

PLAN COMMISSION
City of Hartford
November 12 , 2018

PRESENT: Chairperson Timothy C. Michalak, Vice-Chairperson Dennis Regan, Members Tom Stapleton, Tony Anderek, Ralph Kuepper

ABSENT AND EXCUSED: Member Henke and Alderperson Liaison Wintringer

ALSO PRESENT: City Planner Justin Drew

Call to Order - Chairperson Michalak called the meeting to order at 4:00 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

Minutes - Motion by Stapleton second by Kuepper to approve minutes of October 15. Motion carried.

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

Proposed Amendment to the City of Hartford 2030 Smart Growth Plan

Executive Summary Review

In 2010 the Plan Commission and Common Council approved the nine elements of the City of Hartford 2030 Smart Growth Plan and component Long-Range Land Use Map. The Long-Range Land Use Map was subsequently amended for small areas later in 2010, 2012 and earlier in 2016. During the Smart Growth review process, Staff indicated that proposed changes were likely to come forward occasionally, primarily from land owners. The Plan Commission and Common Council can vote to change the City of Hartford 2030 Smart Growth Plan at any time. Ideally the Long-Range Land Use Map should serve as a template of how the City views the current and future mix of land uses in and around Hartford. However, some of the land uses described in the Long-Range Land Use Map do not ideally describe the land use that exists or could appropriately exist in a given area. For example, in the downtown area, there are individual buildings that include residential, commercial and light industrial uses. This mix of uses is viable outside of the downtown as well. Staff recommends that the City of Hartford 2030 Smart Growth Plan and Long-Range Land Use Map be amended to reflect the following changes:

209 West Lincoln Avenue: The adopted Smart Growth Plan identifies this area for medium density residential development (5.8 - 8.0 units per acre). The applicant is requesting commercial development. The surrounding area calls for medium density residential development, and institutional development. In addition, the Chandelier Ballroom, which is located less than ¼ mile from this property, is shown as appropriate for commercial development. The applicant proposes a crafting retreat house. It would be a place that groups of up to 12 could rent for the weekend or overnight in order to work on craft projects in a group setting. In addition, the retreat house would host

classes and open sewing nights during the week. The applicant has submitted examples of similar crafting retreat houses in Beaver Dam, Waukesha, Waldo, Janesville, Lake Geneva, Cambridge, and Black River Falls. Most of the examples were located in similar predominantly residential neighborhoods. Staff sees this use as similar to the use approved for the Schwartz Mansion in 2016 (small gatherings, dinner parties and wine tastings, as an extension of the Chandelier Ballroom and allow their guests to utilize it as an 'Inn' for bridal parties to stay at who are hosting their weddings at the Ballroom). The proposed use is not allowed in the I-1 District and would require a rezoning. The proposed use would be allowed as a conditional use in the B-3 General Business District. Staff believes that the proposed use would be appropriate in a residential area given the number of similar venues that operate around the State without problem, the small scale of the use, and the fact that the building will not be used for overnights all of the time. In addition, the applicant lives in a home very close by and is obviously sensitive to ensuring that the peaceful nature of the neighborhood remain. As a result, Staff does not believe that the proposed use for a crafting retreat house would alter the nature of the residential neighborhood, or cause significant problems. However, given the residential nature of the surrounding neighborhood, Staff believes that the Plan Commission and Common Council should specifically include in any approval that the City is only endorsing the specific land use proposal, and not a broader range of commercial uses. Staff recommended that the City of Hartford 2030 Smart Growth Plan Long-Range Land Use Map be amended for 209 West Lincoln Avenue to allow for commercial development.

Plan Commission Discussion, Proposed Amendment to the City of Hartford 2030 Smart Growth Plan

Mr. Drew reviewed the Executive Summary. Chairperson Michalak requested information on the City's right to unilaterally change the zoning back should that become necessary. Mr. Drew noted that the City has the statutory right to change zoning on a property, and this case would not be considered 'spot zoning'. If necessary it would be in response to predetermined conditions. Should the property be sold, information would be released as part of the City's response to standard title company requests. Chairperson Michalak emphasized the importance of this being in the official record. Mr. Drew explained that it would be on file. Member Regan asked about the current Institutional zoning, is that because it is part of the church property? Mr. Drew stated that the zoning has always been I-1, and the property was previously used as a daycare and for the Boys & Girls Club. Member Kuepper asked about the parking setup. At this point, the applicant was requested to come forward with more information. Ms. Jean Harley explained that the building was originally the parsonage for the church, and that parking included 5 spaces on-site and up to 12 spaces available in the church parking lot. Member Regan asked about reverting to the previous zoning - would that be I-1 or some type of residential zoning. Mr. Drew explained that the process would go through Plan Commission and Council, and would revert to the 'predominant land use', most likely single family. However, I-1 would also be appropriate. Member Anderek asked if the parcel was separate from the church. Mr. Drew affirmed. Member Regan noted that he would have a problem with reverting back to an I-1 designation. Mr. Dre reminded members that this agenda item concerned a change in land use, and rezoning is the

next step, followed by a conditional use review. Member Regan asked how the City protects itself if the property is sold. Mr. Drew noted that appropriate language would be part of the conditional use permit (a condition). Motion by Regan, second by Anderek to recommend approval for the proposed change to the land use plan. Chairperson Michalak requested any additional comments. Member Regan asked if the approval was sufficient to protect the City. Mr. Drew affirmed. Chairperson Michalak asked about the multi-step process required for this proposal. Mr. Drew explained the next step, which is a rezoning, to be reviewed/approved by Plan Commission and Council; and a conditional use permit, to be reviewed and approved by the Plan Commission. Chairperson Michalak requested a vote. Motion carried.

Review of the Certified Survey Map for 1329 to 1345 South Wilson Avenue

Executive Summary Review:

The City originally approved a development proposal on this property for two multi-family buildings with 24 units each (48 total units) in 2005. Each building would have been three stories tall with underground parking. The development never proceeded, and the bank that owned the note eventually took ownership of the site. In 2017, Condo Development, LLC submitted a concept plan for eight 4-family buildings on the property with a private driveway that was approved by the Plan Commission. They are now working on a modified plan with three 4-family buildings and eight 2-family buildings with the same private driveway. The total number of units proposed is now 28. The Developer has now submitted a Certified Survey Map to create a lot for the two-family buildings and another lot for the four-family buildings. Lot 1 would be 99,430 square feet and meets the minimum area, area per unit and width requirements of the Rd-2 two-family district (12,000 square feet minimum lot size, 6,000 square feet per dwelling unit, 80' lot width at building setback line). Lot 2 would be 60,101 square feet and meets the minimum area per unit and width requirements of the Rm-3 District (3,111 square feet per dwelling unit, 100' lot width at building setback line). The Planning Staff recommended approval of the Certified Survey Map for 1329 to 1345 South Wilson Avenue.

Plan Commission Discussion, Certified Survey Map, 1329 - 1345 South Wilson

Mr. Drew reviewed the executive summary. Chairperson Michalak asked for comments. Member Anderek asked for information on the process. Mr. Drew explained that the next stage is a Development Agreement to be reviewed and approved by the Council, and a site plan for the multifamily portion of the development, reviewed and approved by Plan Commission. Motion by Anderek, second by Kuepper to recommend approval for the Certified Survey Map for 1329 - 1345 South Wilson. Motion carried.

Adjournment - Meeting adjourned at 4:15 p.m. by call of Chair.

Respectfully submitted,
Justin Drew, City Planner