



Village of Hobart – www.hobartwi.gov
Village Office - 2990 South Pine Tree Road, Hobart, WI

Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on **Tuesday October 6th 2026**, at 6:00 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING:
Posted October 2nd 2026, at the Hobart Village Office and on the village website.

MEETING NOTICE – VILLAGE BOARD (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.
2. Certification of the open meeting law agenda requirements and approval of the agenda
3. Pledge of Allegiance

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) (Page 4)

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.

B. ACTION on aforesaid agenda item (Page 7)

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 9); B. VILLAGE BOARD: Minutes of September 15th 2026 (Regular) (Page 14) and September 17th 2026 (Special) (Page 18); C. SITE REVIEW COMMITTEE: Minutes of August 19th 2026 (Page 19); D. PLANNING AND ZONING COMMISSION: Minutes of September 8th 2026 (Page 20)

6. ITEMS REMOVED FROM CONSENT AGENDA

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.

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) (Page 22)

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.

C. PRESENTATION – Pulaski School District Referendum (Page 26)

D. DISCUSSION AND ACTION - RESOLUTION 2026-11 (A RESOLUTION RECOGNIZING THE WEEK OF NOVEMBER 2ND TO NOVEMBER 6TH AS CRASH RESPONDER SAFETY WEEK IN THE VILLAGE OF HOBART) (Page 28)

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

9. COMMITTEE REPORTS AND ACTIONS

10. OLD BUSINESS

A. DISCUSSION AND ACTION – Hobart Municipal Center Pre-Request for Proposals Report (Page 30)

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).

11. NEW BUSINESS

A. DISCUSSION AND ACTION – Policy 2026-08 (Financial Management) (Page 51)

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.

B. DISCUSSION AND ACTION – Proposed Amended FY2026 General Fund Budget (Page 59)

This is the first amendment of the FY2026 budget.

C. DISCUSSION AND ACTION – Proposed 2027-31 Capital Projects Plan (Page 77)

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.

D. DISCUSSION AND ACTION – Awarding Village of Hobart - In-Line Booster Station No. 1 Modifications (Contract 2320-26-03) (Page 89)

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).

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.

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.

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.

H. DISCUSSION AND ACTION – Establishing a Public Hearing to Consider Ordinance 2026-18 (AN ORDINANCE REPEALING AND RECREATING SECTION 119 (LEGAL DESCRIPTION) 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.

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

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

K. CONVENE into open session.

L. ACTION from closed session.

12. ADJOURN



Aaron Kramer, Village Administrator

UPCOMING BOARD MEETINGS

Tuesday October 20th 2026 (6:00 PM) – Regular Board Meeting at Village Office (2990 South Pine Tree Road)

* Wednesday November 4th 2026 (6:00 PM) – Regular Board Meeting at Village Office (2990 South Pine Tree Road)

Tuesday November 20th 2026 (6:00 PM) – Regular Board Meeting at Village Office (2990 South Pine Tree Road)

* - Moved from Tuesday November 3rd due to the Fall Election.

NOTE: Page numbers refer to the meeting packet. All agendas and minutes of Village meetings are online: www.hobartwi.gov. Any person wishing to attend, who, because of their disability, requires special accommodation, should contact the Village Clerk'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.
