

## Introduction

The long-term well being of the Village of Hobart is dependent upon the adequacy of its public utilities, community facilities, and municipal services. Anticipating and preparing for the future needs of Hobart’s residents and businesses is essential to ensuring a sustainable future for the community.



Courtesy Village of Hobart

During the preparation of this chapter, utilities and facilities were evaluated to determine their present condition and adequacy to meet future needs. Its recommendations are based on general long-range planning considerations and should not be substituted for the detailed architectural and engineering studies required prior to expending capital on specific public works projects. The information contained herein, coupled with the demographic trends and population projections in *Chapter 1: Issues & Opportunities*, provide a realistic assessment of Hobart’s municipal services and was carefully considered in the preparation of *Chapter 7: Land Use*.

## Comprehensive Planning Law

Wisconsin’s Comprehensive Planning Law (Section 66.1001(2)(d), Wis. Stats.), requires that the utilities & community facilities element of a comprehensive plan contain all of the following:

- A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities such as sanitary sewer service, stormwater management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, childcare facilities, and other public facilities, such as police, fire and rescue facilities, libraries, schools, and other governmental facilities.
- A description of the location, use, and capacity of existing public utilities and community facilities that serve the local governmental unit.

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- An approximate timetable that forecasts the need to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities.
  - An assessment of future needs for government services that are related to such utilities and facilities.

Beyond the requirements identified above, the planning law recommends that all communities address fourteen planning goals when preparing a comprehensive plan. Those related to utilities & community facilities include:

- Promote the redevelopment of lands with existing infrastructure and public services, and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
- Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Balance individual property rights with community interests and goals.

## **Utilities & Community Facilities Vision**

*The Village of Hobart will provide well-planned, cost-effective municipal services and infrastructure, in harmony with its rural character and natural environment, in order to maintain a fair and equitable tax rate for its citizens and business owners.*

## **Current Utilities & Community Facilities**

### **Sanitary Sewer Service**

The Village of Hobart Sewer System is a wastewater collection system consisting of 30.3 miles of sewer mains and 719 manholes. Three lift stations pump sewage into interceptors that feed into the Green Bay Metropolitan

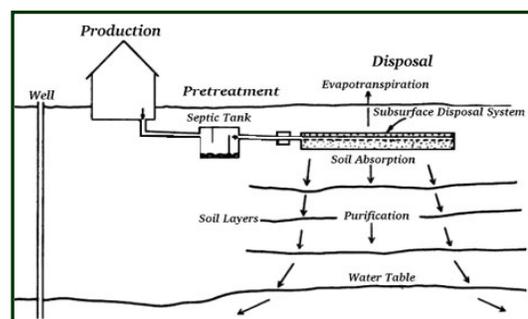
Sewerage District (GBMSD). All sewer lines are periodically televised (on a 3-year rotational basis) and identified issues are repaired. Wastewater treatment services are provided by GBMSD from three geographic areas within the Village: Northeastern Hobart, East Central Hobart, and Southeastern Hobart. A series of interceptors with sewer transmission lines carry the sewage to the primary GBMSD plant in Green Bay. Hobart has entered into three sewer agreements with GBMSD for interceptor construction and the Village makes annual payments to GBMSD under these agreements. Charges are included in the Village budget and are paid for by sanitary sewer utility user rates and the budget is appropriated through an enterprise account (i.e. the Sewer Utility).

### Onsite Wastewater Treatment

All residences and businesses located outside of the Sanitary Sewer Service Area, and some of those within it, are served by personal onsite wastewater treatment systems (POWTS). The most commonly used POWTS in Brown County are septic systems and mound systems; although, a number of other systems are permitted in the state. Chapter SPS 383 (Wis. Stats.) establishes uniform standards and criteria for the design, installation, inspection and management of POWTS. When properly designed and installed, onsite systems biologically treat effluent as it percolates, eventually entering the water table as potable drinking water.

#### Septic Systems<sup>1</sup>

The modern onsite system has consisted primarily of a septic tank and a soil absorption field. Septic tanks remove most solids and floatable material and function as an anaerobic bioreactor that promotes partial digestion of organic matter. Septic tank effluent, which contains significant concentrations of pathogens and nutrients, is discharged to an absorption field for further treatment through biological processes, adsorption, filtration, and infiltration into underlying soils. Conventional septic systems work well if they are located in areas with appropriate soils and hydraulic capacities, designed to treat the incoming waste load, installed properly, and maintained to ensure long-term



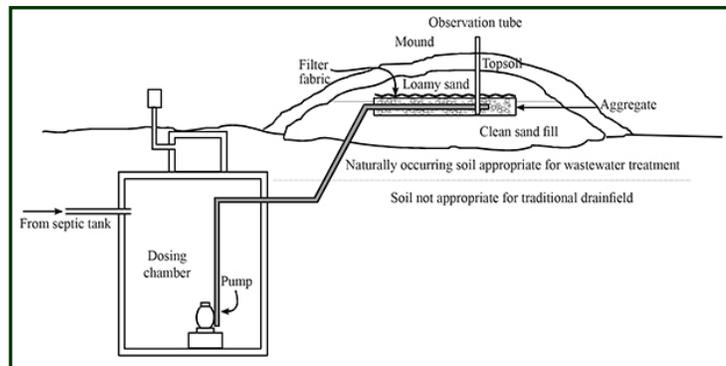
Courtesy USEPA

<sup>1</sup> Excerpted from USEPA Onsite Wastewater Treatment Manual.

performance. If not, they become primary sources of groundwater contamination.

### Mound Systems<sup>2</sup>

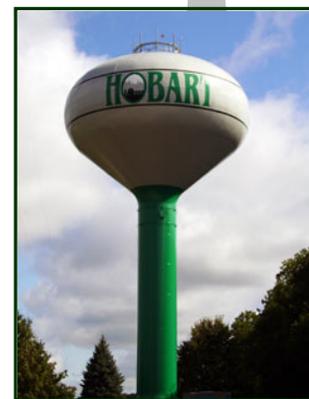
A mound system is one of a number of alternative systems that have been developed to overcome site conditions that limit the use of conventional septic systems, including soils with slow or fast permeability, shallow soils over bedrock, or a high water table. Mound systems create suitable conditions for initial wastewater treatment above the natural soil surface. Following preliminary treatment in a septic tank, effluent flows to a dosing chamber. It is then pumped to the mound for further treatment before ‘discharging’ to the underlying soil strata.



Courtesy Residential Onsite Wastewater Treatment Systems.

### **Water Service**<sup>3</sup>

The Village of Hobart began public water service in 1996 in response to high levels of arsenic found in forty private wells located just east of Austin Straubel international Airport. Residents in northern Hobart receive public water via the Green Bay Water Utility (GBWU), supplemented by an 860-foot deep municipal well for emergency backup. In addition, a 300,000 gallon elevated tower constructed in 1998 provides pressure and storage capacity for approximately one-day’s supply of water for the Village residents.



Courtesy Village of Hobart

Southern Hobart is serviced by public water from the Village of Ashwaubenon under the terms of a 1996 intergovernmental agreement with Ashwaubenon. The GBWU also serves as Ashwaubenon’s primary water source. The Village of Hobart purchases water from Ashwaubenon at pre-approved rates. A water tower located in the Village of

<sup>2</sup> Excerpted from Residential Onsite Wastewater Treatment: Mound Systems.

<sup>3</sup> Much of the text in this section was excerpted from the Village of Hobart website and Village of Hobart Smart Growth 2026.

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Ashwaubenon is used for pressure. A metering station in southern Hobart monitors water quality and quantity from Ashwaubenon.

### Green Bay Water Utility

The Green Bay Water Utility (GBWU) draws water from Lake Michigan via a 27-mile pipeline originating just north of the City of Kewaunee. The current maximum pumping capacity is approximately forty-two million gallons per day. Although its retail service area is confined to the City's boundaries, GBWU's wholesale customers include the Villages of Ashwaubenon and Hobart and the Town of Scott. The utility is regulated by the Wisconsin Public Service Commission under Chapter 196, Wis. Stats.

### **Stormwater Management**

Regulations from the Environmental Protection Agency (EPA) and WDNR require that municipalities restrict pollutants from reaching natural waterways. The Village of Hobart operates a stormwater utility comprised of a system of ditches, culverts, retention/detention ponds, and curb and gutter. The system is designed to effectively allow stormwater to infiltrate into the water table or to channel to local streams and creeks. Curb and gutter systems, supplemented by detention/retention ponds, are incorporated within Centennial Centre at Hobart, the Southeast Industrial Park, and the Thornberry Creek, Polo Point, and Tailwind Crossing subdivisions. The remainder of Hobart's stormwater is primarily managed via ditch and culvert systems.

### Total Maximum Daily Loads

Total Maximum Daily Loads (TMDL) are approved by the WDNR for the Lower Fox River Watershed. TMDL is a regulatory term in the CWA describing a value of the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards. Waste Load allocations are established by WDNR for Total Suspended Solids (TSS) and Total Phosphorous (TP). The Village, having established its Storm Water Utility and ordinances incorporating user charges vs. a tax or levy, possesses the financial infrastructure to plan and fund stormwater quality improvement projects as needed in response to ever changing state and federal standards.

The Hobart stormwater ordinance has been in effect since July 2007. The fiscal health of the utility is presently very good with a stable fund balance. These accruing funds will be used for large capital projects. Other municipalities in

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Wisconsin are finding it difficult to meet stormwater compliance measures because they did not begin reserving funds to accommodate strict regulations. Hobart's Village Board has been proactive by reserving funds from annual user charges to lessen the future financial burden.

The Village of Hobart stormwater management ordinance requires that each development detain its runoff to the pre-construction level. The Village has some challenges given the proximity to Austin Straubel International Airport. Wet ponds are designed to discourage their attractiveness to waterfowl so as to mitigate safety issues related to air traffic. The Village of Hobart has a full-time Zoning Administrator that enforces erosion control and stormwater regulations in conjunction with a consulting engineering firm. Hobart's Site Review Committee ensures that any non-single-family development conform to Hobart's site review ordinance as it relates to stormwater management.

#### Flood Insurance Rate Map

The Flood Insurance Rate Maps (FIRM) were updated for Brown County and the Village of Hobart on August 18, 2009. This included the delineation of floodplains on Trout Creek and Duck Creek in the Village. In the rural areas of Hobart the floodplain is delineated as Zone A, an approximate study that cannot be used to establish floodplain elevations. In the urbanized areas, elevations for floodplains are provided under Zone AE. A number of minor revisions to the FIRM have been completed since 2009. The Federal Emergency Management Agency initiated and approved amended mapping of certain areas along Trout Creek, reinstating the former 1980s era flood plain mapping.

#### **Electricity and Natural Gas**

Electricity and natural gas utilities in the Village are provided by Wisconsin Public Service (WPS). WPS is headquartered in Green Bay and serves more than 445,000 electric customers and 323,000 natural gas customers in northeast and central Wisconsin and portions of Upper Michigan.

#### **Solid Waste Disposal/Recycling Facilities**

Curbside refuse collection and recycling are provided weekly in the Village. Disposal occurs at the Brown County Resource and Recovery Department.

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## **Village Office**

The Hobart Village Office is located at 2990 S. Pine Tree Road, southeast of the STH 172/CTH GE roundabout. This facility houses the offices of the Village President, Village Administrator, Village Clerk-Treasurer, and other officials and staff, along with the Hobart-Lawrence Police Department and Hobart-Lawrence Municipal Court. The facility is the primary meeting area for the Village Board and various Village committees/commissions.



Courtesy Village of Hobart

As of 2015, the Village’s inventory of structures and properties includes the following:

### Structures/Properties

- Village Office Building
- “Town” Hall / Fire Station 1
- Fire Station 2
- Public Works Facility
- Municipal Water Booster Station
- Well
- Water Tower
- Three Sanitary Lift Stations
- Three Pressure Reducing Valves
- In-line Water Booster
- Meter Station

## **Police Protection<sup>4</sup>**

The Hobart-Lawrence Police Department (HLPD) was established shortly after Hobart incorporated to Village status in 2001. To provide the highest quality at the lowest cost to taxpayers, the Town of Lawrence and Village of Hobart established a cooperative department. The Department consists of a full time Police Chief, Police Clerk, four full-time police officers, and up to four part-time officers. HLPD operations are housed in the Village Office building located at 2990 S. Pine Tree Road in Hobart and at the Lawrence Town Hall.

Patrol vehicles are stored inside Hobart Fire Station Number 2. HLPD patrols more than one hundred hours per week, Monday through Sunday. Back-up coverage is provided by the Brown County Sheriff’s Department and the Oneida Tribe of Indians of Wisconsin Police Department.

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<sup>4</sup> Excerpted from Village of Hobart website.

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## **Fire and Rescue Protection**

### Fire Department

The Village of Hobart utilizes the volunteer services of men and women to assist in fire prevention, suppression and public education. The Hobart Fire Department (HBFD) services the Village's 33 square miles and a population of over 7000. Fire Station 1 is located on the corner of South Pine Tree Road and Florist Drive. Station 2 is located on the corner of Country Court and North Overland Road. As of 2015, Department staff includes: a Fire Chief, two Assistant Chiefs, one Captain, four Lieutenants, and twenty Fire Fighters.

HBFD responds to approximately 100 calls per year, including calls structure fires, car accidents, fire alarms, carbon monoxide checks, extrication, search and rescue, and wild-land/brush fires. The department is also responsible for semi-annual fire inspections for commercial businesses, issuance of burning and fireworks permits and public fire education. Hobart's firefighters meet four times per month for business meeting and training meetings.

There are 481 Hobart-owned fire hydrants providing pressurized water in three service areas in the Village. The City of Green Bay provides access to its hydrants in the area of STH 54. An on-site 10,000-gallon storage tank is located at Fire Station No. 2. Two other dry hydrant water sources are located throughout the Village. Hobart has mutual aid fire protection agreements with many of the surrounding communities and Austen Straubel International Airport. HBFD is a member of the MABAS 112 Division, a countywide mutual aid system allowing for resources from all Brown County Fire Departments to be available as needed.

### Rescue Service

Ambulance service in the Village is provided by County Recue Services, a not-for-profit organization. North of State Highway (STH) 172 in Hobart is serviced from an ambulance stationed in the neighboring Village of Howard. South of STH 54, services are provided by from a station in the Village of Bellevue. The current average response time is eleven minutes village-wide. The Village of Hobart is also served by nine volunteer first responders, which helps reduce response times.

## **Library**

The Village of Hobart is a member of the Brown County Library System (BCLS). BCLS is comprised of a Central Library, eight branches, and a bookmobile serving more than 80 percent of the households in Brown County. This system circulates 2.3 million materials annually. Nearby libraries are located in the City of De Pere and Villages of Ashwaubenon and Howard.

## **Telephone Provider**

Telephone service in the Village is available from a wide array of landline, cable, and cellular providers.

## **TV Provider**

Residents of the Village have access to a variety of television viewing platforms including over-the-air network broadcasts, cable and satellite providers, and live streaming via broadband internet, among others.

## **Hospitals and Clinics**

Hobart is in a major regional medical service area. Four hospitals and many clinics are located within a short driving distance of the Village. The closest is St. Mary's Hospital located at 1726 Shawano Avenue in the City of Green Bay. A branch of the Prevea Clinic is located at the St. Mary's site. Bellin Hospital also operates a First Care facility on STH 173 east of the airport.

## **Cemeteries**

The supply of burial plots available within the Village and neighboring municipalities is adequate to meet anticipated future demand.

## **Childcare Facilities**

A number of small and group childcare facilities are located in the Village and surrounding communities. The State of Wisconsin Department of Children and Families maintains a searchable database to assist in locating licensed childcare providers.

### Senior Facilities

The Village of Hobart currently has one senior facility, Emerald Bay Community Retirement, located in the Centennial Centre at Hobart. This assisted living facility provides staff support to residents twenty-four hours a day for personal and emergency needs. A number of other facilities provide senior services in neighboring communities.

### Post Office

The Village of Hobart is served by three post office branches located on Packerland Drive in Green Bay, 9<sup>th</sup> Street in De Pere, and Hansen Road in Ashwaubenon.

### Educational Facilities

School-aged children in the Village of Hobart are served by two of the top school districts in Wisconsin. The Pulaski Community School District (PCSD) is ranked 25<sup>th</sup> out of 426 Wisconsin School Districts by Niche as of 2015.<sup>5</sup> PCSD serves students in northern Hobart, generally north of STH 54. The West De Pere School District (WDPSD) is ranked 56<sup>th</sup> in the state by Niche and serves students in the southern part of the Village.

#### Pulaski Community School District

PCSD is one of the largest districts by area in the state. It encompasses 176 square miles and is made up of five elementary schools, one middle school, and one high school. Total enrollment in the District, as of the ‘Third Friday Count’ in 2014, was 3,690 students. The District has 349 full-time employees and 201 part-time employees.

**Table 4.1: Pulaski Community School District Enrollment, 2014-15**

Facility	Grades	Enrollment
Fairview Elementary School	K4 through 5th	134
Glenbrook Elementary School	Pre-K through 5th	604
Hillcrest Elementary School	Pre-K through 5th	281
Lannoye Elementary School	Pre-K through 5th	226
Sunnyside Elementary School	K4 through 5th	481
Pulaski Community Middle School	6 <sup>th</sup> through 8th	840
Pulaski High School	9 <sup>th</sup> through 12th	1,124
<b>Total</b>		<b>3,690</b>

Source: Wisconsin Department of Education, 2015.

<sup>5</sup> Niche is an educational services company that provides rankings for more than 100,000 public and private districts in the U.S. based on dozens of statistics and 27 million opinions from more than 300,000 students and parents.

West De Pere School District

WDPSD covers Hobart south of STH 54, western portions of the Town of Lawrence, and the City of De Pere west of the Fox River. It is comprised of two elementary schools, one middle school, one high school, and a charter school. Total enrollment in the District, as of the ‘Third Friday Count’ in 2014, was 3,078 students.

Facility	Grades	Enrollment
Hemlock Creek Elementary School	K4 through 5th	831
Westwood Elementary School	Pre-K through 5th	776
West De Pere Middle School	6 <sup>th</sup> through 8th	625
Phantom Knight School (charter)	7 <sup>th</sup> through 12th	26
West De Pere High School	9 <sup>th</sup> through 12th	820
<b>Total</b>		<b>3,078</b>

Source: Wisconsin Department of Education, 2015.

Wisconsin’s *Inter-District Public School Open Enrollment Program* allows children to attend public school in a district other than the one in which they reside. The program first took effect in the 1998-99 school year. It is intended to encourage competition among school districts as a means of fostering improvement in public schools and to provide families with increased flexibility in their educational choices. Any resident in five-year-old kindergarten through grade 12 may apply to attend a nonresident school district under the open enrollment program.

**Village Parks<sup>6</sup>**

Four Seasons Park

The largest of the Village parks, Four Seasons Park has forty acres of open space surrounded by farm fields and rolling hills. Park amenities include a full kitchen, men’s and women’s rest rooms, indoor tables and chairs, and volleyballs and sandbox toys for use in the park. The shelter has an attached covered picnic area with tables and grills.



Courtesy Village of Hobart

Outdoor amenities include two soccer fields, a baseball diamond, volleyball court, a one-mile walking trail, a Veterans memorial, and a playground with a jungle gym, seesaw, bounce horse, and swings. The shelter and sports fields may be reserved individually or separately. The park shelter kitchen has

<sup>6</sup> Excerpted from Village of Hobart Park, Recreation, and Open Space Analysis.

accommodations for meal preparation and serving, including a stove, refrigerator, microwave, freezer, coffee maker, and popcorn popper. Seating is available for up to 100 people (shelter rental includes 18 tables and 100 chairs).

### Pine Tree Park

The second of the Village parks, Pine Tree Park, is just over four acres in size and shares its location with Fire Station #1 (also used as a public meeting hall). The Hall is heated and features a fully equipped kitchen, ceiling fans, tables, chairs, and rest rooms. Pine Tree Park also has a park shelter with a refrigerator, grills, picnic tables, drinking water, and benches. A nearby playground includes two play sets for children equipped with climbing structures, slides, bouncy horses, and a seesaw. A lighted baseball diamond with bleachers and bases is also available at the park.

The hall, baseball diamond, and shelter are available for rent together or separately. The hall has accommodations for meal preparation and serving, including a stove, refrigerator, and microwave. It has a maximum seating capacity of 150 people. Beer may be sold at the park if a Picnic Permit is obtained prior to the event from the Village Board.

### Jan Wos Municipal Park

The newest park in the Village is Jan Wos Municipal Park. The 1.3-acre facility is located on Centennial Centre Blvd. in the Centennial Centre at Hobart development. This park features an open shelter with picnic table, climbing play set, swings, tetherball, and open playing field.

## **County Parks<sup>7</sup>**

### Pamperin Park

T.A. Pamperin Park is located along Duck Creek in the far northeast corner of the Village. It is the largest developed park in the Brown County Park System and includes picnic areas, playgrounds, volleyball courts, a disc golf course, and historic stone pavilion. The pavilion, containing two halls with restrooms, kitchen



Courtesy Brown County Parks Department

<sup>7</sup> Excerpted from Brown County Parks Department website.

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facilities, and a fireplace, can be reserved for private functions. There is also an outdoor gazebo available for rent surrounded by 10,000 square feet of beautiful landscaping with formal gardens. Pamperin Park is a popular destination for family reunions, weddings, and special events.

## **Utilities & Community Facilities Plan**

This section of the chapter describes the various issues and opportunities related to utilities and community facilities in the Village of Hobart. The issues associated with the provision of municipal utilities are related to: the timing, location, and construction of new infrastructure; the need for higher levels of services as the community grows; greater economic competition within the region; and fiscal constraints, among others. Opportunities include a healthy local population, economy, and business climate, efficiencies of scale, and possibilities for intergovernmental cooperation and shared services. Properly designed public utility systems can provide maximum protection of community health and guide desirable future growth on the basis of a fair and equitable distribution of benefits and costs.

### **Maintaining Reasonable Tax Levels**

Residents respect the fiscal discipline demonstrated by local officials and value reasonable tax rates. Given limited finances, coupled with long-term uncertainties surrounding Wisconsin's shared revenue program and state-imposed levy limits, the Village of Hobart understands the need to carefully consider all expenditures. This consideration extends to providing utilities and community facilities for the community. To ensure the supply of efficient, cost-effective services, the Village will continue to consider shared service opportunities with neighboring communities.

### **Alternative Onsite Wastewater Treatment Systems**

As mentioned earlier in this document, wastewater treatment for properties outside of the GBMSD Sewer Service Area in Brown County is primarily accommodated by septic and mound systems. These and other POWTS must comply with Wisconsin Statute SPS 383 to ensure that they do not threaten groundwater resources and to keep each system functioning properly over its expected lifetime.

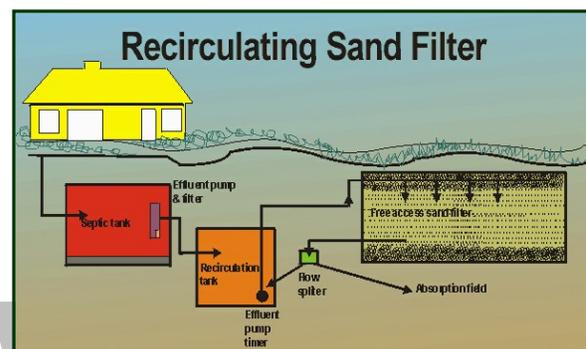
**Utilities Map will be inserted here**

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When expansion of a municipal sewer system is not feasible and it is desirable or preferable to avoid installation of several POWTS in localized development, alternative sanitary systems may be considered. Options for clustered sanitary systems permissible in the state of Wisconsin include recirculating sand filters and constructed wetlands, among others. A brief description of these systems is provided below and on the following page.

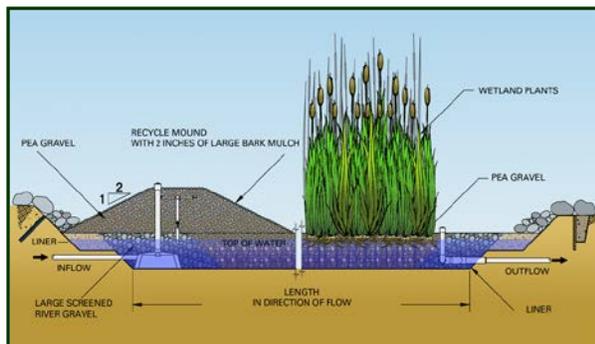
### Recirculating Sand Filters

A recirculating sand filter (RSF) offers an economically viable, environmentally benign alternative to conventional drain field-based treatment systems. The basic components of a RSF system include a septic tank, recirculation tank, and sand or gravel filter. Effluent discharged from the system typically exceeds the quality of a conventional system.



Courtesy Purdue University

RSFs are a viable alternative to conventional methods when soil conditions are not conducive to the proper treatment and disposal of wastewater through percolation beds. Sand filters may be used on sites that have shallow soil cover, inadequate permeability, high groundwater, and limited land area. RSF systems commonly serve subdivisions, mobile home parks, rural schools, small municipalities, and other generators of small wastewater flows.<sup>8</sup>



Courtesy Science for Environmental Policy

### Constructed Wetlands

Constructed wetlands have been used as effective wastewater treatment systems for more than forty years. They have become the dominant treatment system for communities in the Minneapolis metropolitan region not served by municipal wastewater treatment. Although a variety of wetland-based systems are used to

treat effluent, the most common is a subsurface flow wetland. Subsurface flow wetlands utilize an anaerobic reactor (septic tank) for pretreatment followed by

<sup>8</sup> Source: Environmental Technology Institute: Recirculating Sand Filters, 1998.

a forced-bed aeration system and wetland treatment cells. Constructed wetlands are designed to achieve tertiary treatment at a fraction of the cost of a municipal system. They become cost effective against conventional onsite systems when treating effluent from eight or more homes.

### **Distributed Energy Production**

Distributed energy, also referred to as decentralized energy, is generated or stored by a variety of small, grid-connected devices known as distributed energy systems. Conventional power stations, such as coal-fired, gas, and nuclear power plants, and hydroelectric dams (among others), are centralized and often require electricity to be transmitted over long distances. By contrast, distributed systems are decentralized, modular, and utilize flexible technologies.



Fox Energy Center, Kaukauna, WI. Courtesy Green Bay Press Gazette

The energy is produced at or near the point of use.

Decentralized systems typically use renewable energy sources, including, but not limited to, solar, wind, geothermal, small hydro, biomass, and biogas, and increasingly play an important role in the electric power distribution system. A grid-connected device for electricity storage can also be classified as a decentralized system.

### **Personal Energy Systems**

With rising energy prices and a greater awareness of the environmental impacts of conventional power plants, more Americans are utilizing personal energy systems to reduce costs associated with electricity, heating, and cooling. In addition, state and federal tax incentives have reduced the total costs of these systems making them available to a greater percentage of users. Personal energy systems include photovoltaic solar, solar thermal, small wind, geothermal, and wood-fired boilers, among others.



The Wisconsin Solar and Wind Access Law

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(66.0401, State Stats.), defines how local governments are permitted to regulate solar and wind energy systems. These laws cover zoning restrictions by local governments, private land use restrictions, and system owner rights to unobstructed access to resources. The state's original laws, enacted in 1982, have subsequently been amended and expanded numerous times. Under the law, local government may not place any restriction on the installation or use of solar or wind energy systems unless the restriction:

- Serves to preserve or protect public health or safety.
- Does not significantly increase the cost of the system or decrease it's efficiency.
- Allows for an alternative system of comparable cost and efficiency.

The law effectively prohibits unreasonable public land use controls covering solar and wind energy systems by defining a fairly narrow set of reasonable conditions. The law subsequently allows for a local permitting procedure for guaranteeing unobstructed access to wind or solar resources. A permit will not be granted if obstruction already exists or if the construction of such an obstruction is already well into the planning stages.

### **Mobile Communications Towers**

As part of the 2013-14 State Budget the Wisconsin Legislature included Section 66.0404 as a State Statutes. The law governs the local regulation of mobile towers and tower sites and effectively preempts existing zoning regulations regarding cellular communications towers. Under the new law, local governments are limited in their ability to regulate such towers. The following actions are effectively prohibited:<sup>9</sup>

- Testing, sampling, monitoring or other radio frequency compliance requirements.
- Basing approval on signal strength or the adequacy of existing mobile service infrastructure.
- Moratoriums on the construction of new towers.
- Control over physical placement of towers within the municipality.

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<sup>9</sup> Excerpted from Wisconsin Towns Association, "New Mobile Service (Cell) Tower Preemptions."

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- Fees that exceed statutory maximums (\$3,000 or \$500 for “class 2 colocation”) or are recurring.
  - Disapproval on purely aesthetic grounds.
  - Sureties for the structure in excess of \$20,000 or indemnity requirements.
  - Any limits on the durations of permits.
  - Any limits on the height of structures to anything less than 200 feet (above 200 feet is regulated by the FAA anyway).
  - Setbacks or fall zones that are any different than other commercial structures.
  - Regulation of related power systems.
  - Disapprovals based on lighting or lack thereof of the structure.

### **Parks and Recreation Facilities**

In 2014 the Village of Hobart adopted a Park & Recreation Facility Assessment. Its purpose was to document existing park and recreation facilities within and nearby the Village and identify future needs. Among other findings, the study determined that the total park and open space acreage currently available to Village residents exceeds the state average by a factor of five to one.<sup>10</sup> The document identifies future growth needs and may serve as a precursor for a future Comprehensive Outdoor Recreation Plan for Hobart.

#### Comprehensive Outdoor Recreation Plan

A Comprehensive Outdoor Recreation Plan (CORP) is a document that describes current parks, recreation, and open space assets and presents a strategy for meeting future needs. The purpose of the plan is to guide land acquisition, development, and maintenance activities by identifying the general location, character, and extent of existing and desired parks, playgrounds, and special recreation areas. By statute, a CORP must be updated every five years.

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<sup>10</sup> Source: Park & Recreation Facility Assessment, Table 1.1: WSCORP Average Recreation Supply vs. Hobart, 2014.

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The funding of local parkland acquisition and development has become more difficult with legislation limiting local government’s ability to establish and enforce impact fees upon new residential development projects. As a result, more Wisconsin communities are seeking grant funding to offset the cost of park and recreation development. Wisconsin statutes prohibit local government from applying for state and federal parks and recreation funding without an adopted CORP.

### **WiFi**

A community that lacks adequate high-speed internet access will find itself at a disadvantage in the 21<sup>st</sup> century economy. One means of better competing in a digitally based world is implementing WiFi zones, or individual hot spots, within designated areas of the communities. WiFi is a wireless networking technology that uses radio waves to provide wireless high-speed Internet and network connections. These zones allow free internet access to all users. Within publicly owned spaces such as parks, community centers, municipal buildings, and the like, the cost of providing such a service is typically borne by the local government. Elsewhere, public-private partnerships work best, with the local government often funding costs associated with equipment and installation while private businesses manage the ongoing cost of the internet connection.

Areas best suited for such hot spots would include the Village Office, Fire Station #2, Four Seasons Park, and locations within the Centennial Centre at Hobart.

### **Capital Improvements Plan**

As mentioned in *Chapter 3: Transportation*, a Capital Improvements Plan (CIP) is a budgeting tool used to plan for major capital expenditures. CIPs are typically five-year plans identifying necessary and desired improvements related to infrastructure, facilities, and parks and recreation areas.

## **Utilities & Community Facilities Programs**

The following pages describe the various federal and state programs that are available to aid the Village in implementing its utilities and community facilities plan.

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## **U.S. Department of Agriculture – Rural Development**

### Rural Economic Development Loan and Grant Program

The Rural Economic Development Loan (REDL) and Grant (REDG) programs provide funding to rural projects through local utility organizations. Under the REDL program, USDA provides zero interest loans to local utilities that are then passed through to local businesses for projects that will create and retain employment in rural areas. The ultimate recipients repay the lending utility directly. The utility is responsible for repayment to USDA. Under the REDG program, USDA provides grant funds to local utility organizations to establish revolving loan funds. Loans are made from the revolving loan funds to projects that will create or retain rural jobs. When the revolving loan fund is terminated, the grant is repaid to the Agency.

### Rural Utilities Program

A number of programs are available through the Rural Utilities Program as part of the Water and Environmental Programs (WEP). WEP provides loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural areas, cities, and towns of 10,000 or less. Public bodies, non-profit organizations, and recognized Indian Tribes may qualify for assistance. WEP also makes grants to nonprofit organizations to provide technical assistance and training to assist rural communities with their water, wastewater, and solid waste programs. Available programs include:

- Water and Waste Disposal Direct and Guaranteed Loans
- Water and Waste Disposal Grants
- Technical Assistance and Training Grants
- Solid Waste Management Grants
- Rural Water Circuit Ride Technical Assistance

### Telecommunications Program

The Telecommunications Program improves the quality of life in rural America by providing capital for the deployment of rural telecommunications infrastructure. Funding is available under various grant and loan programs.

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## **Wisconsin Department of Administration**

### Community Development Block Grant – Public Funds

The Community Development Block Grant (CDBG) for Public Funds supports infrastructure and facility projects for communities. Eligible projects include improvements, repairs, or expansions of streets, drainage systems, water and sewer systems, sidewalks, and community centers. Grants are limited to projects that, if implemented, would meet a CDBG National Objective.

### Community Development Block Grant – Public Facilities Economic Development

Grant funds under the CDBG for Public facilities Economic Development are awarded to local governments for public infrastructure projects that support business expansion or retention. Examples of eligible applications include: new or improved water & sewer service and streets that result in business expansion and job opportunities for low- and moderate-income individuals.

## **Wisconsin Department of Natural Resources<sup>11</sup>**

### Clean Water Fund Program

The Clean Water Fund Program (CWFP) provides subsidized interest rate loans to municipalities seeking to fund wastewater and stormwater infrastructure projects. The CWFP also includes pilot projects to fund adaptive management and other non-traditional projects to comply with a municipality's permit limit. Applications for funding are accepted year round as long as funding is available.

### Safe Drinking Water Loan Program

The safe Drinking Water Loan Program provides subsidized interest rate loans to municipalities seeking to fund drinking water infrastructure projects. Applications are accepted year round when funding is available.

### Acquisition and Development of Local Parks Program

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<sup>11</sup> Excerpted from various WDNR websites.

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The Acquisition and Development of Local Parks Program provides assistance to local government to buy land or easements and develop or renovate local parks and recreation area facilities for nature-based outdoor recreation purposes (e.g., trails, fishing access and park support facilities). Applicants compete for funds on a regional basis. This grant program is part of the Knowles-Nelson Stewardship Program.

#### Land and Water Conservation Fund

The Land and Water Conservation Fund is a Federal program administered in all states that encourage creation and interpretation of high-quality, outdoor recreational opportunities. Funds received under this program are split between WDNR projects and grants to local governments for outdoor recreation activities. Grants cover fifty percent of eligible project costs.

#### Recreational Trail Aids

Municipal governments and incorporated organizations are eligible to receive reimbursement for development and maintenance of recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses. Eligible sponsors may be reimbursed for up to fifty percent of the total project costs. This program may be used in conjunction with the state snowmobile or ATV programs and Stewardship development projects.

#### Municipal Flood Control Grants

Available to all cities, villages, towns, tribes, and metropolitan sewerage districts to provide assistance with items such as the acquisition of property, vacant land, structure removal, flood proofing, administrative support and other activities.

#### Urban Nonpoint Source & Stormwater Management Grants

This program provides competitive grants to local governments to reimburse costs of planning or construction projects controlling urban nonpoint source and stormwater runoff pollution.

## **Implementation Plan**

Chapter 4:  
***Utilities & Community Facilities***



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The goals, objectives, and policies related to utilities and community facilities are presented in *Chapter 9: Implementation*.

DRAFT