

Notice and Agenda
Hartford City Plan Commission
Special Meeting

Date: December 12, 2016

Time: 5:30 p.m.

Common Council Chambers
Lower Level City Hall - 109 North Main Street

Please note 5:30 p.m. starting time

1. Call to Order
2. Minutes of November 12, 2016 (p. 1)
3. Appearances
4. Petition for Direct Annexation by Unanimous Consent Submitted by Molly G. Enterprises, LLC for Approximately 4.257 Acres Located at 477, 479, 481, and 483 State Trunk Highway 60 (p. 2 – 15)
5. Review of a Rezoning Request for 264 North Pike Lake Drive and a Portion of 110 North Pike Lake Drive (p. 16 – 41)
6. Planner's Report
Meeting Schedule, 2017 (p. 42)
7. Adjournment

Color Renderings:
North Pike Lake Drive

“Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Clerk at least one (1) business day prior to the meeting.”

“Members of the Common Council may attend the above meeting. Pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N W 2d 408 (1993) such attendance may be considered a meeting of the Common Council. This notice is given so that members of the Common Council may attend the meeting without violating the open meeting law.”

**PLAN COMMISSION
City of Hartford
November 12, 2016 (Special Meeting)**

PRESENT: Chairperson Michalak, Members Regan, Henke, Kuepper

ABSENT: Members Stapleton and Anderek, Alderperson Liaison Jewell

ALSO PRESENT: City Planner Justin Drew

Call to Order – Chairperson Michalak called the meeting to order at 5:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

Minutes – Motion by Regan, second by Henke approving the minutes of October 10, 2016. Motion carried.

Appearances – There were no appearances.

Review of the Certified Survey Map for 2712 East Sumner Street

Executive Summary Review:

The Plan Commission approved the site plan for Goeman's Rapid Mart Car wash in August 2016. The Goemans have decided to create a new lot where the car wash sits and have it run as a separate entity by Larry Goeman's son. Car washes are allowed as a permitted standalone use in the B-5 Highway Business District. The Certified Survey Map consists of two lots. Lot 1 (Goeman's Rapid Mart) measures 78,926 square feet (1.81 acres). Lot 2 (the car wash) measures 54,720 square feet (1.26 acres.) B-5 zoning requires a minimum lot size of 20,000 square feet, a width of not less than 100 feet at the building setback line, and a lot coverage of no more than 30%. Both lots meet these minimums. An ingress/egress easement for a shared driveway has been recorded as a private document. Planning staff recommended approval.

Plan Commission Discussion, 2712 East Sumner Street CSM:

Mr. Drew reviewed the executive summary. Chairperson Michalak requested discussion. There was no discussion. Motion by Henke, second by Kuepper to recommend approval. Motion carried.

Adjournment – Motion by Regan, second by Henke to adjourn meeting. Motion carried. Meeting adjourned at 5:33 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

EXECUTIVE SUMMARY

Ordinance No. _____

TITLE: Petition for Direct Annexation by Unanimous Consent submitted by Molly G. Enterprises, LLC for approximately 4.257 acres located at 477, 479, 481, and 483 State Trunk Highway 60.

BACKGROUND:

The property is located in the Town of Rubicon with frontage on STH 60. The petitioned area consists of parcel 038-1017-2411-002 and a portion of 038-1017-2411-000 in the Town of Rubicon. It is owned by John and Mary Rettler. They attempted to create a Certified Survey Map for this area in February of 2016. The City approved it, but Dodge County denied it because it omitted the area where the homes at 477, 479 and 481 State Trunk Highway (STH) 60 are located. These single-family homes are all located on one lot, and the County wanted the land division to incorporate them and create separate lots for each house. This would have required the creation of a plat and a dedication of the existing shared gravel driveway as a public Right-of-Way. The Rettlers understand that these steps are necessary prior to selling 477, 479 and 481 STH 60, but at this point are simply trying to split off a different lot with the house on it and a vacant lot in order to facilitate a sale. The County will approve the CSM if 477, 479 and 481 STH 60 are in the City, and thus on a different lot from the two new lots that would be created in the Town.

ANALYSIS:

Configuration: The property is south of Quad Graphics, and is contiguous to the City of Hartford on the north side.

Petition Accuracy: A description of the subject property is part of the Petition for Annexation. The petition and legal description do not appear to have any discrepancies.

Status of Public Improvements: Sanitary sewer and electric services are not available to the property at this time. The water transmission main from Well 16 runs along STH 60. However, the properties cannot be served by this main at this time without added improvements (the pressure and chlorine levels are high). As a result, Staff does not consider water available, and the homes will continue to be served by private wells. However, if the properties are to be sold, and thus divided, infrastructure improvements would be required at that time, and water improvements would be installed as well.

Valuation Impact: According to the most recent tax bill, the land proposed for annexation is assessed at approximately \$406,850. This would generate approximately \$2,650 in City property taxes annually. The City will not need to pay the Town of Rubicon the Town portion of the taxes for five years because we have a Comprehensive Zoning Ordinance with the Town of Rubicon.

Need: The proposed annexation is done to facilitate a land sale for the owner.

School Services Impact: The proposed annexation would not have any impact on the schools.

Other Service Costs: The annexation of the property would result in some garbage collection costs. Total service costs are expected to be far less than the City taxes that the project would annually generate. The City would not be responsible for plowing or maintaining the private shared driveway.

Consistency of Land Use and Zoning: The Smart Growth Plan calls for agricultural uses in this area. As no additional development is proposed, the annexation is in accord with the Smart Growth Plan. As per the Code, annexed areas are assigned a temporary zoning. If no specific zoning is requested, A-1 Agricultural zoning is assigned. In this instance, the Developer has requested temporary zoning that will fit the proposed uses (Rs-4 single-family residential).

Relation to Sanitary Sewer Service Boundary: The subject property lies outside of the City of Hartford's adopted 20-year sanitary sewer service boundary. Sewer is not available at this time.

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the Petition for Direct Annexation by Unanimous Consent submitted by Molly G. Enterprises, LLC for approximately **4.257 acres** located at 477, 479, 481, and 483 State Trunk Highway 60.

Prepared By: Justin Drew 12/7/16
Justin Drew, City Planner Date

Reviewed By: Lori Hetzel 12/7/16
Lori Hetzel, City Clerk Date

Approved By: Steve Volkert 12-7-16
Steve Volkert, City Administrator Date

ROUTING: PLAN COMMISSION 12/12/16
COMMON COUNCIL 12/13/16

Ordinance No.

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF HARTFORD, WISCONSIN
038-1017-2411-002 and A Portion of Tax Key Number 038-1017-2411-000

The Common Council of the City of Hartford, Washington/Dodge Counties, Wisconsin, do ordain as follows:

SECTION 1: TERRITORY ANNEXED. In accordance with Section 66.0217(2) of Wisconsin Statutes, the following described territory located in the Town of Rubicon, Dodge County, Wisconsin is annexed to the City of Hartford, Wisconsin.

Annexation Legal Description

038-1017-2411-002 and A Portion of Tax Key Number 038-1017-2411-000

Part of the NE 1/4 of the NE 1/4 and all of Certified Survey Map as recorded in the Dodge County Registry in Volume 1 of Certified Survey Maps on page 289 as Document No. 541020, all in Section 24, Township 10 North, Range 17 East, Town of Rubicon, Dodge County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast corner of said Section 24; thence S 00°05'41" W, along the west line of said NE 1/4, 74.37 feet, to a point in the south right-of-way line of S.T.H. "60"; thence S 88°51'30" W, along said south right-of-way line, 206.49 feet, to the point of beginning of lands herein described; thence S 04°34'17" E, 543.31 feet; thence N 72°43'47" W, 174.95 feet; thence S 87°16'37" W, 60.00 feet; thence N 78°12'51" W, 220.44 feet; thence N 01°08'39" W, along the southerly extension and west line of said Certified Survey Map, 299.42 feet, to the southwest corner of lands described in Document No. 1054924; thence N 88°51'21" E, along the south line of said lands described in Document No. 1054924, 150.00 feet, to the southeast corner; thence N 01°08'39" W, along the east line of said lands described in Document No. 1054924, 149.10 feet, to a point in said south right-of-way line of S.T.H. "60"; thence S 88°16'45" E, along said south right-of-way line 14.65 feet; thence continuing S 88°16'45" E, along said south right-of-way line, 167.71 feet; thence N 88°51'30" E, continuing along said south right-of-way line, 76.22 feet to the point of beginning.

Containing 4.257 acres (185,433 square feet) more or less.

SECTION 2: EFFECT OF ANNEXATION. From and after the date and filing of this Ordinance, the territory described in Section 1 shall be a part of the City of Hartford for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Hartford.

SECTION 3: ZONING CLASSIFICATION. The parcel of land shall be zoned Rs-4 Single Family Residential District.

SECTION 4: ALDERMANIC DISTRICT DESIGNATION. The territory described in Section 1 of this Ordinance is hereby made part of the Second Aldermanic District of the City of Hartford, subject to the rules, ordinances and regulations of the City governing aldermanic districts.

SECTION 5: WARD DESIGNATION. Ward 18 is hereby amended to encompass the territory described in Section 1 of this Ordinance.

SECTION 6: SUPERVISORY DISTRICT DESIGNATION. The territory described in Section 1 of this Ordinance is hereby made a part of the 10th Supervisory District of Dodge County.

SECTION 7: OFFICIAL MAP. The City of Hartford Official Map is hereby amended to include the territory described in Section 1 as a contiguous part of the City of Hartford.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect upon passage and publication as required by law.

Signed:

Timothy C. Michalak, Mayor

INTRODUCED: December 13, 2016

ADOPTED:

ATTEST:

Lori Hetzel, City Clerk

STATE OF WISCONSIN)
COUNTY OF WASHINGTON) ss
CITY OF HARTFORD)

Personally came before me this _____ day of _____, 2016 *Timothy C. Michalak, Mayor and Lori Hetzel, City Clerk*, to me known to be the person(s) who executed the foregoing instrument and to me known to be such *Mayor and City Clerk* of said foregoing instrument as such officers, pursuant to authority granted by the City of Hartford Common Council on the ____ day of _____, 2016.

Patricia A. Borlen, Notary Public
Washington County, Wisconsin
My Commission Expires 1/31/2020

Drafted by: J. Justin Drew, Director of Community Development

Daily News:
November 25, 2016
December 2, 2016
9 notices sent

**NOTICE OF PUBLIC HEARING
COMMON COUNCIL**

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on December 13, 2016 in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council to consider the following:

A petition to annex property to the City of Hartford. The petitioned area consists of the property known as a portion of tax key number 038-1017-2411-000 and is described as follows:

Annexation Legal Description

A Portion of Tax Key Number 038-1017-2411-000

Part of the NE 1/4 of the NE 1/4 and all of Certified Survey Map as recorded in the Dodge County Registry in Volume 1 of Certified Survey Maps on page 289 as Document No. 541020, all in Section 24, Township 10 North, Range 17 East, Town of Rubicon, Dodge County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast corner of said Section 24; thence S 00°05'41" W, along the west line of said NE 1/4, 74.37 feet, to a point in the south right-of-way line of S.T.H. "60"; thence S 88°51'30" W, along said south right-of-way line, 206.49 feet, to the point of beginning of lands herein described; thence S 04°34'17" E, 543.31 feet; thence N 72°43'47" W, 174.95 feet; thence S 87°16'37" W, 60.00 feet; thence N 78°12'51" W, 220.44 feet; thence N 01°08'39" W, along the southerly extension and west line of said Certified Survey Map, 299.42 feet, to the southwest corner of lands described in Document No. 1054924; thence N 88°51'21" E, along the south line of said lands described in Document No. 1054924, 150.00 feet, to the southeast corner; thence N 01°08'39" W, along the east line of said lands described in Document No. 1054924, 149.10 feet, to a point in said south right-of-way line of S.T.H. "60"; thence S 88°16'45" E, along said south right-of-way line 14.65 feet; thence continuing S 88°16'45" E, along said south right-of-way line, 167.71 feet; thence N 88°51'30" E, continuing along said south right-of-way line, 76.22 feet to the point of beginning.

Containing 4.257 acres (185,433 square feet) more or less.

A temporary rezoning to Rs-4 will be heard as well as an amendment of the Official Map.

The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the requested annexation, rezoning and official map revision.

A map and legal description of the parcel can be viewed at the Department of Planning and Zoning by appointment, 109 N. Main Street, Monday – Friday between the hours of 7:30 a.m. and 4:30 p.m.

Dated this 25th day of November, 2016.

Lori Hetzel, City Clerk
City of Hartford

6

03810172411000+
Molly G Enterprises
W483 STH 60
Rubicon, WI 53078

03810172411001
Joshua Lubbert
W485 STH 60
Rubicon, WI 53078

03810172411002
Mary Rettler
W1682 STH 60
Rubicon, WI 53078

03810172412000+
Lawrence and Monica Kreilkamp
W846 CTH N
Rubicon, WI 53078

23010171344001
QuadGraphics
N63 W23075 Hwy 74
Sussex, WI 53089-2876

1803-001-001
Irle Family Living Trust
7521 Clearwater Beach Road
Hartford, WI 53027

T60411+
Joanne Harmon Trust
1342 Arrowhead Trail
Nekoosa, WI 54457

Town of Rubicon
N3864 CTH P
Rubicon, WI 53078

Town of Hartford
3360 CTH K
Hartford, WI 53027

Char Smelter

From: Freeman Legals <freemanlegals@conley.net.com>
Sent: Monday, November 21, 2016 12:12 PM
To: Char Smelter
Subject: Re: Public Hearing Notice, Rettler Annexation, STH 60

Char,

This will run on 11/25 and 12/2 in the Daily News.

Thank you,

Teri Malczewski
Legal Department Coordinator

Waukesha Freeman ,Oconomowoc Enterprise,
News Graphic and Daily News
Tel: 262-513-2697
Fax: 262-542-2015
Mon.-Fri. 7:30am-3:30pm

From: Char Smelter <csmelter@ci.hartford.wi.us>
Date: Mon, 21 Nov 2016 17:49:43 +0000
To: Freeman Legals <freemanlegals@conley.net.com>
Conversation: Public Hearing Notice, Rettler Annexation, STH 60
Subject: Public Hearing Notice, Rettler Annexation, STH 60

Please publish November 25 and December 2. Thanks - Char

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS CONSENT OF PROPERTY OWNERS OF THE TERRITORY LOACTED
IN THE TOWN OF RUBICON, DODGE COUNTY, WISCONSIN, TO THE
CITY OF HARTFORD, WASHINGTON - DODGE CCOUNTY, WISCONSIN
PURSUANT TO SECTION 66.0217(2) WIS.STATS.

TO: City Clerk For The Common Council
City of Hartford
Washington – Dodge County, Wisconsin
c/o City Hall
109 N Main Street
Hartford, WI 53027

THIS PETITION of Mary T. Rettler Managing member of Molly G. Enterprises LLC. Singular, and John M Rettler, hereinafter referred to as “Petitioners” as the owners of record of all of the real property in the territory sought to be annexed, which territory is more particularly described below, so respectfully state, represent and show the Common Council as follows:

1. The Petitioners are the sole and only owners of record of the real property in the territory sought to be annexed, which property is located contiguous to the City of Hartford in the Town of Rubicon, Dodge County, Wisconsin and more particularly described on the attached Annexation Map (hereinafter “Subject Territory”) as Exhibit A.
2. The Petitioners respectfully request all of the Subject Territory which is contiguous to the City of Hartford, Washington – Dodge County, Wisconsin and currently in the Town of Rubicon be annexed to the City of Hartford.
3. Attached hereto as Exhibit A and incorporated herein by reference, is a scale map of the property sought to be annexed.
4. Two (2) Petitioners and seven (7) Electors reside in the Subject Territory sought to be annexed hereunder. The current population of the Subject Territory sought to be annexed hereunder is seven (7).
5. The Petitioners will cause this petition, this legal description, and scale map of the Subject territory to be annexed, to be filed with the City Clerk of the City of Hartford, Washington-Dodge County, Wisconsin, and also the Clerk of the Town of Rubicon, Dodge County, Wisconsin, and the State of Wisconsin, Department of Administration, as provided by law.
6. The Petitioners believe this Petition and the Subject Territory sought to be annexed hereunder meets all legal requirements for annexation, and such annexation is in the public interest.

Signature of Petitioner:

Mary T. Rettler
Mary T. Rettler – Molly G. Enterprises LLC
Petitioner X Elector X

Date: 11-1-16

John M Rettler
John M Rettler
Petitioner X Elector X

Date: 11-1-16

Jeff Stack
Jeff Stack
Petitioner Elector X

Date: 11-1-16

Nicole Meinerz
Nicole Meinerz
Petitioner Elector X

Date: 11-1-16

Elmer Quandt
Elmer Quandt
Petitioner Elector X

Date: 11-8-2016

Allysa Rettler
Allysa Rettler
Petitioner Elector X

Date: 11-1-16

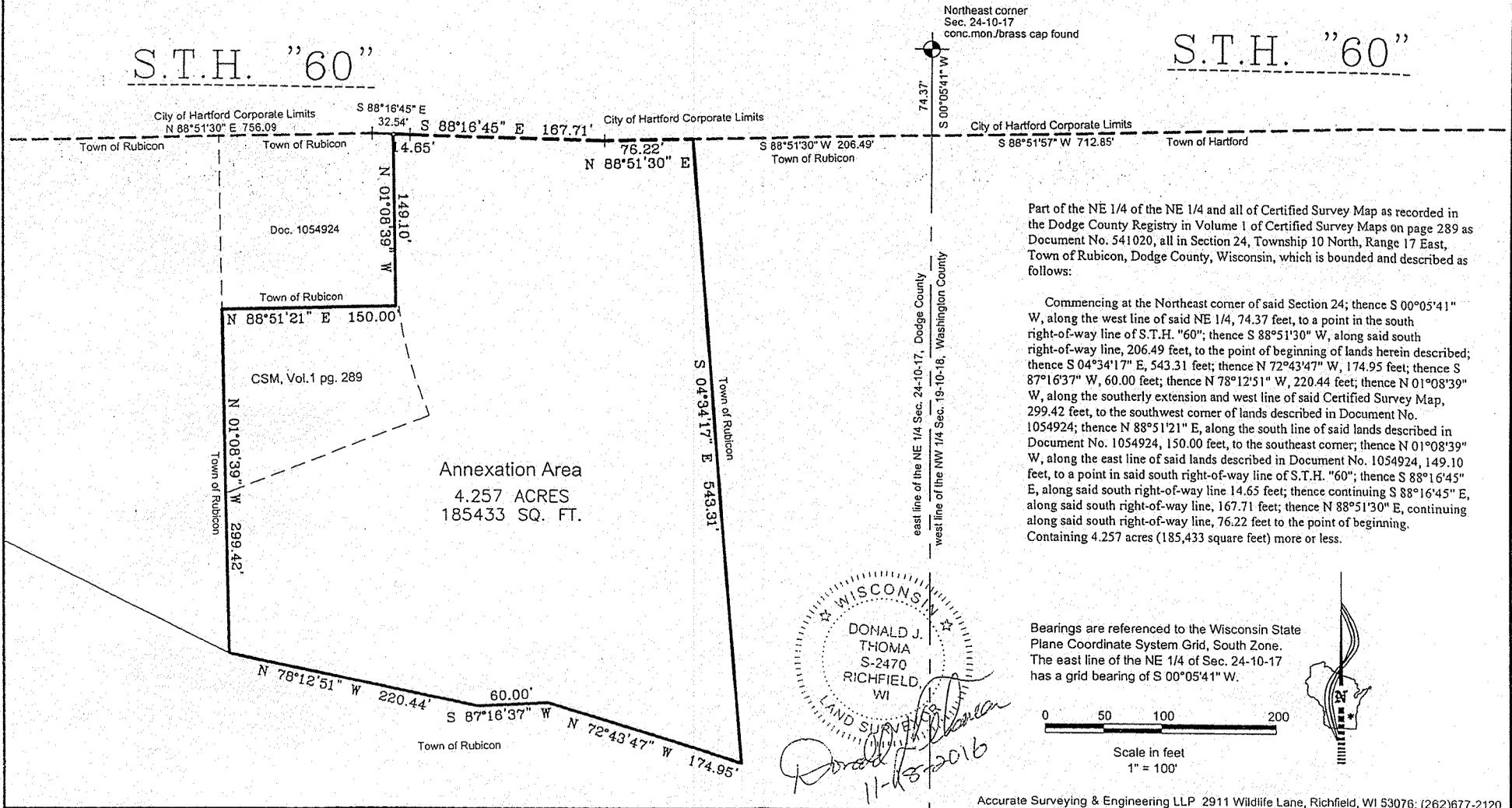
Andrea Rettler
Andrea Rettler
Petitioner Elector X

Date: 11-1-16

Annexation Map

S.T.H. "60"

S.T.H. "60"

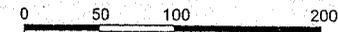


Northeast corner
Sec. 24-10-17
conc.mon./brass cap found

Part of the NE 1/4 of the NE 1/4 and all of Certified Survey Map as recorded in the Dodge County Registry in Volume 1 of Certified Survey Maps on page 289 as Document No. 541020, all in Section 24, Township 10 North, Range 17 East, Town of Rubicon, Dodge County, Wisconsin, which is bounded and described as follows:

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Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone. The east line of the NE 1/4 of Sec. 24-10-17 has a grid bearing of S 00°05'41" W.



Scale in feet
1" = 100'



Accurate 
Surveying & Engineering LLP

Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

October 28, 2016

RE: area to be annexed to the City of Hartford

Part of the NE 1/4 of the NE 1/4 and all of Certified Survey Map as recorded in the Dodge County Registry in Volume 1 of Certified Survey Maps on page 289 as Document No. 541020, all in Section 24, Township 10 North, Range 17 East, Town of Rubicon, Dodge County, Wisconsin, which is bounded and described as follows:

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Containing 4.257 acres (185,433 square feet) more or less.



Alt. Parcel #: 038052000000

TOWN OF RUBICON
DODGE COUNTY,
WISCONSIN

Owner and Mailing Address: MOLLY G ENTERPRISES LLC W483 STATE ROAD 60 RUBICON WI 53078	Co-Owner(s):
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Districts:	Physical Property Address(es):								
<table border="1"> <thead> <tr> <th>Dist#</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>2436</td> <td>UHS D OF HARTFORD</td> </tr> <tr> <td>2525</td> <td>HERMAN-NEOSHO-RUBICON</td> </tr> <tr> <td>1000</td> <td>MPTC FOND DU LAC</td> </tr> </tbody> </table>	Dist#	Description	2436	UHS D OF HARTFORD	2525	HERMAN-NEOSHO-RUBICON	1000	MPTC FOND DU LAC	* W477 STATE ROAD 60 W479 STATE ROAD 60 W481 STATE ROAD 60 W509 STATE ROAD 60 <i>more...</i>
Dist#	Description								
2436	UHS D OF HARTFORD								
2525	HERMAN-NEOSHO-RUBICON								
1000	MPTC FOND DU LAC								

Legal Description: NE1/4 NE1/4 SEC 24 EX HWY DESC IN V332 P39 EX CSM IN V1 P289 EX PARC DESC IN V361 P440	Acres: 37.853	Parcel History:																				
		<table border="1"> <thead> <tr> <th>Date</th> <th>Doc #</th> <th>Vol/Page</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>04/07/2006</td> <td>1067247</td> <td>/</td> <td>TDPI</td> </tr> <tr> <td>04/07/2006</td> <td>1067248</td> <td>/</td> <td>WAR</td> </tr> <tr> <td>11/14/2005</td> <td>1058643</td> <td>/</td> <td>AFF</td> </tr> <tr> <td>09/20/2005</td> <td>1054815</td> <td>/</td> <td>WAR</td> </tr> </tbody> </table> <i>more...</i>	Date	Doc #	Vol/Page	Type	04/07/2006	1067247	/	TDPI	04/07/2006	1067248	/	WAR	11/14/2005	1058643	/	AFF	09/20/2005	1054815	/	WAR
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11/14/2005	1058643	/	AFF																			
09/20/2005	1054815	/	WAR																			

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* MB-METES AND BOUNDS	24-10N-17E NE NE	

2016 Valuations: Values Last Changed on 09/07/2015

Class and Description	Acres	Land	Improvement	Total
G4-AGRICULTURAL	31.853	7,600.00	0.00	7,600.00
G5-UNDEVELOPED LAND	1.000	500.00	0.00	500.00
G7-OTHER	5.000	68,600.00	288,400.00	357,000.00
Totals for 2016				
General Property	37.853	76,700.00	288,400.00	365,100.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2015				
General Property	37.853	76,700.00	288,400.00	365,100.00
Woodland	0.000	0.00	0.00	0.00

2016 Taxes	Bill #	Fair Market Value:	Assessment Ratio:
** UNPAID PRIOR YEAR TAXES **	0	Use Value Assessment	0.0000

	Amt Due	Amt Paid	Balance	Installments	
Net Tax	0.00	0.00	0.00	End Date	Total
Special Assessments	0.00	0.00	0.00	Net Mill Rate	0.016920988
Special Charges	0.00	0.00	0.00	Gross Tax	0.00
Delinquent Charges	0.00	0.00	0.00	School Credit	0.00
Private Forest Crop	0.00	0.00	0.00	Total	0.00
Woodland Tax	0.00	0.00	0.00	First Dollar Credit	0.00
Managed Forest Land	0.00	0.00	0.00	Lottery Credit	0 Claims
Prop Tax Interest		0.00	0.00	Net Tax	0.00
Spec Tax Interest		0.00	0.00		
Prop Tax Penalty		0.00	0.00		
Spec Tax Penalty		0.00	0.00		
Other Charges	0.00	0.00	0.00		
TOTAL	0.00	0.00	0.00		

Interest Calculated For 12/07/2016

Alt. Parcel #: 038052000200

TOWN OF RUBICON
DODGE COUNTY,
WISCONSIN

Owner and Mailing Address: MARY T RETTLER W1682 STATE ROAD 60 RUBICON WI 53078		Co-Owner(s):	
Districts:		Physical Property Address(es): * W483 STATE ROAD 60	
Dist#	Description	Parcel History:	
2436	UHS D OF HARTFORD	Date	Doc #
2525	HERMAN-NEOSHO-RUBICON	Vol/Page	Type
1000	MPTG FOND DU LAC	05/08/2013	1196663 / TD
		05/08/2013	1196664 / TD
		09/20/2005	1054814 / WAR
		05/05/1970	541020 1/289 CSM
			<i>more...</i>
Legal Description: PARC DESC IN CSM V1 P289 BEING PT NE1/4 NE1/4 SEC 24		Acres: 0.480	

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* MB-METES AND BOUNDS	24-10N-17E NE NE	

2016 Valuations:

Values Last Changed on
09/07/2015

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	0.480	21,800.00	117,300.00	139,100.00
Totals for 2016				
General Property	0.480	21,800.00	117,300.00	139,100.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2015				
General Property	0.480	21,800.00	117,300.00	139,100.00
Woodland	0.000	0.00	0.00	0.00

2016 Taxes	Bill #	Fair Market Value:	Assessment Ratio:
** UNPAID PRIOR YEAR TAXES **	0	0.00	0.0000

	Amt Due	Amt Paid	Balance	Installments	Total
Net Tax	0.00	0.00	0.00	End Date	
Special Assessments	0.00	0.00	0.00	Net Mill Rate	0.016920988
Special Charges	0.00	0.00	0.00	Gross Tax	0.00
Delinquent Charges	0.00	0.00	0.00	School Credit	0.00
Private Forest Crop	0.00	0.00	0.00	Total	0.00
Woodland Tax	0.00	0.00	0.00	First Dollar Credit	0.00
Managed Forest Land	0.00	0.00	0.00	Lottery Credit	0.00
Prop Tax Interest		0.00	0.00	Net Tax	0.00
Spec Tax Interest		0.00	0.00		
Prop Tax Penalty		0.00	0.00		
Spec Tax Penalty		0.00	0.00		
Other Charges	0.00	0.00	0.00		
TOTAL	0.00	0.00	0.00		
<i>Interest Calculated For 12/07/2016</i>					

Key

* -
Primary

CITY OF HARTFORD
APPLICATION FOR DEVELOPMENT REVIEW
(PLEASE PRINT OR TYPE)

Project Name: RETLER ANNEXATION

Project Location (Address or Legal Description): W 477 Hwy 60 Rubicon WI 53078

Tax Key Number: 038-1017-2411-000

Applicant Name: John M. + Mary T. Retler

Address: W 477 Hwy 60

City: RUBICON State: WI Zip: 53078

Daytime Phone: 262 617 0022 Fax: 877-654-9728 Other: _____

	Office Use Only		
<i>Account Number 100.604.444100.44410 (#76)</i>			
*Master Plan Amendment	\$515.00	#lots n/a	Subtotal

<i>Account Number 100.604.440000.48890</i>			
*Special Plan Commission Meeting	\$400.00	n/a	

<i>Account Number 100.601.461400.46142 (#77)</i>			
*Conceptual Certified Survey Map	\$150.00	n/a	
*Certified Survey Map	\$250.00	n/a	
*Final Plat	\$500.00 +		
	\$12.00/lot		
*Final Plat Re-App	\$350.00	n/a	
*Preliminary Plat	\$500.00 +		
	\$15.00/lot		
*Preliminary Plat Re-App	\$350.00	n/a	

<i>Account Number 100.604.440000.44420 (#78)</i>			
*Annexations	\$500 + \$100.00/acre	<u>300</u>	<u>800.-</u>
	(\$1500.00 max)		
*Conceptual Plat, under 10 acres	\$300.00		
*Conceptual Plat, 10 acres and over	\$450.00		
*Planned Unit Development	\$400.00		
*Condominium Plat	\$200.00		

EXTRATERRITORIAL:			
<i>Account Number 100.604.440000.44420 (#78)</i>			
Certified Survey Map	\$150	n/a	
Preliminary Plat	\$400 +		
	12.00/lot		
Final Plat	\$400 +		
	\$10.00/lot		
Date Received:		Total Paid:	

Executive Summary

Ordinance No. _____

Title: Review of a rezoning request for 264 North Pike Like Drive and a portion of 110 North Pike Lake Drive.

Background: The owners of 264 North Pike Like Drive have requested that the property be rezoned from Rm-3 multi-family residential to I-1 Institutional. The owner of 110 North Pike Lake Drive has requested that the property be rezoned from B-5 Highway Business zoning to I-1 Institutional zoning. This petition is to facilitate the creation of a large assisted living and memory care facility.

The lots are surrounded by multi-family uses and wetland to the north, commercial uses to the west and south, and wetland to the east. The Smart Growth Plan calls for commercial development. The proposed assisted living facility is allowed within this designation.

Both of the lots meet the minimum area and width requirements of the I-1 Institutional District (7,200 ft², 6 feet). 264 North Pike Lake Drive is approximately 3.1 acres and 160 feet wide. The portion of 110 North Pike Lake Drive proposed for rezoning is 2.2 acres and 180 feet wide.

The eastern portion of both of these lots is zoned C-1 lowland conservancy (wetland) and this overlay zoning designation would remain if the rezoning is approved.

Recommendation: The Planning Staff recommends approval of the rezoning request for 264 North Pike Like Drive from Rm-3 multi-family residential to I-1 Institutional, and the rezoning of a portion of 110 North Pike Lake Drive from B-5 Highway Business zoning to I-1 Institutional zoning.

Prepared By: Justin Drew 12/7/16
Justin Drew, Date
City Planner

Reviewed By: Lori Hetzel 12/7/16
Lori Hetzel Date
City Clerk

Approved By: Steve Volkert 12-7-16
Steve Volkert, Date
City Administrator

ROUTING: PLAN COMMISSION 12/12/16
COMMON COUNCIL 12/13/16

Ordinance No.

AN ORDINANCE AMENDING THE ZONING MAP,
A PART OF ORDINANCE 278

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, do ordain as follows:

SECTION 1: That the property described as:

All of Lot 1 and Outlot 1 of Certified Survey Map No. 6453 as recorded in the Washington County Registry in Volume 49 of Certified Survey Maps on pages 52-54 as Document No. 1305122, part of Lot 3 of Certified Survey Map No. 5845, being part of the Northwest 1/4 and the Southwest 1/4, all in the Northeast 1/4 of Section 22, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North 1/4 corner of said Section 22; thence S 00°28'44" E, along the west line of the Northeast 1/4 of said Section a distance of 1350.22 feet; thence N 89°31'16" E, 40.00 feet to a point on the east right-of-way line of Hilldale Drive, also being the westerly line of said Lot 3; thence southeasterly along said east right-of-way line and said westerly lot line 303.10 feet along the arc of a curve whose center lies to the northeast, whose radius is 210.00 feet, and whose chord bears S 41°49'48" E, 277.47 feet to the point of beginning of the parcel to be described; thence N 08°00'00" E along a southerly line of Ridedale Condominiums 193.46 feet; thence N 58°54'51" E along a southerly line of Ridedale Condominiums 549.84 feet to a point on the east line of said Lot 3; thence S 28°55'11" E along said east lot line 183.62 feet to the southeast corner of said Lot 3; thence S 49°24'11" W along a southerly line of said Lot 3 a distance of 537.22 feet to a point on the northerly right-of-way line of N. Pike Lake Drive, said point being the most southerly corner of said Lot 3; thence northwesterly along said northerly right-of-way line, also being a southerly line of said Lot 3 a distance of 172.10 feet along the arc of a curve whose center lies to the south, whose radius is 665.00 feet, and whose chord bears N 78°37'29" W 171.62 feet; thence continuing northwesterly along said northerly right-of-way line and said southerly lot line 10.49 feet along the arc of a curve whose center lies to the north, whose radius is 210.00 feet, and whose chord bears N 84°36'25" W, 10.49 feet to the point of beginning.

Containing 3.214 acres (140,006 square feet) more or less.

be and the same is hereby rezoned to I-1 Institutional District.

SECTION 2: That the property described as:

Part of Lot 2 of Certified Survey Map No. 5845, being part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North 1/4 corner of said Section 22; thence S 00°28'44" E, along the west line of the Northeast 1/4 of said Section a distance of 1350.22 feet; thence N 89°31'16" E, 40.00 feet to a point on the east right-of-way line of Hilldale Drive, also being the westerly line of Lot 3 of said of Certified Survey Map No. 5845; thence southeasterly along said east right-of-way line and said westerly lot line 303.10 feet along the arc of a curve whose center lies to the northeast, whose radius is 210.00 feet, and whose chord bears S 41°49'48" E, 277.47 feet; thence N 08°00'00" E along a southerly line of Ridedale

Condominiums 193.46 feet; thence N 58°54'51" E along a southerly line of Ridedale Condominiums 549.84 feet to a point on the east line of said Lot 3; thence S 28°55'11" E along said east lot line 183.62 feet to the southeast corner of said Lot 3, being the point of beginning of lands herein described; thence continuing S 28°55'11" E, along the easterly line of said Lot 2, 204.23 feet; thence S 49°24'11" W, 200 feet normal to and parallel with the north line of said Lot 2, 417.81 feet to a point on the northerly right-of-way line of N. Pike Lake Drive; thence northwesterly along said right-of-way line and along the arc of a curve to the left 215.64 feet, radius 665.00 feet, delta 18°34'46", chord N 61°55'15" W 214.70 feet, to the most southerly corner of said Lot 3; thence N 49°24'11" E, along said north line of Lot 2, 537.22 feet to the point of beginning.

Containing 2.164 acres (94,252 square feet) more or less.

be and the same is hereby rezoned to I-1 Institutional District.

SECTION 3: This Ordinance shall be in full force and take effect from and after its passage and publication as required by law.

Signed:

Timothy C. Michalak, Mayor

Introduced: December 13, 2016
Adopted:

Attest: _____
Lori Hetzel, City Clerk

Daily News:
November 29, 2016
December 6, 2016
34 Notices sent

**NOTICE OF PUBLIC HEARING
COMMON COUNCIL**

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on December 13, 2016 in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council to consider the following:

Lake States Senior Facilities LLC has requested the rezoning of a portion of the property known as 264 North Pike Lake Drive (tax key number 36-2201-008-997) from Rm-3 Multi Family Residential District to I-1 Institutional District.

Legal Description

All of Lot 1 and Outlot 1 of Certified Survey Map No. 6453 as recorded in the Washington County Registry in Volume 49 of Certified Survey Maps on pages 52-54 as Document No. 1305122, part of Lot 3 of Certified Survey Map No. 5845, being part of the Northwest 1/4 and the Southwest 1/4, all in the Northeast 1/4 of Section 22, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North 1/4 corner of said Section 22; thence S 00°28'44" E, along the west line of the Northeast 1/4 of said Section a distance of 1350.22 feet; thence N 89°31'16" E, 40.00 feet to a point on the east right-of-way line of Hilldale Drive, also being the westerly line of said Lot 3; thence southeasterly along said east right-of-way line and said westerly lot line 303.10 feet along the arc of a curve whose center lies to the northeast, whose radius is 210.00 feet, and whose chord bears S 41°49'48" E, 277.47 feet to the point of beginning of the parcel to be described; thence N 08°00'00" E along a southerly line of Ridedale Condominiums 193.46 feet; thence N 58°54'51" E along a southerly line of Ridedale Condominiums 549.84 feet to a point on the east line of said Lot 3; thence S 28°55'11" E along said east lot line 183.62 feet to the southeast corner of said Lot 3; thence S 49°24'11" W along a southerly line of said Lot 3 a distance of 537.22 feet to a point on the northerly right-of-way line of N. Pike Lake Drive, said point being the most southerly corner of said Lot 3; thence northwesterly along said northerly right-of-way line, also being a southerly line of said Lot 3 a distance of 172.10 feet along the arc of a curve whose center lies to the south, whose radius is 665.00 feet, and whose chord bears N 78°37'29" W 171.62 feet; thence continuing northwesterly along said northerly right-of-way line and said southerly lot line 10.49 feet along the arc of a curve whose center lies to the north, whose radius is 210.00 feet, and whose chord bears N 84°36'25" W, 10.49 feet to the point of beginning.

Containing 3.214 acres (140,006 square feet) more or less.

Lake States Senior Facilities LLC has requested the rezoning of a portion of the property known as 110 North Pike Lake Drive (tax key number 36-2201-008-003), from B-5 Highway Business District to I-1 Institutional District.

Legal Description

Part of Lot 2 of Certified Survey Map No. 5845, being part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North 1/4 corner of said Section 22; thence S 00°28'44" E, along the west line of the Northeast 1/4 of said Section a distance of 1350.22 feet; thence N 89°31'16" E, 40.00 feet to a point on the east right-of-way line of Hilldale Drive, also being the westerly line of Lot 3 of said of Certified Survey Map No. 5845; thence southeasterly along said east right-of-way line and said westerly lot line 303.10 feet along the arc of a curve whose center lies to the northeast, whose radius is 210.00 feet, and whose chord bears S 41°49'48" E, 277.47 feet; thence N 08°00'00" E along a southerly line of Ridedale Condominiums 193.46 feet; thence N 58°54'51" E along a southerly line of Ridedale Condominiums 549.84 feet to a point on the east line of said Lot 3; thence S 28°55'11" E along said east lot line 183.62 feet to the southeast corner of said Lot 3, being the point of beginning of lands herein described; thence continuing S 28°55'11" E, along the easterly line of said Lot 2, 204.23 feet; thence S 49°24'11" W, 200 feet normal to and parallel with the north line of said Lot 2, 417.81 feet to a point on the northerly right-of-way line of N. Pike Lake Drive; thence northwesterly along said right-of-way line and along the arc of a curve to the left 215.64 feet, radius 665.00 feet, delta 18°34'46", chord N 61°55'15" W 214.70 feet, to the most southerly corner of said Lot 3; thence N 49°24'11" E, along said north line of Lot 2, 537.22 feet to the point of beginning.

Containing 2.164 acres (94,252 square feet) more or less.

The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the requested zoning change.

A copy of the proposed ordinance can be viewed at the Planning and Zoning Department by **appointment**, 109 N. Main Street, Monday- Friday between the hours of 7:30 a.m. and 4:30 p.m.

Dated this 29th day of November, 2016.

Lori Hetzel
City Clerk

36-2201-008-006+
Ridgedale LLC
104 N. 74th Street
Milwaukee, WI 53213

2201-008-057+
Frank Zappia, Sandra Lackas Trusts
5840 Westwood Place
Vero Beach, FL 32967

2201-008-051+
Lynn Brinkman
Unit 1112, 230 Hilldale Drive
Hartford, WI 53027

36-2201-008-046
Andrea Kort
Unit 1302, 230 Hilldale Drive
Hartford, WI 53027

2201-008-038+
Bon Dale Condominiums LLC
800 Noridge Trail
Port Washington, WI 53074

36-2201-008-018
Marion Pitzlin
5605 Woodcrest Drive
Hartford, WI 53027

T6-047600Z+
Commerce State Bank
Stop 1, 1700 S. Silverbrook Drive
West Bend, WI 53095

2201-008-009
Michelle Koch, Kathy Koch
Unit 1104, 230 Hilldale Drive
Hartford, WI 53027

2201-008-056+
NAJU LLC
4222 W. Hiland Court
Mequon, WI 53092

2201-008-054+
Karl & Shirley Stehli
230 Hilldale Drive 1208
Hartford, WI 53027

2201-008-037
Edward Braun, Jean Braun Trusts
230 Hilldale Drive 1308
Hartford, WI 53027

2201-008-033
Nancy Spahn
Unit 1304, 230 Hilldale Drive
Hartford, WI 53027

2201-008-029
David Volk
230 Hilldale Drive 1212
Hartford, WI 53027

2201-008-021
Stolaski Trust
1632 Nature Trail
Hartford, WI 53027

2201-008-023
Brigitte Gunst, David Gunst et al
230 Hilldale Drive 1206
Hartford, WI 53027

2201-008-032
Jean Mangan
Unit 1303, 230 Hilldale
Hartford, WI 53027

2201-008-011
Rosemary Marker
Unit 1106, 230 Hilldale Drive
Hartford, WI 53027

2201-008-039
Virginia Sanchez Moret
Unit 1310, 230 Hilldale Drive
Hartford, WI 53027

2201-008-031
Andrea Kort
Unit 1302, 230 Hilldale Drive
Hartford, WI 53027

2201-008-035
Arlene Ziebell
Unit 1306, 230 Hilldale Drive
Hartford, WI 53027

2201-008-019
Theodore Kempf
230 Hilldale Drive 1202
Hartford, WI 53027

2201-008-003
Colliers International
Suite 300, 1243 N. 10th Street
Milwaukee, WI 53205

2201-008-013
Margaret Jaeger
Unit 1108, 230 Hilldale Drive
Hartford, WI 53027

2201-008-002
ARHC AMHTDWLO1 LLC
c/o Altus Group US Inc. #7786
21001 N. Tatum Blvd. Suite 1630-630
Phoenix, AZ 85058

2201-003-010
Robin Wallenfang
540 North Street
Green Lake, WI 54941

T6-047500L
Karen Kletti Revocable Trust
3559 Wayside Drive
Hartford, WI 53027

T6-047500K
Stephen & Jacqueline Bezaire
2120 Glenview Terrace
Alta Dena, CA 91001

2201-008-014
Pamela Larson
230 Hilldale Drive 1109
Hartford, WI 53027

2201-002-012
Rorie Lynn Landscaping LLC
30 S. Pike Lake Drive
Hartford, WI 53027

T6-047500F
John & Janice Priesgen
3571 Wayside Drive
Hartford, WI 53027

2201-002-013
Seib Companies
1639 Hillside Drive
Hubertus, WI 53033

2201-002-005
David and Krystal Walling
2001 Lake View Drive
Hartford, WI 53027

Town of Hartford
3360 CTH K
Hartford, WI 53027

Lake States Senior Facilities LLC
8616 Blackwolf Drive
Madison, WI 53717

Char Smelter

From: Cindy Shaske <cshaske@conley.net>
Sent: Friday, November 25, 2016 10:52 AM
To: Char Smelter
Subject: Re: Attached Image - legal notice proof

We will do so, thank you.

-- Cindy Shaske
Conley Classifieds
262-306-5016

on 11/25/16 10:24 AM, Char Smelter at csmelter@ci.hartford.wi.us wrote:

> Thank you, go ahead.

>

> -----Original Message-----

> From: Cindy Shaske [mailto:cshaske@conley.net]

> Sent: Friday, November 25, 2016 10:03 AM

> To: Char Smelter <csmelter@ci.hartford.wi.us>

> Subject: FW: Attached Image - legal notice proof

>

> Hi Char: Here is the proof of your legal notice. Please grant

> approval to publish this on November 29 and December 6 at a cost of \$179.50.

>

> Thank you

>

>

> -- Cindy Shaske, Classified Sales Director/Legals Wauk. Freeman, Ocon.

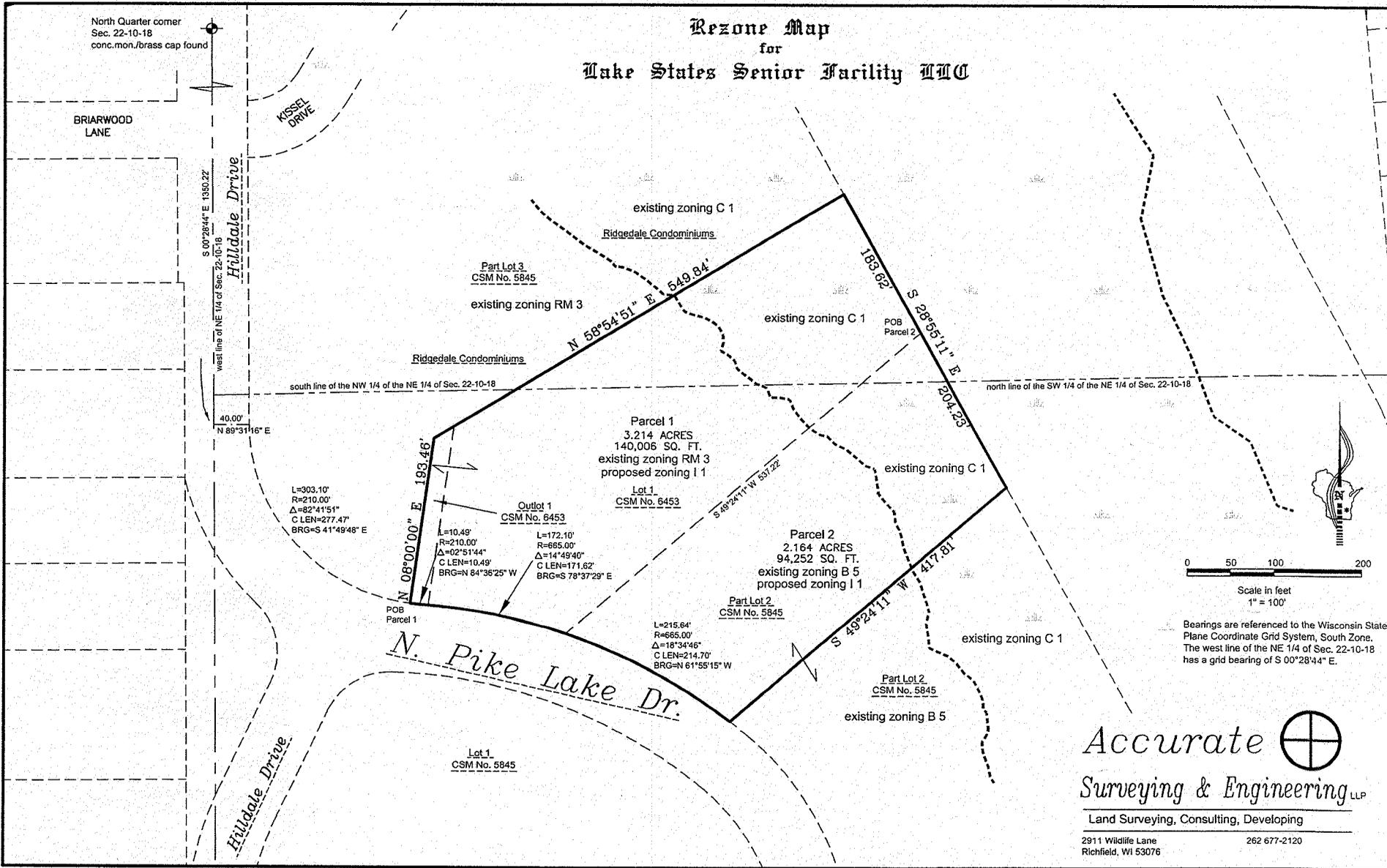
> Enterprise, News Graphic & Daily News Legal Department

> Tel: 262-306-5016

> Fax: 262-338-5271

23

Rezone Map for Wake States Senior Facility LLC



North Quarter corner
Sec. 22-10-18
conc.mon./brass cap found

BRIARWOOD LANE

KISSEL DRIVE

Hilldale Drive

S 00°28'44" E 1350.22'
west line of NE 1/4 of Sec. 22-10-18

40.00'
N 89°31'16" E

L=303.10'
R=210.00'
Δ=82°41'51"
C LEN=277.47'
BRG=S 41°49'48" E

N 08°00'00" E 193.46'

Outlot 1
CSM No. 6453
L=10.49'
R=210.00'
Δ=82°51'44"
C LEN=10.49'
BRG=N 84°36'25" W
L=172.10'
R=665.00'
Δ=14°49'40"
G LEN=171.62'
BRG=S 78°37'29" E

Lot 1
CSM No. 6453

L=215.64'
R=665.00'
Δ=18°34'46"
C LEN=214.70'
BRG=N 61°55'15" W

Part Lot 2
CSM No. 5845

Parcel 2
2.164 ACRES
94,252 SQ. FT.
existing zoning B 5
proposed zoning I 1

Part Lot 2
CSM No. 5845

existing zoning C 1

S 49°24'11" W 417.81'

0 50 100 200
Scale in feet
1" = 100'

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The west line of the NE 1/4 of Sec. 22-10-18 has a grid bearing of S 00°28'44" E.

Accurate 
Surveying & Engineering LLP
Land Surveying, Consulting, Developing

2911 Wildlife Lane Richfield, WI 53076 262 677-2120

Accurate 

Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

November 23, 2016

RE: Legal description for Ridgedale lands to be rezoned.

All of Lot 1 and Outlot 1 of Certified Survey Map No. 6453 as recorded in the Washington County Registry in Volume 49 of Certified Survey Maps on pages 52-54 as Document No. 1305122, part of Lot 3 of Certified Survey Map No. 5845, being part of the Northwest 1/4 and the Southwest 1/4, all in the Northeast 1/4 of Section 22, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North 1/4 corner of said Section 22; thence S 00°28'44" E, along the west line of the Northeast 1/4 of said Section a distance of 1350.22 feet; thence N 89°31'16" E, 40.00 feet to a point on the east right-of-way line of Hilldale Drive, also being the westerly line of said Lot 3; thence southeasterly along said east right-of-way line and said westerly lot line 303.10 feet along the arc of a curve whose center lies to the northeast, whose radius is 210.00 feet, and whose chord bears S 41°49'48" E, 277.47 feet to the point of beginning of the parcel to be described; thence N 08°00'00" E along a southerly line of Ridgedale Condominiums 193.46 feet; thence N 58°54'51" E along a southerly line of Ridgedale Condominiums 549.84 feet to a point on the east line of said Lot 3; thence S 28°55'11" E along said east lot line 183.62 feet to the southeast corner of said Lot 3; thence S 49°24'11" W along a southerly line of said Lot 3 a distance of 537.22 feet to a point on the northerly right-of-way line of N. Pike Lake Drive, said point being the most southerly corner of said Lot 3; thence northwesterly along said northerly right-of-way line, also being a southerly line of said Lot 3 a distance of 172.10 feet along the arc of a curve whose center lies to the south, whose radius is 665.00 feet, and whose chord bears N 78°37'29" W 171.62 feet; thence continuing northwesterly along said northerly right-of-way line and said southerly lot line 10.49 feet along the arc of a curve whose center lies to the north, whose radius is 210.00 feet, and whose chord bears N 84°36'25" W, 10.49 feet to the point of beginning.

Containing 3.214 acres (140,006 square feet) more or less.

Accurate 

Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

November 23, 2016

RE: Legal description for part of Commerce State Bank lands to be rezoned.

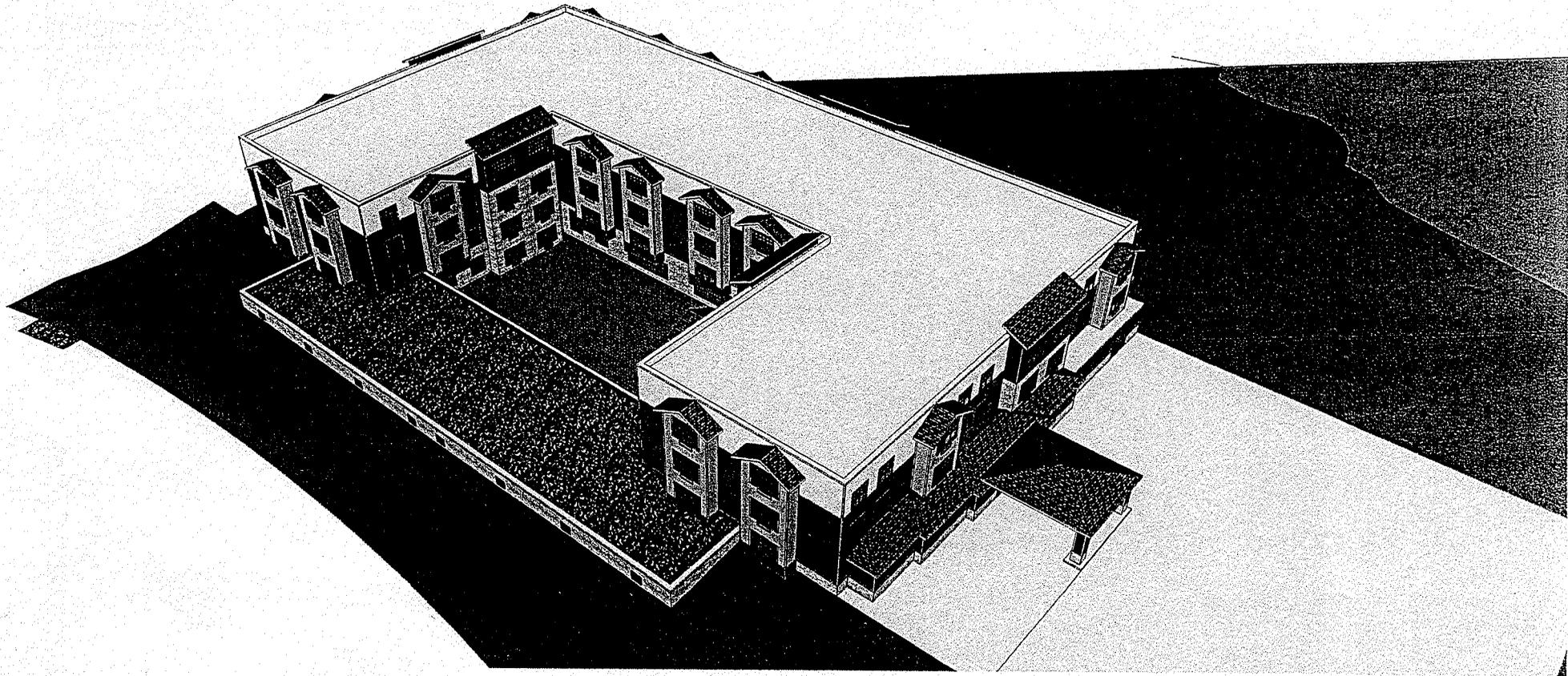
Part of Lot 2 of Certified Survey Map No. 5845, being part of the Northwest 1/4 of the Northeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 22, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North 1/4 corner of said Section 22; thence S 00°28'44" E, along the west line of the Northeast 1/4 of said Section a distance of 1350.22 feet; thence N 89°31'16" E, 40.00 feet to a point on the east right-of-way line of Hilldale Drive, also being the westerly line of Lot 3 of said of Certified Survey Map No. 5845; thence southeasterly along said east right-of-way line and said westerly lot line 303.10 feet along the arc of a curve whose center lies to the northeast, whose radius is 210.00 feet, and whose chord bears S 41°49'48" E, 277.47 feet; thence N 08°00'00" E along a southerly line of Ridgedale Condominiums 193.46 feet; thence N 58°54'51" E along a southerly line of Ridgedale Condominiums 549.84 feet to a point on the east line of said Lot 3; thence S 28°55'11" E along said east lot line 183.62 feet to the southeast corner of said Lot 3, being the point of beginning of lands herein described; thence continuing S 28°55'11" E, along the easterly line of said Lot 2, 204.23 feet; thence S 49°24'11" W, 200 feet normal to and parallel with the north line of said Lot 2, 417.81 feet to a point on the northerly right-of-way line of N. Pike Lake Drive; thence northwesterly along said right-of-way line and along the arc of a curve to the left 215.64 feet, radius 665.00 feet, delta 18°34'46", chord N 61°55'15" W 214.70 feet, to the most southerly corner of said Lot 3; thence N 49°24'11" E, along said north line of Lot 2, 537.22 feet to the point of beginning.

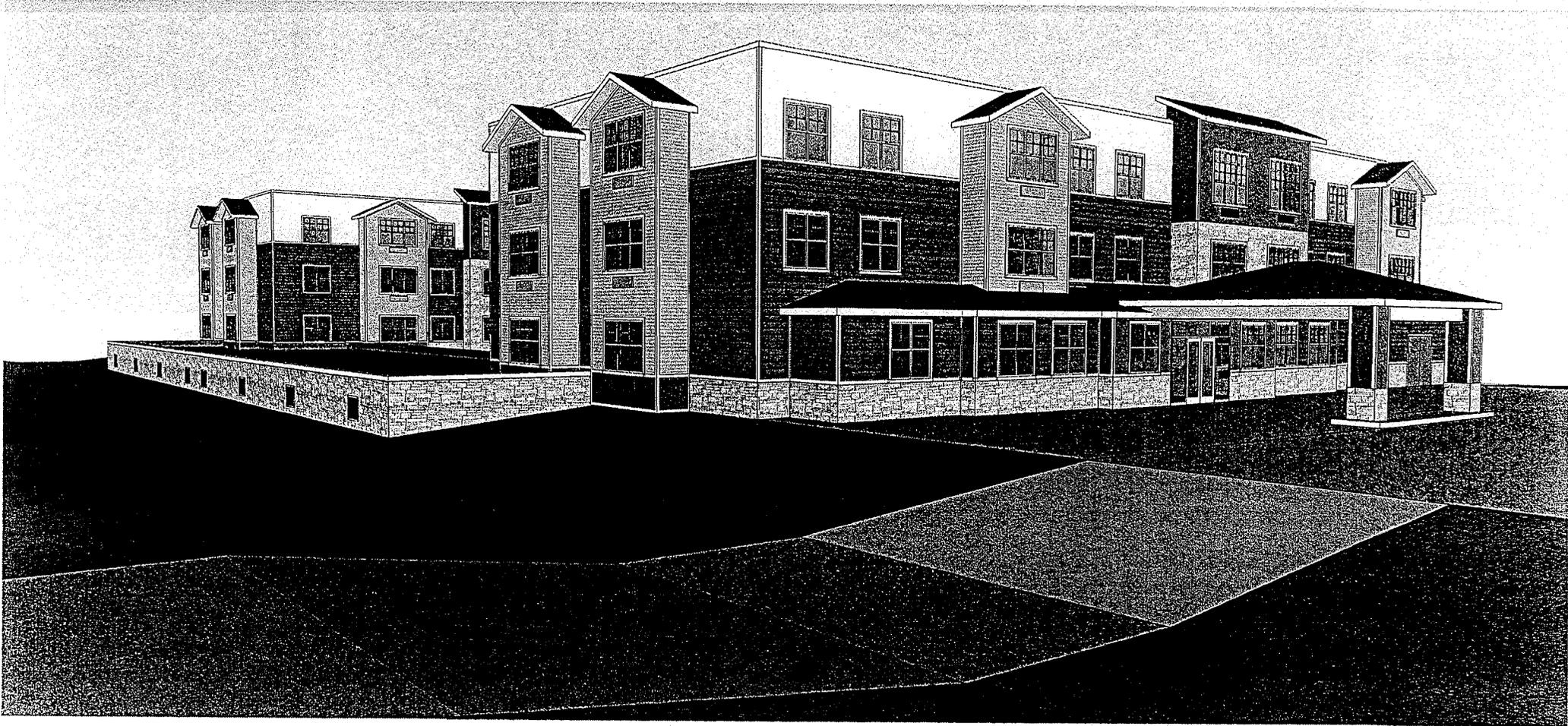
Containing 2.164 acres (94,252 square feet) more or less.

26

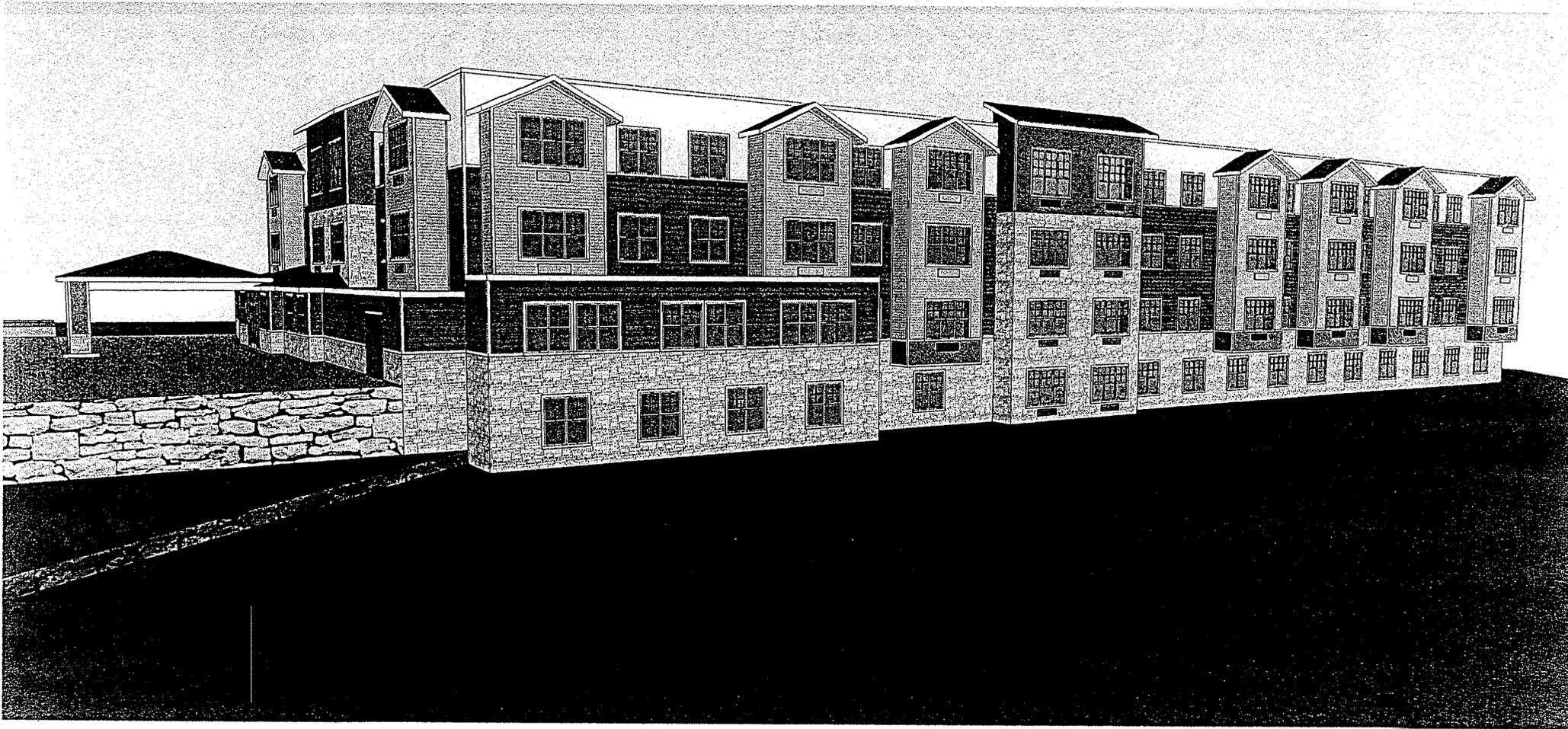
aerial



front

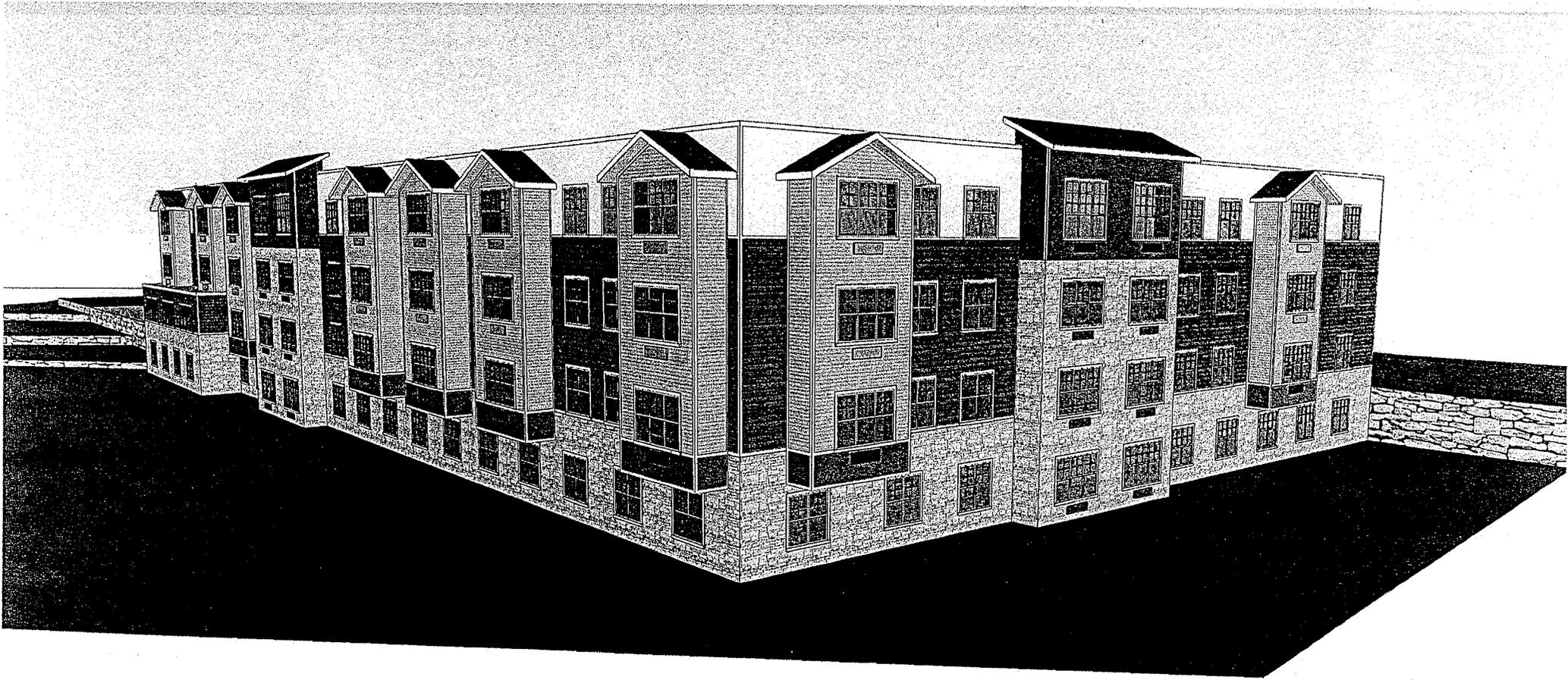


north



33

northwest



South West



35

CITY OF HARTFORD
REQUEST FOR ZONING CHANGE
(PLEASE PRINT OR TYPE)

For official use only	
Account #100.604.444100.44410 (#76)	
Review Fee: \$300.00	
Date Paid: _____	Received: _____

Address of Subject Property: 264 N. PIKE LAKE Drive, Hartford, WI 53201
 Tax Key Number: 2201008997
 Legal Description or Metes & Bounds Description: _____
 Existing Zoning: R-3 Proposed Zoning: I-1
 Existing Use: VACANT LAND
 Proposed Use: SENIOR HOUSING - ASSISTED LIVING + MEMORY CARE

Applicant Name: LAKE STATES SENIOR FACILITIES LLC
Address: 8616 BLACKWOLF DRIVE
City: MADISON **State:** WI **Zip:** 53717
Daytime Phone: 608-345-9993 **Fax:** _____ **Other:** _____

Owner Name: Ridgedale LLC - ATTN: Sheila Firazi
Address: 104 N 74th Street
City: MILWAUKEE **State:** WI **Zip:** 53213
Daytime Phone: 414-322-8518 **Fax:** _____ **Other:** _____

Attorney Name: _____
Address: _____
City: _____ **State:** _____ **Zip:** _____
Daytime Phone: _____ **Fax:** _____ **Other:** _____

REQUEST FOR ZONING CHANGE:

The Common Council may, by ordinance, amend zoning district boundaries after prior review by the Plan Commission and after holding a public hearing. The public hearing may only be held after notice of the public hearing appears in the official City newspaper for at least two consecutive weeks and at least seven days prior to the public hearing. In addition, all owners of property within 200 feet of the subject property will be notified by mail at least ten days prior to the public hearing. Once approved by the

Common Council, zoning will revert back to the previous zoning if district regulations are not met within eighteen (18) months (following proper notification).

Supporting Information:

The following supporting information must be submitted with this application:

1. Plot Plan drawn to scale of one (1) inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area to be rezoned.
2. A reduced copy of the plot plan (subject property only). Drawing sheets should be at least 8.5 x 11 and no larger than 11 x 17.
3. A Letter of Request addressed to the City Clerk from the owner(s) of the subject property.
4. Additional information required by the City Staff or any information that the applicant would like to submit to support the application.

Signature of Applicant: *Michael Nagel (Member)* Date: 11-17-16

Signature of Owner (if different): _____ Date: _____
(Power of Attorney or written authorization required if owner is unable to sign.)

CITY OF HARTFORD
REQUEST FOR ZONING CHANGE
(PLEASE PRINT OR TYPE)

For official use only

Account #100.604.444100.44410 (#76)
 Review Fee: \$300.00

Date Paid: _____ Received: _____

Address of Subject Property: 110 N. PIKE LAKE DR, HARTFORD, WI
 Tax Key Number: 2201008003

Legal Description or Metes & Bounds Description: _____

Existing Zoning: Commercial Proposed Zoning: I-I
 Existing Use: VACANT LAND
 Proposed Use: SENIOR HOUSING - ASSISTED LIVING + MEMORY CARE

Applicant Name: LAKE STATES SENIOR FACILITIES LLC
 Address: 8616 BLACKWOLF DRIVE
 City: MADISON State: WI Zip: 53717
 Daytime Phone: 608-345-9993 Fax: _____ Other: _____

Owner Name: Commerce State Bank (Contact: David Borchardt)
 Address: 1700 S. SILVERBROOK DRIVE
 City: WEST BEND State: WI Zip: 53095
 Daytime Phone: 262-247-2804 Fax: _____ Other: _____

Attorney Name: ATTY JACK A. ENEA
 Address: 555 E. WELLS, Ste 1900
 City: MILWAUKEE State: WI Zip: 53202
 Daytime Phone: 414-978-5745 Fax: _____ Other: _____

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Signature of Applicant: _____ Date: _____

Signature of Owner (if different): _____ Date: _____

(Power of Attorney or written authorization required if owner is unable to sign.)



Commerce
STATE BANK

Earning Relationships

July 19, 2016

City of Hartford

Re: Request for Zoning Change - 110 N Pike Lake Drive

To Whom it May Concern,

As owner of the property at 110 N Pike Lake Drive, Hartford Wisconsin, we have no objection to the Request for Zoning Change submitted by the Applicant, Lake States Senior Facilities, LLC. Our consent is conditioned on the Zoning Change not taking effect until there is a transfer of the subject lands from the Owner to the Applicant or an assignee of the Applicant.

Very Truly Yours,

David R. Borchardt
CFO/COO

DRB/mls

Washington County
Ascent Land Records Suite

Access Type: Choose Category:
Public: Real estate property & tax

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property details Help ?

Browser Status Help

[Return to search results](#)

[Property Summary](#)

Owner (s): COMMERCE STATE BANK		Location: Section, Sect. 22, T10N, R18E	
Mailing Address: COMMERCE STATE BANK COLLIERS INTERNATIONAL STE 300 1243 N 10TH ST MILWAUKEE, WI 53205		School District: 2436 - HARTFORD UNION HS 2443 - HARTFORD J 1	
Tax Parcel ID Number: 2201008003	Tax District: 36-CITY OF HARTFORD	Status: Active	Acres: 10.9200
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PT OF NE CSM 5845 LOT 2 DOC 1282444 SEC 22-10-18 10.92 AC			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 110 N PIKE LAKE DR HARTFORD, WI 53027			

[Select Detail -->](#) [<Select Detail](#)

Make Default Detail	Printer Friendly Page
View Interactive Map	

Summary of Subject Details:

- Assessments:**
Assessment detail by year.
- Taxes:**
Tax history by year, links to tax payment history, and payoff calculator.
- Zoning:**
Rural zoning map for the selected parcel. Zoning is intended to be used as a reference only. Only rural zoning information is provided. For information about city or village zoning, please contact local officials.
- Districts:**
Special District information (Lake, Sanitary, TIF, BID).
- Parcel History:**
History of tax parcel changes. Parcel history is not available for changes made prior to January 15, 2006. Changes made prior to this are available only by visiting the County.
- Documents:**
Documents related to selected tax parcel. There may be other documents related to this parcel that are not shown.
- Survey History:**
List of surveys performed on selected parcel or on parents of selected parcel. There may be surveys performed that are not available electronically through this portal.
- Sales History:**
List of all sales related to the selected parcel. There may be documents related to this parcel that are not shown.
- Parcel Map:**
Interactive map of the selected tax parcel. Maps are available for 'Active' parcels only.
- Permits:**
Listing of sanitary and/or land use permits associated with the parcel.

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CITY OF HARTFORD PLAN COMMISSION
2017 MEETING SCHEDULE AND SUBMITTAL DEADLINES

Meeting Date	Conditional Use Permit (note: all uses in M-4 are conditional) Plats (Preliminary & Final)	Certified Survey Maps Conceptual Plats Site Plan Review Zoning Change
January 9	December 14	December 19
February 13	January 18	January 23
March 13	February 15	February 20
April 10	March 15	March 20
May 8	April 12	April 17
June 12	May 17	May 22
July 10	June 14	June 19
August 14	July 19	July 24
September 11	August 16	August 21
October 9	September 13	September 18
November 13	October 18	October 23
December 11	November 15	November 20
January 8, 2018	December 13	December 18

ANNEXATIONS: Due to the multi-jurisdictional requirements associated with the annexation process, there is no specific deadline for annexation request submittals. Once all corrections and complete annexation submittals are received and referred by the Common Council, the annexation review will be scheduled for the next appropriate Plan Commission meeting.

PLEASE NOTE: Deadline dates are for correct and complete submittals only. Outstanding/unresolved issues that are identified after submittal may result in a delay to a later meeting date.

Applicants should be familiar with the City of Hartford Plan Commission policies regarding the *Application for Site Plan Review*; *Development Standards Manual*; and *Municipal Code* provisions which may apply to their submittal.

Please note that the Common Council only meets once in December (in 2017, December 12th). Occasionally, requests submitted by the November submittal deadlines which require review by outside agencies are not sufficiently mature prior to the December Common Council date, and therefore, may have to be reviewed by Council in January rather than in December.

When you submit an item for review, please see the City Planner. He will advise you: if other planning submittals allow sufficient time to meet the above Plan Commission schedule, or if your item will be deferred an additional month or two; regarding any deposit required prior to staff review.