

AGENDA  
CITY OF HARTFORD  
PUBLIC WORKS COMMITTEE  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, JUNE 27, 2017  
6:30 P.M.

1. Call to order.
2. Roll call.
3. Public comment period.
4. 2017 Construction Schedule. (Memorandum attached)
5. Discussion of future connection and expansion of South Wilson Avenue between the Summerwind Subdivision and Lee Road.
6. Adjournment

**NOTE:** "PERSONS WITH DISABILITIES REQUIRING SPECIAL ACCOMMODATIONS FOR ATTENDANCE AT THE MEETING SHOULD CONTACT THE 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."

# MEMORANDUM

To: Public Works Committee  
From: Jason W. Schall, City Engineer  
Date: 6/21/2017  
Re: 2017 Construction Projects



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The 2017 Construction Schedule includes a number of projects throughout the City of Hartford. Following is a list of the major projects for 2017:

- High Street Reconstruction and Center Street Sanitary Sewer -- This project will include the complete reconstruction of High St. from N. Main St. to W. State St. including the sanitary sewer, storm sewer, curb & gutter, and sidewalk. The contractor started this project during the week of June 12<sup>th</sup>. They are currently working on the sanitary sewer replacement.
- E. Lincoln Avenue Reconstruction -- This project will include the complete reconstruction of E. Lincoln Ave. from S. Main St. to Grand Ave. including the sanitary sewer, water main, storm sewer, curb & gutter, and sidewalk. The project will also look into some backyard drainage issues in the area.
- E. Monroe Avenue Reconstruction -- This project will include the complete replacement of pavement on E. Monroe Ave. from S. Main St. to Evergreen Dr. in conjunction with water main replacement. The project will also include repairs to the storm sewer system and replacement of the curb & gutter and sidewalk.
- N. Wacker Drive Water Main Replacement -- This project will include the replacement of the water main along N. Wacker Dr. from just south of the Rubicon River to just north of W. Wisconsin St. This will include boring a new water main under the river.
- S. Wilson Avenue and VanBuren Avenue Intersection -- There are some water main repairs needed at this intersection.
- Sealcoating and Thin Asphalt Resurfacing of various streets throughout the City.
- Sidewalk Repair/Replacement Program -- The contractor started work on this project in April and should be finishing with the work during the week of June 26<sup>th</sup>.
- Traffic Signal Updates -- This project included upgrades to the traffic signals at the intersection of Sumner Street (Hwy. 60) and Main Street (Hwy 83). The upgrades were completed in May and seem to be working well.



## Executive Summary

**Title:** Discussion of future connection and expansion of South Wilson Avenue between the Summerwind Subdivision and Lee Road

**Background:** South Wilson Avenue travels south from East Monroe Avenue as a 120 foot-wide right-of-way (ROW) through the Summerwind Subdivision. The road currently ends at wetlands adjacent to the subdivision, though the dedicated ROW continues south through the wetlands (80 feet wide). This 80 foot-wide ROW continues south and west until it meets up with Lee Road. The ROW was dedicated at this width when it was possible that State Trunk Highway 83 would be rerouted out of downtown and onto Wilson Avenue. The ROW in this area is surrounded by the Scenic Pointe Subdivision on the south east, and the Red Oak Condominium property on the northwest.

The developer constructed all of the infrastructure associated with the Scenic Pointe Subdivision, including curb and gutter and 24 foot-wide pavement for South Wilson Avenue adjacent to Scenic Pointe. The Red Oak Condominiums never proceeded, and no curb and gutter or pavement was installed along South Wilson Avenue adjacent to the Red Oak Condominium property.

In total, there is an approximately 500 foot gap between the South Wilson Avenue pavement in Summerwind, and the pavement adjacent to Scenic Pointe. In order for the two ends of the road to be connected, the City would need to get permission from the DNR to fill the wetlands within the ROW. In order to fill wetlands, we would need to identify another area that could be turned into a wetland. Staff is working with a Developer in another area and may be able to do wetland mitigation in the future.

A new developer (Greg James) is interested in developing the Red Oak Condominium property and is seeking clarity as to what the City will require as far as South Wilson Avenue improvements at this time. Mr. James claims that he will not be able to proceed with the project if the City requires curb and gutter, sidewalk, and pavement improvements at this time. He proposes eight 4-unit condominium buildings (32 units total) and has received conceptual approval for the use and layout from the Plan Commission.

This has prompted a discussion about what the future of this area of South Wilson Avenue should be, and how it should be accomplished. Given that South Wilson Avenue could function as, at most, a local arterial, 120 foot and even 80 foot wide ROW's seem excessive. South Wilson Avenue curves into Lee Road, which is a 66 foot-wide ROW. As a result, Staff believes that, in addition to the existing 24 feet of pavement width of South Wilson Avenue adjacent to the Scenic Pointe Subdivision, 12 feet of South Wilson Avenue pavement width would be appropriate adjacent to the Red Oak Condominium Property.

### Alternatives:

1. Do not join the two ends of South Wilson Avenue.
2. Take action to join the two ends of South Wilson Avenue and require that any development of the Red Oak Condominium property include ROW improvements (curb and gutter, sidewalk, pavement) as part of the development.
3. Take action to join the two ends of South Wilson Avenue and require that any development of the Red Oak Condominium property include provisions for the installation of ROW improvements (curb and gutter, sidewalk, pavement) when the two ends of South Wilson

Avenue are connected. This would likely take the form of the City installing the improvements and special assessing the owners of the Greg James development for the costs of the improvements.

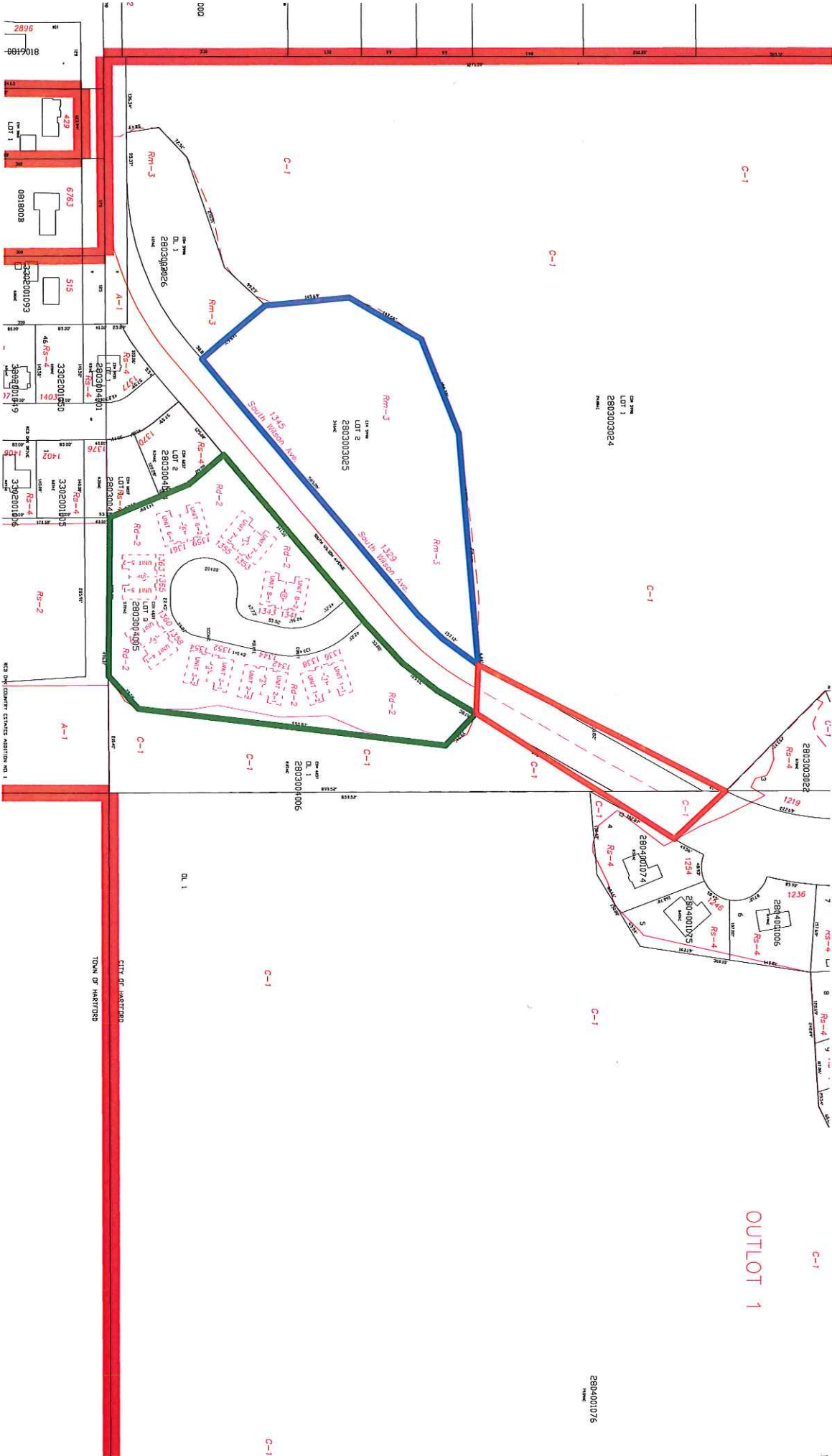
4. Take action to join the two ends of South Wilson Avenue and have the City install and pay for the ROW improvements (curb and gutter, sidewalk, pavement) when the two ends of South Wilson Avenue are connected.

**Recommendation:** The Planning Staff recommends that the Public Works Committee provide feedback and direction to Staff about the future connection and expansion of South Wilson Avenue between the Summerwind Subdivision and Lee Road

<b><u>Prepared By:</u></b>		<u>6/22/17</u>
	Justin Drew City Planner	Date
<b><u>Reviewed By:</u></b>		<u>6-22-17</u>
	Jason Schall City Engineer	Date

ROUTING: PUBLIC WORKS COMMITTEE

06/27/17



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