



Village of Hobart

Village Office 2990 S. Pine Tree Rd, Hobart, WI
www.hobart-wi.org - www.buildinhobart.com

Notice is hereby given according to State Statutes that the VILLAGE BOARD of the Village of Hobart will meet on Tuesday June 18th 2019 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 14th of June, 2019 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING MINUTES – VILLAGE BOARD (Regular)

Date/Time: Tuesday June 18th 2019 (6:00 P.M.)

Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. Rich Heidel called the meeting to order at 6:03pm. Roll call: David Dillenburg, Rich Heidel, Ed Kazik and Debbie Schumacher were present. Tim Carpenter was excused.
2. Certification of the open meeting law agenda requirements and approval of the agenda.
Motion made by Rich Heidel second by Ed Kazik, to approve the agenda as presented. The motion passed unanimously.
3. Pledge of Allegiance. Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS:

A. PUBLIC HEARING – Rezoning request (HB-683, HB-688, HB-689, Milton Hills Subdivision, 600-700 block of Trout Creek Road) from R-2 Residential to R-1 Residential. The applicant, Bostad Builders (Tom Juza), requested this rezoning for the development of a 57.65-acre area, consisting of 63 residential single-family lots and eight (8) condo units. The proposed lots range in size from 14,000 square feet to 61,340, an average of 31,180 square feet. Rich Heidel opened the hearing for comments at 6:05pm. Steve Bieda from Mau & Associates spoke to the Board and answered questions regarding the preliminary plat for the project. Concerns from the hearing were that the surrounding area has development with larger country type lots and that this is too dense. The density of this development is much greater than the surrounding developments. It is too dense, keep the R-2 development in the area. Increased traffic on the road was raised as a concern as well. Concerns over the intersections of Pine Tree and Trout Creek were raised and suggestions for a round about brought up. Mr. Bieda stated that the traffic requirements for safety have been addressed and met. Several people asked to keep the denser developments by the larger roads and highways. Mr. Juza said that it is not financially feasible to develop with R-2 zoning. The cost of the property determines the size of the lots to make it cost effective. He said he created the largest lots possible to make the price worth it. Aaron Kramer, Administrator said he received two emails objecting to the development. Mr. Kramer said that the preliminary study for the utilities for the area will be between \$700,000 and \$800,000. Rich Heidel closed the hearing after all comments were received 7:00pm.

B. ACTION on aforesaid agenda item – Ordinance 2018-09 (AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE MUNICIPAL CODE OF THE VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN). The Board discussed the findings from the hearing. Rich Heidel said the zoning is out of conformance with the general environment and flavor of that part of Hobart. R-1 size lots are problematic esthetically. Other issues, traffic, flow, volume, safety demands. The preponderance of the area around is larger lots. Debbie Schumacher said the property would be very nice as an R-2 subdivision, and it would not be necessary to bring in utilities. Motion made by Debbie Schumacher second by Ed Kazik, to deny the change of zoning to R-1. The motion passed unanimously.

5. CONSENT AGENDA: Motion made by Rich Heidel second by David Dillenburg, to approve the items listed in the consent agenda. The motion passed unanimously.

A. Payment of Invoices; B. VILLAGE BOARD: Minutes of May 21st 2019; C. PUBLIC WORKS AND UTILITIES ADVISORY COMMITTEE: Minutes of May 13th 2019; D. PLANNING AND ZONING COMMISSION: Minutes of May 8th 2019; E. ALCOHOL AND OPERATORS LICENSES (19).

6. ITEMS REMOVED FROM CONSENT AGENDA: None.

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS: M. LeMere asked about the Special Event Ordinance. Clarification was given.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

A. UPDATE - 2020-2025 Brown County Highway Capital Improvement Plan.

Besides the Highway 29-County VV Interchange (2021-22), the only other project listed in Hobart area is County Highway GE between 172 and 54 (2024). Work has started on the 5-year Capital Budget and will be brought to the Board July 16th. We received notice that a market adjustment will be necessary for the 2020 assessment year. Cost of the work will be \$60,000. We received a dividend check from our insurance for 2018. Hobart Fire Department will be receiving funding from the Federal Bureau of Indian Affairs for equipment on June 28, 2019.

B. UPDATE – May 2019 Budget Update: The update was given to the Board. There are no surprises. Revenues are where they should be in May as we do not receive many of our Aid payments until November. The slow start to the building season with the weather has also played a part in permit fees.

C. UPDATE – 2020 Census: A letter is being drafted to send to the Census to have Hobart be a partner in the work.

9. COMMITTEE REPORTS AND ACTIONS

A. DISCUSSION AND ACTION - Consider 4 Lot County Plat dividing 9.283-acre parcel into 3.700-acre, 2.100-acre, 2.013 acre, and 1.043-acre parcels right-of-way for future road extension (CSM, 500 Block Larsen Orchard Pkwy, HB-3205) (Planning and Zoning Commission): The property is currently zoned PDD#1: Centennial Centre at Hobart District. Although to date there have not been any developments submitted to the Village for review, all four of these proposed lots would comply with the minimum lot square footages required by ordinance for such uses as but not limited to commercial, retail, multifamily, and mixed-use. Staff recommends approval with no conditions. (Applicant: Village of Hobart). Motion made by Debbie Schumacher, second by Ed Kazik, to approve the County Plat for the Village property. The motion passed unanimously.

B. DISCUSSION AND ACTION – Consider 2 Lot CSM dividing 3.57-acre parcel into 1.00 acre and 2.57-acre parcels (CSM, 1810 Riverdale Drive, HB-2040) (Planning and Zoning Commission): The property is currently zoned R-1. Both lots satisfy the minimum of 12,000 square feet and achieve the density of no more than three residential lots for each 2 acres of land as required by ordinance. Additionally, these proposed lots exceed the minimum of 100 feet of lot frontage along the street right-of-way. These requirements are for lots that are serviced with public sewer in this zoning district, however, public sewer is not available to these lots. (Applicant: Ehren & Jody Graf). The owners of the lots understand that there is a park feed of \$300.00 for the division. Motion made by David Dillenburg, second by Ed Kazik, to approve the CSM and the park fee of \$300.00. The motion passed unanimously.

C. DISCUSSION AND ACTION – Explore operational, costs and opportunities for roadside leaf pickup in Hobart (Public Works and Utilities Advisory Committee).

Jerry Lancelle, Public Works Coordinator reported on the Committee discussion. At this time, the committee does not recommend the village undertake collection of leaves. Staff will ask local businesses if they would like to have their names given to residents for referrals. It is not feasible at this time to do a leaf collection for the entire village.

D. DISCUSSION AND ACTION – Extension of Northern Pipe contract for televising and cleaning for the proposed 3 years at current contract rates (Public Works and Utilities Advisory Committee).

Jerry Lancelle, Public Works Coordinator spoke with the Board regarding the contract for televising and cleaning of the sanitary sewer lines. Motion made by Rich Heidel, second by Ed Kazik, to approve the contract for 3- years with Northern Pipe for the televising and cleaning of the sanitary sewer lines. The motion passed unanimously.

10. OLD BUSINESS: None.

11. NEW BUSINESS:

A. DISCUSSION AND ACTION – Preliminary Subdivision Plat (HB-683, HB-688, HB-689, Milton Hills Subdivision, 600-700 block of Trout Creek Road). The applicant, Bostad Builders (Tom Juza), requested this plat approval for the development of a 57.65-acre area, consisting of 63 residential single-family lots and eight (8) condo units. No action on this plat as the change of zoning was not approved.

B. DISCUSSION AND ACTION – Approval of Amended Brown County Tax Collection Agreement (2019-20). This document was approved in April, but there has been a proposed change relating to the deposit schedule for tax proceeds (Section 6) which necessitates approval of this amended agreement. We have been talking with Brown County Treasurer since the first agreement came out. They made the change and the amended agreement allows for earlier deposits from the county tax collections, which will increase the interest earned for the village. Motion made by David Dillenburg, second by Debbie Schumacher, to approve the amended agreement for tax collection with Brown County. The motion passed unanimously.

C. DISCUSSION AND ACTION - Upgrade of DS200 & Purchase of Electronic Poll Books

Staff is recommending the Village invest in an upgrade of the DS200 Voting Machine to 4G wireless connection and purchase six (6) Badger Book - Electronic Poll Books. The total cost of the project is \$12,308, with a projected future annual savings of approximately \$4,000 per year due to less staff time and election poll workers due to the upgrade.

- The DS200 Upgrade to 4G for the modeming of election results. This is happening county wide for 2020 to improve security, programming for elections and vote recording.
- The Electronic Poll books have been around long enough to get the “bugs” out and are now very usable for the voter and the election workers.
- The numbered slips provided by each station keep the count along with the DS200.
- It is recommended that there be one Badger Book for every 800 voters, which would be the least number we would be able to purchase. This eliminates the need to have separate lines and poll books for residents, and increases the speed at which voters move through the line to get to the ballot table and actually vote.
- The security of the elections is also increased by importing all addresses in the village into the system. Those registering will not be able to use an address that does not exist in the village.

- The system is a “Stand Alone” system and not connected to the internet. It allows for the voter to either vote, change an address or register to vote.
- Motion made by David Dillenburg, second by Ed Kazik, to purchase the upgrade for the DS200 machines and the 6-Badger Electronic Poll Book stations. The motion passed unanimously.

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

No discussion.

E. ADJOURN to CLOSED SESSION: Motion made by Rich Heidel second by Ed Kazik, to move into closed session pursuant to the following.

- 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, and Special event permit litigation
- 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

Roll call vote: David Dillenburg, aye, Rich Heidel, aye, Ed Kazik, aye, and Debbie Schumacher, aye. The Board moved into closed session at 7:55pm.

F. CONVENE into open session: Motion made by Ed Kazik second by David Dillenburg, to return to open session. Roll call vote: David Dillenburg, aye, Rich Heidel, aye, Ed Kazik, aye, and Debbie Schumacher, aye. The Board returned to open session at 9:55pm.

G. ACTION from closed session:

- 1) Motion made by Rich Heidel, second by Ed Kazik, to approve the preliminary developer’s agreement for HCD Investments and direct the attorney to prepare the final document. The motion passed unanimously.
- 2) Motion made by Ed Kazik second by David Dillenburg, to approve the Option to Purchase with Hermsen Properties, LLC, for HB-550-3 (4758 Forest Road), to expire on August 20, 2019. The motion passed unanimously.

12. ADJOURN: Motion made by Rich Heidel second by Debbie Schumacher, to adjourn. The motion passed unanimously. Meeting adjourned at 10:00pm.