



Village of Hobart
Village Office 2990 S. Pine Tree Rd, Hobart, WI
www.hobartwi.gov - www.buildinhobart.com

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday October 7th 2025 (6:00 P.M.)

Location: Hobart 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 6:03 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. MOTION: Koepke SECOND: Tanke. VOICE VOTE: 5-0.
3. Pledge of Allegiance - Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS

A. PUBLIC HEARING – Resolution 2025-08 (APPROVING THE DISCONTINUANCE OF THE PUBLIC RIGHT OF WAY BEING LONESOME ROAD, AND A PART OF WEST ADAM DRIVE IN THE VILLAGE OF HOBART, WISCONSIN)

The Village Board has worked with Brown County and others on a mutually agreeable program which includes the discontinuance of Lonesome Road, and a portion of West Adam Drive. This is the final step in that process.

Village Administrator Kramer notified the Board that the County has not signed the agreement, and therefore the Board cannot vote on the Resolution, nor is there a date to reschedule a Public Hearing.

President Heidel opened the Public Hearing at 6:08pm.

No one spoke.

President Heidel closed the Public Hearing at 6:08pm.

B. ACTION on aforesaid agenda item - No action taken.

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 16th 2025 (Regular) and October 1st 2025 (Special); C. SITE REVIEW COMMITTEE: Minutes of August 20th 2025; D. POLICE COMMISSION MINUTES: Meeting of September 4th 2025; E. PLANNING AND ZONING COMMISSION: Minutes of September 8th 2025

ACTION: To approve the Consent Agenda as presented to include all manual checks. MOTION: Zittlow SECOND: Koepke. VOICE VOTE: 5-0.

6. ITEMS REMOVED FROM CONSENT AGENDA – None.

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

No one spoke.

A. PRESENTATION – Proceeds of the Hobart Golf Outing to the Hobart-Lawrence Police Department and the Hobart Fire Department

The event was held in August at the Thornberry Creek Golf Course. The presentation will be made by the Hobart Volunteer Firefighters Association.

Michelle Stimpson and Officer Van Lanen presented a check from the proceeds of the Hobart Golf Outing to Police Chief Renkas and Fire Chief Lancelle.

B. INFORMATION – Discussion on Controlling Deer Population in Hobart

Steve Burns (DNR Wildlife Biologist) will be present to discuss the current deer population in the Village and discuss possible responses to the issue. This agenda item is for information only. No formal action on any program is anticipated.

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

Steve Burns, DNR, presented information on Hobart's Deer population to the Village Board.

Appearing before the board:

Jeffrey Koehler, 3752 N. Overland

Brian Pavlovich, 1329 Lear Ln

Ryan Gabrielsen, 4580 N. Overland

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

No action taken.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

The 2026 Budget Timeline is being presented later on the agenda.

Planning & Zoning was held Monday night (October 6).

The Public Works & Utility Advisory Committee will meet Monday (October 13).

Trick or Treating is on Halloween, October 31 from 4-7.

Brewers casual day in the Village office on Wednesday (October 8).

VIP Nail Lounge will be on October 25 starting at 10:00am.

There were two ground breakings in the Village in the last two weeks.

9. COMMITTEE REPORTS AND ACTIONS

A. DISCUSSION AND ACTION - Certified Survey Map (CSM), 600 block of Centerline Drive (HB-523-7, HB-523-2, and part of HB-525-2) (Planning and Zoning Commission)

The property owner of parcels HB-523-7, HB-523-2, and part of HB-525-2, located in the 600 Block of Centerline Dr., is proposing a two lot CSM combining 3 parcels into two parcels of 1.910 and 3.465 acres, with 1 Outlot of 0.669 acres along Centerline Dr. between Founders Terrace and Larsen Orchard Parkway. 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 relating to lot size and lot width

ACTION: To approve both the preliminary and Final Certified Survey Map (CSM), 600 block of Centerline Drive (HB-523-7, HB-523-2, and part of HB-525-2) should there be no adjustments to the final CSM. MOTION: Heidel SECOND: Tanke. VOICE VOTE: 5-0.

A. INFORMATION – Request to consider a 200-unit, 10-building leased residential development with associated site improvements (1200 Block Lear Lane; HB-347) (Site Review Committee)

PDK Investments, LLC is proposing to construct a third phase to their development which would consist of 10-20-unit two story buildings totaling 200 new leased residential units. Additionally, there are 10-16 unit detached garage buildings to accommodate the 20-unit buildings as these buildings only contain 4 attached garages per structure. Access to the new phase will utilize the existing ingress/egress from Lear Ln. that serves the existing development with a secondary ingress/egress proposed along Orlando Drive. This agenda item was postponed from the August 2025 meeting.

No action taken.

B. INFORMATION – Request for a new 8,496 square-foot commercial building with associated site improvements (611 Centerline Drive, HB-524-1-1) (Site Review Committee)

Bayland Buildings is proposing to construct a new 8,496 square foot commercial building to be located at 611 Centerline Drive along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as an auto service facility.

No action taken.

C. INFORMATION - Request for new 12,000 square-foot commercial retail building with associated site improvements (633 Larsen Orchard Parkway, HB-537) (Site Review Committee)

Bayland Buildings is proposing to construct a new 12,000 square foot commercial retail building to be located at 633 Larsen Orchard Parkway along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as a multi-tenant retail facility.

No action taken.

10. OLD BUSINESS

A. DISCUSSION AND ACTION – Ordinance 2025-10 (AN ORDINANCE TO REPEAL AND RECREATE CHAPTER 207 (NUISANCES) AND REPEAL SECTION 20 (CLEANUP OF CLANDESTINE DRUG LAB SITES AND CHEMICAL DUMP SITES) OF CHAPTER 221 (PEACE AND GOOD ORDER) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN)

The purpose of this Ordinance is to recreate the Nuisance Ordinance, and include more than one option for abatement, as well as a public-generated complaint process. This is the second reading of the proposed ordinance.

ACTION: To remove item 207-5 E.(1)[b][7] from Ordinance 2025-10. MOTION: Tanke SECOND: Heidel. VOICE VOTE: 5-0.

ACTION: To approve Ordinance 2025-10 (AN ORDINANCE TO REPEAL AND RECREATE CHAPTER 207 (NUISANCES) AND REPEAL SECTION 20 (CLEANUP OF CLANDESTINE DRUG LAB SITES AND CHEMICAL DUMP SITES) OF CHAPTER 221 (PEACE AND GOOD ORDER) OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN) with the aforementioned change. MOTION: Heidel SECOND: Zittlow. VOICE VOTE: 5-0.

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Acceptance of Public Dedication of Land for Right-of-Way

The purpose of this deed is to “Dedicate to the Public” the right of way described and to have the Village of Hobart sign as an acceptance of the public road. This land is being used for the extension of Founders Terrace and the creation of a cul-de-sac.

ACTION: To accept the Special Warranty Deed which is to “Dedicate to the Public” the right of way described and to have the Village of Hobart sign as an acceptance of the public road, and it shall be named Founders Terrace as presented. MOTION: Heidel SECOND: Tanke. VOICE VOTE: 5-0.

B. DISCUSSION AND ACTION – Municipal Court Attorney Hiring Process

The Village issued a Request for Proposals (RFP) from attorneys qualified to practice law in the state of Wisconsin to provide prosecution services for the Village, along with handling appeals and OWI jury trials from Municipal Court. Our current attorney will be stepping down at the end of the year. Four (4) applications were received for review. Tonight's action will create an ad hoc committee to review the applications and conduct interviews with the applicants.

ACTION: To appoint Hobart Village Administrator Aaron Kramer, Lawrence Town Administrator Pat Wetzel and Hobart-Lawrence Police Chief Mike Renkas to an ad-hoc committee to review the applications for the position of Hobart Municipal Court attorney, which will be vacated on December 31, 2025; conduct interviews of qualified applicants and present their findings and recommendations to the Village Board. MOTION: Tanke SECOND: Dillenburg. VOICE VOTE: 5-0.

C. DISCUSSION AND ACTION – Proposed Timeframe for the 2026 Budget Process

The deadline to get the tax levy information to Brown County to have the tax bills printed is Wednesday November 26th.

The 2026 Budget Timeline was reviewed. No action taken.

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

Proposed new contract with Fair Market Assessments.

Meeting next Tuesday on the Pulaski water agreement.

ACTION: To recess prior to going into closed session (8:15 PM). MOTION: Heidel SECOND: Dillenburg. VOICE VOTE: 5-0.

E. ADJOURN to CLOSED SESSION (8:35 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: Koepke ROLL CALL VOTE: 5-0.

F. CONVENE into open session (9:32 PM) – MOTION: Heidel SECOND: Koepke ROLL CALL VOTE: 5-0.

G. ACTION from closed session – None.

12. ADJOURN (9:33 PM): MOTION: Heidel SECOND: Dillenburg VOICE VOTE: 5-0.

Respectfully submitted by Lisa A. Vanden Heuvel, Village Clerk