

PLAN COMMISSION
City of Hartford
February 8, 2016

PRESENT: Chairperson Dautermann, Members Anderek, Stapleton, Regan, Rusniak, Henke

ABSENT: Member Kuepper

ALSO PRESENT: City Planner Justin Drew

Call to Order – Chairman Dautermann called the meeting to order at 7:00 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

Minutes - Motion by Regan, second by Stapleton approving the minutes of January 11, 2016. Motion carried.

Appearances – There were no appearances.

Review of the Certified Survey Map for Quad Graphics Property Located North of STH 60, West of Constitution Avenue, and South of Constitution Avenue in Washington County

Executive Summary Review:

In January, the City approved a CSM for Quad Graphics that allowed them to split off superfluous land and make it available for other users. The next phase of Quad's plan is to separate the main production plant and the CR/T plant into separate lots. The buildings have separate addresses and separate utility connections, and are separated by the Rubicon River. This land split could not be accomplished with the previous CSM, due to restrictions on the number of lots created by a single CSM, as well as the fact that the land owned by Quad Graphics is in both Dodge and Washington Counties.

Lot 1 would be the lot where the main plant is located and would be approximately 49.5 acres. Lot 2 would be where the CR/T plant is located and would be approximately 6.6 acres. Both of the lots would retain M-4 Industrial Park Zoning and would meet the area (40,000 square feet) and width (120 feet) requirements of the M-4 District. The Planning Staff recommended approval of the Certified Survey Map for that portion of Quad Graphics property located in Washington County.

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. Chairperson Dautermann requested discussion. There were no comments.

MOTION by Anderek, second by Henke to recommend approval of the Quad-Graphics certified survey map (Washington County) as reviewed. Motion carried.

Review of the Certified Survey Map for Quad Graphics Property Located North of STH 60 and South of Constitution Avenue in Dodge County

Executive Summary Review:

All information provided in the summary for the Washington County portion of the property also pertains to the Dodge County portion.

Lot 1 would be the lot where the main plant is located and would be approximately 90.4 acres. Lot 2 would be where the CR/T plant is located and would be approximately 26.6 acres. As with the Washington County portion, both lots retain and meet requirements for M-4 zoning. The Planning Staff recommended approval.

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. Chairperson Dautermann requested discussion. There were no comments.

MOTION by Henke, second by Anderek to recommend approval of the Quad Graphics certified survey map (Dodge County) as reviewed. Motion carried.

Extraterritorial Review of the Certified Survey Map for two Parcels at W509 State Trunk Highway 60, Town of Rubicon

Executive Summary Review:

The property is located in the Town of Rubicon with frontage on STH 60. It is owned by John and Mary Rettler. The proposed Certified Survey Map would result in a redivision of two lots as well as a land split. The existing parcels are 78.53 acres. The certified survey map, takes the two parcels (37.853 acres and 40.679 acres) and creates three lots. The CSM also omits a portion of the northern parcel that includes 3 homes. Due to the restriction on the number of lots created by CSM, these homes could not be split into individual lots at this time. The creation of new lots on this property is within the allowances of the Town of Rubicon Land Division ordinance. Lot 1 is 3.068 acres and includes an existing house and garage. Lot 2 contains 50.008 acres and is currently farmed. The intent is to continue farming this lot. Lot 3 is a 21.644 acre flag lot that widens around ponds, a creek, and woods. This lot is intended to be kept by the Rettlers for a future home. The existing lots are zoned A-2 General Agricultural District. The new lots meet the minimum square footage and width requirements for this district. No rezoning of either proposed lot has been requested. The City of Hartford and the Town of Rubicon have a Comprehensive Zoning Ordinance (CZO) in place that gives the City zoning jurisdiction for the 12 sections east of County Trunk Highway "P" in the Town of Rubicon. The City of Hartford and the Town of Rubicon also entered into an Intermunicipal Agreement that further manages how growth and land divisions in these twelve sections shall occur. The proposed land division conforms to the Comprehensive Zoning Ordinance, the Intermunicipal Agreement, and the Town of Rubicon Land Division Code. Planning Staff recommended approval of the Certified Survey Map for two Parcels at W509 State Trunk Highway 60, Town of Rubicon.

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. Chairperson Dautermann requested discussion. Member Rusniak asked if the Town of Rubicon and Dodge County have approved the CSM. Mr. Drew reviewed the process for approval: first the Town of Rubicon, then the City of Hartford, then Dodge County. The Town of Rubicon has approved the CSM.

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MOTION by Henke, second by Rusniak to recommend approval of the certified survey map for W509 STH 60. Motion carried.

Adjournment – Motion by Anderek, and seconded by Dautermann for adjournment. Motion carried. Meeting was adjourned at 7:07 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary