VILLAGE OF HOBART
GREATNESS IS GROWING
Village of Hobart
Village Office 2990 S. Pine Tree Rd, Hobart, WI 54155
www.hobartwi.gov - www.buildinhobart.com

VILLAGE BOARD MINUTES (Regular)

Date/Time: Tuesday October 6th 2026 (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. All agendas and meeting packets can be found on-line at https://www.hobartwi.gov/village-board.

ROUTINE ITEMS TO BE ACTED UPON:

1. **Call to order/Roll Call**. The meeting was called to order by Rich Heidel at 6:03 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 as presented. MOTION: Koepke SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

3. **Pledge of Allegiance** - Those present recited the Pledge of Allegiance.

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4. PUBLIC HEARINGS

A. PUBLIC HEARING – Ordinance 2026-16 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

The purpose of this Ordinance is to re-zone property, specifically Parcel HB-501-1, from A-1: Agricultural District to PDD #1: Centennial Centre at Hobart District.

President Heidel opened the Public Hearing at 6:06pm.

Director Gerbers provided background for this zoning ordinance.

Appearing before the Board:

- Bryan Challe, 4880 Prairie School Dr. Woodfield Prairie Neighborhood regarding the Rezoning of HB-501-1.
- Tracie Heyrman, 451 Woodfield Prairie Way. Submitted document to the Village Board regarding the Rezoning of HB-501-1.
- Michael Ross, 387 Woodfield Prairie Way. PDD Zoning District.
- Mark Poehlmann, 4884 Prairie School Dr, lot sizes and home prices.
- Mary Jo Ross, 387 Woodfield Prairie Way. Water retention and drainage.
- Kathleen Shelesky, 650 Centennial Centre Blvd. Repetitive questions/comments from the public.
- Ron Hieronimczak, 4941 N. Overland, Application for rezoning.

President Heidel closed the Public Hearing at 7:16 pm.

B. ACTION on aforesaid agenda item

ACTION: To postpone the decision on Ordinance 2026-16 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) to the October 20 Village Board Meeting. MOTION: Tanke SECOND: Koepke. VOICE VOTE: 5-0. Motion carries.

ACTION: To move item 7. A. forward to be addressed at this time. MOTION: Heidel SECOND: Dillenburg. VOICE VOTE: 5-0. Motion carries.

7. CITIZENS' COMMENTS/RESOLUTIONS/PRESENTATIONS (Please limit comments to no more than 3 minutes)

A. PRESENTATION – Donation to the Hobart Fire Department

The residents of New Perspective Emerald Bay recently raised funds for the Fire Department at their annual Labor Day picnic and will present the proceeds to the Department. Josh Bray (Executive Director) will make the presentation.

Emerald Bay presented a donation check to Fire Chief Jerry Lancell, Village of Hobart Fire Department.

ACTION: To move item 7. B. forward to be addressed at this time. MOTION: Heidel. SECOND: Dillenburg. VOICE VOTE: 5-0. Motion carries.

7. B. PRESENTATION – Resolution 2026-11 (A RESOLUTION ELECTING TO HAVE THE WATER UTILITY OF THE VILLAGE DIRECT BILL A PORTION OF PUBLIC FIRE PROTECTION CHARGES TO ALL PROPERTY OWNERS PER STATE STATUTE)

The Wisconsin Public Service Commission (PSC) has proposed a 47.7 percent increase in the Water Utility's overall revenue. This does NOT mean every customer's bill will increase the same percentage. The precise increases per classification (residential, multifamily, commercial, etc.) will be determined once the PSC completes a Cost of Service analysis. In the 2026 budget, the Village is paying $240,877 from the General Fund to the Water Utility. With the proposed rate increase, this amount will be significantly increased to $429,093. Village staff has been working with our auditors to propose a new formula for the FPF, which would, in theory, reduce the impact on the tax levy, as well as spread the cost in a more equitable manner, factoring in properties that do not currently pay property tax but receive fire protection.

ACTION: To approve Resolution 2026-11 (A RESOLUTION ELECTING TO HAVE THE WATER UTILITY OF THE VILLAGE DIRECT BILL A PORTION OF PUBLIC FIRE PROTECTION CHARGES TO ALL PROPERTY OWNERS PER STATE STATUTE) as presented. MOTION: Heidel SECOND: Dillenburg. VOICE VOTE: 4-0-1. Koepke abstains. Motion carries.

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 September 15th 2026 (Regular) and September 17th 2026 (Special); C. SITE REVIEW COMMITTEE: Minutes of August 19th 2026; D. PLANNING AND ZONING COMMISSION: Minutes of September 8th 2026

ACTION: To approve the consent agenda as presented to include manual checks and an added check for Northeast Asphalt. MOTION: Dillenburg. SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

6. ITEMS REMOVED FROM CONSENT AGENDA – None.

7. C. PRESENTATION – Pulaski School District Referendum.

Allison Space, Pulaski School District Superintendent and other Pulaski School representatives presented information regarding the 2026 Referendum.

ACTION: To suspend the rules of regular meeting order. MOTION: Heidel SECOND: Koepke. VOICE VOTE: 5-0. Motion carries.

Appearing before the board:

John Rather, 697 Maple View Ct. Funding.
Donna Severson 362 Cross Point Ct. Taxes.

ACTION: To return to the rules of regular meeting order. MOTION: Heidel SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

7. D. DISCUSSION AND ACTION - RESOLUTION 2026-12 (A RESOLUTION RECOGNIZING THE WEEK OF NOVEMBER 2ND TO NOVEMBER 6TH AS CRASH RESPONDER SAFETY WEEK IN THE VILLAGE OF HOBART)

ACTION: To approve RESOLUTION 2026-12 (A RESOLUTION RECOGNIZING THE WEEK OF NOVEMBER 2ND TO NOVEMBER 6TH AS CRASH RESPONDER SAFETY WEEK IN THE VILLAGE OF HOBART) as presented. MOTION: Heidel SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

The budget process has started.
Utility Clerk interviews will start next week.

9. COMMITTEE REPORTS AND ACTIONS

Recommendations for Park & Rec and Fire Commission appointment is forthcoming.

10. OLD BUSINESS

A. DISCUSSION AND ACTION – Hobart Municipal Center Pre-Request for Proposals Report

This report establishes the operational vision for a future Village Hall. Rather than focusing on square footage alone, it identifies how Village services should function over the next 30 to 50 years. The recommendations are intended to guide the Board, architects, engineers, and staff through the programming phase of the project. Although future staffing decisions will be made by a future Village Board based on the community needs and available resources, the building should be designed with sufficient flexibility to support any department and/or staff changes without significant building modifications. This report was first presented to the Board at its September 15th meeting. The Board is being asked to approve a quote from Bayland Buildings to do the preliminary drawing for the upcoming RFP ($8,500).

ACTION: To approve a quote from Bayland Buildings to do the preliminary drawing for the upcoming RFP not to exceed $8,500 as presented. MOTION: Dillenburg SECOND: Koepke. VOICE VOTE: 5-0. Motion carries.

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Policy 2026-08 (Financial Management)

The purpose of this policy is to update and amend the previous policy governing cash management. This policy also establishes internal controls, delegates administration and guides the acceptable movement of funds.

ACTION: To approve Policy 2026-08 (Financial Management) as presented. MOTION: Koepke SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

B. DISCUSSION AND ACTION – Proposed Amended FY2026 General Fund Budget

This is the first amendment of the FY2026 budget.

ACTION: To approve Amended FY2026 General Fund Budget as presented. MOTION: Heidel SECOND: Koepke. VOICE VOTE: 5-0. Motion carries.

C. DISCUSSION AND ACTION – Proposed 2027-31 Capital Projects Plan

This planning document is a guide for the Village's Capital Projects over the next five (5) years. The document is a valuable component of the annual budget process.

ACTION: To approve Proposed 2027-31 Capital Projects Plan as presented. MOTION: Heidel SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

D. DISCUSSION AND ACTION – Awarding Village of Hobart - In-Line Booster Station No. 1 Modifications (Contract 2320-26-03)
Bids were opened on October 1st, and were received from three contractors, ranging in base bid cost from $427,180.00 to $503,540.00. Staff is recommending the bid be awarded to Sabel Mechanical ($427,180.00).

ACTION: To award Village of Hobart - In-Line Booster Station No. 1 Modifications (Contract 2320-26-03) to Sabel Mechanical for $427,180.00 as presented. MOTION: Heidel SECOND: Koepke. VOICE VOTE: 5-0. Motion carries.

E. DISCUSSION AND ACTION – Establishing a Public Hearing to Consider a Conditional Use Permit for increase in square footage and location of accessory building (HB-3247, 3764 North Overland Road)
Staff would recommend the Public Hearing be held at the November 4th Village Board meeting.

ACTION: To establish a Public Hearing to Consider a Conditional Use Permit for increase in square footage and location of accessory building (HB-3247, 3764 North Overland Road) to be held at the November 4th Village Board meeting. MOTION: Heidel SECOND: Dillenburg. VOICE VOTE: 5-0. Motion carries.

F. DISCUSSION AND ACTION – Establishing a Public Hearing to Consider a Conditional Use Permit to Operate a Commercial Use from this Location in A-1: Agricultural District (HB-368, 1492 South Overland Road)
Staff would recommend the Public Hearing be held at the November 4th Village Board meeting.

ACTION: To establish a Public Hearing to Consider a Conditional Use Permit to Operate a Commercial Use from this Location in A-1: Agricultural District (HB-368, 1492 South Overland Road) to be held at the November 4th Village Board meeting. MOTION: Dillenburg SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

G. DISCUSSION AND ACTION – Establishing a Public Hearing to Consider Ordinance 2026-17 (AN ORDINANCE REPEALING AND RECREATING SECTION 149 (SINGLE-FAMILY TRANSITIONAL RESIDENTIAL (SFTR)) OF ARTICLE I (PDD #2: ORLANDO/PACKERLAND PLANNED DEVELOPMENT DISTRICT) OF CHAPTER 295 (ZONING))
The purpose of this ordinance is to facilitate affordable housing by incorporating the construction of a single-family or two-family home with slightly smaller lot widths and area in the PDD #2 Zoning District. Staff would recommend the Public Hearing be held at the November 4th Village Board meeting.

ACTION: To establish a Public Hearing to Consider Ordinance 2026-17 (AN ORDINANCE REPEALING AND RECREATING SECTION 149 (SINGLE-FAMILY TRANSITIONAL RESIDENTIAL (SFTR)) OF ARTICLE I (PDD #2: ORLANDO/PACKERLAND PLANNED DEVELOPMENT DISTRICT) OF CHAPTER 295 (ZONING)) to be held at the November 4th Village Board meeting. MOTION: Heidel SECOND: Koepke. VOICE VOTE: 5-0. Motion carries.

H. DISCUSSION AND ACTION – Establishing a Public Hearing to Consider Ordinance 2026-18 (AN ORDINANCE REPEALING AND RECREATING SECTION 119 (LEGAL DESCRIPION) AND SECTION 125 (SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SFR)) OF ARTICLE XIII (PDD #1: CENTENNIAL CENTRE AT HOBART DISTRICT) OF CHAPTER 295 (ZONING))
The purpose of this ordinance is to facilitate affordable housing by incorporating the construction of a single-family or two-family home with slightly smaller lot widths and area in the PDD #2 Zoning District and to correct the legal description of the District. Staff would recommend the Public Hearing be held at the November 4th Village Board meeting.

ACTION: To establish a Public Hearing to Consider Ordinance 2026-18 (AN ORDINANCE REPEALING AND RECREATING SECTION 119 (LEGAL DESCRIPION) AND SECTION 125 (SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL (SFR)) OF ARTICLE XIII (PDD #1: CENTENNIAL CENTRE AT HOBART DISTRICT) OF CHAPTER 295 (ZONING)) to be held at the November 4th Village Board meeting. MOTION: Heidel SECOND: Dillenburg VOICE VOTE: 5-0. Motion carries.

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

Nothing further.

J. 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: Possible Trail Agreement with the Oneida Nation
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

No motion made to go into closed session.

K. CONVENE into open session.

No motion made to go into closed session.

L. ACTION from closed session. – None.

12. ADJOURN (9:40 PM) – MOTION: Dillenburg SECOND: Zittlow. VOICE VOTE: 5-0. Motion carries.

Respectfully submitted by Lisa A. Vanden Heuvel, Village Clerk