

**A G E N D A**  
**CITY OF HARTFORD COMMON COUNCIL**  
**ORGANIZATIONAL MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**TUESDAY APRIL 19, 2016**  
**7:00 P. M.**

**1) CALL TO ORDER**

This is a regularly scheduled meeting of the Common Council of the City of Hartford. Prior to this meeting, notice was given to the public by posting an agenda on the City Office Meeting Board, Library Bulletin Board, and Police Bulletin Board. In addition, the Daily News (the official City newspaper) was given notice of this meeting and an agenda was placed in their City Office mailbox at least 24 hours ago.

**2) PLEDGE OF ALLEGIANCE**

**3) ROLL CALL**

**4) OATH OF OFFICE:**

A) Mayor Michalak and Alderpersons Kohler, Rusniak, and Mixon.

**5) NOMINATION AND ELECTION OF COUNCIL PRESIDENT**

**6) MAYOR'S APPOINTMENTS TO BOARDS, COMMISSIONS & COMMITTEES**

a) Plan Commission – Mayor Timothy Michalak, Chairperson; Citizen Member Dennis Regan

b) Airport Committee – Mayor Timothy Michalak; Citizen Members John Livingston, Al Laufer, and Robert Gehring

c) Board of Review – Randy Meyer, Aldermanic Representative

d) Business Improvement District – Mayor Timothy Michalak; Citizen Members Dana Osmanski, Dawn Bondus Mueller, Wendy Dulak, and Gerard Schnorenberg

e) Common School District Advisory Committee – Doug Carroll, Alderperson Liaison

f) Community Development Authority – Dennis Hegy and Roger Randolph, Aldermanic Representatives

g) Joint Planning Committee – Mayor Timothy Michalak

h) Library Board – Barry Wintringer, Aldermanic Representative

i) Mid-Moraine Legislative Committee – Dennis Hegy, Aldermanic Liaison; Mayor Timothy Michalak, Alternate

j) Police and Fire Commission – Alderperson/Liaison Rachel Mixon; Citizen Member Ronald Kuhar

k) Recreation Commission – Alderperson Joe Kohler; Citizen Members Jeffrey Troeller and Todd Rusniak

l) Zoning Board of Appeals – Citizen Member Carl Hulbert

m) Standing Committee Finance & Personnel

Chairperson Wayne Rusniak

Vice-Chairperson Barry Wintringer

Alderperson Randy Meyer

Alderperson - Vacant

Alternate Alderperson Dennis Hegy

n) Standing Committee Public Works

Chairperson Rachel Mixon

Vice-Chairperson Roger Randolph

Alderperson Dennis Hegy

Alderperson Doug Carroll

Alternate Alderperson Barry Wintringer

o) Standing Committee Utility

Chairperson Randy Meyer

Vice-Chairperson Joe Kohler

Alderperson Doug Carroll

Alderperson Dennis Hegy

Alternate Alderperson Rachel Mixon

**7) UNANIMOUS CONSENT AGENDA**

A) The Common Council minutes of March 22, 2016.

**8) COMMUNICATIONS**

A) Procedure for filling the vacant First District Alderperson position.

**9) APPEARANCES/CITIZENS COMMENTS**

**10) ALDERMANIC REQUESTS**

A) Any alderperson wishing to identify any pertinent information may do so; no action may be taken unless specifically identified on the agenda.

**11) PUBLIC HEARINGS**

**A) REZONING REQUEST FOR THE LEPIEN FARMLAND ANNEXATION, STH 83**

1) Opening of Hearing

2) Reading of Notice

3) Explanation of hearing by staff person

4) Appearances for

5) Appearances against

6) Discussion by Council

7) Closing of Hearing

8) Action: – Ordinance No. 1350 – An ordinance amending the zoning map, a part of Ordinance #278. (Executive Summary attached)

**B) AN ORDINANCE PERTAINING TO HEIGHT RESTRICTIONS IN THE MANUFACTURING/INDUSTRIAL DISTRICTS.**

- 1) Opening of Hearing
- 2) Reading of Notice
- 3) Explanation of hearing by staff person
- 4) Appearances for
- 5) Appearances against
- 6) Discussion by Council
- 7) Closing of Hearing
- 8) Action: – Ordinance No. 1351 – An ordinance amending sections 13.0320, 13.0321, 13.0322 and 13.0323 of the Municipal Code related to building heights in industrial districts. (Executive Summary attached)

**12) STANDING COMMITTEE REPORTS**

**A) FINANCE & PERSONNEL**

- 1) Discussion and consideration of approving the following licenses: (bartender) Jessica Helmer

**B) PUBLIC WORKS**

- 1) None.

**C) UTILITY**

- 1) None.

**13) RESOLUTIONS**

- A) Resolution No. 3449 – A resolution approving a certified survey map for a property located in the City of Hartford. (Executive Summary attached)

**14) ORDINANCES**

**A) FIRST READING**

- 1) None.

**B) SECOND READING**

- 1) None

**15) CITY ADMINISTRATOR'S REPORT**

- A) None.

**16) MAYOR'S REPORT**

- A) None.

**17) ADJOURNMENT**

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

**CITY OF HARTFORD  
COMMON COUNCIL  
March 22, 2016**

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, met for its regularly scheduled meeting on Tuesday, March 22, 2016, 7:00 p.m., in the Common Council Chambers of Hartford City Hall, 109 North Main Street, Mayor Joseph Dautermann presiding.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

The Mayor and all Alderpersons were present.

**UNANIMOUS CONSENT AGENDA**

MOTION by Alderperson Hegy, and seconded by Alderperson Kohler that the following items on the unanimous consent agenda are approved by the Common Council:

1. The minutes of March 8, 2016.
2. Authorizing appropriate City officials to enter into a contract with Town & Country, Mayville, for the 2016 Wheelock Avenue Reconstruction Project in the estimated bid amount of \$471,701.75.
3. Authorizing appropriate City officials to enter into a one-year farm land lease at the future Southwest Park Site with Larry Kreilkamp for \$4,920 per year for 24.6 acres of tillable land.
4. Authorizing appropriate City officials to accept the staking and construction inspection proposal from Strand Associated, Milwaukee, dated March 3, 2016, for the STH 83 Reconstruction Project at an estimated cost of \$38,503.68.
5. Authorizing appropriate City officials to replace fire truck No. 1680 for an anticipated net cost of \$45,573. MOTION CARRIED UNANIMOUSLY.

**COMMUNICATIONS**

City Clerk Lori Hetzel gave a reminder of the spring election on April 5<sup>th</sup>.

**APPEARANCES / CITIZENS COMMENTS**

Fire and Rescue Chief Paul Stephans noted that several members of Hartford Fire and Rescue were recently recognized for their years of service. Chief Stephans mentioned those that received awards. Chief Stephans thanked the Police and Fire Commission and Common Council for their support of Hartford Fire and Rescue. Mayor Dautermann thanked those that received awards and all the members of the department for their service.

**ALDERMANIC REQUESTS**

Aldersperson Michalak made some comments relating to the April 5<sup>th</sup> election. Aldersperson Hegy commented on the recent Mid-Moraine Legislative Committee meeting.

**PUBLIC HEARING "A"**  
**Petition for Direct Annexation**  
**By Lepien Farmland, LLC**

Mayor Dautermann declared the public hearing open at 7:14 p.m. The notice of public hearing as published in the 3/4/2016 and 3/11/2016 Daily News, and as mailed to 21 affected property owners, was read by City Clerk Lori Hetzel.

The petitioned area consists of a portion of a parcel in the Town of Hartford. The applicant is seeking to bring this land into the City to facilitate a multi-family development with 156 units and 3 single-family units. The Plan Commission approved a concept plan for the development in January 2016, and the Common Council approved a Smart Growth Plan amendment to allow high density residential development on this land in February 2016. The parcel abuts STH 83, Town residential properties on STH 83 and the southwest corner of the Red Oak Subdivision. The property is contiguous to the City of Hartford on its northwest side. The petition and legal description do not appear to have any discrepancies.

Sanitary sewer, water, and electric services are available to the property from the Red Oak Subdivision. At build out, the development is expected to have a value of approximately \$12 million, which would generate City property taxes of approximately \$75,000. The proposed annexation would increase the City's supply of multi-family residential units. It is proposed to add approximately 47 children to the two school districts at build out. The proposed annexation would result in some additional plowing and maintenance costs. Total service costs are expected to be far less than the approximately \$75,000 in City taxes that the project would annually generate upon build out.

The proposed annexation is in accord with the Smart Growth Plan. As per the code, annexed areas are assigned a temporary zoning. The developer has requested temporary zoning that will fit the proposed uses (Rm-3 for the multi-family portion and Rs-4 for the single family portion). The proposed zoning is consistent with the Smart Growth Plan. The subject property lies within the City of Hartford's adopted 20-year sanitary sewer service boundary. Staff recommends approval of the proposed annexation.

There were no appearances for the proposed annexation. Under appearances against, Dennis and Kristine Batchelet, 1534 Red Oak Drive, Elaine Fink, 1546 Meadow Lane, Joe Yustus, 1570 Meadow Lane, Matt and Tracy Whitaker, 530 Firefly Trail, Hannah McDermott, 1486 Red Oak Drive, and John Gilane, 1532 Meadow Lane, all spoke not necessarily against the annexation but against the multi-family development being proposed and its possible impact on their properties. Most felt they were misled when purchasing their property in Red Oak Country Estates Subdivision as no mention of this type of development was ever brought forward.

**COMMON COUNCIL (3/22/2016)**

City Planner Drew responded to aldermanic questions relating to the proposed annexation and development. Alderpersons Michalak and Wintringer addressed some of the concerns that were brought up by the residents. It was noted that the public hearing is on the annexation only, not what type of development is being talked about. There being no further discussion, Mayor Dautermann declared the public hearing closed at 8:28 p.m.

**Ordinance No. 1345**

**AN ORDINANCE ANNEXING TERRITORY TO  
THE CITY OF HARTFORD, WISCONSIN  
(A Portion of Tax Key Number T60823)**

MOTION by Alderperson Michalak, and seconded by Alderperson Wintringer to suspend the rules for immediate consideration of proposed Ordinance 1345. MOTION CARRIED. (Alderperson Hegy voted no)

MOTION by Alderperson Michalak, and seconded by Alderperson Wintringer for the adoption of proposed Ordinance 1345. MOTION CARRIED UNANIMOUSLY.

**STANDING COMMITTEE REPORTS**

**Finance & Personnel Committee**

Licenses

MOTION by Alderperson Randolph, and seconded by Alderperson Meyer approving the following license: (bartender) Zachary Emery. MOTION CARRIED UNANIMOUSLY.

**RESOLUTIONS**

**Resolution No. 3446**

**A RESOLUTION APPROVING THE PRELIMINARY  
PLAT OF AUTUMN RIDGE SUBDIVISION**

The City approved the first phase of the Autumn Ridge Final Plat in May of 2006. It included 28 single-family lots and 28 multi-family units. Now a new developer would like to complete a second phase of the subdivision, which would include the remaining 27 single-family lots. Because more than two years passed since the last final plat phase was approved, the preliminary plat needs to be approved again before a second phase of the final plat can be considered.

MOTION by Alderperson Hegy, and seconded by Alderperson Randolph for the adoption of proposed Resolution 3446. MOTION CARRIED UNANIMOUSLY.

**ORDINANCES  
(First Reading)**

**Ordinance No. 1346**

AN ORDINANCE CREATING SECTION 41.23 TO INCLUDE THE PROHIBITION OF CHRONIC NUISANCE PREMISES, AND AMENDING SECTION 42.02(1) OF THE MUNICIPAL CODE RELATING TO THE BOND SCHEDULES

MOTION by Alderperson Rusniak, and seconded by Alderperson Mixon to suspend the rules for immediate consideration of proposed Ordinance 1346. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Meyer, and seconded by Alderperson Mixon for the adoption of proposed Ordinance 1346. MOTION CARRIED UNANIMOUSLY.

**Ordinance No. 1347**

AN ORDINANCE AMENDING SECTION 340.0014(5) TO REPEAL AND RECREATE THE SECTION TO INCLUDE A PROHIBITION OF PARKING UNAUTHORIZED VEHICLES IN A ZONE POSTED FOR PARKING POLICE VEHICLES ONLY

MOTION by Alderperson Michalak, and seconded by Alderperson Meyer to suspend the rules for immediate consideration of proposed Ordinance 1347. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Mixon, and seconded by Alderperson Randolph for the adoption of proposed Ordinance 1347. MOTION CARRIED UNANIMOUSLY.

**CITY ADMINISTRATOR'S REPORT**

Consulting Engineering Proposals

Requests for Proposals were sent to six consulting engineering firms to provide engineering design services for the construction of the storm water management pond on the property at the SW corner of South Wilson Avenue and East Loos Street. After previously recommending Ruckert-Mielke for the project based on the proposals received, the Common Council asked for additional information from low bidder Kunkel Engineering. City Engineer Schall has since received additional information from Kunkel showing that they have completed a number of design projects involving wetlands and the necessary permitting, and therefore believes Kunkel does have the knowledge and experience necessary to complete the design of this project.

## **COMMON COUNCIL (3/22/2016)**

MOTION by Alderperson Meyer, and seconded by Alderperson Wintringer accepting the engineering design proposal from Kunkel Engineering, Beaver Dam, dated February 26, 2016, for the design of a storm water pond at the SW corner of S. Wilson Avenue and E. Loos Street at an estimated cost of \$8,930. MOTION CARRIED UNANIMOUSLY.

### North Wacker Drive Bridge Project

The Wisconsin Department of Transportation has forwarded to the City a State/Municipal Agreement for the bridge replacement on North Wacker Drive with an estimated total cost of \$694,287. State/federal funds will pay 80% of the project design and construction costs up to a maximum of \$694,287 and the Municipality agrees to provide the remaining 20% and any funds in excess of the \$694,287 federal/state funding maximum according to the Local Bridge Program guidelines. If there are any non-participating costs, the City would be responsible for 100% of those costs; however, at this time it does not appear there will be any non-participating costs.

MOTION by Alderperson Hegy, and seconded by Alderperson Carroll to enter into a State/Municipal Agreement for a State-Let Local Bridge Project with the Wisconsin Department of Transportation, Project I.D. No. 2706-00-01/71, for the replacement of the North Wacker Drive Bridge over the Rubicon River in the City of Hartford. MOTION CARRIED UNANIMOUSLY.

## **ADJOURNMENT**

MOTION by Alderperson Mixon, and seconded by Alderperson Randolph for adjournment at 9:16 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,  
Lori Hetzel, City Clerk

LH:pb  
CCMAR22.16  
Compiled by Pat Borlen, Deputy Clerk

**Executive Summary**

**Ordinance No.** 1350

**Title:** Review of a Rezoning Request for the Lepien Farmland Annexation, STH 83

**Background:** Mark McCune has requested the permanent zoning for the recently-approved Lepien Farmland Annexation on State Trunk Highway 83, previously part of tax key number T60823.

The property was assigned temporary zonings of Rs-4 Single Family Residential District and Rm-3 Multi-Family Residential District at the annexation approval by the Common Council on March 22, 2016, with the understanding that a formal rezone review and hearing would take place at a later date. The public hearing notice published April 1 and April 8, 2016 provides specific legal descriptions for the different single family and multi family areas, and a certified survey map to be reviewed at a later date will split the multi family area from three separate lots to be created in the single family area.

The area requested to be rezoned to Rs-4 Single Family Residential District is located at the northwest corner of the annexed area. It measures 59,371 square feet (1.36 acres). On its north side it abuts Lot 16 and Outlot 4 in Red Oak Estates Subdivision, both of which are zoned Rs-4, and a portion of Firefly Trail in the Red Oak Estates Subdivision. On its east side is a portion of tax key number T60823 that was not annexed. South is the annexed area intended for Rm-3 multi family zoning, and to the west are Town of Hartford residential properties.

The area requested to be rezoned to Rm-3 Multi-Family Residential District comprises the remaining portion of the annexed area. It measures 772,535 square feet (17.73 acres). On the north it abuts the requested Rs-4 zoned area and a portion of tax key number T60823 that was not annexed. East and south of the area is the rest of the non-annexed T60823 land. West is STH 83, and Town of Hartford residential properties.

The property meets the area requirements for both Rs-4 (10,000 square feet per lot) and Rm-3 (3,111 square feet per dwelling unit, 156 units). The City will continue to work with the developer to maintain setback and other zoning requirements upon development and buildout.

**Recommendation:** The Planning Staff recommends approval of the rezoning request for the Lepien Farmland Annexation located west of STH 83.

**Prepared By:** Justin Drew 4/1/16  
Justin Drew Date  
City Planner

**Reviewed By:** Lori Hetzel 4/1/16  
Lori Hetzel Date  
City Clerk

**Approved by:** Steve Volkert 4/1/16  
Steve Volkert Date  
City Administrator

ROUTING:

PLAN COMMISSION  
COMMON COUNCIL

4/11/16  
4/19/16

Ordinance No. 1350

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

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

**SECTION 1:** That the property described as:

Commencing at the West  $\frac{1}{4}$  corner of Section 33, thence  $N89^{\circ}25'05''E$  along the South line of the Northwest  $\frac{1}{4}$  of said Section 33 a distance of 1333.82 feet to the Easterly line of S.T.H. "83"; thence  $N24^{\circ}49'25''W$  along said Easterly line 88.23 feet; thence  $N25^{\circ}17'14''W$  along said Easterly line 699.71 feet; thence  $N89^{\circ}49'17''E$ , 242.85 feet; thence  $N25^{\circ}16'37''W$  194.83 feet to the point of beginning of the hereinafter described lands; thence continuing  $N25^{\circ}16'37''W$ , 280.17 feet; thence  $N00^{\circ}48'36''W$ , 22.96 feet; thence  $N89^{\circ}23'25''$ , 345.77 feet; thence  $S00^{\circ}36'35''E$ , 140.67 feet; thence  $S77^{\circ}07'25''W$ , 141.80 feet; thence  $S39^{\circ}34'45''W$ , 139.77 feet to the point of beginning. Said lands contain 59,371 square feet, or 1.36 acres.

be and the same is hereby rezoned to Rs-4 Single Family Residential District.

**SECTION 2:** That the property described as:

Commencing at the West  $\frac{1}{4}$  corner of Section 33, thence  $N89^{\circ}25'05''E$  along the South line of the Northwest  $\frac{1}{4}$  of said Section 33 a distance of 1333.82 feet to the Easterly line of S.T.H. "83" and the point of beginning of the hereinafter described lands; thence  $N24^{\circ}49'25''W$  along said Easterly line 88.23 feet; thence  $N25^{\circ}17'14''W$  along said Easterly line 699.71 feet; thence  $N89^{\circ}49'17''E$ , 242.85 feet; thence  $N25^{\circ}16'37''W$ , 194.83 feet; thence  $N39^{\circ}34'45''E$ , 139.77 feet; thence  $N77^{\circ}07'25''E$ , 141.80 feet; thence  $N89^{\circ}23'25''E$ , 624.38 feet; thence  $S00^{\circ}03'58''E$ , 689.34 feet; thence  $S89^{\circ}25'05''W$ , 135.20 feet; thence  $S00^{\circ}03'58''E$ , 210.77 feet; thence  $S89^{\circ}25'05''W$ , 118.82 feet; thence  $S00^{\circ}03'58''E$ , 80.00 feet; thence  $S89^{\circ}38'27''W$ , 368.88 feet; thence Southwesterly 71.19 feet along the arc of a curve to the left, with a radius of 35.80 feet, whose chord bears  $S32^{\circ}50'56''W$ , 60.03 feet; thence  $S89^{\circ}25'05''W$ , along the South line of the Northwest  $\frac{1}{4}$  of Section 33, a distance of 21.06 feet to the point of beginning. Said lands contain 772,535 square feet or 17.73 acres.

be and the same is hereby rezoned to Rm-3 Multi-Family Residential District.

**SECTION 3:** This Ordinance shall be in full force and take effect from and after its passage and publication as required by law.

Signed:

---

Timothy Michalak, Mayor

Introduced: April 19, 2016  
Adopted:

Attest: \_\_\_\_\_  
Lori Hetzel, City Clerk

Daily News:  
April 1, 2016  
April 8, 2016  
22 Notices sent

**NOTICE OF PUBLIC HEARING  
COMMON COUNCIL**

PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on April 19, 2016 in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council to consider the following:

Mark McCune has requested the zoning of the following-described properties located in the Southwest  $\frac{1}{4}$  and Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin:

**Rs-4 Single Family Residential District:**

Commencing at the West  $\frac{1}{4}$  corner of Section 33, thence N89°25'05"E along the South line of the Northwest  $\frac{1}{4}$  of said Section 33 a distance of 1333.82 feet to the Easterly line of S.T.H. "83"; thence N24°49'25"W along said Easterly line 88.23 feet; thence N25°17'14"W along said Easterly line 699.71 feet; thence N89°49'17"E, 242.85 feet; thence N25°16'37"W 194.83 feet to the point of beginning of the hereinafter described lands; thence continuing N25°16'37"W, 280.17 feet; thence N00°48'36"W, 22.96 feet; thence N89°23'25", 345.77 feet; thence S00°36'35"E, 140.67 feet; thence S77°07'25"W, 141.80 feet; thence S39°34'45"W, 139.77 feet to the point of beginning. Said lands contain 59,371 square feet, or 1.36 acres.

**Rm-3 Multi-Family Residential District:**

Commencing at the West  $\frac{1}{4}$  corner of Section 33, thence N89°25'05"E along the South line of the Northwest  $\frac{1}{4}$  of said Section 33 a distance of 1333.82 feet to the Easterly line of S.T.H. "83" and the point of beginning of the hereinafter described lands; thence N24°49'25"W along said Easterly line 88.23 feet; thence N25°17'14"W along said Easterly line 699.71 feet; thence N89°49'17"E, 242.85 feet; thence N25°16'37"W, 194.83 feet; thence N39°34'45"E, 139.77 feet; thence N77°07'25"E, 141.80 feet; thence N89°23'25"E, 624.38 feet; thence S00°03'58"E, 689.34 feet; thence S89°25'05"W, 135.20 feet; thence S00°03'58"E, 210.77 feet; thence S89°25'05"W, 118.82 feet; thence S00°03'58"E, 80.00 feet; thence S89°38'27"W, 368.88 feet; thence Southwesterly 71.19 feet along the arc of a curve to the left, with a radius of 35.80 feet, whose chord bears S32°50'56"W, 60.03 feet; thence S89°25'05"W, along the South line of the Northwest  $\frac{1}{4}$  of Section 33, a distance of 21.06 feet to the point of beginning. Said lands contain 772,535 square feet or 17.73 acres.

The purpose of the public hearing is to hear those persons who wish to express their opinions for or against the requested zoning change.

T60814  
Esker Ridge Farms  
2466 Lough Lane  
Hartford, WI 53027

T60815+  
Black Ash Farms LLC  
2466 Lough Lane  
Hartford, WI 53027

T60821  
John and Nancy Lee Revocable Trust  
P.O. Box 270235  
Hartford, WI 53027

T6082200A  
Karen M. Albrecht  
2798 STH 83  
Hartford, WI 53027

T6082200B  
John and Loreena Rufener TOD  
2796 STH 83  
Hartford, WI 53027

T6082200C  
Calvin and Betty Langer LE  
2790 STH 83  
Hartford, WI 53027

T6082200D  
Emily Rusch  
2786 STH 83  
Hartford, WI 53027

T6082200E  
Julane Antonioni  
2784 STH 83  
Hartford, WI 53027

T60823  
Lepien Farmland LLC  
P.O. Box 270142  
Hartford, WI 53027

T6082500Z  
Thomas and Joan Walsh  
6846 W. Waterford Road  
Hartford, WI 53027

353302001002  
Jennifer Behn  
P.O. Box 27048  
Hartford, WI 53027

363302001019  
Dennis and Kristine Batchelet  
1534 Red Oak Drive  
Hartford, WI 53027

363302001020+  
100 Acre Wood LLC, c/o Mark McCune  
2466 Lough Lane  
Hartford, WI 53027

363302001021  
James Fleming Carpentry Inc.  
W317N8390 STH 83  
Hartland, WI 53029

363302001022  
Megan Fleming  
W317 N8390 STH 83  
Hartland, WI 53029

363302001038  
Joseph Yustus  
1570 Meadow Lane  
Hartford, WI 53027

363302001029  
Patrick and Teresa Redmond  
846 Fairview Drive  
Hartford, WI 53027

363302001030  
Harold Roethle  
227 Weil Drive  
Slinger, WI 53086

363302001031  
David Kern  
2738 Hall Road  
Hartford, WI 53027

363302001062  
Matthew Whitaker  
530 Firefly Trail  
Hartford, WI 53027

363302001063+  
SAB Homes LLC  
100 Karavan Drive  
Fox Lake, WI 53933

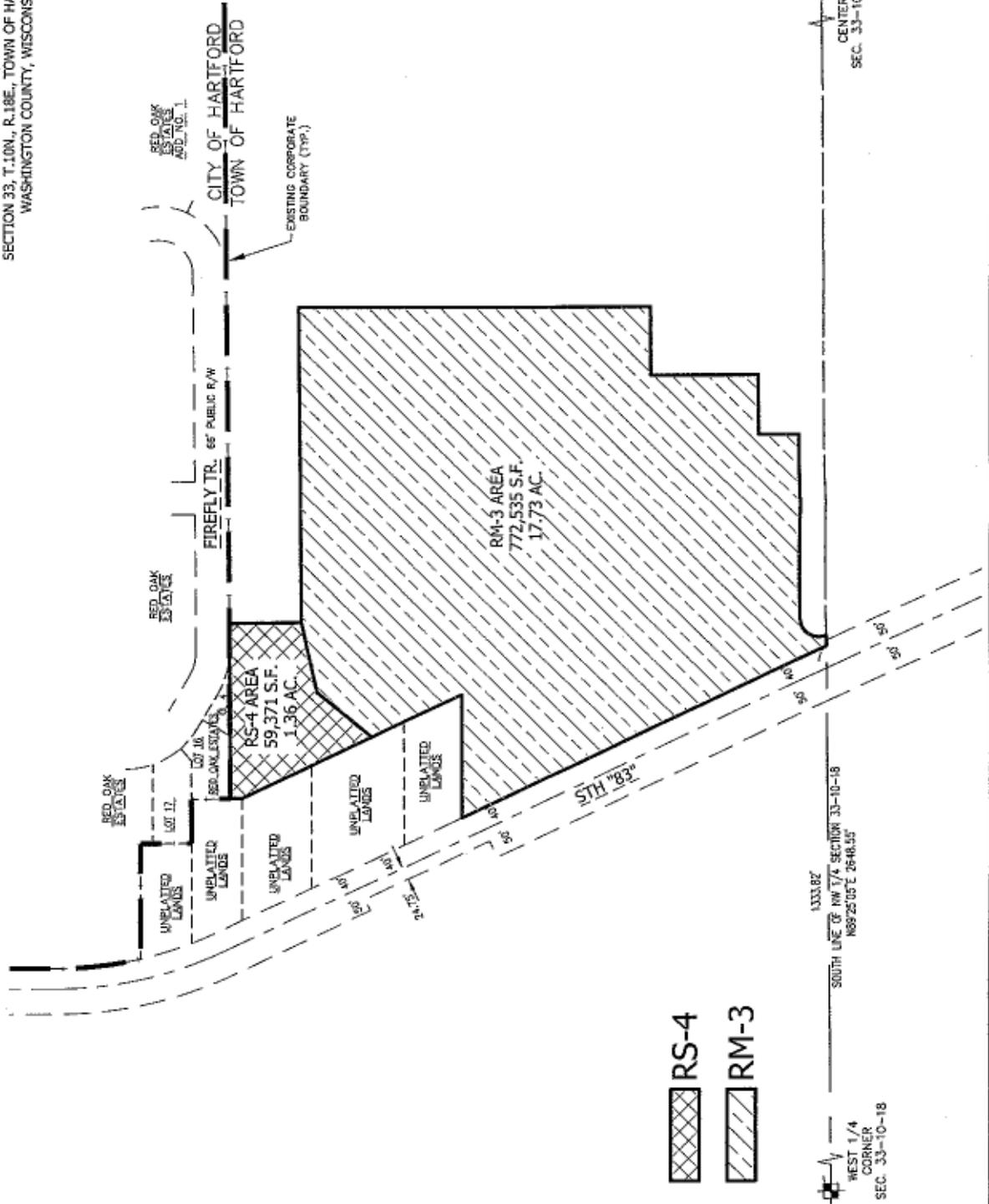
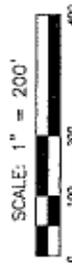
Town of Hartford  
3360 CTH K  
Hartford, WI 53027

# REZONING EXHIBIT

PART OF THE SW, 1/4 AND SE, 1/4 OF THE NW, 1/4 OF SECTION 33, T.10N., R.18E., TOWN OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

**SURVEYOR:**  
 KEITH A. KINDRED, PLS S-2082  
 SEH, INC.  
 501 MAPLE AVE  
 DELAFIELD, WI 53018  
 (414) 948-8919  
 KKINDRED@SEHINC.COM

**SURVEY FOR:**  
 MARK MCCUNE  
 2466 LOUGH LAKE  
 HARTFORD, WI 53027



RS-4  
 RM-3

CENTER  
 SEC. 33-10-18

1333.82  
 SOUTH LINE OF NW 1/4 SECTION 33-10-18  
 N89°25'05" E 2646.15'

WEST 1/4  
 CORNER  
 SEC. 33-10-18



PHONE: 414.948.8919  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018-9351  
 www.sehinc.com

PROJECT MCCUN #133571

LEGAL DESCRIPTION ZONE RM-3:

Part of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin more particularly described as follows:

Commencing at the West 1/4 corner of Section 33, thence N89°25'05"E along the South line of the Northwest 1/4 of said Section 33 a distance of 1333.82 feet to the Easterly line of S.T.H. "83" and the point of beginning of the hereinafter described lands; thence N24°49'25"W along said Easterly line 88.23 feet; thence N25°17'14"W along said Easterly line 699.71 feet; thence N89°49'17"E, 242.85 feet; thence N25°16'37"W, 194.83 feet; thence N39°34'45"E, 139.77 feet; thence N77°07'25"E, 141.80 feet; thence N89°23'25"E, 624.38 feet; thence S00°03'58"E, 689.34 feet; thence S89°25'05"W, 135.20 feet; thence S00°03'58"E, 210.77 feet; thence S89°25'05"W, 118.82 feet; thence S00°03'58"E, 80.00 feet; thence S89°38'27"W, 368.88 feet; thence Southwesterly 71.19 feet along the arc of a curve to the left, with a radius of 35.80 feet, whose chord bears S32°50'56"W, 60.03 feet; thence S89°25'05"W, along the South line of the Northwest 1/4 of Section 33, a distance of 21.06 feet to the point of beginning.

Said lands contain 772,535 Sq. Ft. or 17.73 Acres.

LEGAL DESCRIPTION ZONE RS-4:

Part of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin more particularly described as follows:

Commencing at the West 1/4 corner of Section 33, thence N89°25'05"E along the South line of the Northwest 1/4 of said Section 33 a distance of 1333.82 feet to the Easterly line of S.T.H. "83"; thence N24°49'25"W along said Easterly line 88.23 feet; thence N25°17'14"W along said Easterly line 699.71 feet; thence N89°49'17"E, 242.85 feet; thence N25°16'37"W, 194.83 feet to the point of beginning of the hereinafter described lands; thence continuing N25°16'37"W, 280.17 feet; thence N00°48'36"W, 22.96 feet; thence N89°23'25"E, 345.77 feet; thence S00°36'35"E, 140.67 feet; thence S77°07'25"W, 141.80 feet; thence S39°34'45"W, 139.77 feet to the point of beginning.

Said lands contain 59,371 Sq. Ft. or 1.36 Acres.

## **EXECUTIVE SUMMARY**

**Ordinance No.** 1351

**TITLE:** Discussion of an Ordinance amending portions of Sections 13.0320, 13.0321, 13.0322 and 13.0323 pertaining to height restrictions in the Manufacturing/Industrial Districts

### **SUMMARY:**

Last year, the City approved an Ordinance change to allow taller buildings in the B-3 General Business (Downtown) District. This took place after discussions with Developers, discussions with the Fire Chief and Water Utility Director, and research into other communities' downtown height restrictions. During the Council review of this ordinance change, Council members indicated that Staff should conduct a similar analysis of height restrictions in the Manufacturing/Industrial Districts.

The M-1 District currently allows a height of 45 feet. The M-2 District currently allows a height of 35 feet. The M-3 District currently allows a height of 35 feet. The M-4 District currently allows a height of 45 feet. In addition, the Plan Commission can waive the height requirement for architectural projections, mechanical equipment and necessary mechanical appurtenances.

Staff again discussed the possibility of increasing height restrictions with the Fire Chief and Water Utility Director. The Fire Chief indicated that there were no local height requirements from a Fire Department perspective. The Water Utility Director commissioned a building height water pressure study for industrial areas of the City (see attached). The study showed that adequate water pressure as a function of building height varied widely throughout the industrial areas, but in most areas, a height of at least 60 feet was possible with required water pressures. In addition, a review of other communities' codes showed a large spread of allowable heights (35 feet to 70 feet).

**PROPOSED CHANGES:** After review and discussion, Staff believes that greater structure heights can safely be allowed in the City's industrial districts. The primary constraint appears to be the height allowed by water pressure, which varies widely within the industrial areas. Writing Code to address the water pressure study would be difficult, and Staff is reluctant to incorporate a study map that will change. As a result, Staff recommends that the base heights allowed in the industrial districts remain the same. However, Staff recommends allowing buildings taller than that allowed by Code, as a conditional use after review by the Plan Commission. This would allow the City to make decisions on building heights in industrial areas based upon building height water pressure studies, the proximity of residential properties, the heights of surrounding buildings, and the proximity of fire hydrants.

**RECOMMENDATION:** The Planning Staff Recommends Approval of portions of Sections 13.0320, 13.0321, 13.0322 and 13.0323 pertaining to height restrictions in the Manufacturing/Industrial Districts

**Prepared By:** Justin Drew 4/7/16  
Justin Drew, Date  
City Planner

**Reviewed By:** Lori Hetzel 04/07/16  
Lori Hetzel Date  
City Clerk

**Approved By:** Steve Volkert 4/7/16  
Steve Volkert, Date  
City Administrator

ROUTING: PLAN COMMISSION 04/11/16  
COMMON COUNCIL 04/19/16

ORDINANCE NO. 1351

---

**AN ORDINANCE AMENDING SECTIONS 13.0320, 13.0321, 13.0322 AND 13.0323  
OF THE MUNICIPAL CODE RELATED TO BUILDING HEIGHTS IN INDUSTRIAL  
DISTRICTS**

---

WHEREAS, the purpose of this zoning code is to promote the comfort, health, safety, prosperity and general welfare of the residents of the City of Hartford, and

NOW, THEREFORE, the Common Council of the City of Hartford do ordain as follows:

SECTION 1. Section 13.0320 is amended to read as follows:

13.0320 M-1 WHOLESALE/WAREHOUSE DISTRICT

c) Conditional Uses

**6) Heights greater than those allowed in Section 13.0320(e)(1).**

e) Building Height and Area

1) No building, no part of a building and no goods or materials stored shall exceed 45 feet in height, **except as provided in 13.0320(c)(6).**

SECTION 2. Section 13.021 is amended to read as follows:

13.0321 M-2 LIMITED INDUSTRIAL DISTRICT

c) Conditional Uses

**4) Heights greater than those allowed in Section 13.0321(e)(1).**

e) Building Height and Area

1) No building or part of a building shall exceed 35 feet in height, **except as provided in 13.0321(c)(4).**

SECTION 3. Section 13.0322 is amended to read as follows:

13.0322 M-3 GENERAL INDUSTRIAL DISTRICT

c) Conditional Uses

**4) Heights greater than those allowed in Section 13.0322(e)(1).**

e) Building Height and Area

1) No building, part of a building or structure shall exceed 35 feet in height, **except as provided in 13.0322(c)(4).**

SECTION 4: Section 13.0323 is amended to read as follows:

13.0323 M-4 INDUSTRIAL PARK DISTRICT

c) Conditional Uses

**4) Heights greater than those allowed in Section 13.0323(e)(1).**

e) Building Height and Area

1) No structure or parts of a structure shall exceed 45 feet in height, **except as provided in 13.0323(c)(4).**

SECTION 5. This ordinance shall be effective upon passage and publication as provided by law.

\_\_\_\_\_  
Timothy Michalak, Mayor

Introduced: April 19, 2016

Adopted: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Lori Hetzel, City Clerk

Daily News: April 1, 2016  
April 8, 2016

NOTICE OF PUBLIC HEARING  
CITY OF HARTFORD COMMON COUNCIL

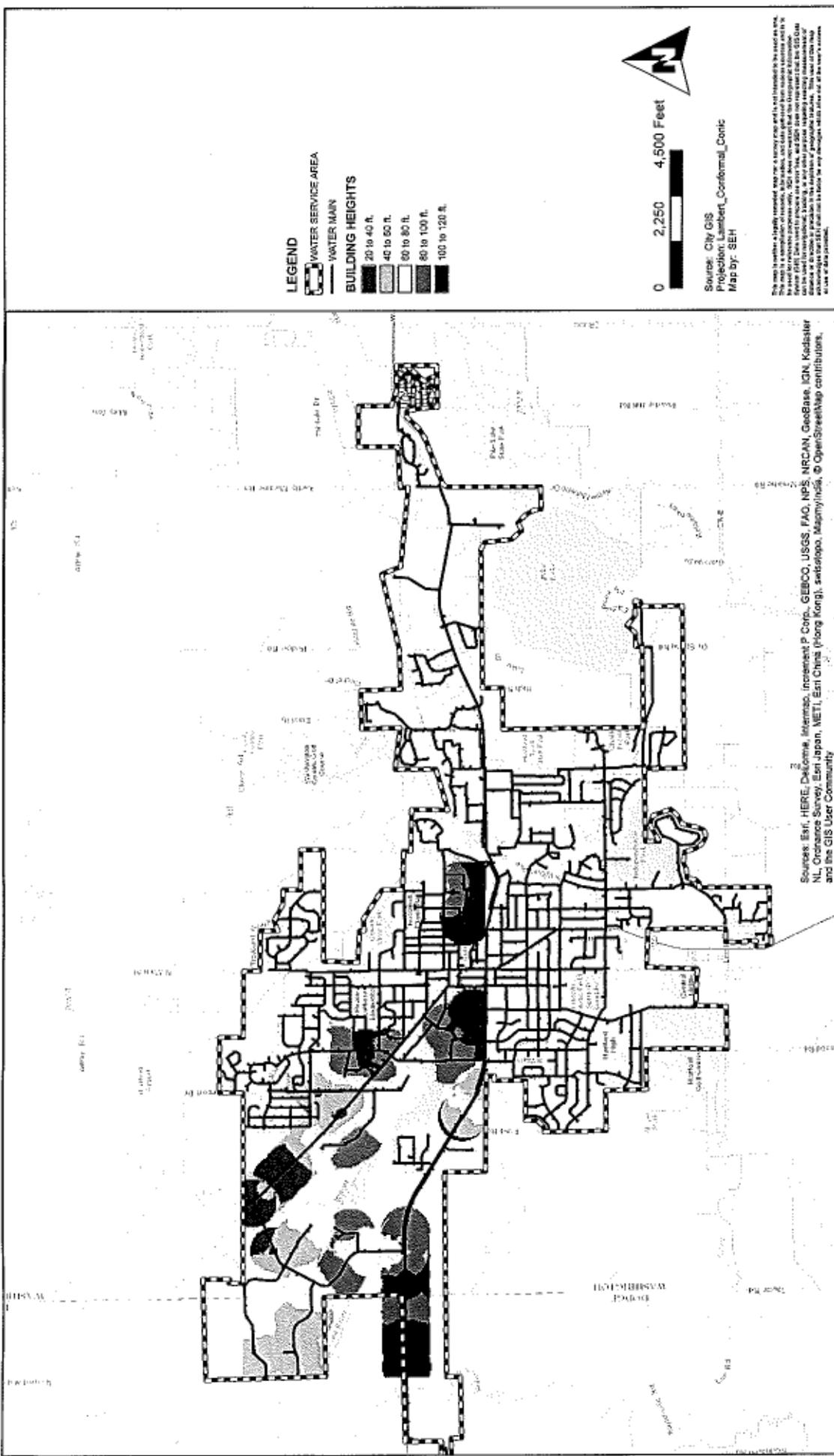
PLEASE TAKE NOTICE that a PUBLIC HEARING will be held at 7:00 p.m. or thereafter on **April 19, 2016** in the Common Council Chambers at the lower level of City Hall, 109 N. Main Street, by the City of Hartford Common Council for the purpose of considering an Ordinance amending Sections 13.0320, 13.0321, 13.0322 and 13.0323 to allow increased building heights in the four Manufacturing/Industrial districts as a conditional use.

Copies of the proposed ordinance can be viewed by appointment in the Planning Office, 109 N. Main Street, Monday – Friday between the hours of 7:30 a.m. and 4:30 p.m.

The purpose of said hearing is to hear those persons who wish to express their opinions for or against the requested Ordinance Change.

Dated this 1<sup>st</sup> day of April, 2016.

Lori Hetzel  
City Clerk  
City of Hartford



**LEGEND**

- WATER SERVICE AREA
- WATER MAIN
- BUILDING HEIGHTS**
- 20 to 40 ft.
- 40 to 60 ft.
- 60 to 80 ft.
- 80 to 100 ft.
- 100 to 120 ft.



0 2,250 4,500 Feet

Source: City GIS  
 Projection: Lambert\_Conformal\_Conic  
 Map by: SEH

This map is neither a legally recorded map nor a survey map and is not intended to be used as such. It is provided for informational purposes only. SEH does not warrant that the information shown on this map is accurate, complete, or up-to-date. SEH does not warrant that the information shown on this map is suitable for any particular purpose. This map is the property of SEH and its use is restricted to the project for which it was prepared. SEH is not responsible for any errors or omissions on this map. SEH is not responsible for any damages or liabilities arising out of the use of this map.

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox India, © OpenStreetMap contributors, and the GIS User Community

## WATER SYSTEM EVALUATION CITY OF HARTFORD, WISCONSIN

PROJECT:  
 DATE:  
 March 17, 2015

261 LUMFALL AVENUE  
 OLAUWA, WI 53218-2051  
 TEL: 414.224.2200  
 FAX: 414.224.2201  
 www.seh.com



## INDUSTRIAL AREA - BUILDING HEIGHT EVALUATION

	District Name	Max Height
West Bend	M-1 Light Industrial	35'
	M-2 Heavy Industrial	65'
	M-3 Planned Business Park	65'
Germantown	M-1 Limited Industrial	45'
	M-2 General Industrial	45'
	M-3 Special Use Industrial	40'
	M-4 Mineral Extraction	75'
Menomonee Falls	I-1 Light Industrial	60'
	I-2 Heavy Industrial	60'

**Executive Summary**  
**Resolution No. 3449**

**Title:** Review of the Certified Survey Map for Lot 16 and Outlot 4 of Red Oak Country Estates Subdivision and land in the northwest quarter of Section 33

**Background:** In March of 2016, the Plan Commission recommended and the Common Council approved Mark McCune's proposed annexation of 19.1 acres of land located east of STH 83 and south of the Red Oaks Country Estates subdivision. The stated purpose of the annexation was the development of single family lots and a multi-family lot. A zoning review is scheduled for the April Plan Commission and Council.

The single family residential portion of the CSM consists of three lots (Lots 2, 3 and 4). These lots encompass Lot 16 and Outlot 4 of Red Oaks subdivision, plus a portion of the recently-annexed property. Lot two of the proposed certified survey map measures 17,936 square feet (.41 acre); Lot three measures 36,555 square feet (.84 acre); and Lot four measures 19,561 square feet (.45 acre). All residential lots meet area (10,000 square feet) and width (80' at building setback line) requirements for Rs-4. Setback requirements will be reviewed during the site plan approval process. Requested permanent zoning for these lots is Rs-4 Single Family Residential District.

A portion of a utility easement within Lot four is proposed to be released. This portion of the easement that cuts across the lot serves a street light on Firefly Trail. The easement and electric wire can be rerouted so that the line runs along the property line between Lots 3-4. The Developer shall grant the City a new easement between lots 3-4 to allow for this reconfiguration.

The multi-family residential portion of the CSM (Lot 1 plus roadway dedication) is comprised of the rest of the area annexed in March, totaling 772,534 square feet (17.72 acres). Rm-3 zoning requires a minimum area of 3,111 square feet per dwelling unit and a width of not less than 100 feet at the building setback line. Expected number of units in the multi-family section is 156, well within the total square footage provided. Width and setback requirements will be confirmed during the site plan review.

The section of property at the southern edge of the property will be dedicated to the public for roadway purposes. Of the total 17.71 acres intended to be zoned Rm-3, it measures .83 acre and is intended to be named Whistle Drive.

**Recommendation:** The Planning Staff recommends approval of the Certified Survey Map for single family, multi-family and road dedication property consisting of Lot 16 and Outlot 4 of Red Oak Country Estates and lands being a part of the Southwest  $\frac{1}{4}$  and Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, City of Hartford, subject to the Developer granting the City an easement between lots 3-4 of the proposed CSM to allow for the rerouting of electric line serving a street light on Firefly Trail.

**Prepared By:** Justin Drew 4/7/16  
Justin Drew, Date  
City Planner

**Reviewed By:** Jason Schall 4-7-16  
Jason Schall Date  
City Engineer

**Approved By:** Steven Volkert 4-7-16  
Steven Volkert, Date  
City Administrator

ROUTING: Plan Commission 4/11/16  
Common Council 4/19/16

RESOLUTION NO. 3449

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP  
FOR A PROPERTY LOCATED IN THE CITY OF HARTFORD  
Lot 16 and Outlot 4 of Red Oak Country Estates Subdivision and Land in the Northwest Quarter  
of Section 33

**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 all of Lot 16 and Outlot 4 of Red Oak Country Estates and lands being a part of the SW  $\frac{1}{4}$  and SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 33, Town 10 North, Range 18 East, City of Hartford, Washington County, Wisconsin is hereby approved.

Signed:

\_\_\_\_\_  
Timothy Michalak, Mayor

INTRODUCED:

ADOPTED:

ATTEST:

\_\_\_\_\_  
Lori Hetzel, City Clerk

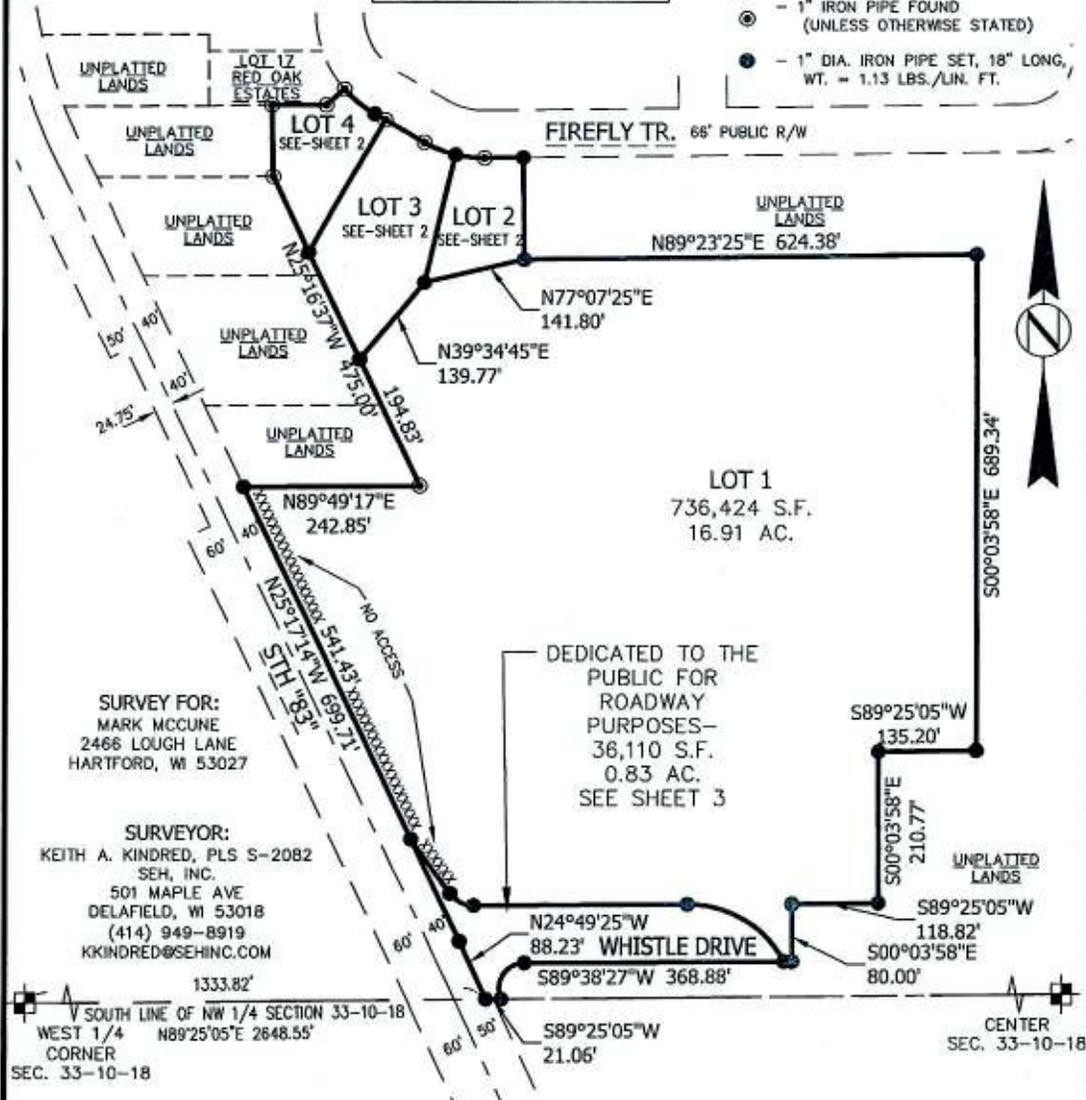
# CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 16 AND OUTLOT 4 OF RED OAK COUNTRY ESTATES AND LANDS BEING A PART OF THE SW. 1/4 AND SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

## OVERALL DETAIL

### LEGEND

- ⊕ - CONC. MON. W/ BRASS CAP FND.
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.



SURVEY FOR:  
MARK MCCUNE  
2466 LOUGH LANE  
HARTFORD, WI 53027

SURVEYOR:  
KEITH A. KINDRED, PLS S-2082  
SEH, INC.  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

1333.82'  
SOUTH LINE OF NW 1/4 SECTION 33-10-18  
WEST 1/4 CORNER N89°25'05"E 2648.55'  
SEC. 33-10-18

SCALE: 1" = 200'

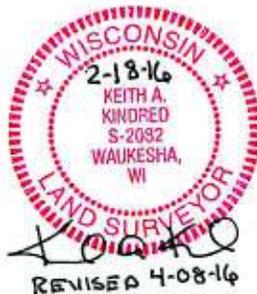


BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 33-10-18 AS N89°25'05"E.

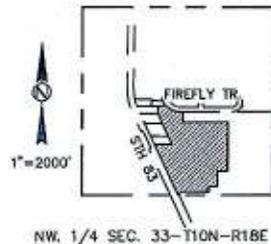


PHONE: 414.949.8919  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

PROJECT NO. MCCUM 133671



### LOCATION MAP



NW. 1/4 SEC. 33-10N-R18E



# CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 16 AND OUTLOT 4 OF RED OAK COUNTRY ESTATES AND LANDS BEING A PART OF THE SW. 1/4 AND SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

Curve Table						
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1 TAN BEARING 2
C5	40.00	54°48'06"	38.26	36.82	S62°57'30"E	S35°33'27"E N89°38'27"E
C6	150.00	62°10'55"	162.79	154.92	N59°16'06"W	N28°10'38"W S89°38'27"W
C7	35.80	113°56'56"	71.19	60.03	S32°50'56"W	S89°49'24"W S24°07'32"E

LOT 1  
736,424 S.F.  
16.91 AC.



REVISED 4-08-16

### LEGEND

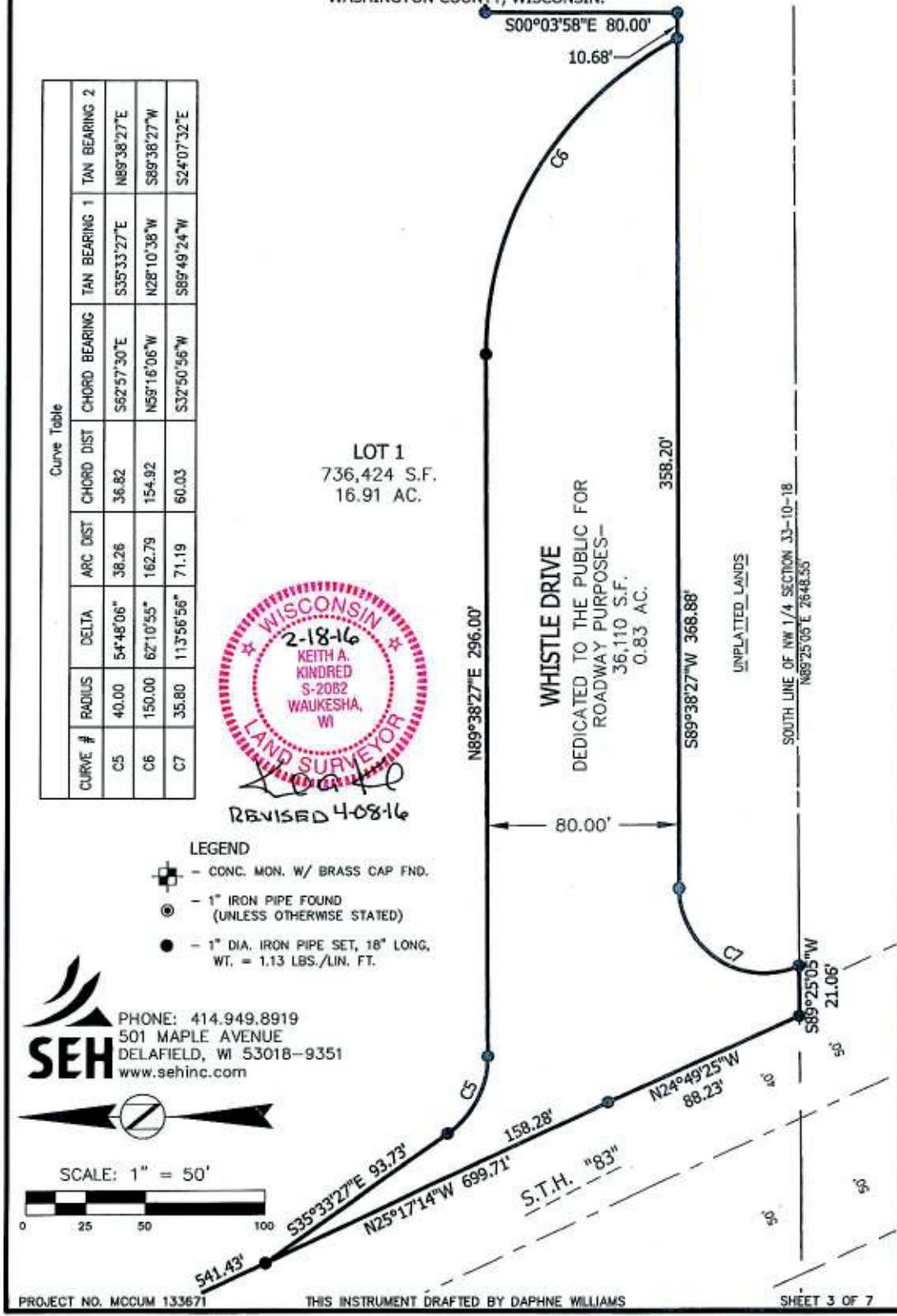
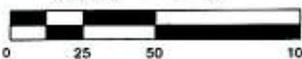
- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.



PHONE: 414.949.8919  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com



SCALE: 1" = 50'



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 16 AND OUTLOT 4 OF RED OAK COUNTRY ESTATES AND LANDS BEING A PART OF THE SW. 1/4 AND SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify:

That I have surveyed, divided and mapped all of Lot 16 and Outlot 4 of Red Oak Country Estates and a part of the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 33, T.10N., R.18E., City of Hartford, Washington County, Wisconsin more particularly described as follows:

Commencing at the West 1/4 corner of Section 33, thence N89°25'05"E along the South line of the Northwest 1/4 of said Section 33 a distance of 1333.82 feet to the Easterly line of S.T.H. "83" and the point of beginning of the hereinafter described lands; thence N24°49'25"W along said Easterly line 88.23 feet; thence N25°17'14"W along said Easterly line 699.71 feet; thence N89°49'17"E, 242.85 feet; thence N25°16'37"W, 475.00 feet; thence N00°48'36"W, 100.00 feet to the South line of Lot 17 of Red Oak Estates; thence N89°55'59"E along said South line 75.13 feet; thence N48°58'27"E, 32.88 feet to the Southerly line of Firefly Trail, thence Southeasterly 53.98 feet along said Southerly line and the arc of a curve to the left, with a radius of 163.00 feet and whose chord bears S50°30'47"E, 53.73 feet; thence S60°00'00"E along said Southerly line 79.20 feet; thence Southeasterly 87.08 feet along said Southerly line and the arc of curve to the left, with a radius of 163.00 feet and whose chord bears S75°18'17"E, 86.05 feet; thence N89°23'25"E along said Southerly line 53.61 feet; thence S00°36'35"E, 140.67 feet; thence N89°23'25"E, 624.38 feet; thence S00°03'58"E, 689.34 feet; thence S89°25'05"W, 135.20 feet; thence S00°03'58"E, 210.77 feet; thence S89°25'05"W, 118.82 feet; thence S00°03'58"E, 80.00 feet; thence S89°38'27"W, 368.88 feet; thence Southwesterly 71.19 feet along the arc of a curve to the left, with a radius of 35.80 feet, whose chord bears S32°50'56"W, 60.03 feet; thence S89°25'05"W, along the South line of the Northwest 1/4 of Section 33, a distance of 21.06 feet to the point of beginning.

Said lands contain 846,586 S.F., 19.43 Acres.

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the 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 and Washington County in surveying, dividing and mapping the same.

Dated this 18<sup>th</sup> day of February, 2016.

Keith A. Kindred

Keith A Kindred, PLS 2082  
REVISED THIS 8<sup>th</sup> DAY OF APRIL, 2016



PHONE: 414.949.8919  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 16 AND OUTLOT 4 OF RED OAK COUNTRY ESTATES AND LANDS BEING A PART OF THE SW. 1/4 AND SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE OF DEDICATION:

Lepien Farmland, LLC, as owner, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

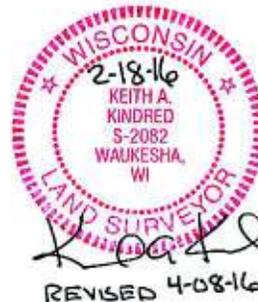
1) CITY OF HARTFORD

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Mark McCune, Member

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Mark McCune to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
County, Wisconsin  
My Commission Expires \_\_\_\_\_



 PHONE: 414.949.8919  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

PROJECT NO. MCCUM 133671

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 5 OF 7

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 16 AND OUTLOT 4 OF RED OAK COUNTRY ESTATES AND LANDS BEING A PART OF THE SW. 1/4 AND SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

## CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Lepien Farmland, LLC, Owner.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Name Title

\_\_\_\_\_  
Name Title

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, the above named \_\_\_\_\_ and \_\_\_\_\_ to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Wisconsin  
My Commission Expires \_\_\_\_\_



 PHONE: 414.949.8919  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 16 AND OUTLOT 4 OF RED OAK COUNTRY ESTATES AND LANDS BEING A PART OF THE SW. 1/4 AND SE. 1/4 OF THE NW. 1/4 OF SECTION 33, T.10N., R.18E., CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

## COMMON COUNCIL APPROVAL CERTIFICATE:

This Certified Survey Map, in the City of Hartford, is hereby approved by the Common Council.

By approval of this Certified Survey Map, the City of Hartford hereby releases its rights to a utility easement as shown on sheet 2 of this Certified Survey Map.

All conditions have been met as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_

Timothy Michalak, Mayor

I hereby certify that the foregoing is true and correct copy of an approval adopted by the Common Council of the City of Hartford.

Date: \_\_\_\_\_ Signed \_\_\_\_\_

Lori Hetzel, City Clerk

## PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the City of Hartford, is hereby approved by the Plan Commission.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Date: \_\_\_\_\_ Signed \_\_\_\_\_

Timothy Michalak, Chairman

Date: \_\_\_\_\_ Signed \_\_\_\_\_

Justin Drew, Secretary



REVISED 4-08-16



PHONE: 414.949.8919  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

**MISCELLANEOUS**

**COMMITTEE**

**REPORTS**

**PUBLIC WORKS COMMITTEE**  
**March 22, 2016**

PRESENT: Chairperson Hegy, Members Mixon, Randolph, Carroll

ALSO PRESENT: City Administrator Volkert, City Engineer Schall, Director of Public Works Kranz

Call to Order – Chairperson Hegy called the meeting to order at 6:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 North Main Street.

Roll Call – All members were present.

Public Comment Period – There were no public comments.

2016 Construction Schedule Update – City Engineer Schall reviewed the proposed 2016 construction projects, and responded to questions.

Industrial Park / Truck Signage – A discussion was started at the January Public Works Committee meeting regarding industrial park signage. The purpose of the signage will be to reduce the number of semis using North Main Street as a means to get to the City's industrial park. City Engineer Schall provided samples of truck signage and a map showing locations of signage. The Committee reviewed the sample signage and locations, and mentioned some suggestions. It was felt that the signage that says "truck route" should be installed as soon as possible. It was also suggested that the industrial park businesses be contacted so they can talk with their truck drivers about using the posted truck route.

2015 Annual Report under MS4 General Permit – City Engineer Schall reviewed the 2015 annual report, and responded to questions.

Adjournment – MOTION by Alderperson Mixon, and seconded by Alderperson Randolph for adjournment. MOTION CARRIED.

Respectfully submitted,  
Lori Hetzel, City Clerk

LH:pb

PWMAR22.16

Compiled by Pat Borlen, Deputy Clerk

**FOR**

**INFORMATIONAL**

**PURPOSES**

**ONLY**

# HARTFORD CITY TAXI TRANSPORTATION REPORT

MONTH/YEAR: March 2016

**TOTAL PASSENGERS:** 1877 **TOTAL MONTHLY REVENUE:** \$6,083.75

## PASSENGER INFORMATION

Senior: City: 549/5wc  
Out of Town: 3

Handicap: City: 235/16wc  
Out of Town: 2

Children: City: 4  
Out of Town: 0

Regulars: City: 1029  
Out of Town: 34

Waits (Total Minutes): 350

Package Pickups: 8

Taxi Trips: 1795

Shared Rides: 852

Wheelchair Trips: 21

## HOURS INFORMATION

Loaded Hours/Minutes: 250.5

Deadhead Hours/Minutes: 238.9

**TOTAL HOURS/MINUTES:** 489.4

## FARE INFORMATION

Base Fares: \$5,819.50

Out of Town Fares: \$65.00

Wait Chgs: \$87.75

Package Pickup Chgs: \$48.50

No Show/COA Chgs: \$63.00

Taxi Tickets Sold: \$1,960.00

# of Sheets sold: 81

# of Taxi Tickets collected: 620

## MILEAGE INFORMATION

Loaded City Miles: 4168.8

Loaded Out of Town Miles: 23.2

Deadhead Miles: 1054.9

**TOTAL MILES:** 5246.9

**TOTAL FUEL USED:** 364.189

## FLEET INFORMATION

Unit #1 - 2014 Dodge Caravan

Unit #5 - 2010 Dodge Caravan

Unit #7 - 2007 Chevy Uplander

Unit #9 - 2011 Dodge Caravan

**CITY OF HARTFORD  
MONTHLY TREASURER'S REPORT  
MARCH 2016**

**City Bank And Investment Accounts**

Bank Accounts:

**First National Bank**

Concentration Account	Acct# 12555901	Average Monthly Balance \$610,070
-----------------------	----------------	-----------------------------------

**First Bank Financial Centre**

DOD Rehab Loan Fund Acct	Acct# 55001017	Average Monthly Balance \$360,944
--------------------------	----------------	-----------------------------------

**Landmark Credit Union**

DOD Comm Revit Loan Fund Acct	Acct# 0131028243	Average Monthly Balance \$401,382
-------------------------------	------------------	-----------------------------------

Investments:

Local Government Investment Pool	Current Balance \$14,634,158
----------------------------------	------------------------------

Dana Investment Services (U.S. Government Agency Investments)	Current Balance \$10,868,165
---	------------------------------

Certificates of Deposit At Local Banks	Current Balance \$7,000,000
--	-----------------------------

Respectfully submitted,



Dawn Timm  
Finance Director/Treasurer