, PDD #1, and PDD #2 zoning districts). The Planning and Zoning Commission will make its recommendations to the Village Board at its March 19th meeting. Staff is requesting the Village Board hold a public hearing on the proposal at its April 15th meeting. An ordinance amending non-zoning sections of the Municipal Code related to chickens will be considered as well at the April 15th meeting, but does not require a public hearing.

ACTION: To set a Public Hearing to consider a Ordinance 2025-05 (AN ORDINANCE TO REPEAL AND RECREATE SECTION 29 (PERMITTED ACCESSORY USES) OF ARTICLE VI (R-1 RESIDENTIAL DISTRICT), SECTION 67 (PERMITTED ACCESSORY USES) OF ARTICLE IX (R-4 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT), SECTION 125 (SINGLE-FAMILY AND TWO-FAMILY

RESIDENTIAL (SFR)) OF ARTICLE XIII (PDD #1: CENTENNIAL CENTRE AT HOBART DISTRICT), AND SECTION 148 (SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SFR)) OF ARTICLE XIV (PDD #2: ORLANDO/PACKERLAND PLANNED DEVELOPMENT DISTRICT) OF CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) for the April 15th Board Meeting. MOTION: Tanke SECOND: Dillenburg VOICE VOTE: 5-0.

B. DISCUSSION AND ACTION – Ordinance 2025-06 (AN ORDINANCE TO REPEAL AND RECREATE SECTION 8 (DEFINITIONS) OF ARTICLE III (TERMINOLOGY), SECTION 223 (PERMITTED USES) AND SECTION 225 (CONDITIONAL USES) OF ARTICLE XX (B-1 COMMUNITY BUSINESS DISTRICT), AND SECTION 259 (PERMITTED USES) AND SECTION 261 (CONDITIONAL USES) OF ARTICLE XXIII (I-1 LIMITED INDUSTRIAL DISTRICT) OF CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

The purpose of this Ordinance is to amend the permitted uses for the B-1: Community Business and I-1: Limited Industrial Districts to allow for the indoor sales of automobiles and the conditional uses for both districts be amended to allow for the outdoor sales of automobiles. In addition, the definitions in the Zoning Code would be amended to include a definition for “automobile” and “automobile sales”. The Planning and Zoning Commission will make its recommendations to the Village Board at its March 18th meeting. Staff is requesting the Village Board hold a public hearing on the proposal at its April 15th meeting.

ACTION: To set a Public Hearing to consider a Ordinance 2025-06 (AN ORDINANCE TO REPEAL AND RECREATE SECTION 8 (DEFINITIONS) OF ARTICLE III (TERMINOLOGY), SECTION 223 (PERMITTED USES) AND SECTION 225 (CONDITIONAL USES) OF ARTICLE XX (B-1 COMMUNITY BUSINESS DISTRICT), AND SECTION 259 (PERMITTED USES) AND SECTION 261 (CONDITIONAL USES) OF ARTICLE XXIII (I-1 LIMITED INDUSTRIAL DISTRICT) OF CHAPTER 295 (ZONING) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) for the April 15th Board Meeting. MOTION: Dillenburg SECOND: Zittlow VOICE VOTE: 5-0.

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

Nuisance Properties.

ACTION: To recess prior to going into closed session (7:45 PM). MOTION: Heidel SECOND: Dillenburg VOICE VOTE: 5-0.

D. ADJOURN to CLOSED SESSION (8:06 PM): ACTION: To go into 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 or Purchase of Property/TID Projects/Development Agreements, and 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 MOTION: Heidel SECOND: Dillenburg ROLL CALL VOTE: 5-0.

E. CONVENE into open session (9:23 PM) – MOTION: Heidel SECOND: Dillenburg ROLL CALL VOTE: 5-0.

F. ACTION from closed session – ACTION: To sell a portion of HB-1491-L-4-B (approximately 0.08 acres) to the Daniel J and Sharon S Revocable Trust under the following conditions: 1) the Trust pays the Village \$2 for the property, and 2) the Trust constructs an addition to the current facility at 1195 Flightway Drive that, within one year of the transfer of the land, increases the assessed value of the property by more than \$50,000, and to direct the Village Attorney to draft a development agreement representing these facts. Additionally, the costs related to the transfer of the land will be paid by Tax Increment District #2. MOTION: Zittlow SECOND: Heidel ROLL CALL VOTE: 5-0.

12. ADJOURN (9:25 PM) - MOTION: Heidel SECOND: Dillenburg VOICE VOTE: 5-0.

Respectfully submitted by Lisa Vanden Heuvel, Village Clerk