Notice and Agenda

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

Date: August 10, 2020 Time: 5:30 p.m.

1. Call to Order
2. Minutes of June 8, 2020
3. Appearances
4. Discussion and Consideration of a Proposed Wall Sign in the Business Improvement District – Creations 101, 302 N. Main Street
5. Discussion and Consideration of a Concept Plan for a Mixed Use Residential Development Located on North Main Street North of the Pheasant Run Town Subdivision
6. Discussion and Consideration of a Rezoning Request for Two Lots (24 and 25) on Stonecrop Drive, Windsong Crossing Subdivision
7. Discussion and Consideration of a Site Plan for Hartford Union High School Driveway and Parking Changes, 805 Cedar Street
8. Adjournment

"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
June 8, 2020

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Tony Anderek, Tom Stapleton, and Alderperson Liaison Joe Kohler

ABSENT AND EXCUSED: Members Henke and Kuepper

ALSO PRESENT: City Planner Justin Drew

Call to Order – Chairperson Michalak called the meeting to order at 5:30 p.m.

Minutes – Chairperson Michalak requested review of the minutes of May 11, 2020. Motion by Stapleton, second by Regan to approve minutes of May 11. Motion carried.

Discussion and Consideration of a Rezoning Request for 1443 Patton Drive

Executive Summary Review:

Robert Bliese has requested rezoning for 1443 Patton Drive (tax key number 36-2702-010-020), from A-1 Agricultural District to Rs-3 Single Family Residential District. The property is located at the southwest corner of Patton Drive and CTH K. The property is surrounded by residential uses to the west, south and east, with Town of Hartford farm land also to the east. North of the property is institutional zoning (a day care). The property is part of Simon's Pleasant Valley subdivision. The parcel was originally an outlot, 'reserve(d) ... for stormwater retention/detention and control purposes' (development agreement). The parcel could be subdivided for building purposes provided evidence was submitted to the City proving that the stormwater use was no longer necessary. The owner previously provided evidence that the lot was not needed for stormwater management. The parcel also showed up on a state wetland inventory, and the City could not allow development of the parcel to take place unless and until the DNR confirmed that no wetlands are present. The owner has provided the requested documentation in the form of a letter from the Wisconsin DNR affirming that no wetlands exist on the parcel. The owner does not wish to divide the parcel as he has a buyer interested in purchasing the property to build one single-family home. The proposed zoning, Rs-3, is appropriate and allows flexibility for building placement on the approximately 38,000 square foot lot. The property is a corner lot so setbacks of 25' (north and east) and 15' (south and west) are required. Planning Staff recommended approval.

Plan Commission Discussion, Rezoning, 1443 Patton Drive

Mr. Drew reviewed the Executive Summary. Chairperson Michalak requested discussion, noting the submittal appears to be straightforward. Motion by Regan, second by Kohler to recommend approval of the rezoning request for 1443 Patton Drive. Motion carried.

Discussion and Consideration of a Site Plan Review for a New Retail Center at 1502 East Sumner Street

Executive Summary Review:

MSI General has submitted a site plan for a new retail center at 1502 East Sumner Street, which currently has a Clark Station. The Developer intends to tear down all of the existing buildings and replace them with a two tenant retail building with a drive-thru._The property is surrounded by a large commercial retail center and a medical clinic to the north, and other B-5 Highway Business properties to the east, south and west. The proposed building will be more or less centered on the property and would have the following setbacks (all of which meet the setback requirements of the B-5 Highway Business District): **108 feet** from the East Sumner Street Right-of-Way; **35 feet** from the private street on the west side; **85 feet** from the north lot line; **75 feet** from the east lot line. The building will be set back further from East Sumner Street than most of the other adjacent buildings in order to facilitate parking on both sides of a drive aisle as well as place the ingress driveway far enough north of East Sumner Street. Lot Coverage will be approximately **12%** of the 0.94-acre site, which meets the requirements for the B-5 Highway Business District.__The adopted Smart Growth Plan identifies this area for commercial development. The proposal adheres to the Smart Growth Plan. The proposed use is allowed in the B-5 Highway Business District as a permitted use. The east, south and west facades will be composed of a mix of grey brick, vertical wood siding with a dark brown stain, and dark grey EIFS (synthetic stucco). Numerous windows will be present on the south and east sides. The north façade will be primarily dark gray EIFS. Overall, staff believes that the proposed design is attractive and appropriate. The plans show 39 parking spaces on the south and west sides of the building. This exceeds Code requirements and should be ample for the proposed use. Two driveways are proposed. One will access the private street on the west. It is approximately 60 feet from the East Sumner Street intersection, which is 20 feet more than the Culver's driveway from the East Sumner Street intersection. The City Engineer is satisfied that the distance between the intersection and driveway is sufficient to meet queuing and safety requirements. The second driveway will access the private street on the north. Both driveways are proposed to be for two-way traffic. The Municipal Code permits driveways in the B-5 District up to 40 feet wide at the right-of-way line with 10-foot minimum setbacks from adjacent properties. Both proposed driveways meet this requirement. A drive-thru is proposed on the west side of the building with queuing and ordering on the north and west sides of the building. The property is essentially flat and virtually the entire site is currently hard impermeable surfaces. The proposed development will increase the amount of landscaped permeable surface on each side of the lot. A formal stormwater management plan has not been completed, but the Developers have discussed the project with the City Engineer and will work with Staff to complete a plan meeting City and State requirements. Electric, sanitary sewer and water are available to and are currently serving the property. The Developer has been in contact with the Water and Electric Utilities Superintendent. The submitted landscaping plan shows five Japanese Lilac trees, two Freeman Maple trees, three Bradford Pear trees, and four Black Hills Spruce trees flanking the parking lot. In addition, decorative ornamental plantings are shown on the west side of the building adjacent to the drive-thru. A dumpster enclosure with gates is proposed for the north side of the property. A photometric plan is included that meets with the City's lighting requirements. Planning Staff recommended approval.

Plan Commission Discussion, 1502 E. Sumner Street Retail Center

Mr. Drew reviewed the Executive Summary. Chairperson Michalak acknowledged the request for a drive through and asked if the developer was looking for a bank. Mr. Drew noted that the developer has not identified a tenant but believes it is a retail use. Member Stapleton asked if the development is for two retail stores. Mr. Drew affirmed, noting that one tenant will occupy the west side and on will occupy the east side. Member Stapleton asked if only one drive through is planned. Mr. Drew affirmed. Chairperson Michalak asked if the property could be one large tenant. Mr. Drew affirmed. Alderperson Liaison Kohler asked if all environmental issues were being addressed. Mr. Drew replied that the developer had already done soil sampling and other due diligence steps. Chairperson Michalak asked if the developer is responsible for remediation. Mr. Drew affirmed and noted that the developer does not expect any issues based on work already done. Chairperson Michalak asked about the types of underground tanks. Mr. Drew noted that he did not have that information. Motion by Anderek, second by Stapleton to approved the site plan for the 1502 E. Sumner Street retail center. Motion carried.

Meeting adjourned by call of chair at 5:39 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

Executive Summary

Title: Discussion and Consideration of a Proposed Wall Sign in the Business Improvement District – Creations 101, 302 N. Main Street

Background: Lemberg Electric has submitted an application for wall signage for Creations 101, located at 302 North Main Street. The sign is intended for the front (N. Main Street) side of the building.

The current sign (Hometown Appliance) was approved in 2001. The unit to the north had signage approved for Allstate Insurance in 2014.

The sign is composed of painted acrylic letters and logo. Lettering is below a stylized square/circle gift logo. Two colors are used, a bright green to the left ("Creations" and the square) and a mid-range blue to the right ("101" and the circle). The sign measures 43 square feet, below the maximum square footage allowed, and is correctly placed within the signable area. The sign is not illuminated.

There is minor concern regarding the choice of colors. The green is very bright, not usually considered an acceptable choice in this Historic District. On the other hand, it presents well against the brown of the façade. The blue, while an acceptable color in itself, fades into the façade a bit. The lettering, logo and colors are already established for the business and the issue is not problematic enough to recommend a change.

Recommendation: The Planning Staff recommends approval of the wall sign for Creations 101, 302 N. Main Street.

Prepared By: J. Justin Drew 8-6-2020

Justin Drew, Date
City Planner

ROUTING: PLAN COMMISSION August 10, 2020

Photo Rendering

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Creations 101
Location: 302 N. Main St.
City: Hartford, WI 53027

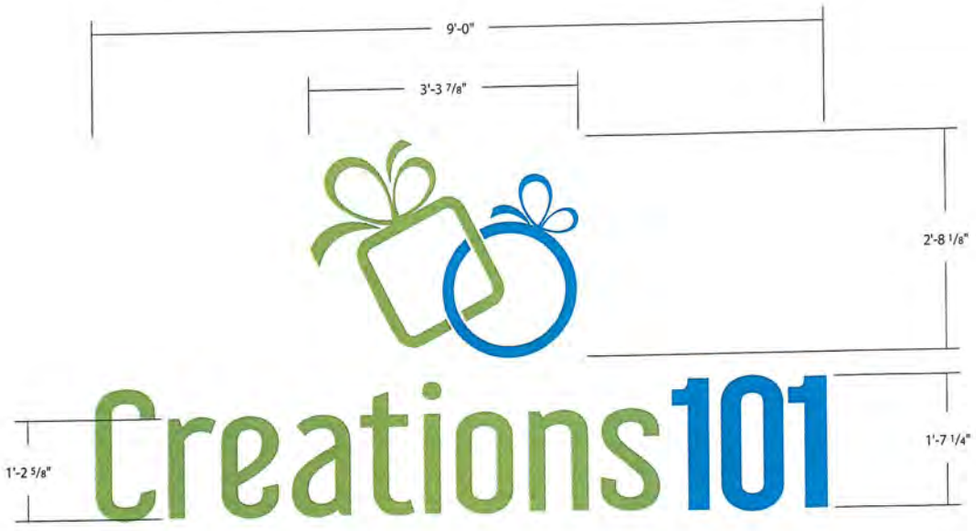
Sales Representative: Gary Wenzel
Project Manager: TBD
Designer: Eric Bailey

Scale: NTS
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: Creations101_PR_v01_r01_D
Date: 7-23-20

These designs are the exclusive property of Lemberg Electric Inc. Use or duplication without expressed written permission of Lemberg Electric Inc. is prohibited. Drawings are for conceptual use only. The document represents an approximation of materials & colors. Actual product colors may vary.

CONCEPTUAL DRAWING



Flat Cut Letter Specifications

One (1) Set of Flat Cut Letters.

Non-Illuminated

Single Sided

(A) Flat Cut Letters & Logo

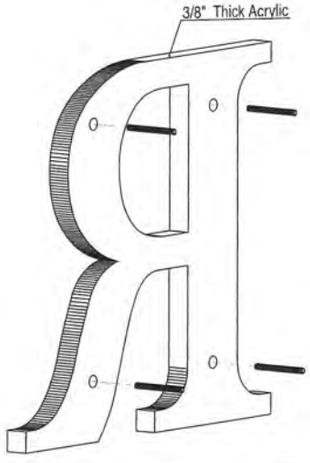
3/8" thick flat cut acrylic, logo in two parts, painted to match client PMS colors.

Letters stud mount flush to exterior fascia with silicone adhesive.

Colors:

(1) PMS 375C (Provided by Client)

(2) PMS 7459 (Provided by Client)



LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Creations 101

Location: 302 N. Main St.

City: Hartford, WI 53027

Sales Representative: Gary Wenzel

Project Manager: TBD

Designer: Eric Bailey

Scale: 3/4"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: Creations101_FCL_v01_r01_D

Date: 7-23-20

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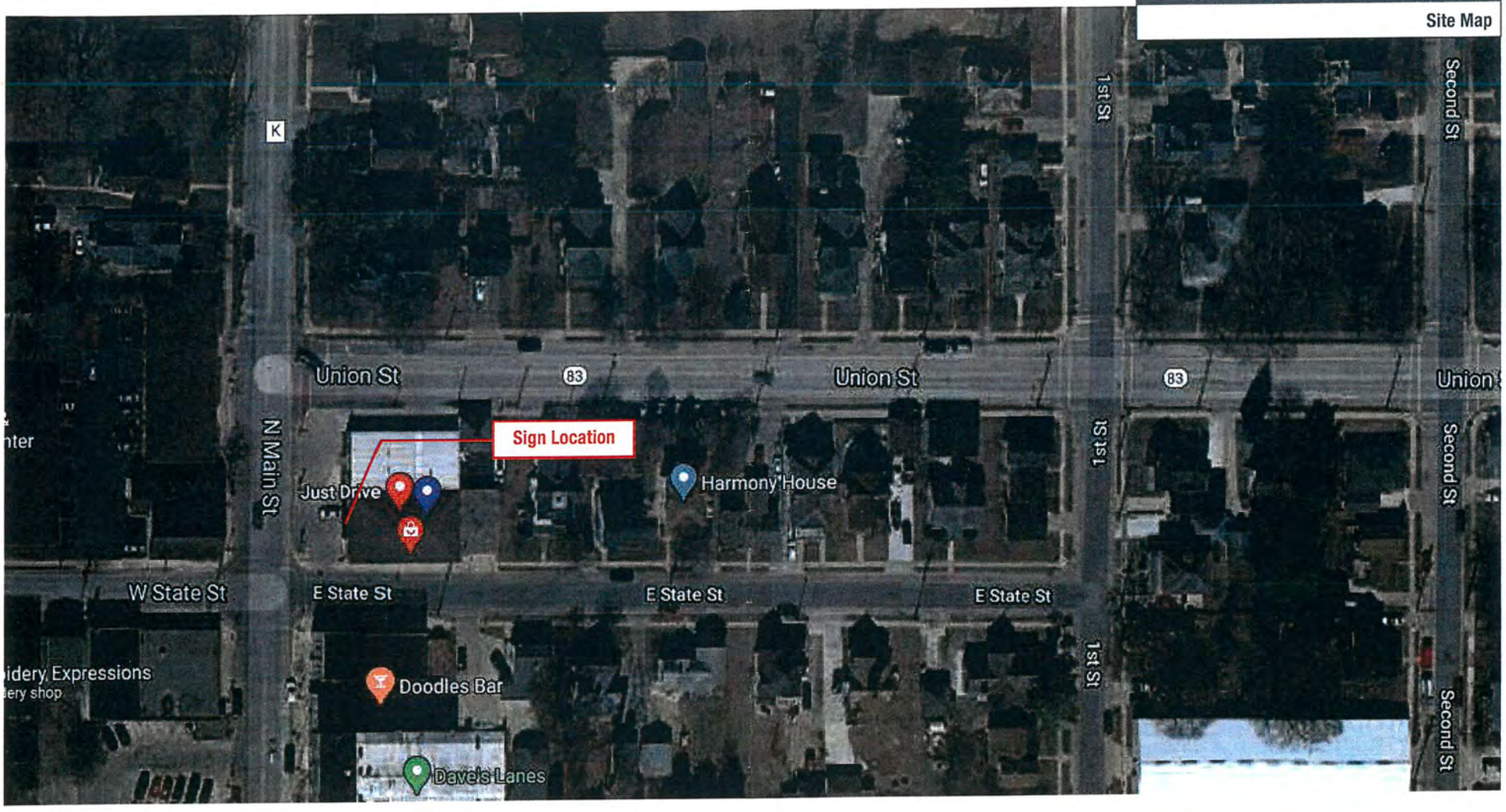
CONCEPTUAL DRAWING

Site Map



LEMBERG SIGNS — 4085 North 128th Street, Brookfield, WI 53005, p. 262-781-1500, www.LembergElectric.com	Client: Creations 101	Sales Representative: Gary Wenzel	Scale: NTS	Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: Creations101_MAP_v01_r01_D — Date: 7-23-20
	Location: 302 N. Main St.	Project Manager: TBD	Paper Size: 11x17	
	City: Hartford, WI 53027	Designer: Eric Bailey	Signature / Date:	Page 3 of 6

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CITY OF HARTFORD
SIGN PERMIT APPLICATION
(PLEASE PRINT OR TYPE)

For official use only

Account #100.240.440000.44430(#79)
Fee:
- ☐ Ground or Wall Sign $100.00
- ☐ Ground or Wall Sign, Changeable Copy $150.00

PLUS: Processing Fee (Account #100.125.461100.46112) $15.00

Date Paid:_____ Total Paid:_____

Address of Subject Property: 302 N. Main St.

Tax Key Number: 36-2102006011 Zoning: B-3

Historic District? ☒ Yes ☐ No Estimated Cost: $2,443

Applicant Name: Zach Wenger - Lenbus Electric

Address: 4095 N. 128th St.

City: Brookfield State: WI Zip: 53005

Daytime Phone: 262-364-0364 Fax:_____ Other: 414-322-9448

*****

Owner Name: Zazel Properties LLC

Address: 6250 Spaeth Ct.

City: West Bend State: WI Zip: 53095

Daytime Phone:_____ Fax:_____ Other:_____

*****

Contractor Name: Same as applicant

Address:_____

City:_____ State:_____ Zip:_____

Daytime Phone:_____ Fax:_____ Other:_____

Sign Permit Application

Supporting Information Required

1. Scale drawing of the proposed sign indicating dimensions, materials to be used, type of illumination (if applicable) and methods of construction and attachment. Include size and types of letters and logos, and information regarding colors to be used.
2. Scale drawings of existing signs to be retained. Continues on next page

Sign Permit Application, Supporting Information Required, Continued

3. Scale drawing indicating position of proposed sign in relation to building(s), other signs, and property lines, including dimensions.
4. Illustration of the building façade, showing location of proposed and existing signs.

Signature of Applicant: Zal Wa **Date:** 7/22/20

Signature of Owner (if different): K. Michael Bre **Date:** 7/25/2020
(note: if owner is other than applicant and is unable to sign, please attach Power of Attorney or other written authorization.

LED SIGN APPLICANTS:

Please review the following code information:
Restrictions on Changeable Copy Signs: The changeable copy portion of a ground sign shall not exceed *33% of the total area of the ground sign for all business, institutional, and industrial districts.* Changeable Copy Wall signs shall be subject to district restrictions on wall sign area. Changeable copy signs are prohibited in the HAPEO Overlay District.
The display on each side of a changeable sign:
1) cannot change more frequently than once every six (6) seconds;
2) must change as rapidly as technologically practicable; the message must simply appear;
3) shall not be animated or flashing;
4) time and temperature signs are permitted so long as the display changes no more frequently than once *every six (6) seconds.*
As an LED Sign applicant, I understand that I must fully comply with the code restrictions described in City of Hartford Municipal Code Section 13.0613 and summarized above. I further understand that violation of the ordinance may subject me to citation and/or revocation of this sign permit.

Signature of Applicant: _____ **Date:** _____

Signature of Owner: _____ **Date:** _____

For Official Use Only

Is sign appropriate with respect to each of the following?
☐Area ☐Height ☐Setbacks ☐Spacing ☐Location ☐Design

Will the proposed work detrimentally change, destroy cover, or otherwise adversely affect any exterior architectural feature? _____

Will the proposed work adversely affect or not harmonize with external appearance of other neighboring improvements? _____

Is property located in the Hartford Historic Preservation District, or zoned B-3? _____

Plan Commission Review Date, if applicable: _____

Approval: ☐Yes ☐No

Approved by: _____

Conditions of Approval: _____

_____

Executive Summary

Title: Concept Plan Review of a mixed use residential development located on North Main Street north of the Pheasant Run Town Subdivision

Background: In 2018 the Council approved the attachment of approximately **84.87 acres** of land owned by Timothy and Joy Neuville to the City. It was assigned a temporary zoning of Rs-4 Single-Family Residential.

The Developer has submitted a conceptual plan for a mixed single-family and two-family residential development consisting of 185 units (87 single family lots and 98 two family units).

Adjacent Uses, General Layout

The land is surrounded by the Pheasant Run Subdivision to the south, agricultural and residential Town properties to the north and west, and wetland to the east.

The proposal shows two entrances from North Main Street with the two-family units located at the southeast and north/northeast portions of the property.

Adherence to the Smart Growth Plan & Compliance with Zoning Requirements

The adopted Smart Growth Plan identifies this area for medium density residential development at a density of 1.1-2.9 units per acre. The proposal adheres to the Smart Growth Plan (2.9 units per acre proposed). Staff believes that the proposed number of units, mix of units and subdivision layout would work well on the property and would be a welcome addition to the City.

The single-family lots proposed have a minimum size of 8,125 square feet and would meet the minimum area requirements of the Rs-4 District with a Planned Unit Development. The width of the lots is not included in the proposal. The Rs-4 District requires a minimum of 80 feet. If the lots are narrower than 80 feet, the Developer may need to petition for Rs-5 zoning for the single-family lots as part of their request to have permanent zoning assigned to the development. The two family units would require a rezoning to Rd-2 Two-Family District.

Accessibility and Traffic

The Development proposes two public streets intersecting with North Main Street. Based on the distance from other streets and driveways, the proposed street locations appear acceptable. The duplex units on Outlot 4 are proposed to be accessed by two private driveways similar to the Conservancy Development on South Wilson Avenue and the Fox Haven and Willow Glen condominiums on East Loos Street.

As per all of the City's residential developments, sidewalk would be required on both sides of all streets. Staff also recommends requiring sidewalk on the east side of North Main Street from the southern street in the development to Yellowstone Drive in the Borlen Farms development. The sidewalk should be able to be placed within the existing North Main Street Right-of-Way (ROW).

Grading and Utilities

The property slopes down to the west, north and east from a high point on the south central portion of the property Substantial grading of the property is likely necessary and a more thorough review of a detailed grading and stormwater management plan would take place as part of a preliminary plat review. Outlots 1, 5 and 6 and the western portion of Outlot 3 are expected to be stormwater management areas.

Utilities

Electric Power is available from the Borlen Farms Subdivision. This development isn't contiguous to Hartford Electric's service territory and in order to serve the development, Hartford Electric would need to reach a service area agreement with WE Energies.

The Utility Director is assuming a 12" water main will be extended to serve the development, and that there should be adequate pressure and flow in this area. Water main would be extended to the development within the North Main Street ROW from Borlen Farms and would be done at the Developer's expense.

Sanitary main would be extended to the development within the North Main Street ROW from Borlen Farms and would be done at the Developer's expense. A sanitary lift station and / or grinder pumps may be needed, and Staff will continue to work with the Developer as they fine tune the sanitary sewer plan.

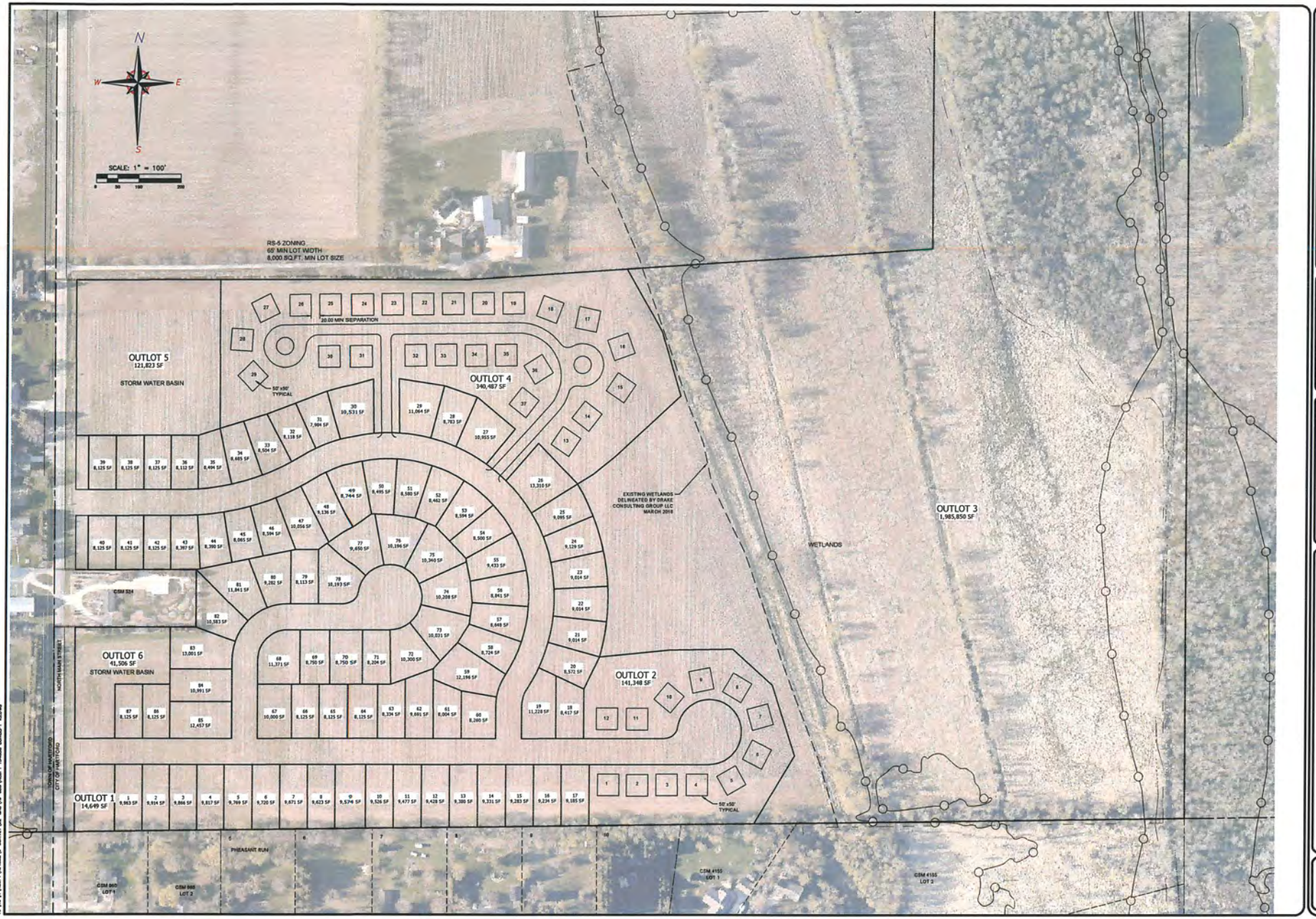
Recommendation: The Planning Staff recommends APPROVAL of the Concept Plan for of a mixed use residential development located on North Main Street north of the Pheasant Run Town Subdivision as presented.

Prepared By: _____ 7/31/20
Justin Drew, City Planner — Date

Reviewed By: _____ 7-31-2020
Jason Schall, City Engineer — Date

Approved By: _____ 8-3-2020
Steve Volkert, City Administrator — Date

ROUTING: PLAN COMMISSION 08/10/20



NO.	BY	DATE	REVISIONS

SEH FILE NO. NEUFT
PROJECT NO. 154638
ISSUE DATE 6/4/2020
DRAWN BY: DW
DESIGNED BY: ---
CHECKED BY: KAK

SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

CONCEPT 3

SHEET
1

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

Project Name: CLARK FARM

Project Location (Address or Legal Description): 4200 N. MAIN STREET

Tax Key Number: 36090300 1001, 36090300 1002, 36090300 1003, 36090300 1004

Applicant Name: NEUVILLE FAMILY TRUST

Address: N3058 HICKS LANE

City: WAUPACA State: WI Zip: 54981

Daytime Phone: 414 940 9336 ~~Fax:~~ email — Other: peterlneuville@gmail.com

Office Use Only

		#lots	Subtotal
Account Number 100.604.444100.44410 (#76)			
*Master Plan Amendment	$515.00	n/a	_____
**********			
Account Number 100.604.440000.48890			
*Special Plan Commission Meeting	$400.00	n/a	_____
**********			
Account Number 100.601.461400.46142 (#77)			
*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	_____
**********			
Account Number 100.604.440000.44420 (#78)			
*Annexations	$500 + $100.00/acre ($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:			
Account Number 100.604.440000.44420 (#78)			
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: Discussion and Consideration of a Rezoning Request for Two Lots on Stonecrop Drive, Windsong Crossing Subdivision

Background: Hillcrest Stonecrop has requested the rezoning of land described as lots one and two of the attached proposed Certified Survey Map (CSM), subject to the recording of said CSM. The two lots are currently lots 24 and 25 of Windsong Crossing subdivision, plus a small portion of lot 23. The proposed certified survey map adjusts the south boundaries of current lots 24 and 25 to create lots 1 and 2, which results in current lot 23 losing some land along its north lot line when it becomes lot 3 of the new CSM.

Hillcrest Stonecrop has requested the rezoning of these two proposed lots to single family: Rd-2 Two Family Residential to Rs-4 Single Family Residential. Hillcrest Stonecrop owns the three lots and several duplex lots across Stonecrop Drive, and is in the process of building out and creating a condominium development for the duplexes. The company has customers interested in single-family construction on the proposed lots 1 and 2. Proposed lot 3 will remain Rd-2 zoning.

The properties are surrounded by two-family zoning to the north, single family to the north and west, and duplex zoning to the south and east. The properties meet size requirements for Rs-4 zoning.

City Staff believes that a deadline of December 31, 2020 for recording of the certified survey map is reasonable and recommends same as a condition of approval.

Recommendation: The Planning Staff recommends approval of the rezoning request to Rs-4 Single Family District for Lots 24, 25 and a portion of lot 23 in Windsong Crossing subdivision as shown in the attached proposed Certified Survey Map, subject to the recording of said CSM prior to December 31, 2020.

Prepared By: _____ 7/29/20
Justin Drew, City Planner — Date

Reviewed By: _____ 08/03/20
Lori Hetzel, City Clerk — Date

Approved by: _____ 08/04/20
Steve Volkert, City Administrator — Date

ROUTING:	PLAN COMMISSION	8/10/2020
	COMMON COUNCIL	8/25/2020

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 properties known as 917 – 921 and 929 – 933 Stonecrop Drive, tax key numbers 36-1702-005-032 and 36-1702-005-033 and that portion of 895 -897 Stonecrop Drive, tax key number 26-1702-005-032, to be attached to Lot 2 of a certified survey map to be recorded prior to December 31, 2020,

be and the same are hereby rezoned to Rs-4 Single Family Residential District.

SECTION 2: 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: August 25, 2020
Adopted:

Attest: _____
Lori Hetzel, City Clerk

Daily News:
August 7, 2020
August 14, 2020

NOTICE OF PUBLIC HEARING
COMMON COUNCIL

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on August 25, 2020 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:

Hillcrest Stonecrop LLC has requested the rezoning, from Rd-2 Two Family Residential to Rs-4 Single Family Residential, of the land described as Lots 1 and 2 on the following proposed certified survey map subject to recording of said certified survey map.

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 7th day of August, 2020.

Lori Hetzel
City Clerk

Dana Solveson
836 Bridlewood Drive
Hartford, WI 53027

Hillcrest Stonecrop LLC
124 S. Swift Street
Glenbeulah, WI 53023

Anthony Dickinson
873 Bridlewood
Hartford, WI 53027

Woodbury Homes LLC
P.O. Box 270626
Hartford, WI 53027

Willard Neary
111 E. Wisconsin Avenue
Suite 1800
Milwaukee, WI 53202

Fairhaven Trust
1605 Aeri Lane
McClean VA 22101

Donald Miller
835 Bridlewood Drive
Hartford, WI 53027

James Kuehl
1576 Oriole Drive
Hartford, WI 53027

Michael Strock
1588 Oriole Drive
Hartford, WI 53027

Kenneth Adams
843 Bridlewood Drive
Hartford, WI 53027

Bernice Jaeke
760 Stonecrop Drive
Hartford, WI 53027

David Goecks
880 Bridlewood Drive
Hartford, WI 53027

Richard Poth
831 Bridlewood Drive
Hartford, WI 53027

Kenneth Werner
851 Bridlewood Drive
Hartford, WI 53027

Lorraine Kurtz
863 Bridlewood
Hartford, WI 53027

Jeffrey Rettler
1703 Airport Drive
Hartford, WI 53027

Michael Roth
431 W. Thornapple Lane
Grafton, WI 53024

Willard Neary
111 E. Wisconsin Avenue
Suite 1800
Milwaukee, WI 53202

Susan Wolman Irrevocable Trust
865 Bridlewood Drive
Hartford, WI 53027

Cheryl Generotzke
878 Bridlewood Drive
Hartford, WI 53027

Todd Shaw
761 Stonecrop Drive
Hartford, WI 53027

James Core
849 Bridlewood Drive
Hartford, WI 53027

Veljko Pemac
1642 Oriole Drive
Hartford, WI 53027

Stonecrop 8 LLC
815 E. Manitowoc Avenue
Oak Creek, WI 53154

Diane Becker
920 Stonecrop Drive
Hartford, WI 53027

Andrea Felerski
1628 Oriole Drive
Hartford, WI 53027

Donna Bartman
1614 Oriole
Hartford, WI 53027

Carla Granrose
861 Bridlewood
Hartford, WI 53027

Excalibur Investment LLC
P.O. Box 200
Jackson, WI 53037

Richard Cacchione
916 Stonecrop Drive
Hartford, WI 53027

Larry Schmidt
763 Stonecrop Drive
Hartford, WI 53027

John Mutz
834 Bridlewood
Hartford, WI 53027

Christopher Johannsen
1596 Oriole Drive
Hartford, WI 53027

Robert Schulz
859 Bridlewood
Hartford, WI 53027

Donald Hasby
764 Stonecrop Drive
Hartford, WI 53027

Susan Dabel
1748 Conestoga Court
Hartford, WI 53027

CERTIFIED SURVEY MAP No. _____

All of Lots 23, 24 and 25, of Windsong Crossing Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4, of Section 17, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin.

LEGEND:

- O = 2.38" O.D. Iron Pipe Found
- o = 1.32" O.D. Iron Pipe Found
- • = 1.32" O.D. X 18" long Iron Pipe Set, weighing 1.68 lbs./lineal foot

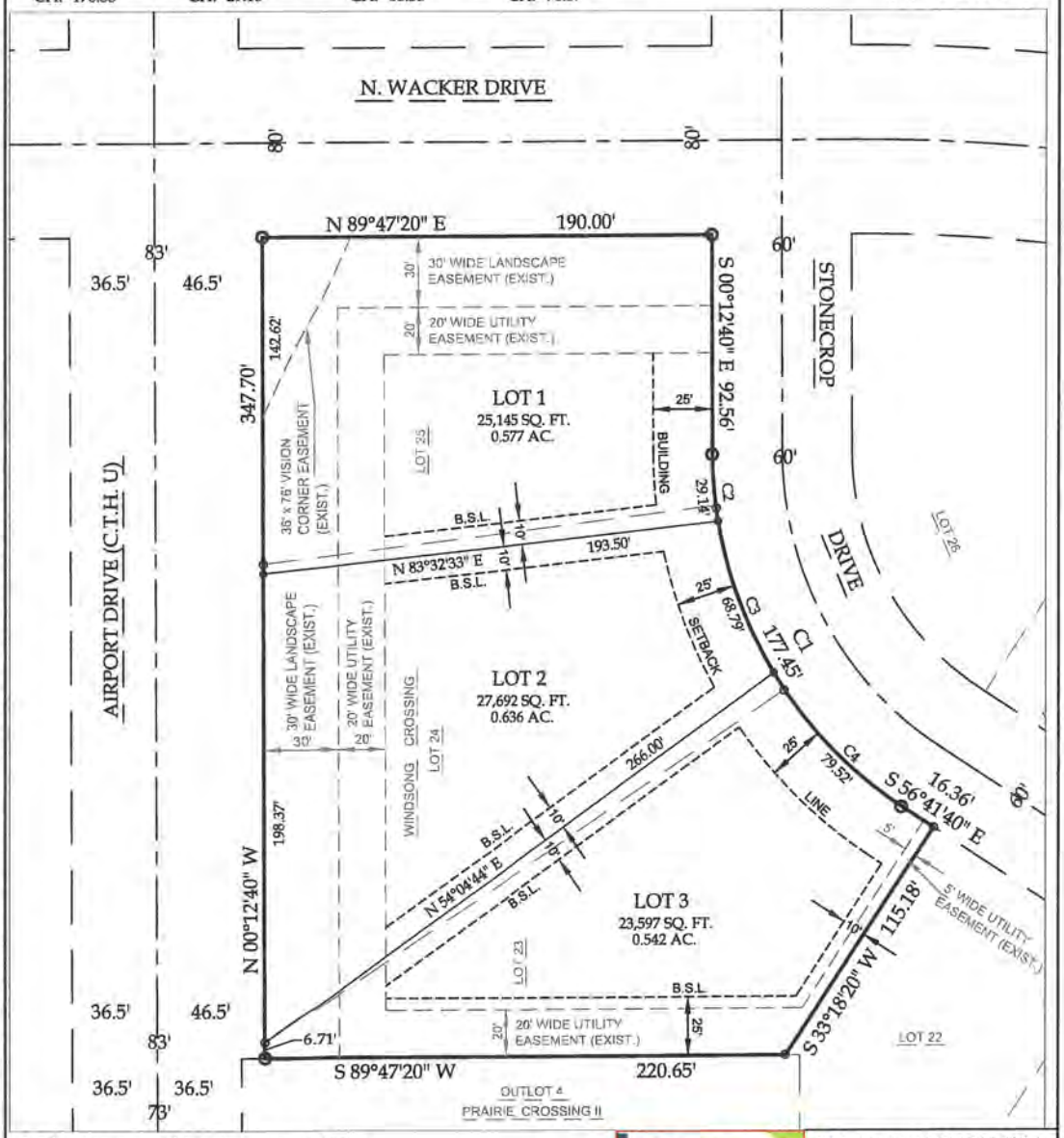
B.S.L.= Building Setback Line

30 0 30 60
SCALE IN FEET
1" = 60'

WISCONSIN
ERIK A. GUSTAFSON
S-2329
GREEN BAY, WISCONSIN
LAND SURVEYOR
07-17-2020

NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 27, THE EAST LINE OF THE NW 1/4 OF SECTION 17-10-18, BEARING S00°07'21"E.

CURVE DATA	CURVE DATA	CURVE DATA	CURVE DATA
C1	C2	C3	C4
R.=180.00'	R.=180.00'	R.=180.00'	R.=180.00'
L.=177.45'	L.=29.14'	L.=68.79'	L.=79.52'
△=56°29'00"	△=09°16'27"	△=21°53'52"	△=25°18'42"
CH.B.=S28°27'10"E	CH.B.=S04°50'53"E	CH.B.=S20°26'02"E	CH.B.=S44°02'19"E
CH.=170.35'	CH.=29.10'	CH.=68.38'	CH.=78.87'



Subject to any additional easements that a title report may identify.

kapur
226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

FILENAME: S:\Wash_Co\Hartford\Priv\190075 Stonecrop Condo Plat\Survey\DWG\190075_SR_CSM_R-e4.dwg LAST SAVED DATE: 7/17/2020 PLOT DATE/TIME: 7/17/2020 3:51 PM PLOTTED BY: ERIK A. GUSTAFSON, PS

CERTIFIED SURVEY MAP No. _____

All of Lots 23, 24 and 25, of Windsong Crossing Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4, of Section 17, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Erik A. Gustafson, Professional Wisconsin Land Surveyor, do hereby certify that at the direction of Hillcrest Stonecrop, LLC, I have surveyed, divided and mapped the land shown and described hereon and that the information shown hereon is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Hartford Subdivision Ordinance, said land being:
All of Lots 23, 24 and 25, of Windsong Crossing Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 17, Town 10 North, Range 18 East, situated in the City of Hartford, Washington County, Wisconsin, described as follows:
Beginning at the northwest corner of said Lot 25; thence N 89°47'20" E, along the south right of way line of N. Wacker Drive, 190.00 feet to the northeast corner of said Lot 25; thence S 00°12'40" E, along the west right of way line of Stonecrop Drive, 92.56 feet to a point of curvature; thence Southeasterly along said west right of way line and also along the arc of a curve to the left, 177.45 feet, said curve having a radius of 180.00 feet and a chord bearing S 28°27'10" E, 170.35 feet; thence S 56°41'40" E, continuing along said west right of way line, 16.36 feet to the northeast corner of said Lot 23; thence S 33°18'20" W, along the southeasterly line of said Lot 23, 115.18 feet to the southeast corner of said Lot 23; thence S 89°47'20" W, along the south line of said Lot 23, 220.65 feet to the southwest corner of said Lot 23, and the east right of way line of Airport Drive (C.T.H. U); thence N 00°12'40" W, along said east right of way line, 347.70 feet to the Point of Beginning.
Containing 76,434 square feet / 1.755 acres of land, more or less.

Dated this 17th day of July, 2020.

_____
Erik A. Gustafson S-2329

kapur
226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

CERTIFIED SURVEY MAP No. _____

All of Lots 23, 24 and 25, of Windsong Crossing Subdivision, being a part of the Northeast 1/4 of the Northwest 1/4, of Section 17, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin.

CITY OF HARTFORD PLANNING COMMISSION APPROVAL:

Approved by the City of Hartford Planning Commission this _____ day of _____, 20 ___.

_____ Timothy C. Michalak, Chairperson

_____ ~~Char Smelter,~~ Secretary

J A

CITY OF HARTFORD COMMON COUNCIL APPROVAL:

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Hartford, Wisconsin and that said resolution is hereby approved by the Common Council on this _____ day of _____, 20 ___.

_____ Timothy C. Michalak, Mayor

_____ Lori Hetzel, City Clerk

WISCONSIN ERIK A. GUSTAFSON S-2329 GREEN BAY, WISCONSIN LAND SURVEYOR

07-17-2020

OWNER / SUBDIVIDER:
HILLCREST STONECROP, LLC
124 S. SWIFT ST.
GLENBEULAH, WI 53023
(920) 526.3028

SURVEYOR:
KAPUR
226 W. WISCONSIN AVE.
APPLETON, WI 54911
(920) 931.3204

kapur 226 W. WISCONSIN AVE. APPLETON, WI 54911 kapurinc.com

Hillcrest Stonecrop, LLC
124 South Swift Street
Glenbeulah, WI 53023

City of Hartford,

The purpose of this letter is to request The City of Hartford rezone two (2) parcels/lots located on Stonecrop Drive. Please see the attached application, certified survey map and the condominium plat identifying the existing (pre rezoning) use and the Windsong Crossing plat.

The reason for the rezoning is to allow for the construction of two single family homes. Hillcrest Stonecrop, LLC has one of these homes under contract pending on the approval of this request.

It is believed there is a market for stand-alone single family homes that are not part of a duplex building or that are not part of a condominium association. This request satisfies that need.

The area is currently part of the expansion area of a condominium plat. The purpose of an expandable condominium is to allow the flexibility to meet market needs. In this case the rezoned single family lots will be removed from the condominium expansion area.

Please contact me if additional information is required for the approval of this request.

Sincerely,

Paul Apfelbach
Director of Development
papfelbach@yahoo.com

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: STONECROP DRIVE
Tax Key Number: VARIOUS

Legal Description or Metes & Bounds Description: SEE ATTACHED

Existing Zoning: DUPLEX Rd-1 Proposed Zoning: RS-4

Existing Use: DUPLEX CONDOMINIUM

Proposed Use: SINGLE FAMILY LOTS

Applicant Name: HILLCREST STONECROP, LLC

Address: P.O. BOX 28, 124 SOUTH SWIFT ST.

City: GLENBEULAH State: WI Zip: 53023

Daytime Phone: 262-366-2242 Fax:_____ Other:_____

*****

Owner Name: HILLCREST STONECROP, LLC

Address: SAME

City: SAME State:_____ Zip:_____

Daytime Phone: 262-366-2242 Fax:_____ Other:_____

*****

Attorney Name: NONE - CONTACT.

Address: PAUL APFELBACH, 262-366-2242, PAPFELBACH@YAHOO.COM

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

Executive Summary

Title: Site Plan Review – Hartford Union High School Driveway and Parking Changes.

Background: HUHS has submitted a plan to add two new driveways to the large parking lot to the north of the school. The existing driveway on the east side of the large parking lot would remain but would not generally be used and would be maintained with gates. The existing tie-in from the large parking lot to the driveway on the west would similarly not be used and would be maintained through the use of a gate.

Site Plan Criteria and Staff Comment:

In the B-1, B-2, B-5, M-1, M-2, M-3, M-4, and I-1 Districts, the **minimum distance between driveways shall be 30 feet**; the minimum distance between driveway and lot line shall be 15 feet; the maximum driveway width shall be 40 feet beginning at the right-of-way line. The maximum number of driveways per lot shall be one (1), however, if the lot width exceeds 100 feet, two (2) driveways may be permitted. **The Plan Commission may approve additional driveways after review of the site plan if it is determined that additional driveways will improve traffic circulation** and will not cause detriment to adjacent properties.

Adjacent Uses, General Layout, Building Plans

- The new driveways would meet the minimum distance between driveways.
- The new driveways would meet the maximum width allowance.
- The school and their engineers believe that traffic flow would be improved by separating the large parking lot from the lot that goes around the south and west of the school.
- The parking lot and driveway on the south and west side of the school would be entrance only from Cedar Street and exit only onto West Monroe Avenue.
- Staff's only concern is the proximity of the two driveways on the northwest side of the site and the potential for many vehicles exiting onto West Monroe Avenue from both driveways. However, given that the northwest side of the large parking lot is identified primarily as staff parking (and staff generally leave later than the students), Staff believes that the proposed configuration can work.
- If this area becomes a traffic ingress/egress issue, Staff will work with HUHS to identify and implement solutions.

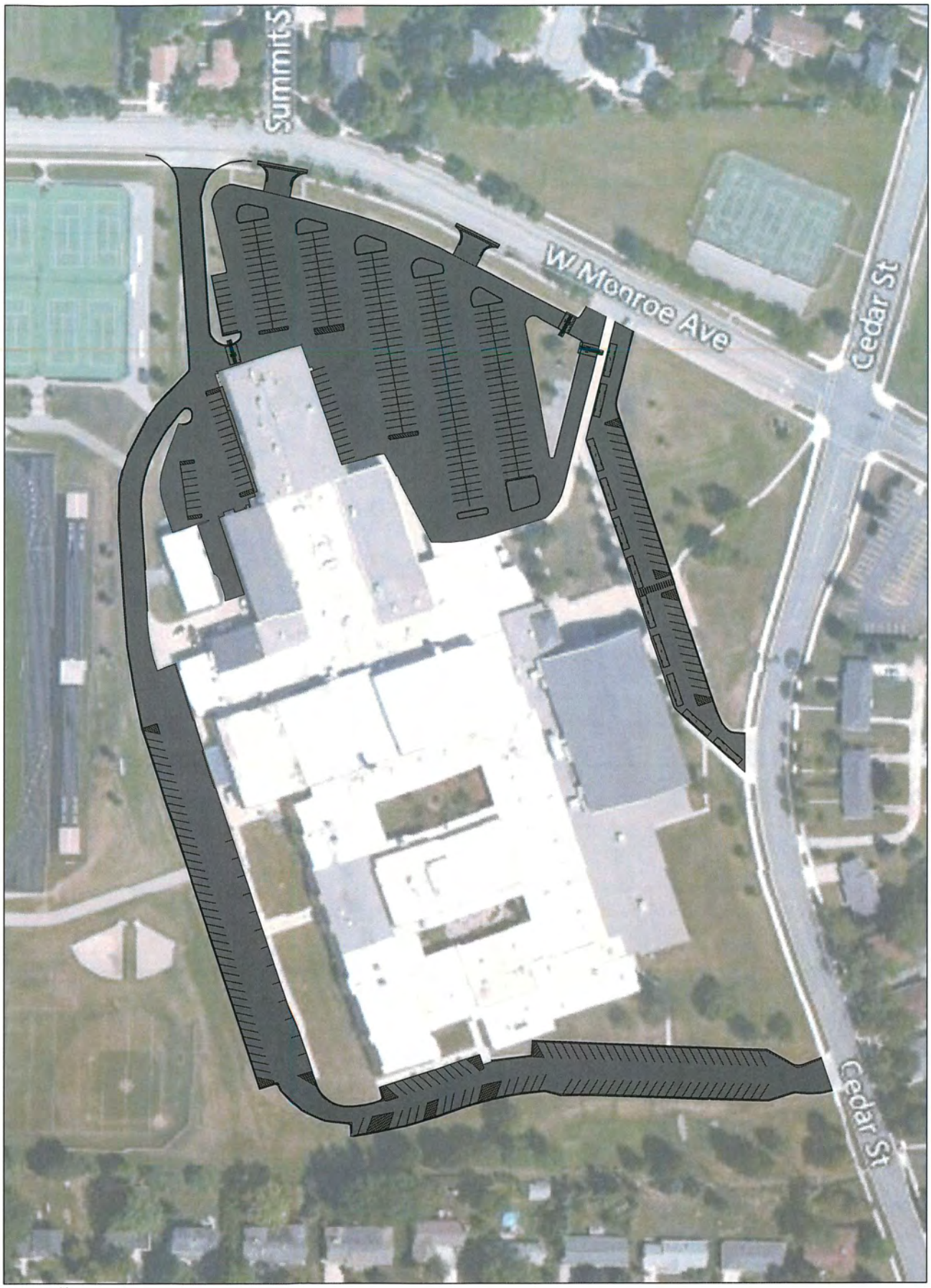
Recommendation The Planning Staff recommends APPROVAL of the site plan for the Hartford Union High School Driveway and Parking Changes.

Prepared By: 7/31/20
Justin Drew, City Planner — Date

Reviewed By: 8-3-2020
Jason Schall, City Engineer — Date

Approved By: 8-3-2020
Steve Volkert, City Administrator — Date

ROUTING: PLAN COMMISSION 08/10/20



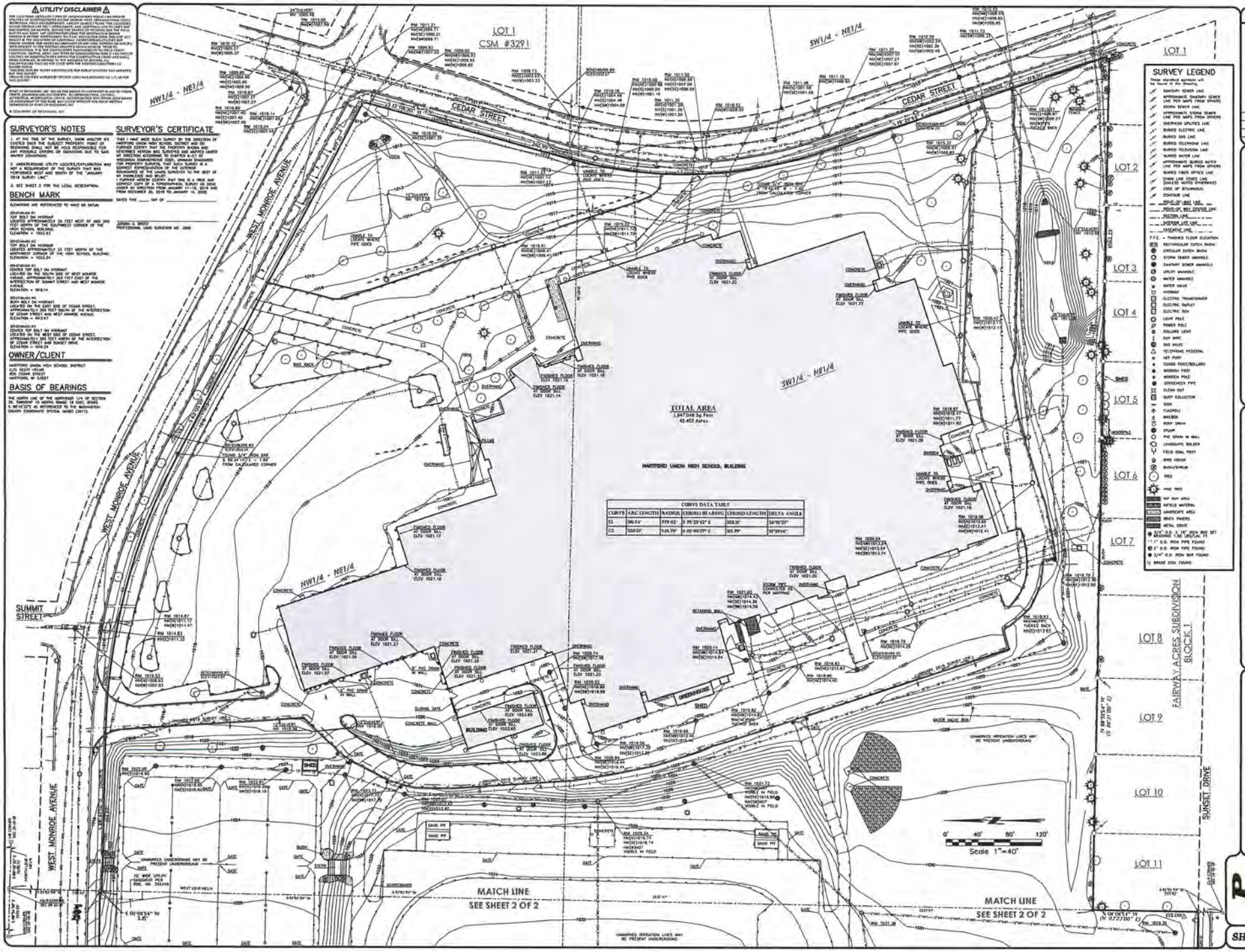
N

0' 50' 100'

HARTFORD UNION HIGH SCHOOL
LOT IMPROVEMENTS

07-24-20

Point of Beginning
Land Surveying
Engineering
Landscape Architecture
4941 Kirschling Drive
Stevens Point, WI 54481
715.344.9999(Ph) 715.344.9922(Fx)



CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	246.54'	777.02'	S 75°23'42" E	245.63'	18°10'27"
C2	520.22'	545.70'	S 02°00'27" E	501.79'	55°36'16"

⚠ UTILITY DISCLAIMER ⚠

[illegible]

SURVEYOR'S NOTES

1. AT THE TIME OF THE SURVEY, SNOW AND/OR ICE EXISTED OVER THE SUBJECT PROPERTY. POINT OF BEGINNING SHALL NOT BE HELD RESPONSIBLE FOR ANY POSSIBLE ERRORS OF DIMENSIONS DUE TO SAID WINTER CONDITIONS.

2. UNDERGROUND UTILITY LOCATES/EXPLORATION WAS NOT A REQUIREMENT OF THE SURVEY THAT WAS PERFORMED WEST AND SOUTH OF THE "JANUARY 2018 SURVEY LINE".

3. SEE SHEET 2 FOR THE LEGAL DESCRIPTION.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM

BENCHMARK #1
TOP BOLT ON HYDRANT
LOCATED APPROXIMATELY 50 FEET WEST OF AND 200 FEET NORTH OF THE SOUTHWEST CORNER OF THE HIGH SCHOOL BUILDING.
ELEVATION = 1022.93

BENCHMARK #2
TOP BOLT ON HYDRANT
LOCATED APPROXIMATELY 35 FEET NORTH OF THE NORTHWEST CORNER OF THE HIGH SCHOOL BUILDING.
ELEVATION = 1023.24

BENCHMARK #3
CENTER TOP BOLT ON HYDRANT
LOCATED ON THE SOUTH SIDE OF WEST MONROE AVENUE, APPROXIMATELY 265 FEET EAST OF THE INTERSECTION OF SUMMIT STREET AND WEST MONROE AVENUE.
ELEVATION = 1016.14

BENCHMARK #4
BURY BOLT ON HYDRANT
LOCATED ON THE EAST SIDE OF CEDAR STREET, APPROXIMATELY 200 FEET SOUTH OF THE INTERSECTION OF CEDAR STREET AND WEST MONROE AVENUE.
ELEVATION = 1012.67

BENCHMARK #5
CENTER TOP BOLT ON HYDRANT
LOCATED ON THE WEST SIDE OF CEDAR STREET, APPROXIMATELY 265 FEET NORTH OF THE INTERSECTION OF CEDAR STREET AND SUNSET DRIVE.
ELEVATION = 1016.24

OWNER/CLIENT

HARTFORD UNION HIGH SCHOOL DISTRICT
C/O SCOTT HELME
805 CEDAR STREET
HARTFORD, WI 53027

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 18 EAST, BEARS S 88°45'25"E AS REFERENCED TO THE WASHINGTON COUNTY COORDINATE SYSTEM, NAD83 (2011).

SURVEYOR'S CERTIFICATE

THIS I HAVE MADE SUCH SURVEY BY THE DIRECTION OF HARTFORD UNION HIGH SCHOOL DISTRICT AND DO CERTIFY THAT THE MAP SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY DIRECTION ACCORDING TO CHAPTER A-E-7 OF WISCONSIN ADMINISTRATIVE CODE, MINIMUM STANDARDS FOR PROPERTY SURVEYS, THAT SUCH SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE APPROXIMATE SURVEY AS DONE UNDER MY DIRECTION FROM JANUARY 11-15, 2019 AND FROM DECEMBER 30, 2019 TO JANUARY 14, 2020.

DATED THIS ____ DAY OF _____

JORDAN G. BRIDDY
PROFESSIONAL LAND SURVEYOR NO. 3009

SURVEY LEGEND

These standard symbols will be found in the Drawing

- SANITARY SEWER LINE
- APPROXIMATE SANITARY SEWER LINE PER MAPS FROM OTHERS
- STORM SEWER LINE
- APPROXIMATE STORM SEWER LINE PER MAPS FROM OTHERS
- OVERHEAD UTILITIES LINE
- BURIED ELECTRIC LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED TELEVISION LINE
- BURIED WATER LINE
- APPROXIMATE BURIED WATER LINE PER MAPS FROM OTHERS
- BURIED FIBER OPTICS LINE
- CHAIN LINK FENCE LINE
- (SHOWS NOTED OTHERWISE)
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTER LINE
- SECTION LINE
- INTERIOR LOT LINE
- EASEMENT LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- RECTANGULAR CATCH BASIN
- CIRCULAR CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- WATER MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC TRANSFORMER
- ELECTRIC OUTLET
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- BOLLARD LIGHT
- GUY WIRE
- GAS VALVE
- TELEPHONE PEDESTAL
- NET POST
- GUARD POST/BOLLARD
- WOODEN POST
- WOODEN POLE
- GOOSENECK PIPE
- CLEAN OUT
- GUTTER COLLECTOR
- SIGN
- FLAGPOLE
- MAILBOX
- BODY DRAIN
- STUMP
- PVC DRAIN IN WALL
- LANDSCAPE BOULDER
- FIELD GOAL POST
- BIRD HOUSE
- BUSH/SHRUB
- TREE
- PINE TREE
- RIP RAP AREA
- INFIELD MATERIAL
- LANDSCAPE AREA
- BRICK PAVERS
- METAL GRATE
- 3/4" O.D. x 18" IRON ROD SET WEIGHING 1.50 LBS/LIN. FT.
- 1" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- BRASS DISK FOUND

TOPOGRAPHIC SURVEY

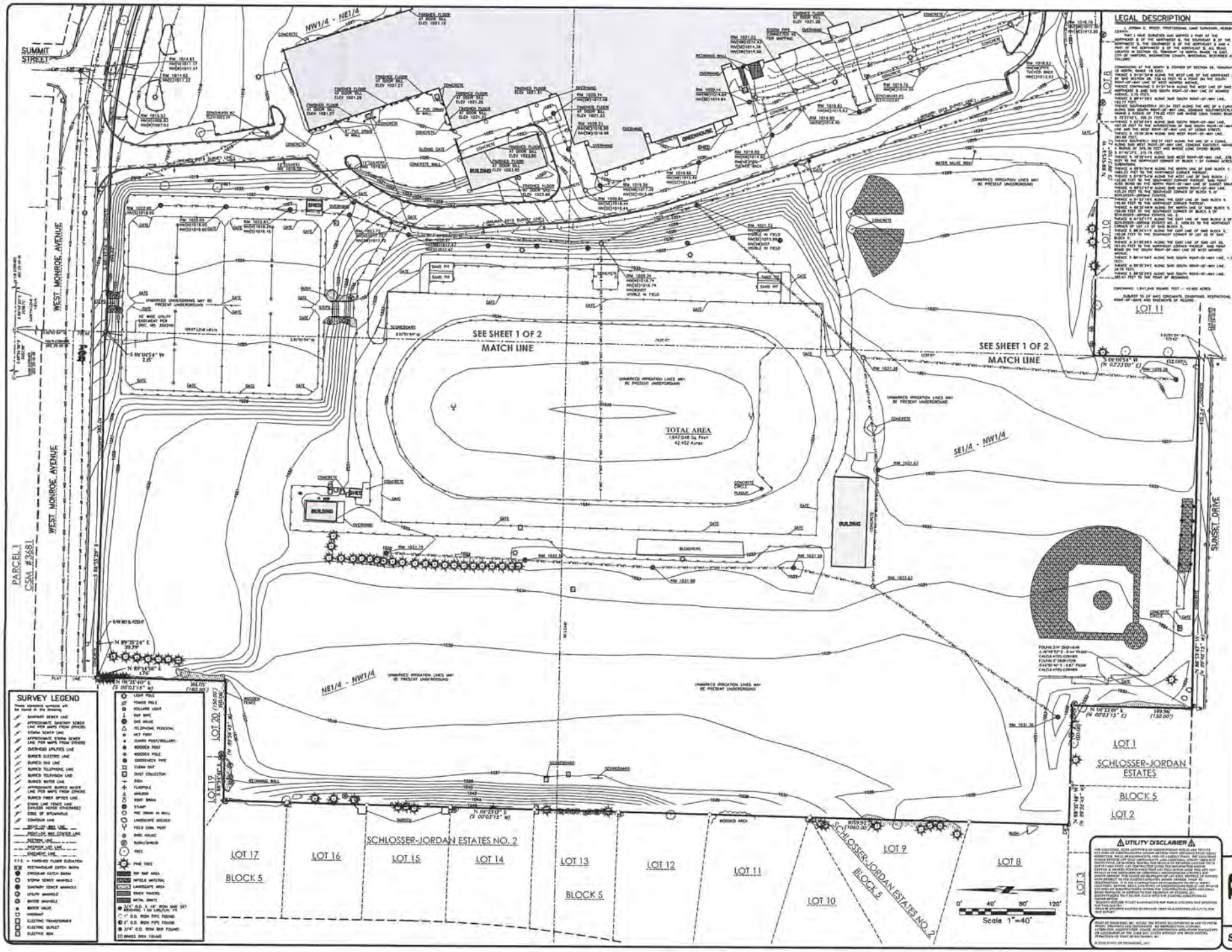
HARTFORD UNION HIGH SCHOOL DISTRICT
TRACK AND FIELD AREA
CITY OF HARTFORD
WASHINGTON COUNTY, WISCONSIN

REVISIONS	
DATE	6/10/2020

DRAWN: JORDAN G. BRIDDY
CHKD: CHAD A. HOFFMAN
DATE: 1/31/2020
PROJECT NO. 19340

Civil Engineering
Land Surveying
Landscape Architecture
8044 Destiny Court
Sheboygan, WI 53081
715.344.9999(fx) 715.344.9922(fx)
Point of Beginning

SHEET 1 OF 2


SUMMIT STREET
WEST MONROE AVENUE
PARCEL 1
CSM #3681
NW1/4 - NE1/4
NE1/4 - NW1/4
SE1/4 - NW1/4
SEE SHEET 1 OF 2
MATCH LINE
TOTAL AREA
1,847,648 Sq Feet
42.402 Acres
BUILDING
GREENHOUSE
BLEACHERS
SCOREBOARD
SUNSET DRIVE
LOT 1
SCHLOSSER-JORDAN ESTATES
BLOCK 5
LOT 2
LOT 3
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 19
LOT 20
SCHLOSSER-JORDAN ESTATES NO. 2
BLOCK 5
Scale 1"=40'
SURVEY LEGEND
UTILITY DISCLAIMER
LEGAL DESCRIPTION
TOPOGRAPHIC SURVEY
HARTFORD UNION HIGH SCHOOL DISTRICT
TRACK AND FIELD AREA
CITY OF HARTFORD
WASHINGTON COUNTY, WISCONSIN
Civil Engineering
Land Surveying
Landscape Architecture
Point of Beginning
SHEET 2 OF 2

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

For official use only

Account #100.604.440000.44420 (#78)

☐Site Plan Minor/No additional sf:	$250.00	Date of PC Review:_____
☐Site Plan, <10,000 sf construction	$400.00	Zoning Administrator signoff:
☐Site Plan, 10,000 – 50,000 sf	$600.00	_____
☐Site Plan, Industrial Construction, >50,000 sf	$800.00	
☐Site Plan, Commercial Construction, >50,000 sf	$800.00	

Date Paid:_____ Total Fees Paid:_____

Project Name: Hartford Union High School, Parking & Drives Redevelopment, Hartford, WI

Project Location (Address or Legal Description): 805 Cedar Street, Hartford, Wisconsin 53027

Tax Key Number: 2901003012 Zoning: Institutional & Governmental

General Project Description: Base project scope to include (2) new drive aprons onto West Monroe Avenue, (3) gates in the north student parking area and reseal / re-stripe all asphalt areas. Alternate project scope to include student drop off sidewalk replacement.

Applicant Name: Point of Beginning, Inc.

Address: 4941 Kirschling Court

City: Stevens Point State: WI Zip: 54481

Daytime Phone: 715.344.9999 Fax: 715.344.9922 Other: N/A

*****

Owner Name: Hartford Union High School

Address: 805 Cedar Street

City: Hartford State: WI Zip: 53027

Daytime Phone: 262.670.3200 Fax: 262.673.8943 Other: N/A

*****

Contractor Name: TO BE DETERMINED

Address:_____

City:_____ State:_____ Zip:_____

Daytime Phone:_____ Fax:_____ Other:_____

See attached information regarding submittal requirements.