

Notice and Agenda
Hartford City Plan Commission
Regular Meeting

Date: January 11, 2016

Time: 7:00 p.m.

Common Council Chambers
Lower Level City Hall - 109 North Main Street

-
1. Call to Order
 2. Minutes of December 14, 2015 (pp. 1 – 4)
 3. Appearances
 4. Review of the Certified Survey Map for Quad Graphics property located east of Goodland Road and south of Constitution Avenue (pp. 5 – 14)
 5. Site Plan Review Amendment for Wilson Heights Apartments, located at 820 and 860 East Loos Street. (pp. 15 – 21)
 6. Concept Plan Review of Red Oak Apartments, a multi-family residential development located south of the Red Oak Subdivision east of STH 83 (pp. 22 – 26)
 7. Proposed amendment to the City of Hartford 2030 Smart Growth Plan (pp. 27 – 31)
 8. Adjournment

Color Renderings:
Smart Growth Plan Map

“Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Clerk at least one (1) business day prior to the meeting.”

“Members of the Common Council may attend the above meeting. Pursuant to State ex. rel. Badke v. Greendale Village Board, 173 Wis.2d 553, 494 N W 2d 408 (1993) such attendance may be considered a meeting of the Common Council. This notice is given so that members of the Common Council may attend the meeting without violating the open meeting law.”

PLAN COMMISSION
City of Hartford
December 14, 2015

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

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 Henke approving the minutes of November 9, 2015. Motion carried.

Appearances – Jeff Miller of Broan-Nutone appeared, noting Broan-Nutone's commitment to Hartford and requesting consideration of accelerating the Northern Reliever Route around Hartford to alleviate shipping traffic congestion in Hartford proper.

Sign Review: Studio 106, 40 North Main Street

Executive Summary Review:

Kelly Kraemer submitted an application for a wall sign for her business, Studio 106. Ms. Kraemer intends to replace the current Studio 106 signage on the front of the building.

The previous sign was approved on February 12, 2007, the business name in burgundy plastic lettering on a white background. The proposed sign will feature new lettering and a slogan, "As Unique As You". The sign is painted on signboards with a total measurement of 24 feet wide by 20 inches high, for a total square footage of 39.84. The colors are shades of gray on a gray/cream/blue background. All aspects of this installation meet code requirements for size, placement and color.

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. There were no questions or comments.

MOTION by Henke, second by Kuepper to approve the wall sign for Studio 106. Motion carried.

Public Hearing for City of Hartford Downtown Development Plan

Chairperson Dautermann opened the hearing and requested the reading of the public notice by Mr. Drew. Mr. Drew invited representatives of Vandewalle and Associates to review the Downtown Development Plan.

Tom Hostad, of the Hartford Area Development Corporation, provided information on the participants and process thus far. The HADC, Business Improvement District, Chamber of Commerce, City, and First National Bank have partnered on this plan with area employers and members of the general public also involved. Mr. Hostad noted the need for high quality entry level housing for young workers, mentioning the trend toward downtown housing as attractive to a younger workforce. He noted the process that culminated in the choice of Vandewalle and

Associates as the planning partner for this project, and recognized the efforts and ideas of past planners and citizens to build the downtown. He summarized by mentioning that the current plans were a realistic assessment of needs and opportunities and a continuing partnership to keep the process going forward. Mr. Hostad then turned the podium over to representatives from Vandewalle and Associates.

Jeff Mahoney reviewed all aspects of the process, discussing potential opportunities in housing, hospitality and retail/entertainment, identifying 'catalytic sites' around the downtown area and reviewing information from the Downtown Opportunity Analysis and Downtown Development Plan which had been made available to the public at open meetings, including the most recent one prior to the Plan Commission meeting. Mr. Mahoney also noted the contribution of the University of Wisconsin-Milwaukee and its earlier report. Specific sites mentioned included a hotel site along E. Sumner Street, and a brewpub east of North Main Street and north of the Rubicon River. Mr. Mahoney discussed the short- and long-term planning process and noted the importance of attention to scale in development decisions.

Following the review, Chairman Dautermann requested appearances in favor. Speaking in favor of the plan were Jeff Miller of Broan-Nutone; Tim Purman of the Hartford Business Improvement District and the First National Bank of Hartford; Merle Miller of Birds On Deck and Home Improvements; Gary Wendorff of SteelCraft and SnoWay; Tom Niebler, owner of 71 – 75 N. Main Street; Tom Hostad of the Hartford Area Development Corporation; Bob Szmurlo of ReMax; and Trisha Hoehn of Lotus Be Well. Mr. Niebler and Mr. Szmurlo also requested consideration for preserving the Mole Hole building (100 N. Main).

Chairperson Dautermann requested appearances in opposition. There were no appearances in opposition.

Chairperson Dautermann closed the hearing, and requested discussion by the Plan Commission. All Plan Commissioners spoke in favor of the plan. Comments were also made in appreciation of the collaborative efforts of all involved.

Chairperson Dautermann requested official action. Motion by Kuepper, second by Rusniak endorsing the Downtown Development Plan and recommending its incorporation into the City of Hartford Smart Growth Plan. Motion carried.

Review of a Rezoning Request for 25 Meadowdale and 1485 Hillcrest Drive

Executive Summary Review:

David and Susan Roskopf have requested the rezoning of two properties at the corner of Hillcrest Drive and Meadowdale Drive, 25 Meadowdale (tax key number 36-3201-002-001) and 1485 Hillcrest (tax key number 36-3201-002-002).

The properties were annexed in June of 2015 with Town of Hartford addresses of 2825 Hillcrest Drive and 6957 Meadowdale Drive. New City addresses have been assigned and the owners have now requested City residential zoning. The two lots are equal in size; however, one lot (1485 Hillcrest) is a corner lot. Rs-4 is an appropriate zoning for these lots. The lots measure approximately 100' x 210' and meets the minimum width and area requirement for Rs-4 (80' at the building setback line, 10,000 square feet).

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. There were no questions or comments.

MOTION by Henke, second by Regan to recommend approval of the rezoning request for 25 Meadowdale and 1485 Hillcrest. Motion carried.

Review of a Rezoning Request for 108 Branch Street

Executive Summary Review:

Robert and Debbie Wilhelm have requested the rezoning of a property at the corner of Branch Street and Church Street, 108 Branch Street, tax key number 36-2103-022-001. The property is currently owned by the First Congregational Church.

The property is currently zoned I-1 Institutional. The Wilhelms intend to convert the property into an antique and stained glass shop. Purchase of the property is contingent on a successful rezoning to a business use. The lot is an irregular shape, but the street-side (Branch and Church) widths are within the minimum 30' requirement at the building setback line. The property also meets the area requirement at approximately 13,850 square feet (code minimum 5,000 square feet). The property adjoins the Business Improvement District and Downtown Historic District, but is not within these areas.

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. There were no questions or comments.

MOTION by Regan, second by Stapleton to recommend approval of the rezoning request for 108 Branch Street. Member Rusniak noted that this was an excellent use for the facility. Member Henke referred to the Downtown Development Plan and commented that it might need to be modified for this use. Motion carried.

Parking Lot and Retaining Wall Removal, Landmark Credit Union, 1400 Schauer Drive

Executive Summary Review:

Landmark Credit Union has a deteriorating retaining wall adjacent to the northeast-most parking lot (abutting CTH K). They are seeking to remove the retaining wall, remove this 26 stall parking lot, and regrade and landscape the area. There are currently 115 parking stalls at Landmark Credit Union. 89 would remain if the parking lot removal is approved. The Code requires 1 square foot of parking space for each square foot of building space. Even with the removal, the parking remaining would meet this requirement. The regraded area would be seeded and planted with 3 autumn blaze maples, 3 skyline honey locusts, 9 gray dogwood shrubs, and 120 dwarf bush honeysuckles.

Staff believes that the parking lot is superfluous, that the proposal would be more attractive with the proposed landscaping and that the increase in pervious surface would benefit stormwater management.

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. Member Kuepper commented that he has viewed the area being discussed and agrees with the change.

MOTION by Kuepper, second by Anderek to recommend approval for the parking lot and retaining wall removal, Landmark Credit Union, 1400 Schauer Drive. Motion carried.

Co-Location of Verizon Communications Equipment and Equipment Building, 105 Steelcraft Drive

Executive Summary Review:

In 2013, the Plan Commission approved a US Cellular antenna and equipment shelter within a leased area of the Steelcraft Property. Verizon proposes co-locating an antenna on the existing monopole. It would not change the height of the monopole. In addition, Verizon proposes a 250-ft² equipment building southwest of the base of the antenna. A large liquid propane tank (1,000 gallons) would be located at the west portion of the lease site. Transmission lines will run from the utility building to the antennas. Both the structure and the propane tank would be placed within the existing fence and would meet applicable setback requirements. Electric service is available.

Plan Commission Discussion:

Mr. Drew reviewed the executive summary. There were no questions or comments.

MOTION by Henke, second by Kuepper to approve the co-location of Verizon Communications equipment and equipment building, 105 Steelcraft Drive. Motion carried.

Planner Report

Mr. Drew reviewed the 2016 Plan Commission meeting schedule.

Prior to adjournment, member Kuepper requested information on the Meadowdale/Hillcrest sewer project – is it sized for future use by the subdivision? Chairperson Dautermann affirmed.

Adjournment – Motion by Henke, and seconded by Anderek for adjournment. Motion carried. Meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

Executive Summary

Resolution No. _____

Title: Review of the Certified Survey Map for Quad Graphics property located east of Goodland Road and south of Constitution Avenue

Background: Four tax parcels make up Quad Graphics' approximately 150 acre site. The main plant is located at 1900 West Sumner Street and the CR/T (ink plant) is located at 1951 Constitution Avenue. The main plant and the CR/T plant are separated by the Rubicon River.

Quad Graphics has determined that the land they own west of the CR/T plant and adjacent to Goodland Road is superfluous and wants to split off three lots that could be sold for development.

Lot 1 would be the lot where the main plant and the CR/T plant are located and would be approximately 117 acres. Lot 2 would have frontage on Constitution Avenue and would be 15.2 approximate acres. Lots 3 and 4 would have frontage on Goodland Road and would be approximately 10.1 and 7.9 acres respectively. All of the lots would retain M-4 Industrial Park Zoning and would meet the area (40,000 square feet) and width (120 feet) requirements of the M-4 District. Lot 2 is narrow at the Right-of-Way, but widens substantially.

The attached narrative indicates that Lots 3 and 4 could utilize private sanitary grinder pumps and connect into the existing force main on the west side of Goodland Road. However, it is against City policy to connect laterals directly into force mains. The Wastewater Superintendent checked with several other communities; none of them allow this. Force mains are pressurized vessels dedicated to moving sanitary flow from lift stations to the nearest gravity sewer. However, there is a sanitary manhole located on Goodland Road about 300 feet south of Constitution Ave. Lots 3 and 4 could still utilize private sanitary grinder pumps and connect into this sanitary manhole.

Recommendation: The Planning Staff recommends approval of the Certified Survey Map for Quad Graphics property located east of Goodland Road and south of Constitution Avenue

Prepared By: Justin Drew 1/7/16
Justin Drew, Date
City Planner

Reviewed By: Lori Hetzel 01/07/16
Lori Hetzel Date
City Clerk

Reviewed By: Jason Schall 1-7-16
Jason Schall Date
City Engineer

Approved By: Steve Volkert 1-8-16
Steve Volkert, Date
City Administrator

ROUTING: PLAN COMMISSION 01/11/16
COMMON COUNCIL 01/26/16

RESOLUTION NO. _____

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP
FOR A PROPERTY LOCATED IN THE CITY OF HARTFORD
1900 West Sumner Street/1951 Constitution Avenue

BE IT RESOLVED by the Common Council of the City of Hartford, Washington/Dodge Counties, Wisconsin, that the Certified Survey Map for the property described as a division of Lot 1 of Certified Survey Map No. 2396 in the Northwest $\frac{1}{4}$, Southwest $\frac{1}{4}$, Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13 and in the Southeast $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 10 North, Range 17 East, in the City of Hartford, Dodge County, Wisconsin, is hereby approved.

Signed:

Joseph C. Dautermann, Mayor

INTRODUCED:

ADOPTED:

ATTEST:

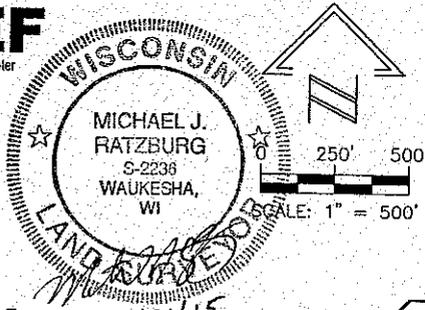
Lori Hetzel, City Clerk

CERTIFIED SURVEY MAP NO.

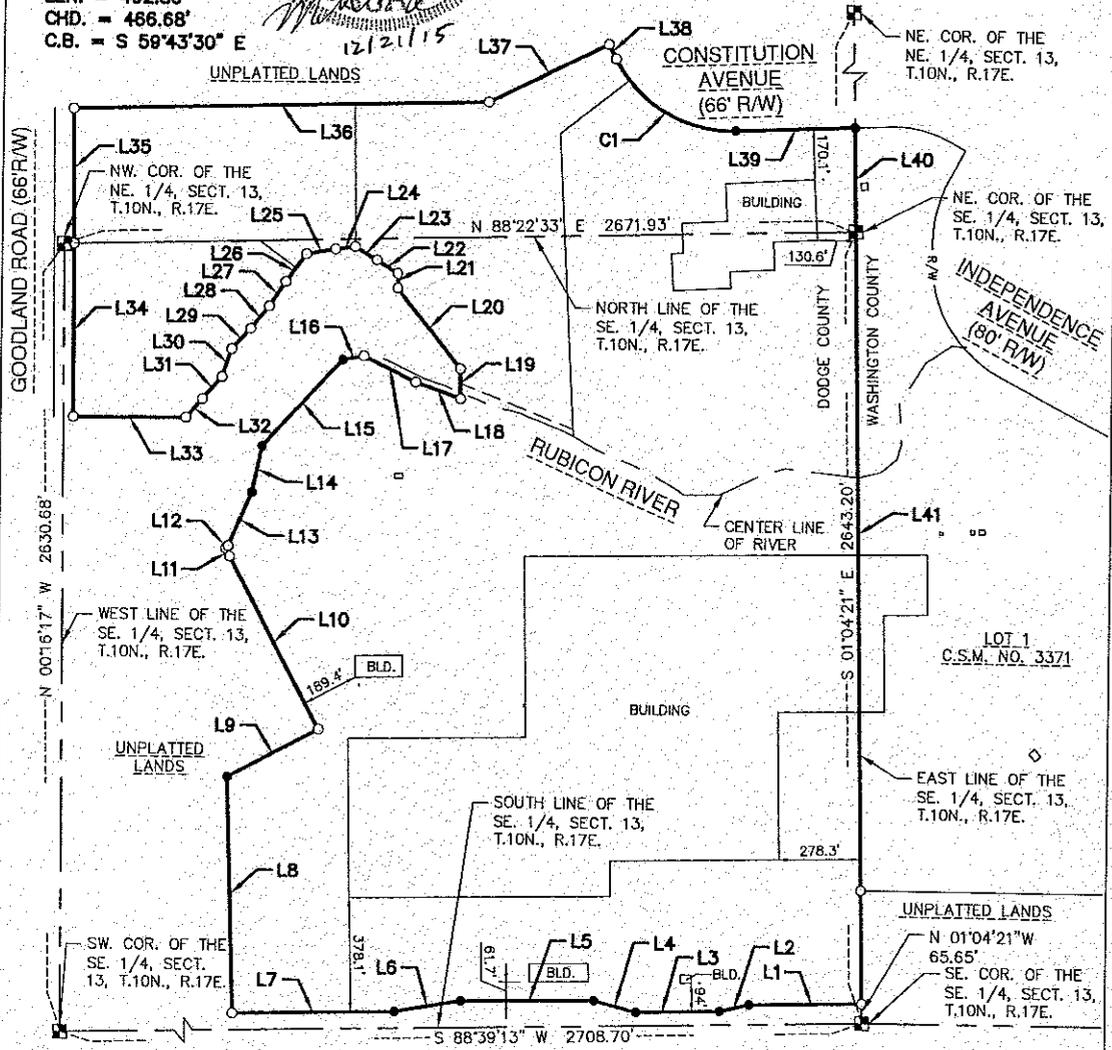
Being a division of Lot 1 of Certified Survey Map No. 2396 in the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13 and in the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 10 North, Range 17 East, in the City of Hartford, Dodge County, Wisconsin.

GRAEF

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com



C1
DEL. = 65'12"59"
TAN. = 277.00'
RAD. = 433.00'
LEN. = 492.86'
CHD. = 466.68'
C.B. = S 59°43'30" E



REFERENCE BEARING

All bearings are referenced to the south line of the SE. 1/4 of Sect. 13, T.10N. R.17E. which bears S.88°39'13"W. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

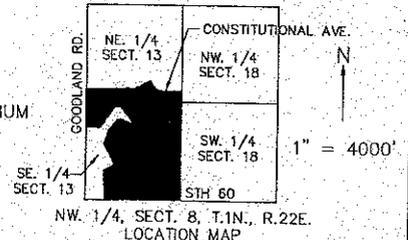
NOTE: See Sheet 2 for Interior Lots.

OWNER
Quad Graphics, Inc.
1900 W. Sumner Street
Hartford, Wisconsin 53027

STH 60 (R/W VARIES)

LEGEND

- FOUND 1" IRON PIPE
- SET 5/8" REBAR, MINIMUM WEIGHT 1.13 LBS/FT.
- FOUND CONC. MON. W/BRASS CAP

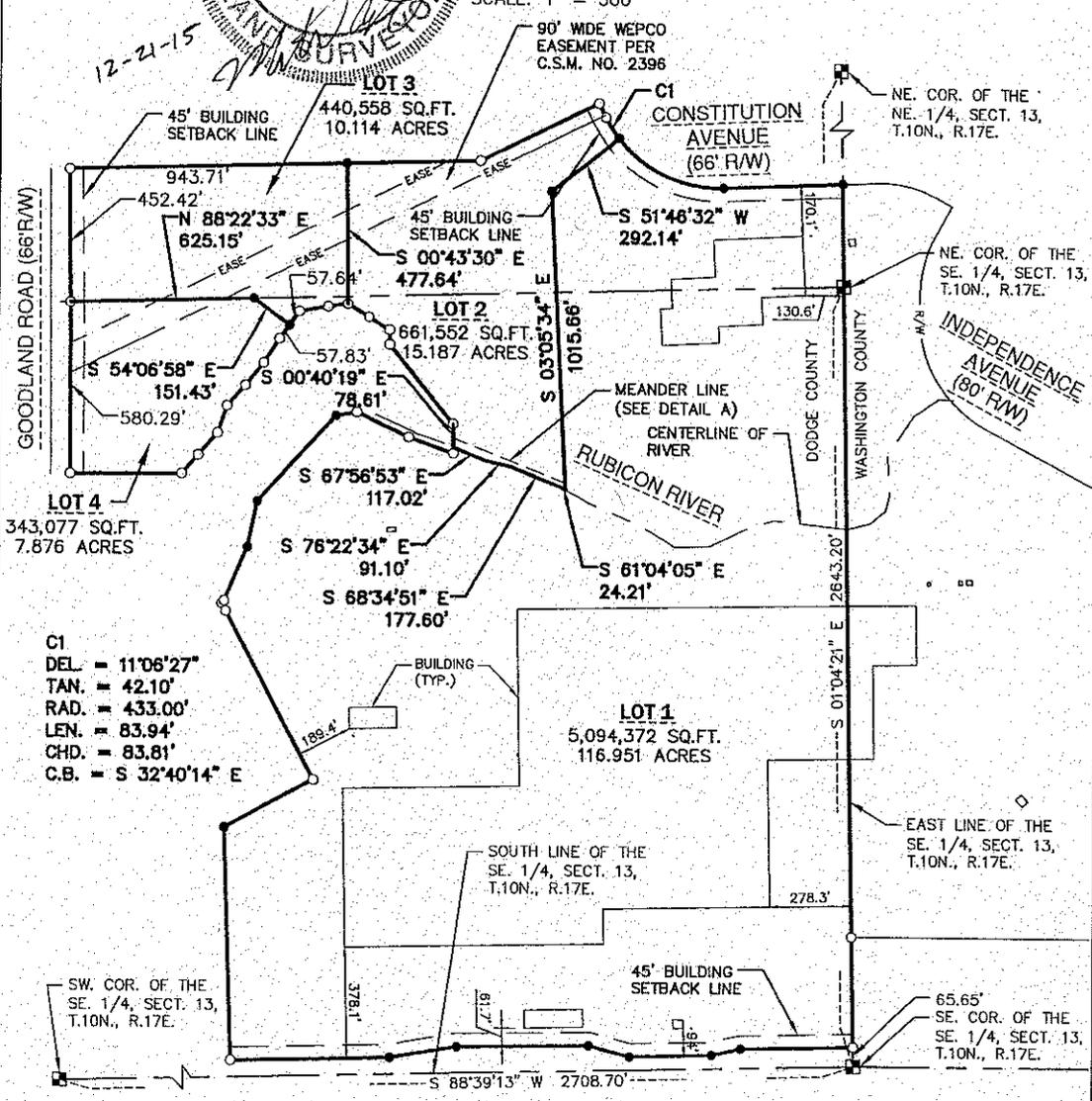
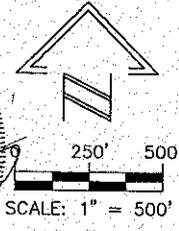


CERTIFIED SURVEY MAP NO.

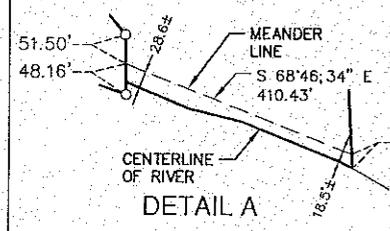
Being a division of Lot 1 of Certified Survey Map No. 2396 in the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13 and in the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 10 North, Range 17 East, in the City of Hartford, Dodge County, Wisconsin.

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C1
DEL. = 11°06'27"
TAN. = 42.10'
RAD. = 433.00'
LEN. = 83.94'
CHD. = 83.81'
C.B. = S 32°40'14" E



STH 60 (R/W VARIES)

LEGEND

- FOUND 1" IRON PIPE
- SET 5/8" REBAR, MINIMUM WEIGHT 1.13 LBS/FT.
- FOUND CONC. MONUMENT W/BRASS CAP

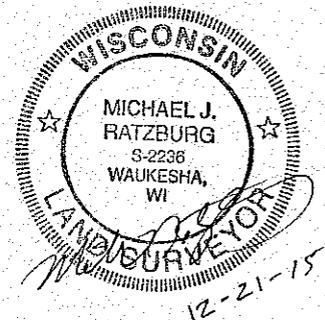
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CERTIFIED SURVEY MAP NO. _____

Being a division of Lot 1 of Certified Survey Map No. 2396 in the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13 and in the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 10 North, Range 17 East, in the City of Hartford, Dodge County, Wisconsin.

LINE TABLE

- L1 South 88°39'57" West, 383.13 feet
- L2 South 77°21'21" West, 101.98 feet
- L3 South 88°39'56" West, 280.00 feet
- L4 North 75°23'20" West, 145.60 feet
- L5 South 89°10'54" West, 450.50 feet
- L6 South 80°13'31" West, 232.03 feet
- L7 South 88°39'56" West, 542.97 feet
- L8 North 01°52'31" West, 787.55 feet
- L9 North 62°02'00" East, 342.84 feet
- L10 North 27°54'30" West, 647.42 feet
- L11 North 27°59'08" West, 30.18 feet
- L12 North 44°49'41" East, 11.63 feet
- L13 North 23°19'41" East, 198.00 feet
- L14 North 12°04'41" East, 158.40 feet
- L15 North 42°19'41" East, 396.00 feet
- L16 North 79°49'41" East, 71.28 feet
- L17 South 64°40'19" East, 198.00 feet
- L18 South 70°40'19" East, 161.70 feet
- L19 North 00°40'19" West, 99.66 feet
- L20 North 39°04'15" West, 345.98 feet
- L21 North 01°06'24" West, 49.50 feet
- L22 North 59°01'23" West, 82.96 feet
- L23 North 59°07'25" West, 86.00 feet
- L24 South 82°38'57" West, 66.02 feet
- L25 South 79°47'27" West, 98.35 feet
- L26 South 35°53'02" West, 115.48 feet
- L27 South 33°00'43" West, 98.96 feet
- L28 South 39°18'45" West, 99.10 feet
- L29 South 42°05'26" West, 92.56 feet
- L30 South 18°56'51" West, 99.03 feet
- L31 South 41°11'32" West, 99.11 feet
- L32 South 40°54'48" West, 84.38 feet
- L33 South 89°40'31" West, 379.53 feet
- L34 North 00°16'10" West, 580.42 feet
- L35 North 00°43'32" West, 452.42 feet
- L36 North 88°22'33" East, 1400.59 feet
- L37 North 63°53'00" East, 448.44 feet
- L38 South 27°07'00" East, 53.88 feet
- L39 North 87°40'00" East, 406.55 feet
- L40 South 01°10'05" East, 348.08 feet
- L41 South 01°04'21" East, 2577.55 feet



CERTIFIED SURVEY MAP NO. _____

Being a division of Lot 1 of Certified Survey Map No. 2396 in the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13 and Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 13, in Township 10 North, Range 17 East, in the City of Hartford, Dodge County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

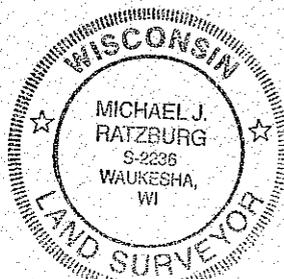
I, Michael J. Ratzburg, a professional land surveyor, do hereby certify:

That I have surveyed, divided, dedicated and mapped a division of Lot 1 of Certified Survey Map No. 2396 in the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 13 and Southwest 1/4 of the Northeast 1/4 of Section 13, in Township 10 North, Range 17 East, in the City of Hartford, Dodge County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner said Southeast 1/4; thence North 01°04'21" West, 65.65 feet to the north right of way line of STH 60 and the point of beginning; thence South 88°39'57" West, on and along said north right of way line, 383.13 feet; thence South 77°21'21" West, on and along said north right of way line, 101.98 feet; thence South 88°39'56" West, on and along said north right of way line, 280.00 feet; thence North 75°23'20" West, on and along said north right of way line, 145.60 feet; thence South 89°10'54" West, on and along said north right of way line, 450.50 feet; thence South 80°13'31" West, on and along said north right of way line, 232.03 feet; thence South 88°39'56" West, on and along said north right of way line, 542.97 feet; thence North 01°52'31" West, 787.55 feet; thence North 62°02'00" East, 342.84 feet; thence North 27°54'30" West, 647.42 feet; thence North 27°59'08" West, 30.18 feet; thence North 44°49'41" East, 11.63 feet; thence North 23°19'41" East, 198.00 feet; thence North 12°04'41" East, 158.40 feet; thence North 42°19'41" East, 396.00 feet; thence North 79°49'41" East, 71.28 feet; thence South 64°40'19" East, 198.00 feet; thence South 70°40'19" East, 161.70 feet; thence North 00°40'19" West, 99.66 feet; thence North 39°04'15" West, 345.98 feet; thence North 01°06'24" West, 49.50 feet; thence North 59°01'23" West, 82.96 feet; thence North 59°07'25" West, 86.00 feet; thence South 82°38'57" West, 66.02 feet; thence South 79°47'27" West, 98.35 feet; thence South 35°53'02" West, 115.48 feet; thence South 33°00'43" West, 98.96 feet; thence South 39°18'45" West, 99.10 feet; thence South 42°05'26" West, 92.56 feet; thence South 18°56'51" West, 99.03 feet; thence South 41°11'32" West, 99.11 feet; thence South 40°54'48" West, 84.38 feet; thence South 89°40'31" West, 379.53 feet to the east right of way line of Goodland Road; thence North 00°16'10" West, on and along said east right of way line, 580.42 feet; thence North 00°43'32" West, on and along said east right of way line, 452.42 feet; thence North 88°22'33" East, 1400.59 feet; thence North 63°53'00" East, 448.44 feet to the south right of way line of Constitutional Ave.; thence South 27°07'00" East, on and along said east right of way line, 53.88 feet to the beginning of a curve to the left, having a radius of 433.00 feet and a long chord of South 59°43'30" East, 466.68 feet; thence Southeasterly, on and along the arc of said curve and said south right of way line, 492.85 feet; thence North 87°40'00" East, on and along said south right of way line, 406.83 feet to the east line of said Southeast 1/4; thence South 01°10'05" East, on and along said east line, 348.35 feet; thence South 01°04'21" East, on and along said east line, 2577.55 feet to the point of beginning.

Containing 6,539,559 square feet (150.13 acres), more or less.

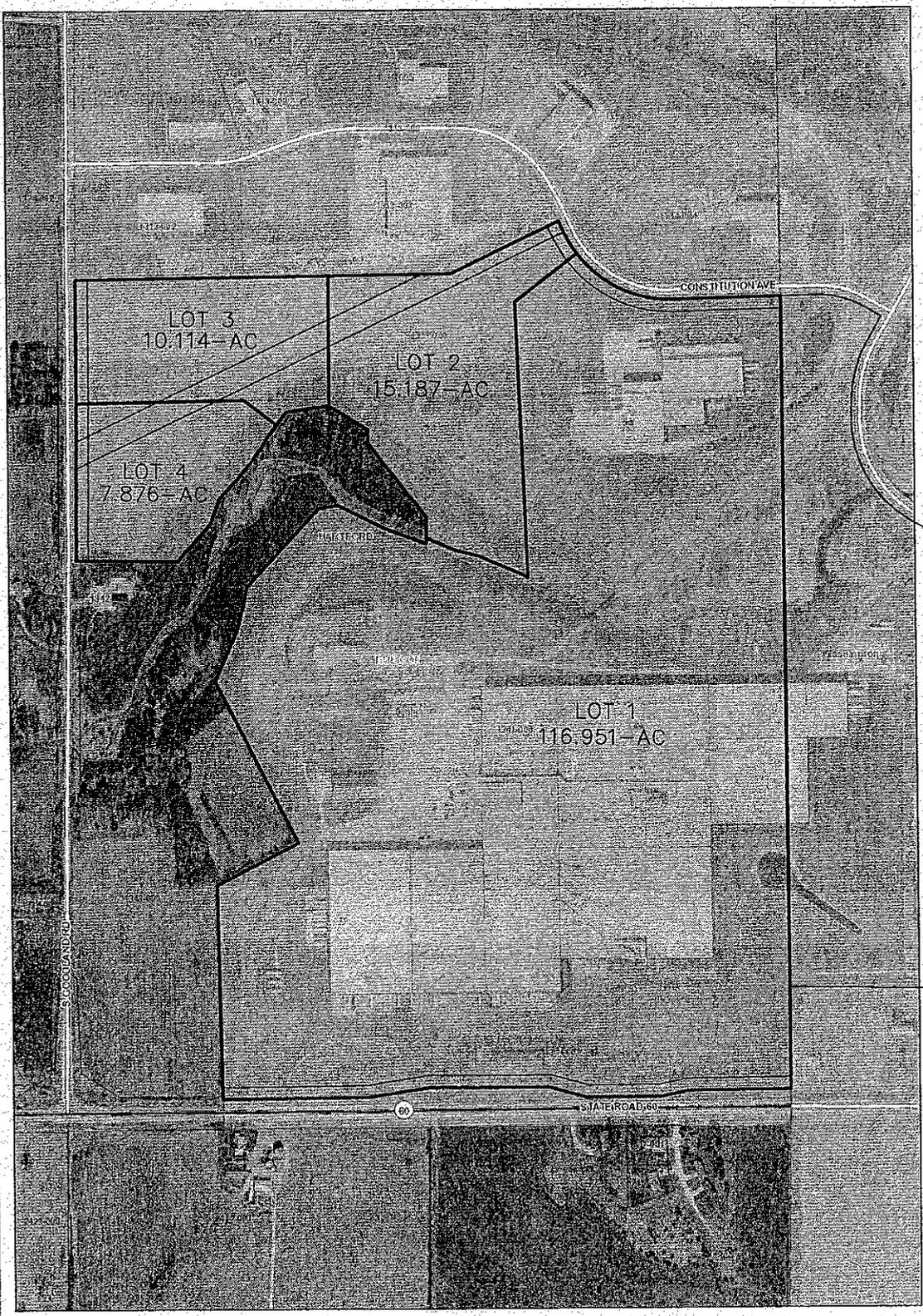
That I have made such survey, land division, and map by the direction of the owners of said land. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Hartford, in surveying, dividing, dedicating and mapping the same.



Michael J. Ratzburg
Michael J. Ratzburg, S-2236
Professional Wisconsin Land Surveyor

Date: 12-21-15

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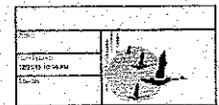
Legend

- Parcels
- Parcel Labels
- Cities and Villages
- Towns
- Sections
- State Roads
- County Roads
- Federal Roads
- Contour
- Lakes and Rivers

Dodge County, WI



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



NARRATIVE

Existing Conditions

Tax Parcels #230-1017-1313-000, #230-1017-1341-000, #230-1017-1342-002, and #230-1017-1344-000 comprise approximately 150-acres in total size. From a zoning perspective, the parcels are all noted as "M-4" Industrial Park District. These zoning designations remain unchanged for the purposes of this submittal.

The property is naturally divided by the Rubicon River. Existing improvements south of the river include Quad/Graphics Main Plant and accessory features that consist of parking lots, trailer storage, maintenance buildings, storm water management ponds, and rail spur service. Existing improvements north of the river include Quad/Graphics CR/T (Chemical Research/Technology) Facility and accessory features that consist of parking lots, trailer storage, a storm water management pond, and rail spur service. Much of this area has yet to be developed. Please see the enclosed aerial photo of the subject property for reference.

Proposed Conditions

Quad/Graphics intends to subdivide and sell the undeveloped portion of property. This area is generally located north of the Rubicon River, east of Goodland Road, south of Constitution Avenue, and west of the CR/T Facility. A Certified Survey Map (CSM) has been prepared to facilitate the land division. Please see the enclosed CSM for additional information related to the proposed lot configuration.

As mentioned above, proposed Lots 2 thru 4 will ultimately be placed on the market. The ability to service these parcels with municipal sanitary sewer and water provisions has already been investigated. Lot 2 can obtain utility service from existing infrastructure located within Constitution Avenue. Lots 3 and 4 do not presently have a viable gravity sewer provision. However, there is an existing 6-inch sanitary force main on the west side of Goodland Road. Based on correspondence with Hartford Utilities, the development for both these parcels will be allowed to utilize a private sanitary grinder pump with connection to the force main. An extension of the public water system will also be required to provide service for Lots 3 and 4. Approximately 1,400 linear feet of main extension is necessary from the intersection of Goodland Road/Constitution Avenue to the south property line of Lot 4.

Lot 1 will continue to remain under Quad/Graphics long term ownership. However, this parcel will likely undergo a future land division to effectively separate the Main Plant operations from those of the CR/T Facility. The Rubicon River center line would make for a logical location to further subdivide Lot 1.

Existing Easements

Building setback requirements (45') from all public right-of-way have been depicted on the CSM. The existing 90' wide power distribution easement is portrayed on the CSM as well. This easement encumbers Lots 2 thru 4. Future development activity within the easement shall be subject to review and conditions/restrictions set forth by the American Transmission Company (ATC).

CITY OF HARTFORD
APPLICATION FOR DEVELOPMENT REVIEW
(PLEASE PRINT OR TYPE)

Project Name: QUAD GRAPHICS - CSM

Project Location (Address or Legal Description): 1951 Constitution Avenue
1900 West Summer Street

Tax Key Number: 230-1017-1313-000 230-1017-1342-002
230-1017-1341-000 230-1017-1344-000

Applicant Name: Dan Graves

Address: N61 W23044 Harry's Way

City: SUSSEX State: WI Zip: 53089

Daytime Phone: 414-566-2096 Fax: _____ Other: Dan.Graves Cgg.com

Office Use Only			
Account Number	Description	Amount	Subtotal
100.604.444100.44410 (#76)	*Master Plan Amendment	\$515.00	_____

100.604.440000.48890	*Special Plan Commission Meeting	\$400.00	_____

100.601.461400.46142 (#77)	*Conceptual Certified Survey Map	\$150.00	_____
	*Certified Survey Map	\$250.00	_____
	*Final Plat	\$500.00 +	_____
		\$12.00/lot	_____
	*Final Plat Re-App	\$350.00	_____
	*Preliminary Plat	\$500.00 +	_____
		\$15.00/lot	_____
	*Preliminary Plat Re-App	\$350.00	_____

100.604.440000.44420 (#78)	*Annexations	\$500 + \$100.00/acre	_____
		(\$1500.00 max)	_____
	*Conceptual Plat, under 10 acres	\$300.00	_____
	*Conceptual Plat, 10 acres and over	\$450.00	_____
	*Planned Unit Development	\$400.00	_____
	*Condominium Plat	\$200.00	_____

EXTRATERRITORIAL:			
100.604.440000.44420 (#78)	Certified Survey Map	\$150	_____
	Preliminary Plat	\$400 +	_____
		\$12.00/lot	_____
	Final Plat	\$400 +	_____
		\$10.00/lot	_____
Date Received:			Total Paid: _____

Executive Summary

Title: Site Plan Review Amendment for Wilson Heights Apartments, located at 820 and 860 East Loos Street.

Background: The Plan Commission approved the Site Plan for this project in June of 2015. It consisted of seven multi-family buildings with 12 units in each building. The four structures closest to South Wilson Avenue are under construction. However, as the final engineering of the retaining wall adjacent to Northview Highlands was completed, it became apparent that the proposed retaining wall was not economically feasible. David Decker has now submitted a plan amendment for the two easternmost buildings. Rather than two 12-unit buildings arranged in a “barbell” configuration, he now proposes two row house style structures, one with 10 units and the other with 12 units.

The property is zoned Rm-2 Multi-Family Residential. Multi-Family buildings of this size are allowed in the Rm-2 Multi-Family Residential District as a Conditional Use (the Conditional Use was granted by the Plan Commission in 2015).

Site Plan Criteria and Staff Comment:

Section 13.0322 (h) of the Municipal Code grants the Plan Commission the power to review and approve site plans based on the following criteria:

Adjacent Uses, General Layout

The properties are surrounded by multi-family uses to the south, single-family and two-family uses to the east, and wetland to the north and west.

The proposed multi-family buildings would be arranged to flank East Loos Street and South Wilson Avenue. The remaining buildings would be placed towards the north and east end of the lot. Wetland (1.14 acres) is present on the far north end of both lots, and constrains the possible building layout.

The new proposed Multi-Family buildings would have the following setbacks:

- **25 feet** from the East Loos Street Right-of-Way
- **60 feet** from the eastern property line
- **175 feet** from the northern property line

The proposal calls for the buildings to be setback 20 feet farther from the eastern lot line than the approved site plan.

Building Plans

The Developer proposes two row house buildings that would be three stories tall from the west (with garages on the bottom floor) and two stories tall from the east. The materials used would be similar to the other approved buildings. The primary change would be that the buildings would be built at an elevation 10 feet higher than the previously approved buildings. However, due to a narrower building plan and lower roof pitch design, the new buildings would be 10 feet shorter than the previously approved buildings. The result is that the overall height appearance from the east (Northview Highlands) would not change.

Grading, Storm Management, and Utilities

The proposed grading plan changes on the east end of the development. The buildings would be built at an elevation 10 feet higher than the previously approved buildings and as a result, the large retaining wall is not necessary and the area would be sloped and landscaped. The City Engineer reviewed the new grading plan and approved it.

Landscaping, Dumpster Enclosure, and Lighting

The original landscape plan showed 4 quaking aspen planted directly east of the two buildings. The proposed grading plan adds 2 sugar maples, 1 coffee tree, and 1 river birch to the east side of the row house style buildings.

Staff received one comment from a resident of Northview Highlands that they would prefer shorter trees in this area (trees that grow no taller than 15 feet or so) in order to preserve sunset views from the homes in Northview Highlands. Staff believes that this request can be accommodated by using a mix of ornamental trees that will not grow as tall.

Recommendation: The Planning Staff recommends APPROVAL of the Site Plan Amendment for multi-family residential development located at 820 and 860 East Loos Street.

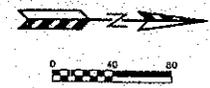
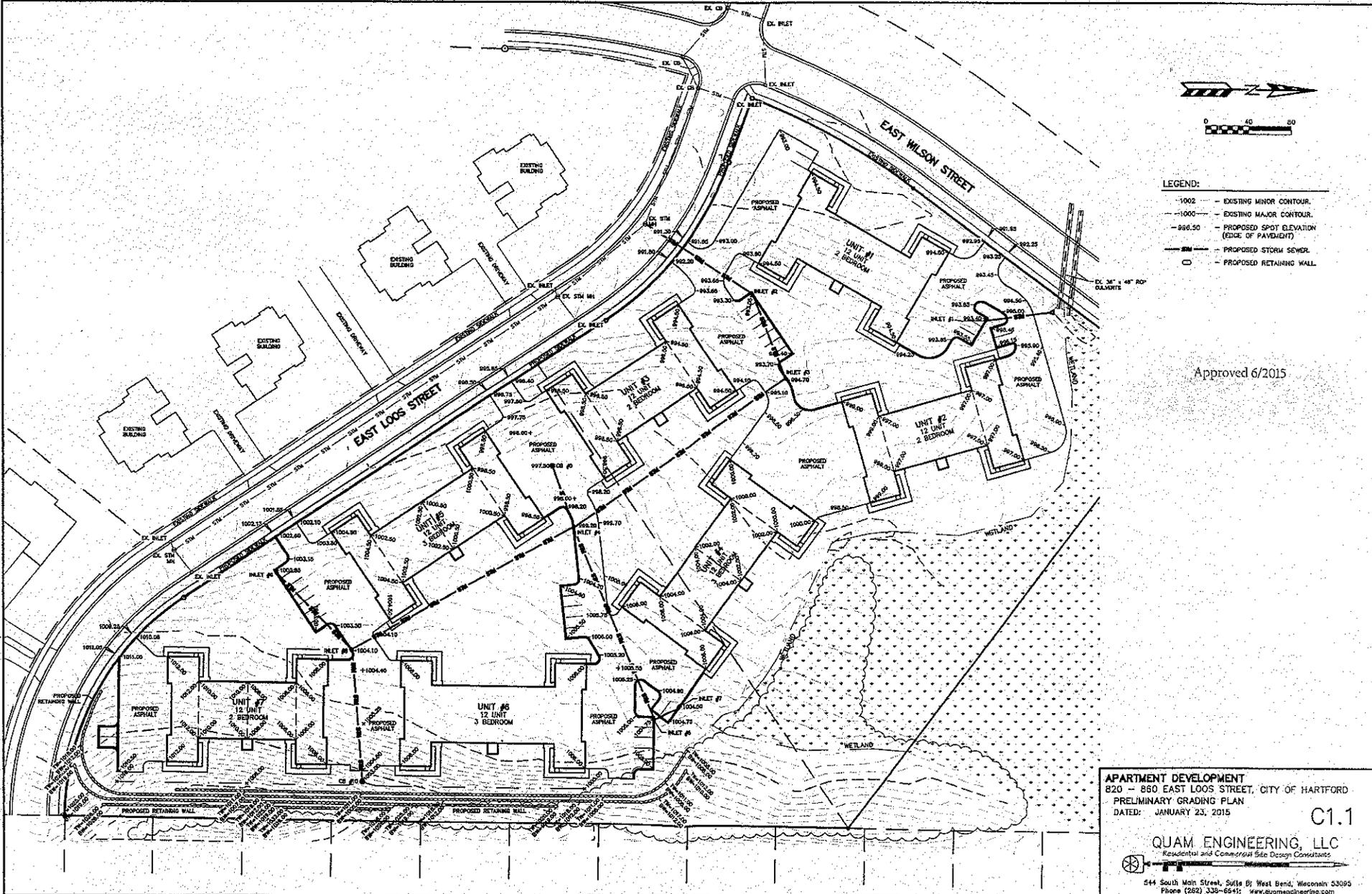
Prepared By: Justin Drew 1/7/16
Justin Drew, Date
City Planner

Reviewed By: Jason M. Schall 1-7-16
Jason Schall, Date
City Engineer

Approved By: Steve Volkert 1-8-16
Steve Volkert, Date
City Administrator

ROUTING: PLAN COMMISSION 01/11/16

12



- LEGEND:**
- 1002 - - EXISTING MINOR CONTOUR.
 - 1000 - - EXISTING MAJOR CONTOUR.
 - 886.50 - - PROPOSED SPOT ELEVATION (EDGE OF PAYMENT)
 - SM - - PROPOSED STORM SEWER.
 - - - PROPOSED RETAINING WALL.

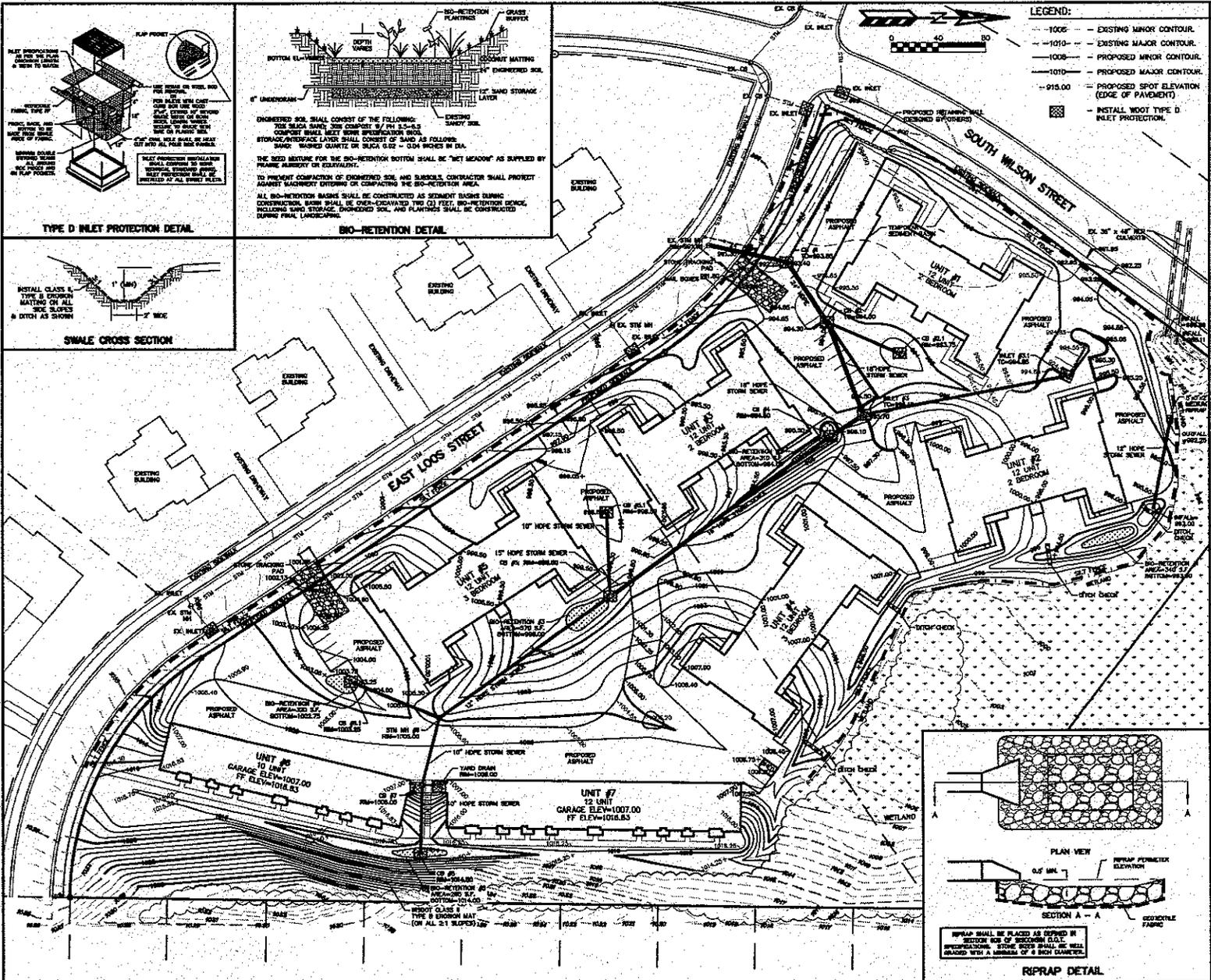
Approved 6/2015

APARTMENT DEVELOPMENT
 820 - 880 EAST LOOS STREET, CITY OF HARTFORD
 PRELIMINARY GRADING PLAN
 DATED: JANUARY 23, 2015

C1.1

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Residential and Commercial Site Design Consultants

544 South Main Street, Suite B, West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com



LEGEND:

- 1006- EXISTING MINOR CONTOUR.
- 1008- EXISTING MAJOR CONTOUR.
- 1009- PROPOSED MINOR CONTOUR.
- 1010- PROPOSED MAJOR CONTOUR.
- 915.00 PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
- INSTALL WOOD TYPE D INLET PROTECTION.

EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. WHICH WILL PREVENT THE TRACKING OF MUD OR DIRT ACCUMULATED ON THE ADJACENT PAVED SURFACES. SUCH DIRT MUST BE INSTALLED TO THE PAVED ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SIZE STUCCO SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAWN, STREAMS, WETLANDS, STORM DRAINAGE WATER CURBS AND OUTLETS OR OTHER STORMWATER CONVEYANCE SYSTEMS. LAWN STUCCO SHALL BE APPLIED TO THE EXPOSED SURFACE OF ALL EXISTING AND PROPOSED DRIVEWAYS AND DRIVEWAYS. DRIVEWAYS SHALL BE LOCATED AS FAR FROM LAWN AS POSSIBLE. THE STUCCO SHALL BE APPLIED TO THE EXPOSED SURFACE OF ALL DRIVEWAYS. STUCCO SHALL BE APPLIED TO THE EXPOSED SURFACE OF ALL DRIVEWAYS. STUCCO SHALL BE APPLIED TO THE EXPOSED SURFACE OF ALL DRIVEWAYS.

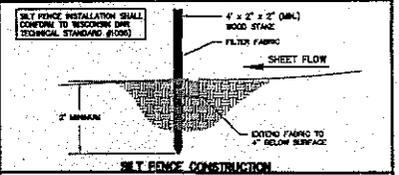
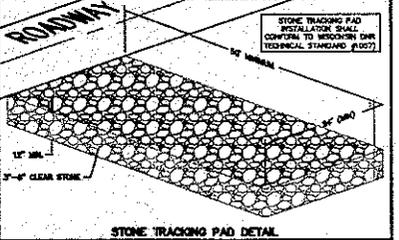
CONSTRUCTION SCHEDULE:

OCTOBER 1, 2015
 OCTOBER 2, 2015 - JUNE 1, 2016
 JUNE 1 - 15, 2016
 APRIL 1, 2017 - SEPTEMBER 1, 2017
 SEPTEMBER 1 - 15, 2017

RESTORATION NOTES:

ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. RESTORATION SHALL BE COMPLETED WITHIN 24 HOURS OF THE END OF CONSTRUCTION. RESTORATION SHALL BE COMPLETED WITHIN 24 HOURS OF THE END OF CONSTRUCTION. RESTORATION SHALL BE COMPLETED WITHIN 24 HOURS OF THE END OF CONSTRUCTION.

OWNER:
 QUAM ENGINEERING, LLC
 544 S. MAIN STREET, SUITE B
 WEST BEND, WI 53095



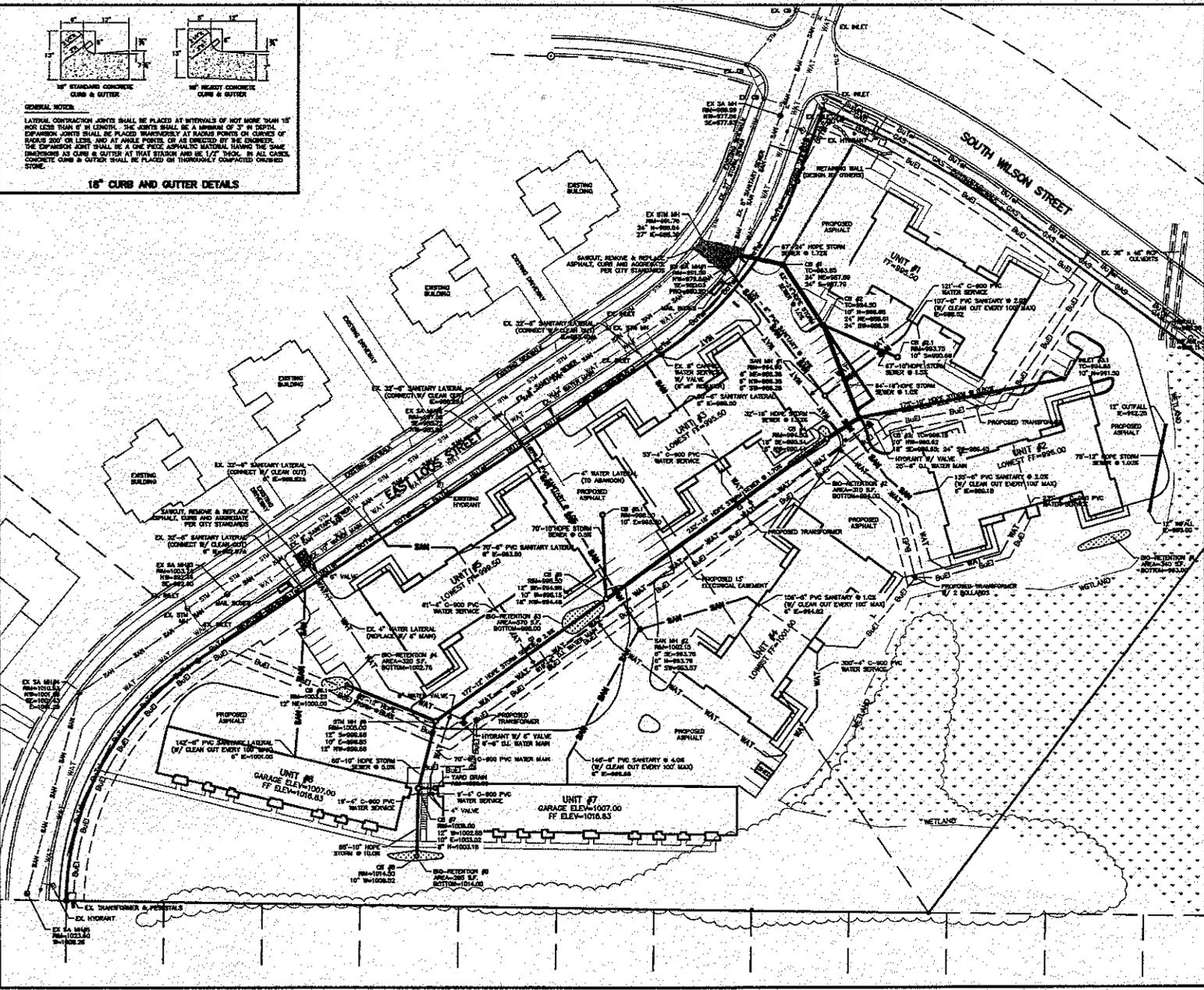
APARTMENT DEVELOPMENT
 820 - 860 EAST LOOS STREET, CITY OF HARTFORD
 GRADING AND EROSION CONTROL PLAN
 DATED: JANUARY 11, 2016

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 544 South Main Street, Suite B, West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com



GENERAL NOTES:
 LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' FOR LESS THAN 8' IN LENGTH. JOINT JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED AT RADIUS POINTS OF CURVES OF RADIUS 200' OR LESS AND AT ANGLE POINTS OF AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PLY ASPHALT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON IMPROVEMENT COMPACTED OVERLAYS.

18" CURB AND GUTTER DETAILS



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF HARTFORD AND WISCONSIN DSS'S STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE CITY OF HARTFORD UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION.

ALL SANITARY LATERALS ARE ASSUMED TO BE 6" DIAMETER. CONTRACTOR SHALL FIELD VERIFY.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE HARTFORD WATER UTILITY DEPARTMENT PERSONNEL.

UTILITY TRENCH NOTES: THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN CONFORMANCE WITH THE WISCONSIN MUTCD INCLUDING DETOUR SIGNS AND THE USE OF PLATES IF NECESSARY. SLURRY BACKFILL WILL BE REQUIRED UP TO ASPHALTIC CONCRETE PAVEMENT LAYERS. ALL EDGES OF PAVEMENT SHOULD BE CLEARLY SAWCUT.

ALL HYDRANTS SHALL BE WATERLOUS PACER W6-67 OR KUELLER CENTURION. ALL VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 500L, CLOW F-1100, OR KUELLER 2370-20.

STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	MANHOLE CASTING OR EQUIVALENT
CB #1	4" DIA.	R-3067
CB #2	4" DIA.	R-3067
CB #3	4" DIA.	R-2560-CL
INLET #3	2' x 3'	R-3067
CB #4	4" DIA.	R-2560-CL
CB #5	4" DIA.	R-2560-CL
CB #6	4" DIA.	R-1550
STM MH #5	4" DIA.	R-2560-CL
CB #5.1	4" DIA.	R-2560-CL
CB #7	4" DIA.	R-2340-CL
CB #8	4" DIA.	R-2560-CL
INLET #3	2' x 3'	R-3067

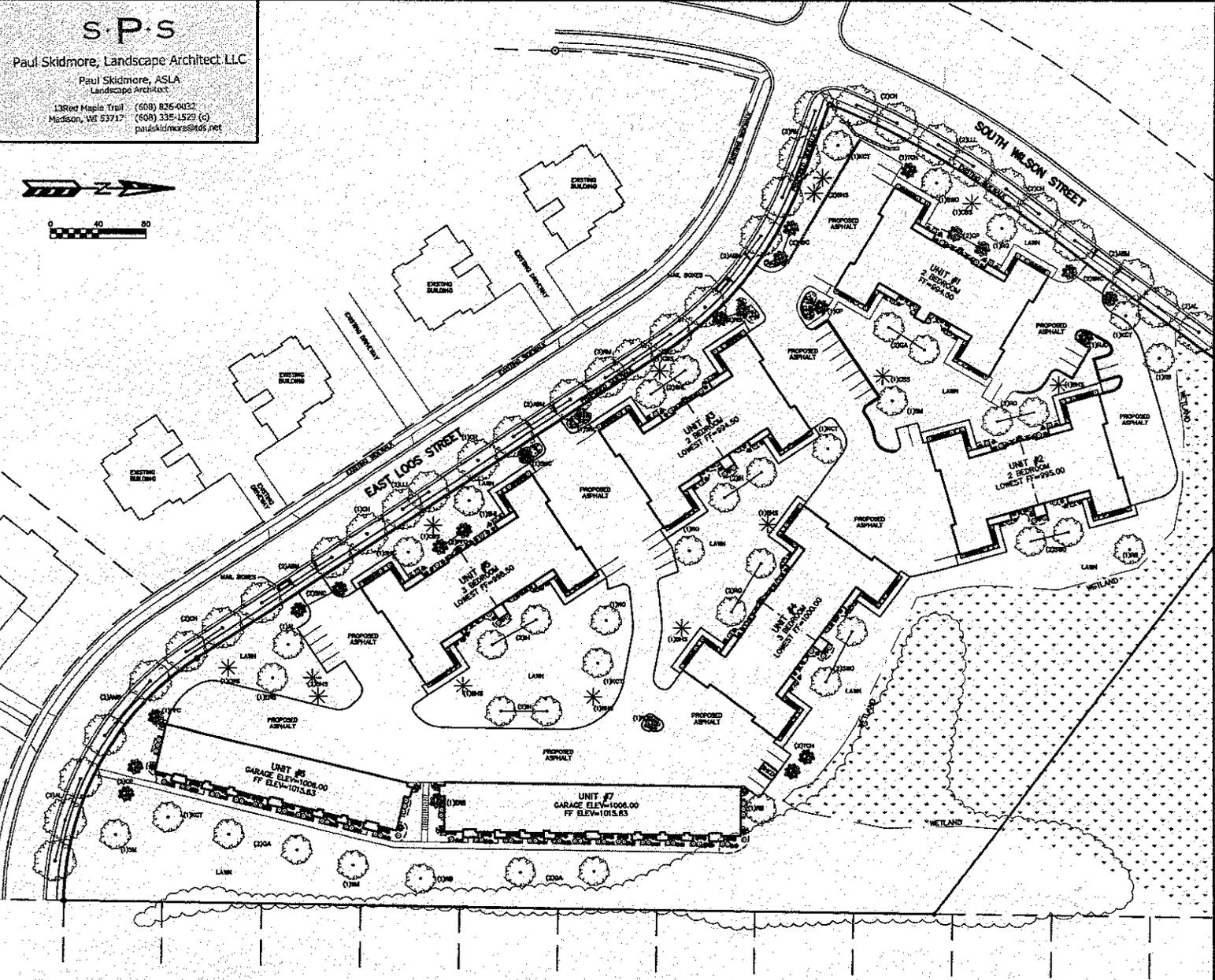
APARTMENT DEVELOPMENT
 820 - 880 EAST LOOS STREET, CITY OF HARTFORD
 UTILITY PLAN
 DATED: JANUARY 11, 2018

C1.2

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 Residential and Commercial Site Design Consultants

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 Phone (262) 338-6641; www.quamengineering.com

S.P.S
 Paul Skidmore, Landscape Architect LLC
 Paul Skidmore, ASLA
 Landscape Architect
 13 Red Maple Trail (608) 836-0032
 Madison, WI 53717 (608) 338-1529 (c)
 paulskidmore@psps.net



ABM	10	2"	Swamp White Oak	BB
AL	6	2"	Autumn Blaze Maple (Street Trees)	BB
CH	8	2"	American Linden (Street Trees)	BB
H	6	1 1/2"	Common Hackberry (Street Trees)	BB
H	6	1 1/2"	Imperial Honeylocust	BB
KCT	5	1 1/2"	Korsucky Coffee Tree	BB
LL	4	2"	Little Leaf Linden (Street Trees)	BB
RS	4	2"	River Birch Clump	BB
QA	6	2"	Quaking Aspen	BB
RM	6	2"	Red Maple (Street Trees)	BB
RO	7	1 1/2"	Red Oak	BB
SHL	4	1 1/2"	Sorbuscrata Honey Locust	BB
SM	3	1 1/2"	Sugar Maple	BB
SWO	5	1 1/2"	Swamp White Oak	BB
Lawn Deciduous Trees				
CP	5	1 1/2"	Catsy Pear	BB
ERB	2	6"	Eastern Redbud	BB
PFC	3	1 1/2"	Prairie Fire Crab	BB
RBC	4	1 1/2"	Red Bayon Crab	BB
RJC	2	1 1/2"	Red Jade Crab	BB
SNC	6	1 1/2"	Spring Snow Crab	BB
TCH	3	6"	Ticless Cocksapaw Hawthorn	BB
Tall Evergreen Trees				
BHS	9	4"	Black Hills Spruce	BB
CBS	5	4"	Colorado Blue Spruce	Ba

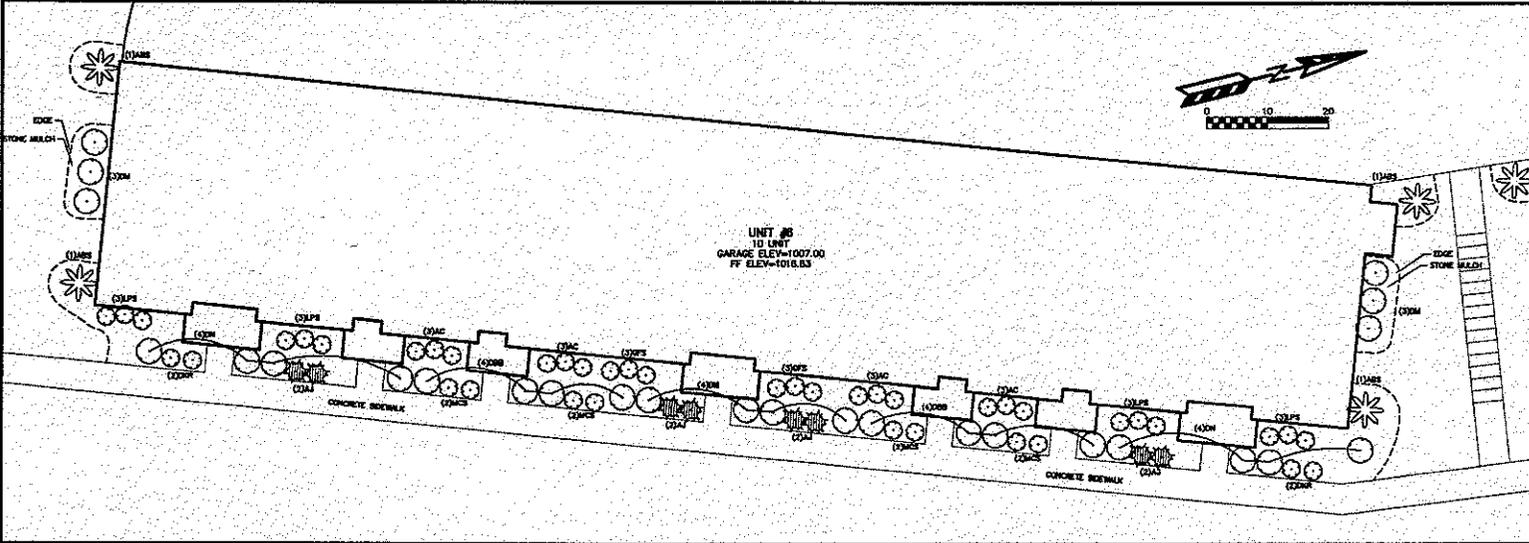
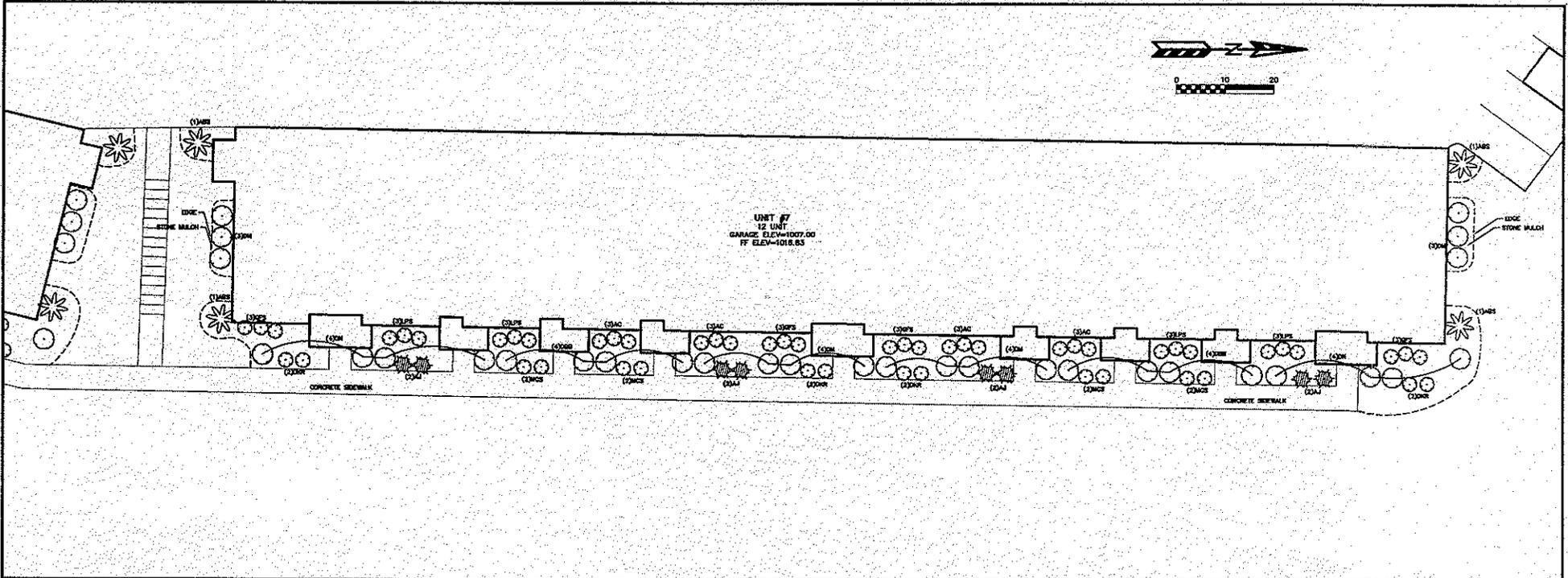
- NOTES:**
- 1) Lawn areas seeded (Madison Parks seed mix), fertilized, and mulched with straw.
 - 2) Drainage swales and lawns with slopes steeper than 3:1 shall be mulched with erosion control fabric (installed per manufacturer's specifications).
 - 3) Planting beds to be mulched with #2 washed stone to a depth of 3" over weed carrier fabric.
 - 4) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
 - 5) Designated planting beds to be separated from lawn areas with 5" black vinyl edge.

APARTMENT DEVELOPMENT
 820 - 860 EAST LOOS STREET, CITY OF HARTFORD
 LANDSCAPE PLAN
 DATED: JANUARY 11, 2016

C1.3

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 Residential and Commercial Site Design Consultants

544 South Main Street, Suite B, West Bend, Wisconsin 53095
 Phone (262) 338-6641; www.quamengineering.com



PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
Deciduous Shrubs				
ABS	8	4'	Autumn Brilliance Serviceberry	9B
AC	24	18"	Alpine Currant	Pot
DM	25	24"	Dwarf Mockorange	Pot
DN	18	18"	Diablo Ninebark	Pot
DBB	16	24"	Dwarf Burning Bush	Pot
DKR	12	18"	Double Knockout Rose	Con
GFS	18	18"	Gold Flame Spirea	Pot
LFS	24	18"	Little Princess Spirea	Pot
MCS	18	15"	Magic Carpet Spirea	Pot
Evergreen Shrubs				
AJ	16	18"	Calley's Compact Andorra Juniper	Con

NOTES:

- 1) Planting beds to be finished with #2 washed stone to a depth of 3" over weed barrier fabric.
- 2) Designated planting beds to be separated from lawn areas with 3" black vinyl edge.

APARTMENT DEVELOPMENT
 820 - 860 EAST LOOS STREET, CITY OF HARTFORD
 LANDSCAPE DETAIL
 DATED: JANUARY 11, 2016

C1.6
QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

544 South Main Street, Suite B, West Bend, Wisconsin 53085
 Phone: (262) 338-6641; www.quamengineering.com

Executive Summary

Title: Concept Plan Review of Red Oak Apartments, a multi-family residential development located south of the Red Oak Subdivision east of STH 83

Background: McCune, McCune, McCune, and McCune, LLC has submitted a concept plan for 11 multi-family residential buildings (156 total units) on a 17.2 acre site south of Red Oak Subdivision. The lot is currently in the Town of Hartford. The proposal includes 11 multi-family buildings, each with 12 or 16 units, as well as an onsite management office, a clubhouse with pool area, and six detached garage structures. In addition, the area at the northwest corner of the property would be combined with existing land in the Red Oak Subdivision, to create 3 single-family lots on the south side of Firefly Trail.

In order to facilitate the proposed development, the City of Hartford 2030 Smart Growth Plan would need to be amended, the property would need to be annexed to the City, the property would need to be rezoned to Rm-3 Multi-Family residential, a development agreement would need to be negotiated and approved, a Certified Survey Map approved, and a Conditional Use Permit for a Planned Unit Development along with a Site Plan would need to be approved.

Adjacent Uses, General Layout

The property is surrounded by single-family uses to the north, town single-family uses to the west, and farmland to the east and south.

The proposed multi-family buildings would be arranged around a circular driveway that would be accessed from a proposed new public Right-of-Way that would intersect with STH 83.

The proposed Multi-Family buildings would have the following setbacks and lot coverage:

- **53 feet** from the STH 83
- **65 feet** from the new proposed Right-of-Way
- **30 feet** from the eastern property line
- **30 feet** from the northern property line
- Lot Coverage would be approximately **18%** of the 8.8-acre site, below the 25% maximum allowed by Code in the Rm-3 District.

Adherence to the Smart Growth Plan & Compliance with Zoning Requirements

The adopted Smart Growth Plan identifies this area for medium density residential development at a density of 1.1-2.9 units per acre. The area to the north and west calls for medium density residential development at a density of between 1.1-5.8 units per acre. The density proposed for this development would be 9.1 units per acre.

Staff supports a change to the Smart Growth plan to allow for higher density residential development in this area. First, the business community is clamoring for additional multi-family development. There is simply not enough housing choices affordable to the workforce in the City. As a result, many workers live elsewhere. These workers are less likely to stay with Hartford businesses for the long-term. Second, there are only a couple of undeveloped or partially developed sites within the City that are planned for multi-family development. Numerous developers have indicated to Staff that they have been unable to acquire these sites for development. Finally, the Smart Growth Plan only identifies one other area outside the current

City boundary for high density residential development (on STH 60 south of Wal-Mart). However, sanitary sewer is not currently available to this area. The strong demand for multi-family housing, combined with the lack of supply, calls for additional areas to be identified within the City's Smart Growth Plan. Staff believes that this area is appropriate given its location on a State arterial road.

The proposed 12-unit and 16 unit multi-family units are allowed in the Rm-3 Multi-Family District as a Conditional Use. As proposed, the concept plan would meet the zoning requirements of the Rm-3 Zoning District (a minimum of 3,111 square feet per dwelling unit) with an approved Planned Unit Development.

Building Plans

The Developer proposes a mix of one and two bedroom apartments arranged in 12-unit and 16-unit structures. The proposed buildings would be two stories tall. Some buildings would have attached garages and the remainder would have access to detached garages.

Further review of building design and materials would happen as part of a site plan review.

Accessibility and Traffic

The plan proposes a new Right-of-Way intersecting with STH 83. This Right-of-Way would travel approximately 265 feet east from STH 83 and then dead end. Future development to the south would result in an additional north/south Right-of-Way. The proposed multi-family structures would be accessed from two driveways that would intersect with the proposed Right-of-Way. The first driveway would be located approximately 220 feet east of STH 83. The second would be located at the terminus of the proposed Right-of-Way. In addition, a 12-foot wide emergency access is shown at the north end of the development, adjacent to the Red Oak Subdivision.

Staff has a number of concerns about the proposed street and driveway layout as well as the overall accessibility to this proposed development. The first concern is the dead-ending of the proposed Right-of-Way with one driveway to the north of the terminus and one driveway east of the terminus. This places the two driveways too close together and creates access concerns should an accident occur at this intersection. The second concern is that the proposed road is shown with a 90 degree bend very close to the intersection with Hwy. 83. This is not a straightforward street layout and would be confusing to visitors, who would expect the street to continue to the east rather than dead-end into a driveway. Staff recommends that the proposed Right-of-Way continue east to the property boundary, and that the second driveway intersect with this road.

The City always insists on at least two access points (or the potential for two access points when additional development occurs) to ensure proper emergency access. The plan can meet this requirement with an emergency access. A number of other subdivision in the City have one public access and one emergency access (Summerwind and Gateway Estates). While Emergency Response does not find this arrangement ideal, it has worked and is acceptable. However, at a minimum the access drive should be 12' wide. The easement should be a wider than the drive. Also, sanitary sewer and water main will need to access the site from the north and will come through the same easement. Sewer and water will need to be separated by a minimum of 8' and additional width will be required for installation and future maintenance. As a result, the easement for the emergency access would need to be a minimum of 30' wide.

Additional access points to this development would also be possible with future development. The Developer owns land to both the south and east. As a result, additional development to the

south would eventually result in another access point to STH 83 (subject to DOT approval), and additional development to the east would result in a road that would loop back up to Firefly Trail in the Red Oak Subdivision.

Grading, Utilities, and Emergency Response

No grading plan is shown as part of this concept plan. A full grading plan would be prepared and reviewed as part of the site plan review process.

Sanitary sewer and water main are only available north of the site (from the Red Oak Subdivision). In order to serve any future developments to the south, all sanitary sewer and water mains shall be considered public utilities through the site. As public utilities, they will need to be installed within easements and access to all sewer and water structures will be required. This could be done by routing the sewer and water under the paved roadway and parking areas on the site or by providing access drives to any structures installed in turf areas.

The water main extension from the north does not have the ability to be looped. If maintenance is required on the water main serving this area from the north, any required water shut-downs will affect a large number of customers. The City Engineer and Utility Director did not expect this to be an issue but wanted to make sure that everyone was aware of this.

As a preliminary grading plan has not been prepared at this point, Staff is not sure if sanitary sewer will work on gravity in this area, or if a lift station will be required.

The Utility Director noted that electric service does not go all the way down Firefly Trail in the Red Oak Subdivision at this point, and would need to be extended to the utility and emergency access easement to facilitate the proposed development.

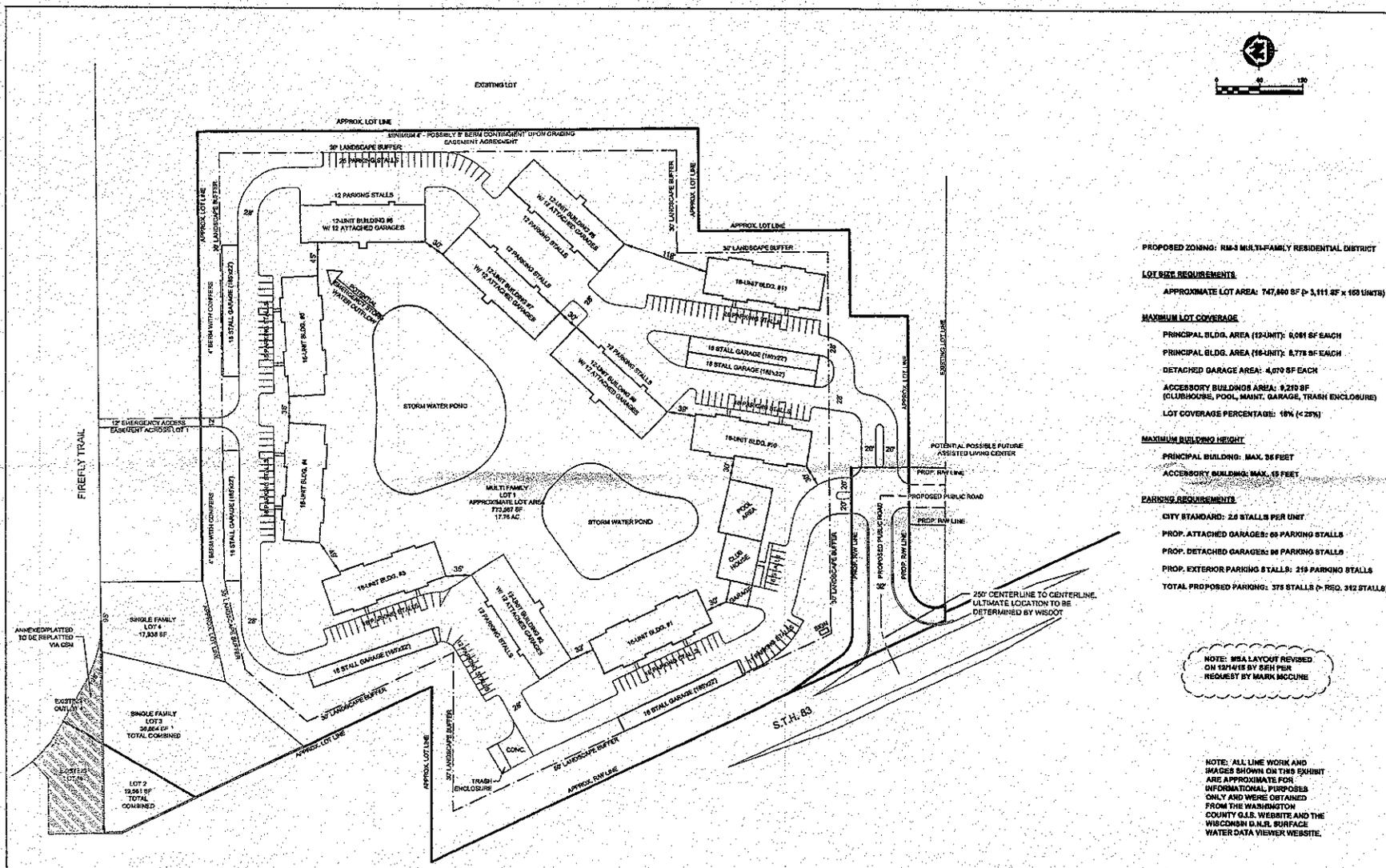
The Fire Chief noted that having a water supply right off STH 83 that far south will help the Fire Department respond to fire emergencies in the Town of Erin and has requested that a turnaround area with hydrant near the intersection with STH 83 be incorporated into the plan. The Fire Chief also noted that a tornado siren may be required in this area in order to create proper emergency siren coverage within the proposed development.

Recommendation: The Planning Staff recommends APPROVAL of the Concept Plan for the Red Oak Apartments, a multi-family residential development located south of the Red Oak Subdivision east of STH 83, subject to the proposed Right-of-Way continuing east to the property boundary, and that the second driveway intersect with this road, that the easement for the emergency access and utilities be a minimum of 30' wide, and that a turnaround area with hydrant near the intersection with STH 83 be incorporated into the final development plan.

Prepared By: Justin Drew 1/8/16
Justin Drew, Date
City Planner

Approved By: Steve Volkert 1/8/16
Steve Volkert, Date
City Administrator

ROUTING: PLAN COMMISSION 01/11/16



- PROPOSED ZONING:** RM-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- LOT SIZE REQUIREMENTS**
 APPROXIMATE LOT AREA: 747,880 SF (D= 5,111 SF X 163 UNITS)
- MAXIMUM LOT COVERAGE**
 PRINCIPAL BLDG. AREA (12-UNIT): 6,081 SF EACH
 PRINCIPAL BLDG. AREA (16-UNIT): 8,778 SF EACH
 DETACHED GARAGE AREA: 4,670 SF EACH
 ACCESSORY BUILDING AREA: 8,210 SF (CLUBHOUSE, POOL, MAINT. GARAGE, TRASH ENCLOSURE)
 LOT COVERAGE PERCENTAGE: 18% (< 25%)
- MAXIMUM BUILDING HEIGHT**
 PRINCIPAL BUILDING: MAX. 38 FEET
 ACCESSORY BUILDING: MAX. 15 FEET
- PARKING REQUIREMENTS**
 CITY STANDARD: 2.0 STALLS PER UNIT
 PROP. ATTACHED GARAGES: 88 PARKING STALLS
 PROP. DETACHED GARAGES: 88 PARKING STALLS
 PROP. EXTERIOR PARKING STALLS: 219 PARKING STALLS
 TOTAL PROPOSED PARKING: 375 STALLS (P-REQ. 312 STALLS)

NOTE: SBA LAYOUT REVISED ON 12/14/15 BY SEH PER REQUEST BY MARK MCCUNE

NOTE: ALL LINE WORK AND DIMENSIONS SHOWN ON THIS EXHIBIT ARE APPROXIMATE FOR INFORMATIONAL PURPOSES ONLY AND WERE OBTAINED FROM THE WASHINGTON COUNTY GIS WEBSITE AND THE WISCONSIN DNR'S SURFACE WATER DATA VIEWER WEBSITE.

Project No.	05091010	Scale	AS SHOWN	Sheet	1
Client	City of Hartford	City	Washington County	Project Name	Proposed Multi-Family Residential Development
Project Location	S.T.H. 83, Hartford, WI				
Prepared by	Preliminary				
Checked by	Preliminary				
Drawn by	Preliminary				
Date	December 15, 2015				

CONCEPTUAL SITE LAYOUT - OPTION B (no future single family shown)

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN

Project No. 05091010
 Sheet B

25

CITY OF HARTFORD
APPLICATION FOR DEVELOPMENT REVIEW
(PLEASE PRINT OR TYPE)

Project Name: Red Oak Apartments and Addition #3 to Red Oak Subdivision
 Project Location (Address or Legal Description): Highway 83 South of Red Oak Subdivision
 Tax Key Number: Part of Tax Key # TG-0823 (Town Hartford)
 Applicant Name: Lepien Farmland, LLC c/o Mark McCune
 Address: 2466 Lough Lane
 City: Hartford State: CT Zip: 53027
 Daytime Phone: (262) 844-2018 Fax: N/A Other: Mark.McCune@FBFCWZ.com

Office Use Only

		#lots	Subtotal
<i>Account Number 100.604.444100.44410 (#76)</i>			
*Master Plan Amendment	(\$515.00)	n/a	\$ 515.00

<i>Account Number 100.604.440000.48890</i>			
*Special Plan Commission Meeting	\$400.00	n/a	

<i>Account Number 100.601.461400.46142 (#77)</i>			
*Conceptual Certified Survey Map	\$150.00	n/a	
*Certified Survey Map	\$250.00	n/a	
*Final Plat	\$500.00 +		
	\$12.00/lot		
*Final Plat Re-App	\$350.00	n/a	
*Preliminary Plat	\$500.00 +		
	\$15.00/lot		
*Preliminary Plat Re-App	\$350.00	n/a	

<i>Account Number 100.604.440000.44420 (#78)</i>			
*Annexations	\$500 + \$100.00/acre		
	(\$1500.00 max)		
*Conceptual Plat, under 10 acres	\$300.00		
*Conceptual Plat, 10 acres and over	\$450.00		
*Planned Unit Development	\$400.00		
*Condominium Plat	\$200.00		

EXTRATERRITORIAL:			
<i>Account Number 100.604.440000.44420 (#78)</i>			
Certified Survey Map	\$150	n/a	
Preliminary Plat	\$400 +		
	12.00/lot		
Final Plat	\$400 +		
	\$10.00/lot		

Date Received:

Total Paid:

2

Executive Summary

Ordinance No. _____

Title: Proposed amendment to the City of Hartford 2030 Smart Growth Plan

Background: 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 and again in 2012. 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.

Long-Range Land Use Map Function: 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.

Hartford's Long-Range Land Use Map, similar to its zoning ordinance, is based on the Euclidian model. The Euclidian model seeks to separate incompatible uses. However, over time this approach has served to separate almost all different uses, rather than just the incompatible ones. It is important that the City of Hartford keep zoning and land use flexible to ensure that compatible uses can be intermixed, thus creating more memorable and sustainable neighborhoods.

Proposed Change: Staff recommends that the City of Hartford 2030 Smart Growth Plan and Long-Range Land Use Map be amended to reflect the following changes:

Downtown Plan: In December, 2015, the Plan Commission recommended that the City incorporate the Hartford Downtown Opportunity Analysis and Downtown Redevelopment Plan by reference into the Smart Growth Plan. The Plan was prepared by Vandewalle & Associates at the direction of the Downtown Business Improvement District, the Hartford Area Development Corporation, the Hartford Area Chamber of Commerce, and First National Bank. The Downtown Redevelopment Plan is a comprehensive study of how to build off the Downtown's locational, architectural, and historical strengths to encourage catalytic development and redevelopment, strengthen local businesses, and build a more vibrant and sustainable downtown.

Land south of the Red Oak Subdivision and east of STH 83: The adopted Smart Growth Plan identifies this area for medium density residential development at a density of 1.1-2.9 units per acre. The area to the north and west calls for medium density residential development at a density of between 1.1-5.8 units per acre. A developer proposes high density residential development in this area. The density proposed for this development would be 9.1 units per acre

Staff supports a change to the Smart Growth plan to allow for higher density residential development in this area. First, the business community is clamoring for additional multi-family development. There is simply not enough housing choices affordable to the workforce in the City. As a result, many workers live elsewhere. These workers are less likely to stay with Hartford businesses for the long-term. Higher turnover at these businesses makes them less competitive and the economic wellbeing of the City as a whole suffers.

Second, there are only a couple of undeveloped or partially developed sites within the City that are planned for multi-family development. Numerous developers have indicated to Staff that they have been unable to acquire these sites for development. As a result, these sites cannot really be considered as truly developable in the short-term.

Third, the Smart Growth Plan only identifies one other area outside the current City boundary for high density residential development (on STH 60 south of Wal-Mart). However, sanitary sewer is not currently available to this area, making it less developable in the short term.

Finally, the City has long had a goal of maintaining a housing composition of 55% Single Family, 15% Two Family, and 30% Multi Family that it has followed when reviewing both short-term and long-term land use decisions. The City is currently more than 1% low on multi-family housing. The multi-family housing category includes condominiums, senior only housing, and apartments. If all approved and partially approved developments within the City were built out, the City would be more than 2% low for multi-family housing. While 2% might not sound like much, it is actually hundreds of housing units.

Staff believes that this area is appropriate given its location on a State arterial road as well as the general compatibility of all types of residential development as long as they are planned correctly. The City has numerous examples of this (e.g. Gateway Estates). This area already has or is planned for a mix of all types of housing.

Recommendation: Staff recommends that the City incorporate the Hartford Downtown Opportunity Analysis and Downtown Redevelopment Plan by reference into the Smart Growth Plan

In addition, the strong demand for multi-family housing, combined with the lack of supply, calls for additional areas to be identified as appropriate for high density residential development within the City's Smart Growth Plan. Given that housing for all employees in the City of Hartford is critical to the economic wellbeing of the City as a whole, Staff recommends that the City of Hartford 2030 Smart Growth Plan Long-Range Land Use Map be amended for the land south of the Red Oak Subdivision and east of STH 83 to allow for high density residential development (8.0-11.0 units per acre).

Prepared By: Justin Drew 1/8/16
Justin Drew Date
City Planner

Reviewed By: Lori Hetzel 1/8/16
Lori Hetzel Date
City Clerk

Approved By: Steve Volkert 1/8/16
Steve Volkert, Date
City Administrator

ROUTING: PLAN COMMISSION 01/11/16
COMMON COUNCIL 02/09/16

Ordinance No. _____

An Ordinance Revising the 2030 City of Hartford Smart Growth Plan

The Common Council of the City of Hartford, Washington/Dodge Counties, Wisconsin, do ordain as follows:

SECTION 1: Pursuant to SS62.23(2) and (3), Wis. Stats., in 2009 the City of Hartford prepared and adopted a comprehensive land use plan as defined in SS66.1001(1)(a) and 66.1001(2), Wis. Stats.;

SECTION 2: Upon enactment of the Ordinance adopting the 2030 City of Hartford Smart Growth Plan the Common Council attached the following conditions:

1. The Common Council intends to amend the provisions of the plan as they see fit;
2. The Common Council may do simple or major adjustments at any time;
3. The Plan and local ordinances must be consistent and cannot be in conflict, and
4. Legislation encourages the City to complete an update every ten (10) years;

SECTION 3: In keeping with the above-noted conditions, the Common Council has reviewed and approved a requested amendment to the Smart Growth Plan intended to incorporate the Hartford Downtown Opportunity Analysis and Downtown Redevelopment Plan by reference into the Smart Growth Plan.

SECTION 4: In keeping with the above-noted conditions, the Common Council has reviewed and approved a requested amendment to the Smart Growth Plan intended to amend the land south of the Red Oak Subdivision and east of STH 83 to allow for high density residential development (8.0 – 11.0 units per acre).

SECTION 5: This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Signed: _____
Joseph C. Dautermann, Mayor

INTRODUCED: February 9, 2016

ADOPTED:

Attest: _____
Lori Hetzel, City Clerk

Daily News:
January 9, 2016

Notice of Public Hearing
City of Hartford Common Council
Smart Growth Plan

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on **February 9, 2016** in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council for the purpose of considering a possible amendment to the City of Hartford 2030 Smart Growth Plan adopted by the Common Council in December 2009, and updated in 2010, 2012 and 2014.

The proposed amendment is intended to:
Incorporate the Downtown Development Plan into the Smart Growth Plan,
Change the allowable use from medium density residential to high density residential in the northwest corner of Section 33

A copy of materials and related information will be available for review by appointment after January 11 at the City of Hartford Planning Office, top floor City Hall, Monday – Friday 7:30 a.m. – 4:30 p.m.

The purpose of said Public Hearing is to hear those persons who wish to express their opinions for or against the proposed draft changes to the Smart Growth Plan.

Dated this 9th day of January, 2016.

Lori Hetzel
City Clerk
City of Hartford

