

**CITY OF HARTFORD  
COMMON COUNCIL  
August 28, 2018**

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, met for its regularly scheduled meeting on Tuesday, August 28, 2018, 7:00 p.m., in the Common Council Chambers of Hartford City Hall, 109 North Main Street, Mayor Timothy Michalak presiding.

**PLEDGE OF ALLEGIANCE**

Mayor Michalak led the Common Council in the Pledge of Allegiance.

**ROLL CALL**

The Mayor and all Alderpersons were present except Alderpersons Kohler and Hegy, who were absent and excused.

**UNANIMOUS CONSENT AGENDA**

MOTION by Alderperson Wintringer, and seconded by Alderperson Carroll approving the Common Council minutes of May 22, June 12, June 26, July 10, July 24, and August 7, 2018. MOTION CARRIED UNANIMOUSLY.

**COMMUNICATIONS**

There were no communications.

**APPEARANCES / CITIZENS COMMENTS**

There were no appearances / citizens comments.

**ALDERMANIC REQUESTS**

Alderperson Wintringer mentioned a presentation on Green Bay's 13 Championship Seasons that will occur September 11<sup>th</sup> at the Jack Russell Memorial Library.

**MAYOR'S REPORT**

There was no Washington County Board update.

**PUBLIC HEARING "A"**  
**Levying and Collecting Special Assessments**  
**Replacement of Lead Water Services along Maple Avenue**

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Mayor Michalak declared the public hearing open. The notice of public hearing as published in the 8/17/2018 Daily News was read by City Clerk Lori Hetzel.

The Common Council recently adopted an ordinance requiring all lead water services within the City to be replaced when the City reconstructs the street which serves the property. Maple Avenue is being reconstructed during the fall of 2018. The City Water Utility has verified existing lead laterals along Maple Avenue to include 440, 512, and 528 Maple Avenue. These properties will be required to replace the pipe from the street to the home. The estimated cost for the replacement of a lead water service is \$3,000 per property. The property owner will have the option to pay for the special assessment in five annual installment.

There were no appearances for. Under appearances against, Emily Otte, 440 Maple Avenue, asked questions relating to the special assessment. There being no discussion by the Common Council, Mayor Michalak declared the public hearing closed. City Engineer Schall responded to Ms. Otte's questions.

Resolution No. 3514

A FINAL RESOLUTION FOR THE LEVYING AND COLLECTING OF SPECIAL ASSESSMENTS UNDER SECTION 66.0703 WISCONSIN STATUTES FOR THE REPLACEMENT OF LEAD WATER SERVICES ALONG MAPLE AVENUE FROM GRAND AVENUE TO WHELOCK AVENUE LOCATED IN THE SW ¼ OF SECTION 21, T10N, R18E, CITY OF HARTFORD, WASHINGTON COUNTY, WI

MOTION by Alderperson Mixon, and seconded by Alderperson Turchi for the adoption of proposed Resolution 3514. MOTION CARRIED UNANIMOUSLY.

**PUBLIC HEARING "B"**  
**Rezoning Lots 1-4 and 7-12 of Windsong Crossing Subdivision**  
**Rs-4 Single Family District to Rd-2 Two Family District**

Mayor Michalak declared the public hearing open. The notice of public hearing as published in the 8/10/2018 and 8/17/2018 Daily News, and as mailed to 60 affected property owners, was read by City Clerk Lori Hetzel.

The affected single-family lots were never built upon, and the applicant believes that the market for two-family buildings is quite strong. The current inventory of available two-family lots is 58. Based on the reduced demand and heightened interest the applicant has received, he believes that the lots will be built out more quickly as two-family lots. The requested rezone changes the total for Windsong Crossing to 66 units from the original 68 units. The proposed zoning change conforms to the Smart Growth Plan.

Under appearances for, the owner of the lots, spoke on the proposed rezoning. The owner of 741 Broadmoore Avenue asked about constructing a prefab home on the lot. The owner of 761 Stonecrop Drive expressed her support for the rezoning. Under appearances

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against, the owner of 853 Broadmoore Avenue noted that when they bought the property they were told that these lots were for single family homes. She expressed concern that now they are going to be two-family. Under discussion by Council, the builder of the proposed units provided drawings for the condominium units, noting that they will be ranch style. There being no further discussion, Mayor Michalak declared the public hearing closed.

Ordinance 1394

**AN ORDINANCE AMENDING THE ZONING  
MAP, A PART OF ORDINANCE 278**

MOTION by Alderperson Mixon, and seconded by Alderperson Rusniak to suspend the rules for immediate consideration of proposed Ordinance 1394. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Wintringer, and seconded by Alderperson Turchi for the adoption of proposed Ordinance 1394. MOTION CARRIED UNANIMOUSLY.

**PUBLIC HEARING "C"  
Jurisdictional Transfer Agreement with Washington County,  
Town of Hartford, and City of Hartford**

Mayor Michalak declared the public hearing open. The notice of public hearing as published in the 8/7/2018 Daily News was read by City Clerk Lori Hetzel.

The City was approached by Washington County to have a jurisdictional transfer of County Trunk Highway N from West State Street to the County line, and of State Trunk Highway 83 from State Highway 60 to Clover Road. The Town of Hartford at its meeting of August 27, 2018 voted to amend the agreement to take jurisdiction of State Trunk Highway 83 from the City limits up to Clover Road. The City would have jurisdiction for STH 83 within City boundaries. Washington County will transfer CTH N to the City and WisDOT will transfer STH 83 to the City. As part of the transfer both roads will be attached to the City. The formal agreement spells out the specific details of the transfer for both the City and the Township. Washington County will pay the City of Hartford a lump sum figure of \$240,000 for future maintenance costs of these two sections of roadway.

There were no appearances for, nor any against the proposed Jurisdictional Transfer Agreement. Under discussion by Council, the Washington County Highway Commissioner, reviewed the portion of STH 83 that would be under the Town of Hartford jurisdiction. City Administrator Volkert reviewed the reasons for the STH 83 change. There being no further discussion, Mayor Michalak declared the public hearing closed.

Resolution No. 3515

**FINAL RESOLUTION REGARDING INTERGOVERNMENTAL AGREEMENT**

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WITH WASHINGTON COUNTY, TOWN OF HARTFORD, AND CITY OF HARTFORD

MOTION by Alderperson Garza, and seconded by Alderperson Rusniak for the adoption of proposed Resolution 3515. MOTION CARRIED UNANIMOUSLY.

**STANDING COMMITTEES**

**Finance & Personnel Committee**

MOTION by Alderperson Mixon, and seconded by Alderperson Wintringer approving the following licenses: (bartender) Madelynn Cypher, Doria Southard. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Wintringer, and seconded by Alderperson Turchi approving a Class A Fermented Malt Beverage and Intoxicating Liquor license for Hartford Wine & Spirits, 714 East Sumner Street, for the period August 28, 2018 – June 30, 2019. MOTION CARRIED UNANIMOUSLY.

**RESOLUTIONS**

**Resolution No. 3516**

A RESOLUTION AUTHORIZING THE  
SALE OF 2011 INNOVATION WAY

Carmex Precision Tools LLC has submitted an offer to purchase approximately 2.6 acres of land at 2011 Innovation Way for \$24,000 per acre.

MOTION by Alderperson Turchi, and seconded by Alderperson Fulop for the adoption of proposed Resolution 3516. MOTION CARRIED UNANIMOUSLY.

**CITY ADMINISTRATOR'S REPORT**

In 2016, the City, in conjunction with the Washington County Site Redevelopment Committee, used Federal EPA Grant funds to do a Phase I and Phase II environmental analysis of the eight parcels that make up the proposed North Bookend redevelopment site. The Brownfield Grant provides funds to actually clean up the North Bookend Project site and make it ready for redevelopment. It is a matching grant that requires the City and Developer to spend at least \$1,664,448 in order to receive the entire \$499,000. The term of the grant is from acceptance until 12/31/2019.

MOTION by Alderperson Wintringer, and seconded by Alderperson Turchi approving the Brownfield Grant Agreement between the City of Hartford and the Wisconsin Economic Development Corporation for the North Bookend Project. MOTION CARRIED UNANIMOUSLY.

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City Administrator Volkert reviewed the second quarter summary comparison of the current year to the three prior years for general fund revenues and expenditures.

### **CLOSED SESSION**

MOTION by Alderperson Mixon, and seconded by Alderperson Carroll that the Common Council move into closed session at 7:40 p.m. under § 19.85 (1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session" related to the North Bookend Project; the Common Council to reconvene in open session for adjournment only. ROLL CALL: "Ayes" 7 "Nays" 0. MOTION CARRIED UNANIMOUSLY.

### **RETURN TO OPEN SESSION**

MOTION by Alderperson Mixon, and seconded by Alderperson Wintringer to return to open session at 8:33 p.m. MOTION CARRIED UNANIMOUSLY.

### **ADJOURNMENT**

MOTION by Alderperson Mixon, and seconded by Alderperson Garza for adjournment at 8:34 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,  
Lori Hetzel, City Clerk

LH:pb  
CCAUG28.18  
Compiled by Pat Borlen, Deputy Clerk