

PLAN COMMISSION
City of Hartford
August 8, 2016

PRESENT: Chairperson Michalak, Members Stapleton, Regan, Henke

ABSENT: Member Kuepper, 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 Henke, second by Regan approving the minutes of July 11, 2016. Motion carried.

Appearances – There were no appearances.

Election of Vice-Chair – Chairperson Michalak requested nominations or volunteers for the Vice-Chair of the Plan Commission. Member Regan volunteered. Motion by Henke, second by Anderek approving the election of Dennis Regan as Vice-Chairperson. Motion carried.

Sign Review: Furnish Traders, 31 N. Main Street

Executive Summary Review:

Alix Rheeve submitted an application for a sign for her business, Furnish Traders, at 31 N. Main Street. At the front of the building, two window signs are placed at the front windows on either side of the entry door. The window signs include lettering including the business name and ‘consigned home furnishings’, and a logo consisting of an item of furniture in a circle. The window signs are white, with no border, and take up less than the 50% maximum coverage allowed. The second sign will replace the ‘Donation Center’ roof sign at the back of the building. The sign measures 4 feet by 10 feet. The building is approximately 36 feet long, so the sign is well within the 108 square feet maximum allowed for the B-3 district. The sign is comprised of dark-stained cedar boards with the same white lettering and logo as the front sign painted on. The two pieces of anchoring hardware on the current sign will be replaced with three metal angle brackets screwed into the wood rafters that hold up the roof. The applicant also intends to paint the back entryway and window trim in a lighter color to freshen the back area. Planning Staff recommended approval of the Furnish Traders sign.

Plan Commission Discussion, Furnish Traders Sign:

Mr. Drew reviewed the executive summary. Chairperson Michalak requested discussion. There was no discussion. Motion by Henke, second by Stapleton approving the Furnish Traders sign. Motion carried.

Conditional Use Permit Public Hearing for a Planned Unit Development at Riverview Commons, Located North of the Current Terminus of Liberty Avenue

Executive Summary Review:

The Common Council approved the Annexation Petition and assigned a temporary zoning of Rm-3 in July, 2016. Premier Real Estate Management has submitted a plan for seven 12-unit buildings.

The property is zoned Rm-3 Multi-Family Residential. Multi-Family buildings of this size are allowed in the Rm-3 Multi-Family Residential District as a Conditional Use (up to 24 unit buildings can be approved). The Rm-3 Multi-Family District requires 2,074 square feet per dwelling unit. The proposed average area per multi-family unit is approximately **7,160 ft²** for the property. Common areas, including yards and parking lots shall be maintained by the owner. The Developer has not requested reduced setbacks as part of the PUD. The Development Plan meets the standard 25-foot street-yard and 20-foot sideyard setbacks. In addition, the structures must be separated by at least 20 feet. A minimum 50-foot building separation is proposed. The sum total of the first floor of the principal building and all accessory buildings shall not exceed 25% and the lot coverage proposed for the seven apartment buildings is approximately 17% of the 15-acre site.

Staff believes that the scale of the proposed 12-unit buildings (14,400 square feet) is appropriate in this area given the separation of the proposed buildings to surrounding development (at least 240 feet), and the scale of the commercial development to the south (Wal-Mart). The Planning Staff recommended approval of a Conditional Use Permit for a Planned Unit Development for seven 12-unit buildings at Riverview Commons.

Plan Commission Public Hearing, Planned Unit Development, Riverview Commons:

Chairperson Michalak opened the public hearing and requested reading of the notice. Mr. Drew read the public hearing notice, and proceeded to review the executive summary and explain some of the points. Chairperson Michalak requested appearances in favor. Sarah Hildebrand from Premier Real Estate and Tim Lynch from Lynch and Associates appeared in favor. Mr. Lynch also noted favorable reviews by the DNR for wetland location. Chairperson Michalak requested appearances in opposition. There were no appearances in opposition. Chairperson Michalak closed the hearing and requested discussion by the Plan Commission. There was no discussion by Plan Commission members. Chairperson Michalak requested official action regarding the conditional use permit for Riverview Commons. Motion by Henke, second by Regan for approval of the conditional use permit. Motion carried.

Site Plan Review, Goeman's Rapid Mart Car Wash, 2712 East Sumner

Executive Summary Review:

Goeman's Rapid Mart seeks approval for a 4,600 square foot car wash structure north of the existing building. The property is surrounded by other commercial property to the west, east, and north, an institutional use to the east, and State Forest to the south. Goeman's Rapid Mart proposes a 4,600 square foot structure north of their existing building in an area that is currently a graveled area for semi-truck and trailer parking. The addition would house a drive-through car wash, office, break room, restroom, equipment room, and numerous vacuum stations on the south side of the building. The addition would be 25 feet tall, and would include two overhead doors on the east elevation, one overhead door on the west elevation, and numerous windows on the south elevation. The façade would be composed of manufactured stone system wainscot and columns along with horizontal vinyl siding and shake vinyl siding in the gables. The addition would be setback 109 feet from the east property line, 143 feet from the west property line, and

85 feet from the north property line and would meet applicable setback requirements (25 feet). The proposed addition would increase lot coverage to approximately 10.0% of the 3.07 acre lot, well below the 30% allowed by Code. The plans show a drive area looping north of the building, splitting into two lanes to place an order and pay, and then looping back down through the car wash. Staff believes that this queuing pattern will work well and will clean up a dusty graveled area that is currently used for semi-truck and trailer parking. However, the new car wash area does not cover all of the graveled area. The plans do not show how this area will be used, but it would not be conducive to semi-trailer parking (it is too small for more than 1 or 2 trailers, and trucks would be backing up trailers near the car wash queue). Staff recommended that the remaining gravel area be planted in grass in order to give the proposed addition a more finished look. In addition, no landscaping plan for the car wash area was included. At a minimum, landscaping east of the drive-through queue will be required. The Developer will need to submit a landscaping plan for Staff to review. Staff believes the proposed addition location, size, and appearance are appropriate for the existing building and the area. The proposal also would create paved parking areas north of the existing building. These areas are currently gravel. 13 additional parking stalls are proposed south of the car wash structure, though these are intended primarily as car vacuuming stations. A photometric plan was not included. New accent lighting is proposed on the columns of the car wash structure. Given that the lighting is not intended to light away from the building, and the distance of the proposed building to other structures off property, Staff did not require a photometric plan, and does not anticipate any issues. The proposed additions will result in an increase of impervious surface (approximately 0.33 acre), which should not impact storm water drainage. No change in electric utility service is requested. A new 2 inch water lateral and a new sewer lateral are proposed for the car wash structure from the Kettle Moraine Road Right-of-Way. Engineering and Utility Staff are reviewing this proposal. A sampling manhole for the sanitary sewer will be required. Planning Staff recommended approval of the site plan as submitted for the Goeman's Rapid Mart Car Wash, subject to the remaining gravel area being planted in grass, submittal of a landscaping plan, and inclusion of a sampling manhole meeting City requirements.

Plan Commission Discussion, Goeman's Rapid Mart Car Wash Site Plan, 2712 E. Sumner:

Mr. Drew reviewed the executive summary, also noting that City Engineering staff are working with the owner to make sure water and sewer lateral issues are addressed. Chairperson Michalak requested discussion. Chairperson Michalak asked who will pay for the new lateral. Mr. Drew noted that the owners will pay for that. Member Henke referenced an agreement that was put in place when the property was annexed, asking if this agreement had been reviewed. Mr. Drew stated that he would check for an agreement. Chairperson Michalak agreed that a previous agreement should be reviewed, noting that he wants to help businesses, but not at ratepayers' expense. Chairperson Michalak noted that changing phosphorus regulations require more stringent monitoring and asked if these requirements have been discussed with the Goemans. Mr. Drew stated that while there has been no specific discussion with the Goemans, he has discussed monitoring requirements with Dave Piquett, director of the wastewater treatment plant. Mr. Piquett intends to monitor through the required sampling manhole. Member Anderek asked for clarification on types of vehicles going through the wash – will this include semis and large

trucks? Mr. Drew replied that he did not think the walls were high enough to support semi washing, and noted that the owners were in the audience. Chairperson Michalak indicated that owners were shaking their heads that wash is not intended for large trucks and trailers. Motion by Anderek, second by Stapleton to approve site plan. Motion carried.

Adjournment – Motion by Henke, and seconded by Anderek for adjournment. Motion carried. Meeting was adjourned at 5:48 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary