

**PLAN COMMISSION**  
**City of Hartford**  
**March 14, 2016**

PRESENT: Chairperson Dautermann, Members Anderek, Stapleton, Regan, Kuepper

ABSENT: Member Henke and Alderperson Liason Rusniak

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 February 8, 2016. Motion carried.

**Appearances** – There were no appearances.

**Sign Review: The Beauty Bar, 110 N. Main Street**

*Executive Summary Review:*

Tammy Jacak submitted an application for a wall sign and door sign for her business, The Beauty Bar, with the intention to place the sign within the signable area above the storefront. The sign is painted on signboard with a measurement of 10 feet wide by 2 feet high. The background is white, with blue/turquoise lettering, and a scissors logo. All aspects of this installation meet code requirements for size, placement and color. The vinyl window signage will be placed on the door and consists of two areas: the business logo and name above the grab bar, and the phone number and ‘walk ins welcome’ below. Total square footage for these two signs measures 3.5 feet, below the 50% maximum allowed. The Planning Staff recommended approval of the proposed wall sign and window signs.

*Plan Commission Discussion:*

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

MOTION by Anderek, second by Stapleton approving the signage for The Beauty Bar, 110 N. Main Street. Motion carried.

**Preliminary Plat Review of the Autumn Ridge Subdivision Located East of the Intersection of East Monroe Avenue and County Trunk Highway K**

*Executive Summary Review:*

The City approved the first phase of the Autumn Ridge Final Plat in May of 2006. It included 28 single-family lots and 28 multi-family units. A new developer would like to complete a second phase of the subdivision, which would include the remaining 27 single-family lots. Because

more than two years passed since the last final plat phase was approved, the preliminary plat needs to be approved again before a second phase of the final plat can be considered.

The first phase is mostly built out and all streets and utilities within that phase are constructed. The proposed preliminary plat is essentially identical to the preliminary plat that was approved in 2006. As a result, the replatting will mostly focus on the unbuilt area, and will be somewhat abbreviated. The adopted Neighborhood Plans identify the residential portion of the property for development at medium density (**1.1-2.9 units per acre**) and (**3.0-5.8 units per acre**). The density proposed for the entire property is approximately **2.67 units per acre**, and is comprised of a mix of single-family units and four-family units. The environmental corridor in this area is identified as Conservancy. More than 13 acres of this area is preserved and dedicated to the City for Recreational Uses.

#### Streets

- East Monroe Avenue would extend from its current terminus to the northeast corner of the subdivision as a 66-foot ROW. Sidewalk would be present on both sides.
- Autumn Ridge Lane would extend from its current terminus to the northeast corner of the subdivision as a 60-foot ROW.
- Cold Spring Court would be a 60-foot ROW with standard sidewalk requirements, and would also meet the 75-foot radius requirement for cul-de-sacs.

The new single-family lots meet minimum area and width at setback requirements (10,000 square feet and 80 feet) of the Rs-4 zoning districts.

The Preliminary Plat shows East Monroe Avenue avoiding the Environmental Corridor, then veering north, and finally exiting the property at the northeast corner. Autumn Ridge Lane intersects with East Monroe Avenue essentially creating a circle. A cul-de-sac is also shown in the narrow northwest corner of the property. This is the only option given that the City did not want a road to access from CTH K in this location.

The Preliminary Plat shows three potential auto access points and should integrate well to any potential development to the northeast.

The City approved the Grading and Stormwater Management Plan for the entire subdivision as part of the platting process in 2006. The Developer believes a small wetland may have formed near the western end of Cold Spring Court and will have a wetland delineation performed in April. If wetland is found, the Developer may need to modify the shape of the basin and the lots along the cul-de-sac to work around the potential wetland area. This would result in a small change to the Grading and Stormwater Management Plan as well.

The Planning Staff recommended approval of the Autumn Ridge Preliminary Plat.

#### *Plan Commission Discussion:*

Mr. Drew reviewed the executive summary. Chairperson Dautermann requested clarification regarding the wetlands, if the observation mentioned in the executive summary was by the Developer. Mr. Drew affirmed. Chairperson Dautermann asked if the DNR was actively involved at this point. Mr. Drew noted that the Developer and DNR were in initial discussions, and no staking has been done. Member Regan requested an explanation of the requirement for a new review of a plat after two years. Mr. Drew explained that this requirement is in the City Code, and is intended to keep projects up to current requirements if no progress occurs within this time period. Member Kuepper noted that the configuration was good, and Mr. Drew stated

that while there is no new access point, completing the circle allows better access within the development. Member Anderek asked which lots might be affected by a wetland delineation change. Mr. Drew showed which lots (along Cold Spring Court) were potentially affected.

MOTION by Kuepper, second by Regan to recommend approval of the Preliminary Plat for Autumn Ridge Subdivision. Motion carried.

**Petition for Direct Annexation by Unanimous Consent Submitted by Lepien Farmland LLC for Approximately 19.1 Acres Located East of State Trunk Highway 83 and South of the Red Oaks Subdivision**

*Executive Summary Review:*

The petitioned area consists of a portion of a parcel in the Town of Hartford, tax key number T60823. The applicant is seeking to bring this land into the City to facilitate a multi-family development with 156 units and 3 single-family units. The Plan Commission approved a concept plan for the development in January 2016 and the Council approved a Smart Growth Plan amendment to allow high density residential development on this land in February 2016.

The configuration does not include all of the tax-key parcel, but just what is needed for the proposed development. The parcel abuts State Trunk Highway 83, Town residential properties on STH 83 and the southwest corner of the Red Oak Subdivision. The property is contiguous to the City of Hartford on its northwest side. 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.

Sanitary sewer, water, and electric services are available to the property from the Red Oak Subdivision.

According to the most recent tax bill, the portion of the land proposed for annexation is assessed at approximately \$4,950. At build out, the Development is expected to have a value of approximately \$12,000,000, which would generate City property taxes of approximately \$75,000. As per State law, the City would be required to pay the Town of Hartford Town taxes on this property for five years. The Developer will be paying this yearly amount. This will be approximately \$8 per year for five years.

The proposed annexation would increase the City's supply of multi-family residential units, for which a large demand exists in southeastern Wisconsin.

The proposed annexation would be expected to add approximately 47 children to the two school districts at build out.

The annexation of the property would result in some additional plowing and maintenance costs for the proposed east/west right-of-way abutting STH 83. Total service costs are expected to be far less than the approximately \$75,000 in City taxes that the project would annually generate upon build out.

The Smart Growth Plan calls for high density residential development. The proposed 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 (Rm-3 for the multi-family portion and Rs-4 for the single family portion). The proposed zoning is consistent with the Smart growth Plan.

The subject property lies within the City of Hartford's adopted 20-year sanitary sewer service boundary.

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Staff recommended approval of the Petition for Direct Annexation by Unanimous Consent submitted by Lepien Farmland, LLC.

*Plan Commission Discussion:*

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

MOTION by Regan, second by Kuepper to recommend approval of the Petition for Direct Annexation by Unanimous Consent by Lepien Farmland LLC. Motion carried.

**Adjournment** – Motion by Kuepper, and seconded by Anderek for adjournment. Motion carried. Meeting was adjourned at 7:14 p.m.

Respectfully submitted,  
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary