



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 September 3rd 2019 at 6:00 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 30th of August, 2019 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – VILLAGE BOARD (Regular)

Date/Time: Tuesday September 3rd 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. Meeting called to order by Rich Heidel at 6:01pm. Roll call: Attending by Telephone - Tim Carpenter. Present: David Dillenburg, Rich Heidel, Ed Kazik and Debbie Schumacher
2. Certification of the open meeting law agenda requirements and approval of the agenda. Motion made by Ed Kazik second by Debbie Schumacher, to approve the agenda as presented. The motion passed unanimously.
3. Pledge of Allegiance. Those present recited the Pledge of Allegiance.

4. PUBLIC HEARINGS: None for this meeting.

5. CONSENT AGENDA: Motion made by David Dillenburg second by Ed Kazik, to approve the items on the Consent Agenda. The motion passed unanimously.

A. Payment of Invoices; B. VILLAGE BOARD: Minutes of August 20th 2019; C. SITE REVIEW COMMITTEE: Minutes of June 19th 2019; F. ALCOHOL AND OPERATORS LICENSES (0)

6. ITEMS REMOVED FROM CONSENT AGENDA: None

7. CITIZENS' COMMENTS, RESOLUTIONS AND PRESENTATIONS: None.

8. VILLAGE ADMINISTRATOR'S REPORT/COMMUNICATIONS

A. UPDATE – Village Population Estimates. Mr. Kramer updated the Board on the equalized values and population estimates. At this time, it is showing 9,599 residents for population. We had 248 housing units added in 2018. The voting population is approximately 7,084. Consideration of a second polling place is looming. Rich Heidel added that even with the addition of homes and residents, the village Board has been able to continue to maintain the rural atmosphere. The two areas of development are near the main transportation lines, and a very large portion of the village remains rural.

9. COMMITTEE REPORTS AND ACTIONS

A. UPDATE - Request for a new 1,780 sf., leasing office building with equipment storage space and associated site improvements (4830 Stella Ct., HB-2676) (Site Review Committee – August 21st). This property is currently developed as a multi-family development and they are currently utilizing one of the individual units as their leasing office. In order to free that unit up and lease it out for dwelling purposes, they are proposing to construct a separate leasing office with a small area for equipment storage. Additionally, there will be 7 new parking stalls constructed to serve this new leasing office. (Applicant: Wyndham Lake Villas, LLC). Site Review Committee recommended that windows be added

to the building, the owner does not want windows in the garage section of the building. this may be coming back to committee for further consideration.

B. UPDATE - Request for a new 72,800 sf., industrial building with office space and associated site improvements (3750 Packerland Dr., HB-950-3 & HB-950-6) (Site Review – August 21st)

This property is currently undeveloped and the proposed project will consist of a new 72,800 square foot industrial facility with the main access driveway from Camber Ct. and a secondary access from Plane Park Dr. (which will be utilized for truck traffic). The north side of the building and the asphalt area to the north of the building will be enclosed by security fencing with sliding security gates located at the northwest corner of the building and at the entrance drive from Plane Park Dr. (Applicant: LaserForm). The closing for this property will be taking place this week.

10. OLD BUSINESS:

A. DISCUSSION AND ACTION - Consider 4 Lot CSM dividing 2 parcels totaling 2.693 acres parcel into four separate parcels (4100 Block Hillcrest Dr. / 1200 Block N. Sedona Cir., HB-737-3 and HB-737-3-1) (Planning and Zoning Commission – August 14th):

This property currently consists of two parcels (HB-737-3 is separated by HB-737-3-1) with frontage along Hillcrest Drive and limited frontage along N. Sedona Cir. The applicant is proposing a 4 lot CSM with Lot 2 having access from Hillcrest Drive and the other lots will have access to N. Sedona Circle via a 30' Ingress /Egress Easement along the west of Lots 1, 3, and 4. There are wetlands noted on the CSM along the east side of Lots 3 and 4 that will limit if not restrict access from Hillcrest for those two lots. This property is currently zoned R-1: Residential District and municipal sewer and water are available, it just needs to be brought into the property. All four proposed lots comply with the Village requirements for lot size for this zoning district. The Planning and Zoning Commission recommended approval. The Board postponed action on this item at its last meeting. (Applicant: Andrew Steeno / JAF Steeno, LLC). Mr. Steeno was present and said that he and the Thornberry Homeowners Association members had spoken and will work out the details for the type of homes to be built. Motion made by Ed Kazik, second by David Dillenburg, to approve the 4-lot CSM. The motion passed unanimously.

11. NEW BUSINESS:

A. DISCUSSION AND ACTION – Change Order to Place Sidewalk on Larson Orchard Parkway: This project entails placing a section of decorative concrete walk (326' x 6' or 1,956 square feet). Staff acquired three (3) bids for the project – and recommends approving the contract with Naps Flatwork & Construction, LLC (Pulaski) for \$22,005 – with funds for the work to come from TID #1. This is a new portion of sidewalk going from the open space to the Atkins Building #4 which completes the link of sidewalk. There is a great number of people using the walking trail in the area. Motion made by Ed Kazik, second by Debbie Schumacher, to accept the Naps Flatwork & Construction, LLC bid to not exceed \$22,005.00. The motion passed unanimously.

B. DISCUSSION - Items for future agenda consideration or Committee assignment:

Hearings for September 17th, along with the 2020 Budget presentation on staffing & wages.

Short break here prior to Closed session. 6:30pm

Tim Carpenter left the meeting at this time as trustees may not attend closed session by telephone per ordinance.

C. 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 6:45pm.

D. CONVENE into open session:

Motion made by Rich Heidel second by Ed Kazik to return to open session. Roll call vote: Tim Carpenter, aye, David Dillenburg, aye, Rich Heidel, aye, Ed Kazik, aye, and Debbie Schumacher, aye. Board returned to open session at 8:00pm.

E. ACTION from closed session: No action was taken.

12. ADJOURN: Motion made by Rich Heidel second by Ed Kazik, to adjourn the Board Meeting. The motion passed unanimously. Meeting adjourned at 8:01pm.