

PLAN COMMISSION
City of Hartford
July 23, 2018

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Tom Stapleton, Tony Anderek, Scott Henke, Ralph Kuepper, Alderperson Liaison Barry Wintringer

ABSENT AND EXCUSED: None

ALSO PRESENT: City Planner Justin Drew

Call to Order - Chairperson Michalak called the meeting to order at 4:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

Minutes - Minutes of July 9 were deferred to a later meeting.

Appearances - Chairperson Michalak invited appearances. There were no appearances.

Public Hearing: Amended Conditional Use Permit - The North Bookend Apartments at the Southwest Corner of North Main Street and State Street

Opening of Hearing:

Mayor Michalak declared the hearing open, and requested a reading of the public notice.

Reading of Public Notice:

City Planner Justin Drew read the public notice.

Staff Review: Proposed Conditional Use to Locate a Multi-Family Residential Building in the B-3 General Business District:

A multi-family development was identified as one of the key catalytic projects to spur downtown development in the downtown plan endorsed by both the Plan Commission and the Common Council. New, high end residential units will create additional business opportunities for shops, restaurants and bars within the downtown. Apartments are allowed in the B-3 District as a conditional use. In May 2018, the Plan Commission granted a Conditional Use Permit for a 57 unit apartment on three floors plus underground parking on the ground floor. After additional market research, and in an effort to offer more amenities and on-site management, the Developers have submitted a modified plan for up to 82 units on four floors plus underground parking on the ground floor and first floor. The building footprint would be approximately the same size. Section 13.0317 (c)(2) of the Municipal Code states that residential quarters in the B-3 District must be housed within the principal structure, must be at least 600 square feet for one bedroom units, 750 square feet for two-bedroom units, and 800 square feet for 3-bedroom units, and that entrances and exits to such quarters are separate from any commercial uses in the building. No commercial uses are proposed. The development is surrounded by other commercial properties to the south and east, and two-family and multi-family properties to the north and west. The structure would be L-shaped and would flank North Main Street and West

State Street. Tenants would enter the building from the parking lot, or from the corner of North Main Street and West State Street. The one bedroom units would be approximately 670 square feet, the two-bedrooms units would be approximately 1,020 square feet, and the three-bedroom units would be approximately 1,460 square feet. The Developers are discussing eliminating the one-bedroom plus den units and instead going with some number of smaller one-bedroom/studio apartments. The submitted plan shows 77 total units, but they are requesting to be able to reconfigure the units for site plan review to a maximum of 82 units. Vehicles would enter the site from a new driveway on North Main Street just north of the railroad tracks, from the existing South Johnson Street alley, or from a new entrance on West State Street. The apartments would have 1 underground parking stall per unit and 10 above ground parking spaces. In addition, the City parking lot would have approximately 51 spaces for general use. Tenants of the apartment complex could purchase annual overnight parking passes for this lot. 9 overnight parking passes have been issued to tenants of nearby housing units. Staff recommended approval under the condition that the development provide at least one underground parking space per residential unit.

During the review, Chairperson Michalak requested clarification on the number of units. Mr. Drew noted that 76 units were the lowest number, 77 units were the number on the renderings and 82 units were the possible maximum number of units should the developers reconfigure. Member Henke asked about the possibility of having tenants enter the building from Johnson Street rather than State Street. Mr. Drew replied that there has been some discussion on this configuration depending on the grading. Mr. Drew also noted that there were more spaces available with the new configuration and the differentiation between public and private spaces will be clear.

Appearances in Favor:

*Bill Bode, 18900 W. Bluemound Road Brookfield: Mr. Bode is working with Graywolf Partners to develop this property, and is the owner of three of the lots and contracted buyer for three others. Housing is in demand in Hartford and his market research supports the larger development. He has been discussing a Johnson Street entrance with his architects and they think the grading will not be an issue.

*Tom Hostad, Hartford Area Development Corporation: This is part of the Downtown Revitalization project and will serve as a great stimulus for additional development downtown.

Appearances in Opposition:

*John Ritger, 306A Church Street: Owner of Dave's Lanes and Doodles Bar. Not really in opposition but wants to make sure public parking is not lost in the evening.

Closing of Hearing:

Chairperson Michalak closed the hearing.

Discussion by Plan Commission:

Chairperson Michalak requested comments by members. Member Henke asked about the 9 parking permits, and Mr. Drew explained that they were purchased by people in the immediate area.

Official Action Regarding Proposed Conditional Use to Locate a Multi-Family Residential Building in the B-3 General Business District

Motion by Kuepper, second by Henke to approve conditional use to locate a multi-family residential building in the B-3 General Business District. Motion carried.

Extraterritorial Review of the Certified Survey Map for a Property at the Northwest Corner of Arthur Road and McKinley Road in the Town of Hartford

Executive Summary Review:

The property is owned by Dupont Uebele, LLC and is located in the Town of Hartford at the northwest corner of Arthur Road and McKinley Road. The proposed Certified Survey Map would result in a land split. The current property is 44.91 acres. The new parcel would be split off from the southwest part of the existing property and would be 3.27 acres. The intent is to sell the new parcel to the family's son, allowing him to build a house on the property. Under City Extraterritorial Land Division Ordinances, parcels smaller than 35 acres cannot be created within the City's extraterritorial review area unless an Intermunicipal Agreement is entered into with the Town of Hartford and a Comprehensive Zoning Ordinance is created. The City approved an Intermunicipal Agreement with the Town of Hartford in April, 2018. Assuming the Council approves the following two agenda items on Tuesday, July 24, 2018 (*A Resolution Initiating the Adoption of an Extraterritorial Zoning Ordinance, and Approval of an Interim Extraterritorial Zoning Ordinance*), this CSM can be approved. Article 6 of the Intermunicipal Agreement allows for the creation of lots smaller than 35 acres if certain criteria are met. For agricultural land divisions, the City may grant approval of a land division subdividing portions of agricultural lands provided that the City shall determine that the proposed land division will assist and assure the continuation of the agricultural use. The City has long taken the view that selling land to an immediate relative meets this criterion. Planning Staff recommended approval of the Certified Survey Map for the Dupont Uebele property.

Plan Commission Discussion, Arthur Road CSM:

Mr. Drew reviewed the executive summary. Chairperson Michalak requested comments. Motion by Wintringer, second by Anderek to recommend approval of the Dupone Uebele CSM. Motion carried.

Adjournment - Motion by Kuepper, second by Anderek to adjourn meeting. Meeting adjourned at 4:50 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary