



## Village of Hobart

Village Office 2990 S. Pine Tree Rd, Hobart, WI  
[www.hobart-wi.org](http://www.hobart-wi.org) - [www.buildinhobart.com](http://www.buildinhobart.com)

Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on Tuesday October 20<sup>th</sup> 2020 at 6:00 P.M. at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 16<sup>th</sup> day of October, 2020 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village website.

### MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday October 20<sup>th</sup> 2020 (6:00 P.M.)

Location: Village Office, 2990 South Pine Tree Road

***NOTE: Based on Federal and State guidance during the COVID-19 crises, anyone attending the Board meeting is asked to practice social distancing, which means maintaining a distance of at least 6 feet (2 meters) from others. Due to the Governor's recent Executive Order, all those present must wear a face mask at the meeting. Thank you for your cooperation.***

#### 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

**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 12) (Page 4)**

**B. VILLAGE BOARD: Minutes of September 22<sup>nd</sup> (Special) and October 6<sup>th</sup> (Regular) 2020 (Page 20)**

**C. PLANNING AND ZONING COMMISSION: Minutes of September 15<sup>th</sup> 2020 (Page 26)**

#### 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

#### 9. COMMITTEE REPORTS AND ACTIONS

**A. DISCUSSION AND ACTION - Consider 2 Lot CSM dividing 10.729 acre parcel into two separate parcels of 5 acres and 5.013 acres (501 S. Overland Road, Portion of HB-17) (Planning and Zoning Commission)**

The property owner currently has one larger lot and is proposing a two lot CSM that would split off the home and buildings and some additional acreage from the remaining farmland. There is a smaller 0.716 acres of land that is located across S. Overland Rd. which will need to be verified as to which parcel it will be attached to. With this property being zoned A-2: Exclusive Agricultural District, the minimum parcel size would be 5 acres which both of these lots would be compliant. Both lots are proposed to remain as the A-2 zoning at this time. (Page 28)

**B. DISCUSSION AND ACTION – Consider 3 Lot CSM dividing one parcel into three separate parcels of 2.983 acres, 2.233 acres, and 1.528 acres (201 Fernando Drive, HB-287-1) (Planning and Zoning Comm.)**

The property owner currently has one 6.745 acre lot and is proposing a three lot CSM that would create two new lots. parcels. This proposed CSM will create three separate parcels of 2.983 acres, 2.233 acres, and 1.528 acres. Lot 3 is currently developed with a single-family dwelling and an accessory building while Lots 2 and 3 are currently undeveloped except for the transmission lines that run through the proposed lot 2. With all three

proposed lots being less than 5 acres, all three lots will need to be re-zoned to a zoning that is compatible with these size lots. Both Lots 1 and 2 will remain under the same ownership while Lot 3 could potentially be sold to the family that is currently residing in the existing single-family residential dwelling. With the acreage all three proposed lots being reduced to under 5 acres, all three lots will need to be rezoned to a residential district and any approval of this CSM will need to be conditioned with the rezoning being approved. (Page 36)

**C. DISCUSSION AND ACTION - Consider Final Plat for Blackberry Ridge Subdivision, HB-689, HB-683, & HB-688 (Planning and Zoning Commission)**

Gigot Properties, LLC is proposing a 32 lot single-family plat with one thru roadway from Melanie Dr. on the north to Trout Creek Rd. on the south and one small cul-de-sac near the middle of the subdivision. This review is for the final plat and has remained almost identical to the preliminary plat that was reviewed back on March 11, 2020. (Page 47)

**10. OLD BUSINESS**

**A. DISCUSSION AND ACTION – Ordinance 2020-09 (AN ORDINANCE TO CREATE A SECTION OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN , SPECIFICALLY SECTION 38 (VILLAGE PARTICIPATION IN IMPROVEMENTS ON PRIVATE PROPERTY) OF ARTICLE III (STORMWATER MANAGEMENT UTILITY) OF CHAPTER 150 (EROSION CONTROL AND STORMWATER MANAGEMENT))**

The purpose of this Ordinance is to create a procedure to govern the possible participation of the Village's Stormwater Fund in stormwater improvements on private property within the Village. One new component to the proposed ordinance has been added since the last meeting – a special assessment process to apply improvement costs to individual properties. (Page 52)

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

**A. DISCUSSION AND ACTION – Allocation of Unused CARES Act funding to local school districts (Pulaski)**

A proposal from the Pulaski School District will be presented at the meeting. The village allocated up to \$40,000 to the West De Pere School District at its October 6<sup>th</sup> meeting.

**B. DISCUSSION AND ACTION – Establish a Public Hearing to Consider the Rezoning of Parcel HB-287-1, 201 Fernando Drive, from A-1: Agricultural District to R-2-R: Rural Residential District**

The property owner has recently submitted a three lot CSM which creates all three lots to be less than the 5 acre minimum to remain in the A-1: Agricultural zoning district. Therefore, the property owner is requesting to rezone the entire parcel from A-1: Agricultural District to R-2-R: Rural Residential District. All three proposed lots meet the Village requirements for both lot width and lot square footage to be rezoned to R-2-R. Staff recommends this item be placed on the November 17<sup>th</sup> Village Board agenda for a public hearing.

**C. DISCUSSION AND ACTION – Establish a Public Hearing to Consider a Conditional Use Permit, Pond, HB-1694-25, 3792 Rolling Meadows Road**

The current property owners, Casey & Rana Chrudimsky, are proposing to construct a pond of approximately 2/5 acre towards the rear of their property. In the R-2 zoning district, a pond is listed as a Conditional Use. The owners have submitted information as required in Zoning Ordinance Article XXIX Man-Made Bodies of Water. Staff has reviewed the information submitted and has identified the information demonstrates compliance with the ordinance requirements. Staff recommends this item be placed on the November 17<sup>th</sup> Village Board agenda for a public hearing.

**D. DISCUSSION AND ACTION – Establish a Public Hearing on the proposed 2021 Budget**

Staff would recommend the Public Hearing be held at the November 17<sup>th</sup> Board meeting.

**E. DISCUSSION - Items for future agenda consideration or Committee assignment**

**F. ADJOURN to CLOSED SESSION:**

1) 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: Fee-to-trust issues, Abandoned railroad R-O-W, Tribal Affairs and Oneida Nation v. Village of Hobart litigation; Highway 29-County VV Interchange

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 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: Personnel

**G. CONVENE into open session**

**H. ACTION from closed session**

**12. ADJOURN**

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Aaron Kramer, Village Administrator

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

**UPCOMING BOARD MEETINGS**

\* Wednesday November 4<sup>th</sup> (6:00 PM) – Regular Board Meeting at Village Office

Tuesday November 17<sup>th</sup> (6:00 PM) – Regular Board Meeting at Village Office

Tuesday December 1<sup>st</sup> (6:00 PM) – Regular Board Meeting at Village Office

\* - Moved due to the November General Election

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