

A G E N D A
CITY OF HARTFORD COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, OCTOBER 11, 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) UNANIMOUS CONSENT AGENDA

5) COMMUNICATIONS

- A) Absentee voting in the City of Hartford.
- B) Mid-Moraine meeting October 26th.
- C) Trick or Treat, Saturday October 29th, 5 pm to 7 pm.

6) APPEARANCES/CITIZENS COMMENTS

- A) Amanda Wisth from the Washington Ozaukee Public Health Department.

7) 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.

8) STANDING COMMITTEE REPORTS

A) FINANCE & PERSONNEL

- 1) Discussion and consideration of approving the following licenses: **(bartender)** Bart Jones, Tiffany Tyner.

B) PUBLIC WORKS

- 1) None.

C) UTILITY

- 1) None

9) OTHER COMMITTEE AND LIAISON REPORTS

A) PLAN COMMISSION

- 1) Discussion and consideration of approving a Developers Agreement between Premier Birch Crossing, LLC and the City of Hartford for the Birch Crossings Apartment Development. (Executive Summary attached)

A) AIRPORT COMMITTEE

- 1) Discussion and consideration that in the preliminary engineering study being conducted for the Hwy 60 Northern Reliever Route, that the desired route

include a path that allows for a runway protection zone for an expanded 4,000 foot runway to the west. (Executive Summary attached)

10) RESOLUTIONS AND POSSIBLE ACTION THEREON

A) Resolution No. 3461 – A resolution accepting improvements in Autumn Ridge Estates Subdivision. (Executive Summary attached)

B) Resolution No. 3462 – A resolution creating Tax Incremental District #10, establishing its boundaries, and approving the Project Plan. (Project Plan attached)

C) Resolution No. 3463 – A Resolution approving a certified survey map for a property located in the City of Hartford *Liberty Avenue* (Executive Summary attached)

11) ORDINANCES

A) FIRST READING AND POSSIBLE ACTION

1) None

B) SECOND READING AND POSSIBLE ACTION

1) None

12) CITY ADMINISTRATOR'S REPORT

A) Discussion and consideration of amendments to the proposed 2017 City of Hartford Operational and Utility budgets and order to publish.

13) MAYOR'S REPORT

A) Washington County Board update.

B) Appointment of Election Officials.

14) 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

UNANAMOUS CONSENT AGENDA
CITY OF HARTFORD
OCTOBER 11, 2016

The following items will be acted on in one motion unless a request is made by one of the members of the body that an item be removed from the consent agenda and acted on individually.

MOTION BY ALDERPERSON _____ SECONDED BY
ALDERPERSON _____ THAT THE FOLLOWING ITEMS ON THE
UNANIMOUS CONSENT AGENDA BE APPROVED BY THE COMMON
COUNCIL:

- 1) The Common Council minutes of September 27, 2016.
- 2) The purchase of one 750 KVA 3-phase pad mount transformer from RESCO at a cost not to exceed \$17,354. (Executive Summary attached)

**CITY OF HARTFORD
COMMON COUNCIL
September 27, 2016**

The Common Council of the City of Hartford, Washington and Dodge Counties, Wisconsin, met for its regularly scheduled meeting on Tuesday, September 27, 2016, 7:00 p.m., in the Common Council Chambers of Hartford City Hall, 109 North Main Street, Mayor Timothy Michalak presiding.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

The Mayor and all Alderpersons were present except Alderperson Jewell, who was absent and excused.

UNANIMOUS CONSENT AGENDA

MOTION by Alderperson Hegy, and seconded by Alderperson Randolph approving the Common Council minutes of September 13, 2016. MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS

City Clerk Lori Hetzel provided information for City of Hartford early voting for the November 8th general election. City Clerk Hetzel read a resolution from the Town of Addison Board expressing its opposition to a northern reliever route.

APPEARANCES / CITIZENS COMMENTS

There were no appearances / citizens comments.

ALDERMANIC REQUESTS

Alderperson Wintringer noted that the Youth Librarian will be leaving the Jack Russell Memorial Library. There will be a farewell reception for her at the library on October 5th. Alderperson Mixon mentioned the homecoming parade on September 30th and Downtown Autumn Fest on October 1st. Alderperson Hegy commented on the September 14th Mid-Moraine Legislative Committee meeting. Alderperson Rusniak mentioned that the Downtown Association of the BID District will be meeting the evening of September 28th at the Schauer Center. Alderperson Kohler mentioned a new program at the Recreation Center.

**PUBLIC HEARING "A"
Hartford City Taxi Fare increase**

Mayor Michalak declared the public hearing open at 7:12 p.m. The notice of public hearing as published in the Daily News was read by City Clerk Lori Hetzel.

COMMON COUNCIL (9/27/2016)

The City of Hartford is applying for Federal aid for the Hartford City Taxi Service for the period January 1, 2017 to December 31, 2017. The service area of the taxi includes the City of Hartford and 1 mile outside the city limits. The City is proposing a 25 cent fare increase above the current standard fare of \$3.25 and senior/handicap fare of \$3.00. Approving a 25 cent fare increase would result in the following ridership fares in 2017 for a City of Hartford trip. Regular passenger fare of \$3.50 for ages 4 and up; Senior (60 & up) and handicap with an issued reduced fare card of \$3.25. Regular passengers can purchase taxi tickets (8 ride tickets at \$26.00) providing a rate of \$3.25.

There were no appearances for, nor any against the proposed taxi fare increase. No written comments were received relating to the fare increase. Director of Parks and Recreation Hermann (who supervising the taxi operation) responded to alderperson questions relating to the taxi service area and the proposed fare increase. Mayor Michalak declared the public hearing closed at 7:21 p.m.

Resolution No. 3460

A RESOLUTION TO INCREASE THE 2017 HARTFORD CITY TAXI PASSENGER FARE FOR IN CITY TRIPS

MOTION by Alderperson Randolph, and seconded by Alderperson Meyer for the adoption of proposed Resolution 3460. MOTION CARRIED UNANIMOUSLY.

STANDING COMMITTEE REPORTS

Finance & Personnel Committee

MOTION by Alderperson Meyer, and seconded by Alderperson Wintringer approving the following licenses: (tobacco) Route 60 Liquor, Inc., Harders Hartford Shell; (weights & measures) Harders Hartford Shell; (bartender) Khadijah Arrington, Anthony Glaszcz, Krystl Held, Steven Held, Thomas Wolff. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Mixon, and seconded by Alderperson Carroll approving a Class A Fermented Malt Beverage and Intoxicating Liquor license to Route 60 Liquor, Inc. for September 29, 2016 through June 30, 2017. MOTION CARRIED UNANIMOUSLY.

MOTION by Alderperson Wintringer, and seconded by Alderperson Mixon approving the ratification of the 2017-2019 Police Union (WPPA/LEER) #464 contract. MOTION CARRIED UNANIMOUSLY.

CITY ADMINISTRATOR'S REPORT

MOTION by Alderperson Mixon, and seconded by Alderperson Hegy approving the 2017 Fire Agreements with the Towns of Hartford, Rubicon and Erin. MOTION CARRIED UNANIMOUSLY.

City employees and retirees are offered health insurance through a self-insured medical plan. Since becoming self-insured the City has contracted with an insurance consultant to review plans, make recommendations on plan design, negotiate premiums and make changes when needed on behalf of the City. In July the City went out for RFP for insurance consultants. Nine companies responded, and of those five were interviewed in person. The recommendation is the Horton Group of Waukesha. The City will save \$6,000 per year on consultant costs. City Administrator Volkert responded to questions relating to this issue.

COMMON COUNCIL (9/27/2016)

MOTION by Alderperson Rusniak, and seconded by Alderperson Mixon approving entering into a one-year contract with Horton Group of Waukesha, to serve as the City's Health Plan Consultants. MOTION CARRIED UNANIMOUSLY.

There were no changes to the proposed 2017-2021 Capital Improvement Program budget brought forward.

MAYOR'S REPORT

Washington County obtained the services of SEWRPC to update a 2005 reliever route study and identify an alternative route to those chosen originally. SEWRPC reported back to Washington County of an alternative route using CTH K from USHWY 41 to CTH U then south on CTH U to Independence Avenue. Washington County has sent out an RFP for engineering services to conduct an Engineering Study on the cost and impact of this alternative route. The County is now requesting that the City approve support for the alternative route and participate in paying for the study up to \$100,000. City Administrator Volkert and Mayor Michalak provided information on the City allocating funds for the purpose of paying for or sharing in the cost of an engineering study for the Hwy 60 Northern Reliever Route, and responded to questions.

MOTION by Alderperson Mixon, and seconded by Alderperson Wintringer approving the transfer of up to \$100,000 from the General Fund Reserve Balance for the purpose of paying for or sharing in the cost of an engineering study for the Hwy 60 Northern Reliever Route Option No. 11. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

MOTION by Alderperson Mixon, and seconded by Alderperson Randolph for adjournment at 8:02 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,
Lori Hetzel, City Clerk

LH:pb
CCSEPT27.16
Compiled by Pat Borlen, Deputy Clerk

EXECUTIVE SUMMARY

TITLE: Request to Purchase Pad Mount Transformer

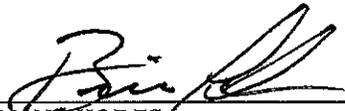
BACKGROUND: The Village of Slinger has identified a project which requires a 750 kVA 3-phase pad mount transformer. Hartford Electric has one transformer of this size in our inventory which will be used for this project. A new transformer will need to be purchased to maintain a safe inventory level.

All transformers were competitively bid through WPPI's joint purchasing program and RESCO was awarded the 3-phase pad mount transformer contract for 2016. The cost for a 750 KVA 3-phase pad mount transformer amounts to \$17,354.00.

FISCAL IMPACT: \$17,354.00 to be paid to Hartford Electric upon completion of the project.

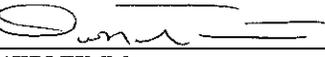
RECOMMENDATION: To purchase one 750 KVA 3-phase pad mount transformer from RESCO at a cost not to exceed \$17,354.00.

PREPARED BY:


BRIAN RHODES
UTILITY DIRECTOR

9-27-16
DATE

REVIEWED BY:


DAWN TIMM
FINANCE DIRECTOR

9-28-16
DATE

APPROVED BY:


STEVE VOLKERT
CITY ADMINISTRATOR

9-30-16
DATE

Routing: Utility Committee

Create Form

Options Help

Draft created:

Hartford Electric		Purchase Order		Req./PO No:
Send Invoices to: Hartford Electric 109 N Main Street Hartford, WI 53027-1500				
Vendor: <input type="text" value="RESCO"/>		Ship To: <input type="text" value="Hartford Electric"/> <input type="text" value="620 W Sumner Street"/> <input type="text" value="Hartford WI 53027-1500"/>		
Submitted On	Submitted By	Ship Options	Required By Date	Municipality
09/16/2016	Mike Thimm	<input type="text" value="Ship Complete"/>		Hartford Electric

Item No	Description	Qty.	Unit Price	Ext Price
2-36-660-0751	3PH Padmount Transformer, DOE/FR3, 24940Y/14400 x 208/120, 750 KVA,	1	17354.00	17354.00
	Member Item #:	<i>531-001-184368-18400</i>		
	<input type="text"/>			
	Member Item #:			
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MID-MORAINÉ MUNICIPAL ASSOCIATION DINNER MEETING
WEDNESDAY, OCTOBER 26, 2016

Host Community: City of Hartford

Location: The Chandelier Ballroom
150 Jefferson Ave.
Hartford, WI 53207
Phone Number – 262-673-4946

Dinner: Beef Tips with Brown Gravy, Roasted Chicken with Mushroom
Marsala Sauce, Mashed Potatoes with Chives, Roasted Broccoli,
Pasta Salad Tossed with Fresh Vegetables, Dessert, Milk and Coffee

Cost: \$ 26.00

Speakers: Mr. Jerry Deschane Executive Director, League of Wisconsin
Municipalities and Mr. Curt Witynski, Assistant Director of the
League of Wisconsin Municipalities. Their topic will be “Advocating
For The Municipal Agenda In The State Capital”

Schedule: Social Hour: 6:00 – 6:30 p.m.
Dinner: 6:30 p.m.
Speaker: 7:30 p.m.

Please forward reservations and payments to:
Debbie Kurtz
N169W23075 Wilshire Dr.
Jackson, WI 53037
(262) 305-2252

Cc: Area Legislators
Curt Witynski

EXECUTIVE SUMMARY

TITLE: Review of the Development Agreement between Premier Birch Crossing, LLC and the City of Hartford for the Birch Crossings Apartment Development

BACKGROUND: The Common Council approved the Annexation Petition and assigned a temporary zoning of Rm-3 in July, 2016. The Plan Commission approved a Conditional Use Permit for a Planned Unit Development (PUD) in August and approved a site plan for 84 units in seven buildings in September.

There are a number of unique issues associated with this Development that are addressed in the Agreement. They are discussed below. The remainder of the Agreement is standard.

1. The Developer shall provide the City with a 10 - foot pedestrian easement along the northwestern edge of the Development between the Liberty Avenue Right-of-Way and the Rubicon River Trail
2. 5-foot wide concrete sidewalk shall be installed on the west side of the Liberty Avenue public rights-of way within the Development. 8-foot wide asphalt bike / pedestrian path shall be installed on the east side of the Liberty Avenue public rights-of way within the Development.
3. The City has requested that the Developer oversize the water main by 4” (increasing the water main from 8” to 12” to accommodate future possible City connections). The City agrees to pay the Developer for all costs incurred by Developer related to the increase in the size of the water main within 30 days of receiving written proof of payment to the contractor installing the main. This is estimated at \$15,620.

RECOMMENDATION: The Planning Staff recommends approval of the Development Agreement between Premier Birch Crossing, LLC and the City of Hartford for the Birch Crossings Apartment Development.

Prepared By: Justin Drew 10/5/16
Justin Drew, Date
City Planner

Approved By: Steve Volkert 10/5/16
Steve Volkert, Date
City Administrator

ROUTING: COMMON COUNCIL 10/11/16

RECORDING PAGE

**DEVELOPER'S AGREEMENT
BIRCH CROSSINGS APARTMENTS**

This agreement made and entered into this _____ day of September, 2016 by and between *Premier Birch Crossing, LLC* (the "Developer"), owner of CSM # _____ of the Birch Crossing Apartments Project (the "Development") and the *City of Hartford* (the "City").

RECITALS

WHEREAS, the Developer is the owner of land located in the City and proposes to develop and improve those certain lands described in the attached Exhibit A as a multifamily apartment development known as Premier Crossing Apartments, and desires to install those public improvements listed in Section II herein, and

WHEREAS, the Developer has submitted a Final CSM to the City for its approval pursuant to Chapters 12 and 13 of the Municipal Code and Chapter 236, Wisconsin Statutes.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION I. LAND DIVISION

A. LAND USE

The Development shall consist of the following land uses as shown in Exhibit "B":

1. Lot 1 shall conform to the requirements of the Rm-3 Multi-Family District.
2. Lots 2, shall conform to the requirements of the Rm-3 Multi-Family District.

B. DEVELOPER'S AGREEMENT AND CSM RECORDING

1. Within thirty (30) days after approval by all approving authorities, and waiver of objection by all objecting authorities, the Developer shall provide the City Engineer with a fully recordable final CSM containing all necessary information and signatures, together with a check payable to the Washington County Register of Deeds sufficient for recording fees. The City shall cause the final CSM to be recorded and shall provide evidence of the recording, together with a copy of the recorded CSM.

2. Within thirty (30) days after approval by all approving authorities, and waiver of objection by all objecting authorities, the Developer shall provide the City Clerk with a check payable to the Washington County Register of Deeds sufficient for recording fees. The City shall cause this Developer's Agreement to be recorded and shall provide the Developer with evidence of the recording, together with a copy of the recorded Developer's Agreement.

3. The installation of improvements described in Section II shall occur in one phase, as described in Exhibit "B".

4. The Developer shall provide to the City good, indefeasible title to all interests in land dedicated for roadway purposes, described as "Liberty Avenue", see sheet ___ of CSM.

C. SURVEY MONUMENTS

Following recording of the Final CSM, certification will be provided to the City Engineer that all survey or other monuments required by statutes or ordinance have been properly placed and installed. Any monuments disturbed during construction of improvements shall be restored by the Developer.

D. DEDICATIONS AND EASEMENTS

1. All water, sanitary sewer, storm water, and utility easements dedicated to the City shall grant the City the right to construct, install, maintain, inspect, repair, and replace the designated improvements in, on, over, or under the easement or permit others to do so. No use of such easement property shall be made which interferes with the City's rights. The City's only obligation to restore easement property after any use by the City shall be to grade the soil, replace the topsoil, and restore grass as needed.

2. The final utility easements throughout the Development shall show ten (10) foot side yard and twenty (20) foot rear yard electric utility easements meeting Hartford Utility requirements. Rear lot line easements shall be placed so they are outside ponds, environmental corridors, and tree stands to be retained, except where required by Hartford Utility.

3. The Developer shall provide the City with a utility easement for access to the land area on which the sanitary sewer and water main are being installed by the Developer pursuant to Section 11(D). The legal description and the requirements for said easement shall be approved by the City Engineer.

4. The Developer shall provide the City with a 10 foot-wide pedestrian easement along the northwestern edge of the Development between the Liberty Avenue Right-of-Way and the Rubicon River Trail.

E. DEED RESTRICTIONS

1. The Developer shall not vary any grade within the Development by more than three inches in any location until one year after the last occupancy permit has been granted in the Development, and then only by first demonstrating that any grade change will have no negative storm water impact on abutting landowners or the Development as a whole. The City shall have the right to require any petitioner to provide a grading plan prepared by a

licensed surveyor or engineer attesting that any proposed grade change will not have a negative impact on any abutting landowners.

SECTION II. REQUIRED IMPROVEMENTS

All improvements shall be installed in accordance with the City's Standardized Development Specifications Manual dated April 12 2011, along with any later revisions.

A. GRADING, EROSION CONTROL AND STORM WATER MANAGEMENT

1. The Developer shall complete all work within the Development based on the Master Engineering/Grading and Stormwater Management Plan for the Birch Crossing Apartments submitted by its engineers and approved by the City Engineer. Any required revision shall be submitted within 30 days of request, at least 15 days prior to initiating any grading activities. Storm water detention ponds capable of serving the Development shall be established as shown on the approved Master Engineering/Grading and Stormwater Management Plan submitted by its engineers and approved by the City of Hartford.

2. The Developer shall design and install at its expense all storm sewer mains, detention ponds and appurtenances within the Development, in accordance with the standard specifications of the City and as approved by the City Engineer, capable of handling all on-site storm water. All storm sewer construction shall be done in accordance with Best Management Practices of the Wisconsin DNR. The Developer shall maintain all erosion control measures at its expense to the satisfaction of the City Engineer throughout construction, and following construction completion until such time that disturbed soils are stabilized to the City Engineer's satisfaction, following which silt fences and other erosion control devices shall be removed.

3. The Developer shall temporarily stabilize all disturbed areas in accord with the City of Hartford's Standardized Development Specifications Manual Section 7, 4, g and n.

4. Any soil stockpiled by the Developer shall be reduced as construction progresses. Upon completion of 75% of the buildings within the Development, the Developer shall keep on site only an amount of soil reasonably necessary to complete the remaining buildings. All soil stockpiles shall be maintained so they are free of weeds and of any growth.

5. The Developer shall establish lawns throughout the Development, in conformance with the approved Master Landscape Plan. The Developer and subsequent Owners shall be responsible for maintaining grass as constructed under the approved Master Landscape Plan to the same standards as residential lawns. The Owner of the Development shall solely be responsible for occasional maintenance related to maintaining the capacity of the storm water detention ponds within the Development.

6. The Developer shall maintain a continuing responsibility for erosion control and soil stabilization for the lands within the Development Developer until such time the Development shall have been completed.

B. STREET

1. The Developer shall dedicate, design and install at its expense the proposed street "Liberty Avenue" within the Development in accordance with the plans prepared by its engineer and as approved by the City Engineer. This shall include 66-foot rights-of-way with 36-foot pavement for all rights-of-way.
2. The Developer shall design and install at its expense all curbing on Liberty Avenue within the Development to be paved in accordance with plans prepared by its engineer and approved by the City Engineer.
3. The Developer shall install and maintain at its own expense barricades and traffic controls as required by the City Engineer.
4. The City shall not be responsible for the snowplowing Liberty Avenue until said road has received one asphalt lift and until any protruding utility appurtenance have received protective treatments such as manhole ramping to the satisfaction of the City Engineer.
5. The City shall install all street name signs and all traffic regulatory signs. The Developer shall reimburse the City within 30 days of billing for the cost of installing the signs.

C. PEDESTRIAN WAYS

1. 5-foot wide concrete sidewalk shall be installed on the west side of the Liberty Avenue public rights-of way within the Development. Subsequent to the issuance of the conditional occupancy permit for the first completed apartment building within the Development, the Developer shall be responsible for clearing snow and/or ice from this sidewalk within 12 daylight hours of the termination of a snow storm or ice storm or as otherwise described by the Municipal Code.
2. 8-foot wide asphalt bike / pedestrian path shall be installed on the east side of the Liberty Avenue public rights-of way within the Development. Subsequent to the issuance of the conditional occupancy permit for the first completed apartment building within the Development, the Developer shall be responsible for clearing snow and/or ice from this bike / pedestrian path within 12 daylight hours of the termination of a snow storm or ice storm or as otherwise described by the Municipal Code.

D. SANITARY SEWER AND WATER SYSTEMS

1. The Developer shall design and install at its expense sanitary sewer mains and related appurtenances, including any necessary trenching in rock as required within the Development, in accordance with plans prepared by its engineer, and in accordance with the Standard Specifications of the City and as approved by the City Engineer. The Developer shall allow for all future connections from neighboring properties and parcels to sewer mains installed within the Liberty Avenue Right-of-Way and approved by the City of Hartford at no cost or assessment to the connecting properties and parcels.

2. The Developer shall design and install at its expense water mains and related appurtenances, including any necessary trenching in rock as required within the Development, in accordance with plans prepared by its engineer, and in accordance with the Standard Specifications of the City and as approved by the City Engineer. To the extent that the capacity of the approved water mains allow, the Developer shall allow for all future connections from neighboring properties and parcels to water mains installed within the Liberty Avenue Right-of-Way and approved by the City of Hartford at no cost to the connecting properties and parcels. The City has requested that the Developer oversize the water main by 4" (increasing the water main from 8" to 12" to accommodate future possible City connections). The City agrees to pay the Developer for all costs incurred by Developer related to the increase in the size of the water main within 30 days of receiving written proof of payment to the contractor installing the main.

3. One year after completion of sanitary sewer, the Developer shall, at the Developer's expense and under the City's supervision jet and if necessary, in the City's sole and reasonable determination, televise the sanitary sewer. Any required reconstruction, in the City Engineer's sole and reasonable determination, shall be at the Developer's cost.

4. For all public water and sewer improvements to be installed by Developer as set forth herein, Developer shall, at Developer's cost and expense, ensure that an inspector approved by the City Engineer is present at the time of the installation of all public water and sewer improvements.

E. ELECTRIC DISTRIBUTION SYSTEM

1. Hartford Electric shall design and install the local electrical distribution system, including street lamps, within the development in accordance with the standard specifications of the City and as approved by the City Engineer and Utility Director. The Developer shall be responsible for the actual cost of installing the local electric distribution system, and prior to the Electric Utility commencing construction shall prepay the Utility Department an amount equal to the estimated cost enumerated in SECTION III. At time of payment, the Utility shall provide the Developer with a letter agreeing to a construction deadline. Hartford Electric shall complete its work on a timely basis so as not to delay the Developer in the construction of the Development nor delay the timely issuance of occupancy permits for each building within the Development.

2. Hartford Electric shall not be responsible for the installation of the local electrical system until the Development has been graded to within 6 inches of the final grade. The Developer shall provide the City Engineer with approved master grading and storm water management plans prior to requesting the installation of the local electrical distribution system. Any reconstruction of electrical appurtenance resulting from grade difficulties will be the financial responsibility of the Developer.

F. OTHER UTILITY SYSTEMS

The Developer shall cause telephone, cable TV, and natural gas utility systems and associated appurtenances to be installed within the Development.

G. STREET TREES AND LANDSCAPING

1. The Developer shall complete the installation and implementation of the complete Master Landscape Plan as proposed and submitted to the City of Hartford and subsequently approved by the City of Hartford Plan Commission. The Site Landscape Plan is attached hereto as Exhibit C to this Agreement.

2. The Developer shall provide finished seeding for all swales as well as all terraces within the ROW.

H. DEVELOPMENT STANDARDS

Structures within the Development shall be constructed of the color and material that were submitted and approved by the City of Hartford Plan Commission.

I. PROPERTY MAINTENANCE

The Developer shall, in addition to ensuring the maintenance of erosion control measures in accordance with the approved erosion control plan (see SECTION II (A)), ensure compliance with Chapter 29 of the Municipal Code regarding property maintenance of the Property within the Development until the completion of the Development.

SECTION III. CONSTRUCTION

A. START OF CONSTRUCTION

The Developer may commence construction of improvements enumerated below immediately following compliance with all the preceding Sections, and following the City Engineer's or City Forester's approval of the City's or Developer's plans submitted in accordance with the specifications of the City, as follows:

Public Improvements	Designed / Installed By	Cost Borne By	Cost	Letter of Credit Amount
Electrical Distribution System & Street Lamps	City	Developer	TBD	0
Sanitary Sewer	Developer	Developer	\$ 177,888	\$ 204,571
Storm Sewer	Developer	Developer	\$ 86,863	\$ 99,892
Water Main	Developer	Developer	\$ 161,570	\$ 185,806
City Required 4" Water Main Oversize	Developer	City	\$ 15,620	-
R.O.W. Gravel Base	Developer	Developer	\$ 38,286	\$ 44,029
Curb & Gutter	Developer	Developer	\$ 25,230	\$ 29,015
1st & 2nd Asphalt Lifts	Developer	Developer	\$ 51,720	\$ 59,478
Sidewalk & Path	Developer	Developer	\$ 35,168	\$ 40,443
Seeding & Matting	Developer	Developer	\$ 1,088	\$ 1,251
Jetting & Televising Sanitary Sewer	Developer	Developer	TBD	-
Signage	City	Developer	TBD	-
Total			\$ 593,433	\$ 664,485

B. COMPLETION OF CONSTRUCTION

All improvements enumerated above shall be installed and completed in accord with specifications submitted by Developer's engineer and approved by the City of Hartford.

SECTION IV. APPROVAL AND TRANSFER OF IMPROVEMENTS. ETC.

A. INSPECTION

All construction of improvements shall be inspected and tested by the City Engineer or a consultant retained by the City Engineer to assure compliance with all construction and improvement requirements of the City.

B. AS-BUILTS

After Completion of all public improvements, and prior to final acceptance of said improvements by the City, the Developer shall prepare and present as-built documents to the City Engineer.

C. DEDICATION AND ACCEPTANCE

1. The Developer shall, upon completion of all of the public improvements, unconditionally, and without charge to the City, grant, convey and fully dedicate the same to the City, its successors and assigns, forever, free and clear of all liens and encumbrances whatsoever, together with (without limitation because of enumeration) all land, mains, conduits, pipes, lines, plant machinery, equipment, appurtenance which may in any way be

a part of or pertain to such public improvements, together with any and all necessary easements for access thereto. The purpose of this Section is to dedicate Liberty Avenue and public utilities.

2. Following completion of all of the public improvements and the tender of the dedication by the Developer, the City Engineer shall forthwith report completion of the improvements to the Public Works Committee and Common Council. If the City Engineer reports the public improvements to be acceptable, the City may thereupon accept such dedication of the public improvements. The City Clerk shall provide Developer with a certified copy of the Common Council resolution(s) accepting said public improvements hereunder which the Developer may record with the Washington County Register of Deeds to evidence Developer's compliance with this Agreement.

3. The City shall have the right to connect or integrate other utility facilities with the facilities provided for hereunder, without payment or award to, or consent of Developer.

D. IMPROVEMENT GUARANTEE

1. The Developer agrees to guarantee all public improvements installed by the Developer against defects in materials or workmanship which appear within a period of one year from the date of acceptance by the City and shall pay for any damages resulting therefrom to City property.

2. Prior to their acceptance by the City, and for a period of one year thereafter, the Developer shall be responsible to repair or replace all public improvements and facilities installed by the Developer, and appurtenances thereof, which the City Engineer reasonably determines to be defective.

SECTION V. OCCUPANCY PERMITS

Except as agreed by the City Engineer and/or Director of Utilities, no occupancy permit shall be issued for any dwelling unit until all underground utilities listed in Section III, plus the electrical system to be installed by Hartford Electric, are completed to the satisfaction of the City Engineer. Further, prior to issuance of an occupancy permit, Developer shall ensure that grading, stormwater management ponds, mains and/or graveling are completed in such a manner that emergency vehicles may obtain access to within 25 feet of the proposed dwelling unit, rollover curbs shall be installed, and the first lift of asphalt for Liberty Avenue shall have been placed, to the reasonable satisfaction of the City Engineer. It is understood and agreed that the City shall issue occupancy permits upon the completion of each apartment building within the Development and shall not require the completion of all apartment buildings within the Development prior to the issuance of any occupancy permit.

SECTION VI. FEES

A. PARK FEES

The Developer shall pay the Code-established fee per dwelling unit (Currently \$1,250/unit). Park fees shall be payable for each lot at the time of building permit issuance for each apartment building within the Development.

B. SEWER HOOK-UP FEES

The Developer shall pay the Code-established fee per dwelling unit (\$5,116/Residential Equivalency Connection in 2016). Sewer Hook-up fees shall be payable for each apartment building at the time of building permit issuance for each apartment building within the Development.

C. DESIGN REVIEW FEES

For public improvements designed and installed by the Developer, the Developer shall, within 30 days of billing (which shall occur concurrent with installation of the various improvements), reimburse the City for the City's administrative costs in an amount equal to actual cost, not to exceed 2% of the estimated costs in SECTION III. The liability of the Developer under this section shall not exceed Ten Thousand and 00/100 Dollars (\$10,000.00).

D. ENGINEERING AND INSPECTION FEES

1. For the City's engineering and inspection costs, the Developer shall, within 30 days of billing, reimburse the City an amount equal to actual cost, not to exceed 2% of the estimated costs in SECTION III.

2. Alternately, if outside assistance is employed at the sole discretion of the City Engineer in order to facilitate timely project completion, the Developer shall, within 30 days of billing, reimburse the City an amount equal to 1% of the estimated costs in SECTION III plus the actual out-of-pocket costs for such outside assistance.

Notwithstanding anything aforesaid to the contrary, the liability of the Seller under Sections VI C, D (1) and D (2) above shall not exceed Twenty Five Thousand and 00/100 Dollars (\$25,000.00).

SECTION VII. FINANCIAL GUARANTEE

A. LETTER OF CREDIT

1. The Developer has elected to and shall provide to the City an irrevocable letter of credit issued pursuant to Chapter 405 of the Wisconsin Statutes in an amount which shall be sufficient to assure the faithful performance of the Developer's obligations under this

Agreement. The costs of the Developer's obligations, as approved by the City Engineer, are in Section III of this Agreement.

2. The Developer shall deliver an irrevocable letter of credit in such amount equal to 115% of the estimated cost as described in Section III of this Agreement prior to the start of construction. The amount of the letter of credit shall be reduced by the City Engineer in amounts equal to the value of improvements which have been installed, completed, and approved by the City Engineer. Said reductions shall occur no later than thirty (30) days after the improvements have been installed, completed, and approved by the City Engineer. In no event shall the amount of the letter of credit be reduced below the aggregate total estimated cost of the improvements as described in Section III of this Agreement, not yet installed or accepted, plus 15%. The Letter of Credit shall be approved as to form by the City Attorney.

B. PRESERVATION OF ASSESSMENT RIGHTS

1. In addition to other remedies provided to the City by this Agreement, the City shall have the right, without notice or hearing, to impose special assessments for any amount to which the City is entitled by virtue of this Agreement upon the CSM.

2. The remedies provided in this section are not exclusive. The City may use any other remedies available to it under the Agreement or in law or equity in addition to, or in lieu of, the remedies provided above.

SECTION VIII. LEGAL REQUIREMENTS AND PUBLIC RESPONSIBILITY

A. LAWS TO BE OBSERVED

The Developer shall at all times observe and comply with all federal, state and local laws, regulations or ordinances which are in effect or which may be placed in effect which may affect the conduct of the work to be accomplished under this Agreement. The Developer shall indemnify and save harmless the City and all its agents, officers and employees against any claims or liability arising from or based on the violation of any such law, ordinance, regulation, or order, whether by the Developer or its agents, employees, or contractors. The Developer shall procure all permits and licenses and pay all charges and fees and give all notices necessary and incident to the lawful prosecution of the work to be completed under this Agreement.

B. PUBLIC PROTECTION AND SAFETY

The Developer shall be responsible for all damage, bodily injury, or death arising out of the work within the Development. Where apparent or potential hazards occur incident to his conduct of the work, the Developer shall provide other reasonable safeguards.

C. DEVELOPER'S RESPONSIBILITY FOR WORK

The Developer's work shall be deemed under the charge and care of the Developer until all improvements have been accepted by the City, except for damage caused by the actions of the City and its employees.

D. INSURANCE REQUIREMENTS

General:

The Developer shall require its General Contractor to maintain insurance acceptable to the City as required under this section. The Developer shall further require that all required insurance under this section be maintained until improvements have been accepted and during any subsequent period in which the Developer does work under this Agreement pursuant to the improvement guarantee or otherwise.

Certificates of Insurance:

Certificates of Insurance on all policies maintained by the General Contractor shall be filed with the City Clerk and shall provide that a fifteen (15) day written notice of material change or cancellation must be given to the City. The certificates must clearly state that liability insurance is provided and, if applicable to work under this Agreement, that explosion, collapse, and underground coverage is provided.

Insurance:

1. Where the City does not specify other limits for liability insurance, the minimum limits of liability shall be as follows:

Employer's Liability (if applicable)	\$ 100,000 per occurrence
Comprehensive Motor Vehicle Liability, Bodily Injury & Property Damage combined (if applicable)	\$1,500,000 per accident
Comprehensive General Liability Bodily Injury	\$1,500,000 per accident
Property Damage Combined	\$1,000,000 per aggregate

2. Coverage for bodily injury and property damage for Comprehensive Motor Vehicle Liability and Comprehensive General Liability may be furnished through the use of primary liability policies or in a combination with an umbrella excess third party liability.

SECTION IX. INDEMNIFICATIONS

A HOLD HARMLESS

1. The Developer shall indemnify and hold harmless the City, its officers, agents, and employees from and against all claims, damages, losses, and expenses, including attorney's fees arising out of or resulting from the performance of the Work, provided that any such claim, damage loss, or expense is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom. A claim for indemnification under this section shall be conditioned upon the City giving to the Developer, within five business days of receiving the same, written notice of any claim made against the City for which indemnification is sought, and if requested to do so by the Developer's insurance carrier, the City shall tender the defense of such claim to the Developer's insurance carrier.

2. In any and all claims against the Developer, its officers, agents, and employees, by any employee of the City, its contractors, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Developer, the contractor or any subcontractor under Workers' Compensation Acts, disability benefit acts, or other employee benefit acts.

B. PERSONAL LIABILITY OF PUBLIC OFFICIALS

In carrying out any of the provisions of this Agreement, or in exercising any power or authority granted to them thereby, there shall be no personal liability of the City officers, agents, or employees, it being understood and agreed that in such matters they act as agents and representatives of the City.

C. INDEMNIFICATION FOR ENVIRONMENTAL CONTAMINATION

1. The Developer shall indemnify, defend, and hold the City and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the City by, under, pursuant to, or in connection with the Plat or this Agreement (including, but not limited to, street right-of-way) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by the Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

2. The City agrees that it will immediately notify the Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The City also agrees that following

notification to the Developer that contamination may exist, the City shall make all reasonable accommodations to allow the Developer to examine the real property and conduct such cleanup operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

SECTION X. AMENDMENTS AND ASSIGNMENTS

1. The City and the Developer may, by mutual consent, amend this Agreement. Any such future amendments shall be in writing and shall be in recordable form such that said Amendments may be recorded with the Register of Deeds for Washington County.
2. The Developer may assign or partially assign parts of this Agreement upon receiving written permission of the City. This includes partially assigning parts of this agreement relative to the Development. The City will not unreasonably withhold its permission. Any assignment approved by the City in writing will be of a nature that will release the assignor of the obligations of this Agreement with corresponding assumption of the obligations of this Agreement by assignee.

SECTION XI. BINDING EFFECT

The Developer warrants that it is the equitable owner of all property within CSM and has full right and authority to enter into this Agreement. This Agreement and the grants, consents, and waivers contained herein shall run with the land and be binding upon the Developer and its successors and assigns or partial assigns.

*

Notary Public, Waukesha County, WI
My Commission is permanent. (If not,
state expiration date:_____)

Approved as to form:

City Attorney

RETURN TO: _____

Drafted by: _____

EXHIBIT "A"

CSM Legal Description

Exhibit “B”—Copy of Recorded CSM

Exhibit “C”—Approved Landscape Plan

CONSENT & WAIVER

**OF SPECIAL ASSESSMENT NOTICES AND HEARINGS
UNDER SECTION 66.60(18), WIS. STATS.**

In consideration of your approval of the Developer's Agreement for *Birch Crossing Apartments - City of Hartford* and the construction by the City of Hartford, Wisconsin, of the following proposed public improvements described as:

street signage

CSM Legal Description
Legal Description

We hereby admit that these improvements will benefit the property as described above and consent to the levying of special assessments against our premises under Section 66.60, Wis. Stats., for the cost of these improvements.

In accordance with Section 66.60(18), Wis. Stats., we hereby waive all special assessment notices and hearings required by Section 66.60, Wis. Stats., and we further agree and admit that the benefit to our property from the construction of these improvements is reasonable and appropriate.

The undersigned agrees to pay any amount assessed by the City for the cost of construction, supervision, and administration applicable to the installation and construction of these improvements within 30 days of billing.

This consent and waiver runs with the land and benefits and binds the respective personal representatives, heirs, successors, and assigns of the undersigned.

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EXECUTIVE SUMMARY

TITLE: Alignment of the STH 60 Reliever Route Alternate 11 and its Possible Impacts on the Ultimate Expansion of Airport Runway

BACKGROUND: Washington County has been investigating alternatives for a STH 60 Reliever Route. They requested SEWRPC to review several Alternatives for this route. SEWRPC analyzed 11 possible alternatives for the reliever route. Alternate 11 commences at the intersection of Independence Avenue and CTH N, in the City of Hartford, thence northeast on a new alignment to CTH U, thence northerly along CTH U approximately 1 mile, thence northeast on a new alignment to Turtle Road, thence on Turtle Road to CTH K, thence along CTH K to I-41 (a map of Alternate 11 is attached). Alternate 11 appears to have the most potential as a possible reliever route. Alternate 11 as shown on the attached map is routed along the west side of the airport property and is consistent with the proposed runway realignment and extension project (extending the runway from 3,000 to 3,400 feet). In order to accommodate the ultimate extension of the runway further west to 5,000 feet as included in the airport's Master Plan, the alignment for Alternate 11 would need to be shifted about a quarter-mile west.

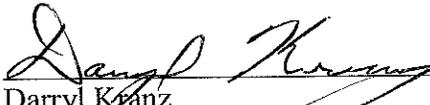
Before Washington County makes a final decision to approve Alternate 11 and include it in the 2050 Regional Transportation Plan, they would like to complete preliminary engineering in order to answer some of the questions and concerns about this route. To complete the preliminary engineering, the City will need to decide on a final alignment between CTH N and CTH U.

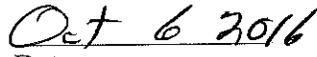
There are several options the City needs to consider moving forward in regards to both the Hwy. 60 Reliever Route and the ultimate expansion of the airport runway (as mapped on the attached Master Plan). The Airport Committee discussed the question "Should Alternate 11 be shifted to the west to accommodate the ultimate expansion of the airport runway as shown in the Airport's Master Plan?" or "Alternatively, should Alternate 11 be left as shown on the attached drawing and limit future expansion of the airport runway?"

FISCAL IMPACT: No fiscal impact at this time.

RECOMMENDATION: The Airport Committee recommends to the Common Council that in the preliminary engineering study being conducted for the Hwy 60 Northern Reliever Route, that the desired route include a path that allows for a runway protection zone for an expanded 4,000 foot runway to the west.

PREPARED BY:


Darryl Kranz
Airport Manager & Director of Public Works


Date

REVIEWED BY: *J. J. Drew* 10/6/16
Justin Drew
City Planner
Date

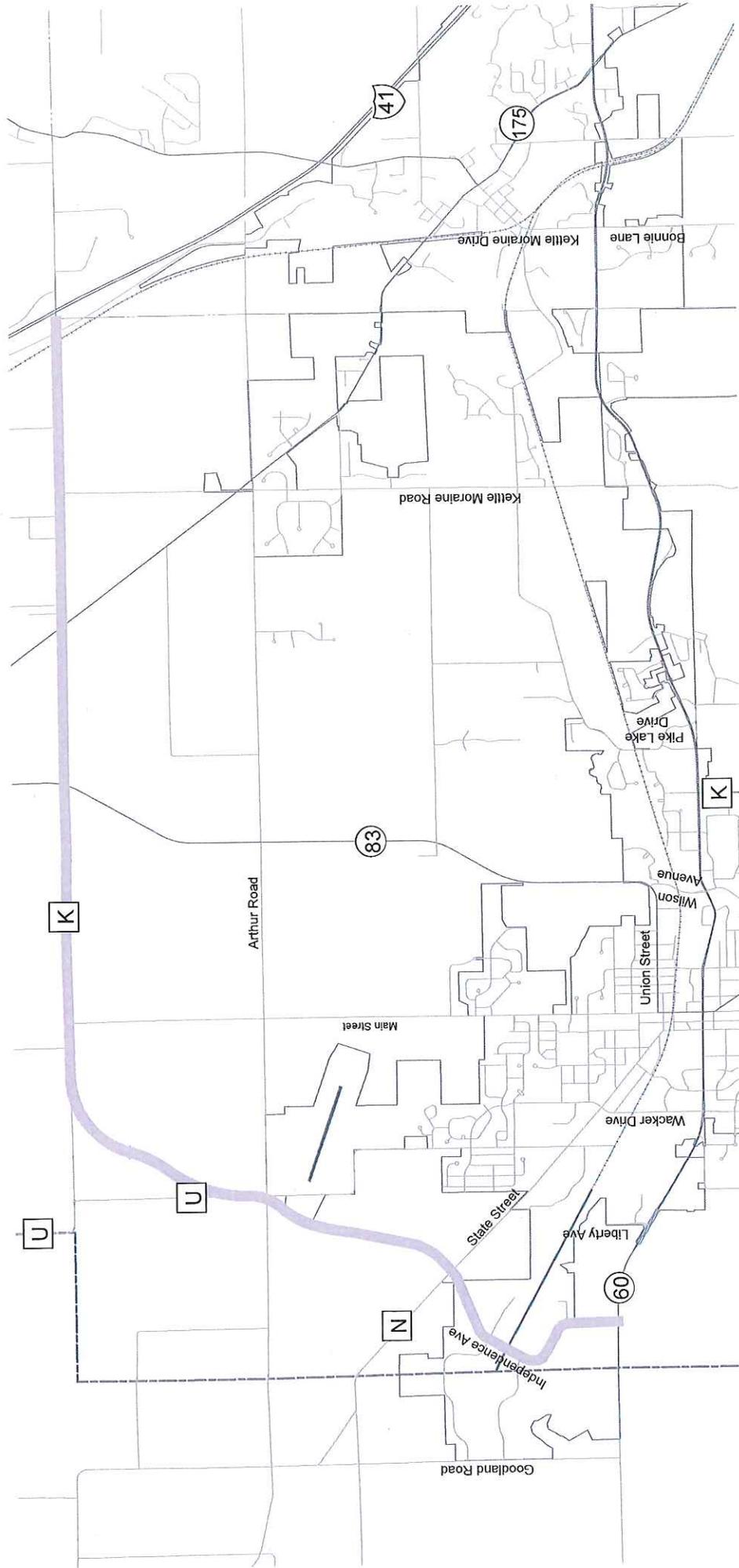
REVIEWED BY: *Jason W. Schall* 10-6-16
Jason Schall
City Engineer
Date

APPROVED BY: *Steve Volkert* 10-6-16
Steve Volkert
City Administrator
Date

ROUTING: Airport Committee - October 6, 2016
Common Council - October 11, 2016

Airport/ExecutiveSummary/RelieverRoute-CommonCouncil

STH 60 NORTHERN RELIEVER ROUTE RECOMMENDED FOR FURTHER STUDY



EXECUTIVE SUMMARY

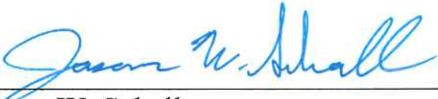
Resolution No. 3461

TITLE: A Resolution Accepting Improvements in Autumn Ridge Estates Subdivision.

BACKGROUND: The Wisconsin Department of Transportation requires municipalities to adopt a resolution accepting subdivision street improvements. City Staff has prepared the attached resolution for Autumn Ridge Estates Subdivision because all of the improvements installed in Autumn Ridge Estates Subdivision, including sanitary sewer, water main, storm sewer, curb and gutter, and asphalt pavement have now been inspected to insure proper construction. The second layer of asphalt was installed during the month of June 2016 and the Letter of Credit was released and surrendered to BMO Harris Bank. There was a two-year guarantee by the developer for the work covered in this resolution as stated in the Developer's Agreement for this subdivision.

FISCAL IMPACT: The City has been receiving local transportation aid at \$2,202.00 per mile which is approximately **\$939.00 per year** for the additional 0.43 miles of street for this development.

RECOMMENDATION: Adoption of Common Council Resolution accepting improvements in Autumn Ridge Estates Subdivision.

PREPARED BY:  9-20-16
Jason W. Schall
City Engineer
Date

REVIEWED BY:  9-21-16
Darryl Kranz
Director of Public Works
Date

REVIEWED BY:  9/26/16
Dawn Timm
Finance Director/Treasurer
Date

APPROVED BY:  9-20-16
Steve Volkert
City Administrator
Date

ROUTING: Public Works - September 27, 2016
Common Council - October 11, 2016

RESOLUTION NO. 3461

**A RESOLUTION ACCEPTING IMPROVEMENTS IN
AUTUMN RIDGE ESTATES SUBDIVISION**

BE IT RESOLVED by the Common Council of the City of Hartford, Washington/Dodge Counties, Wisconsin, that the improvements installed in Autumn Ridge Estates Subdivision, including sanitary sewer, water main, storm water, curb and gutter and asphalt pavement, are hereby approved.

Signed:

Timothy C. Michalak, Mayor

Introduced: October 11, 2016

Adopted: October 11, 2016

Attest: _____
Lori Hetzel, City Clerk

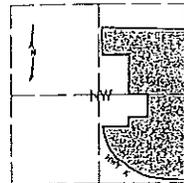
AUTUMN RIDGE ESTATES

LOT 1 OF CERTIFIED SURVEY MAP NO. 4384 AND PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 16 EAST, CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.



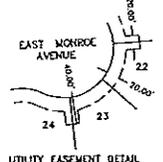
VICINITY MAP

NORTHWEST 1/4 OF SECTION 27, T10 N, R 16 E



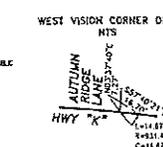
SCALE 1" = 1000'

LINE	LENGTH	BEARING
L1	66.94	N01746.42°W
L2	184.37	N8912.92°E
L3	133.97	N000231.2°W
L4	73.04	S4477.12°E
L5	16.00	S00234.62°E
L6	73.77	N4127.11°E
L7	43.09	S0203.24°E
L8	177.30	S8817.90°E
L9	77.55	S0322.42°E
L10	15.50	S5377.04°W
L11	124.01	N1124.08°E
L12	118.41	N1124.08°E
L13	13.97	S4322.04°W
L14	89.20	S1032.32°E
L15	29.14	N1224.08°E
L16	73.59	N1532.33°W
L17	35.00	S1712.48°E
L18	15.00	S724.24°E
L19	158.77	N2024.01°E
L20	122.37	S7824.01°E
L21	185.53	N0024.01°E
L22	63.00	N4924.11°E
L23	23.00	S0024.54°E
L24	43.00	S0024.11°E
L25	139.21	N0024.11°E
L26	141.43	N0024.01°E
L27	45.00	N0024.11°E
L28	20.00	N0024.11°E
L29	40.00	S8124.37°W
L30	20.00	N0024.11°E
L31	20.00	N0024.11°E
L32	125.27	N1024.11°E
L33	181.03	N0024.11°E
L34	17.37	N0024.11°E
L35	87.60	N0024.11°E
L36	45.49	S0324.11°E
L37	15.34	N0024.11°E
L38	113.61	S0824.36°W
L39	51.13	S4824.11°E
L40	207.44	S0024.11°E
L41	114.12	N0024.11°E
L42	34.34	S0024.11°E
L43	34.34	S0024.11°E
L44	73.83	S0024.11°E
L45	60.00	S0024.11°E
L46	60.00	S0024.11°E



LEGEND

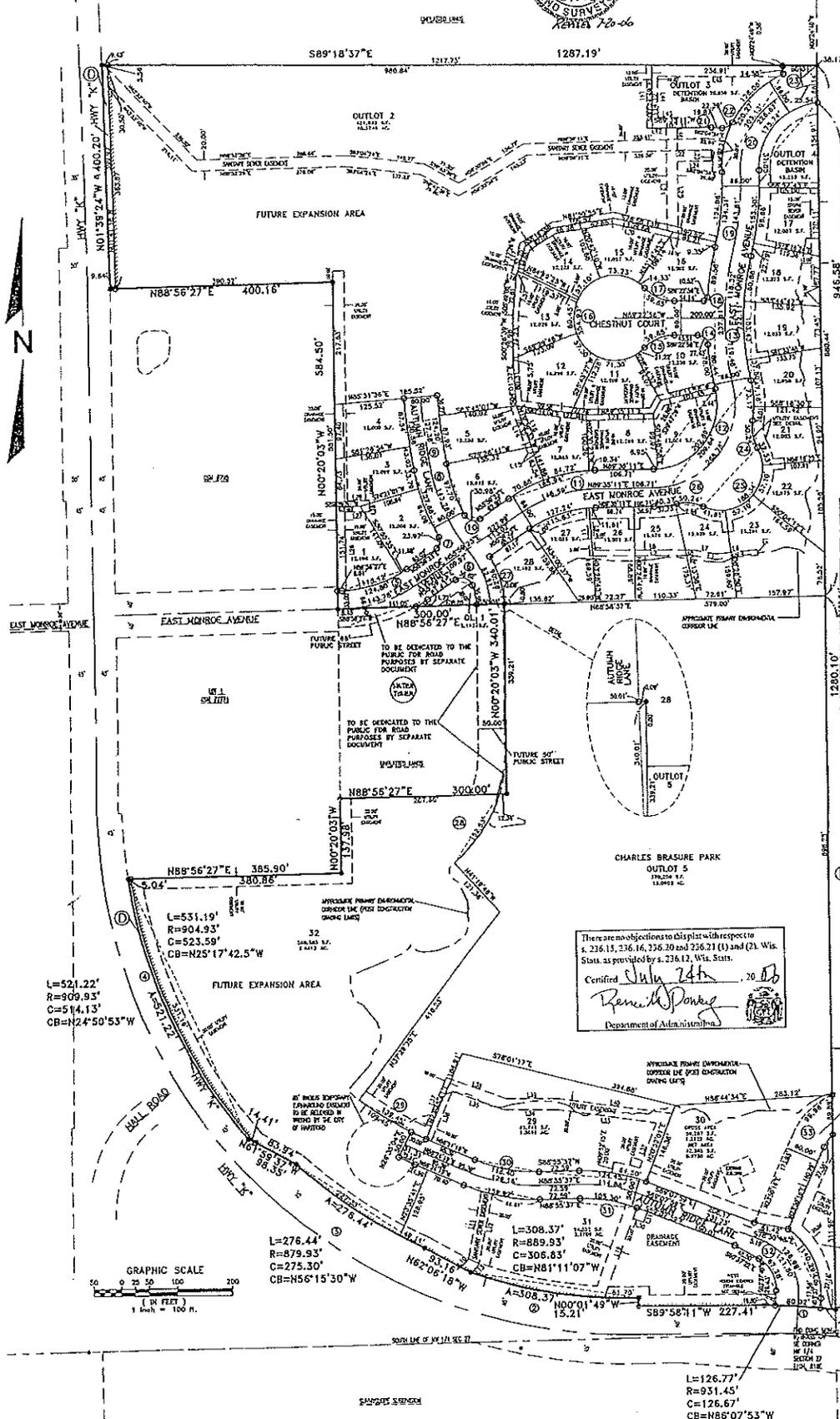
- INDICATES H.T. TO (1.277) PERM. WT. 4.303 LBS. PER LINEAL FOOT, 18" IN LENGTH, SET.
- INDICATES FOUND MARKSMEN (1" BUSH PIPE)
- ALL OTHER LOT CORNERS HAVE 1/4" 3/16" OUTSIDE DIAMETER) X 18" FROM P.P.C. WT. 1.500 LBS. PER LINEAL FOOT SET.
- CHORDS ALONG CURVES ARE AND LENGTHS.
- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT.
- ALL BEARINGS SHOWN ARE REFERENCED TO THE OLD NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM (NORTH ZONE) IN WHICH THE EAST LINE OF THE NW 1/4 OF SEC. 27 BOUNDS N0024.49°W.
- ① DEDICATED TO THE PUBLIC FOR STREET PURPOSES
- ② OUTLET OWNERSHIP: OUTLETS 1, 2, AND 4 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND EACH INDIVIDUAL LOT OWNER SHALL HAVE AN ENLARGED FRACTIONAL OWNERSHIP IN THE OUTLET. OUTLET 3 SHALL BE FOR FUTURE DIVISION AREA.
- INDICATES NO ACCESS



National Surveying & Engineering
A Division of R.A. Smith & Associates, Inc.

262-781-1000
Fax 262-797-7373
16745 W. Blumound Road
Suite 300
Brookfield, WI 53005-5938
www.nsaec.com

503161920-0-0
791002-0-1 PPF01P111
SHEET 1 OF 2 SHEETS



L=521.22'
R=909.93'
C=514.13'
CB=N24°50'53"W

L=531.19'
R=904.93'
C=523.59'
CB=N25°17'42.5"W

L=276.44'
R=879.93'
C=275.30'
CB=N56°15'30"W

There are no objections to this plat with respect to s. 236.11, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified *Julia Zita* 20.08
Renee Doring
Department of Administration

L=126.77'
R=931.45'
C=126.67'
CB=N86°07'53"W



— City of Hartford —

CITY HALL
109 NORTH MAIN STREET
HARTFORD, WI 53027-1591
www.ci.hartford.wi.us

June 30, 2016



Mailed
7/1/16
- Certified

BANK OF MONTREAL
Global Trade Operations
234 Simcoe St, 3rd Floor
Toronto, Ontario, Canada M5T 1T4

COPY

**RE: FRED-HARTFORD, LLC (Applicant)
Irrevocable Standby Letter of Credit No. HACH262245OS
Amendment No. 1 -- 9**

Dear Sir or Madam:

This letter is to notify you that the final layer of asphalt has now been installed in the Autumn Ridge Estates Subdivision and City of Hartford no longer requires the Irrevocable Standby Letter of Credit for Fiduciary Real Estate Development, Inc. (FRED-Hartford, LLC). The City of Hartford hereby releases and surrenders BMO Harris Bank, N.A. of its obligations under their Letter of Credit No. **HACH262245OS** dated July 20, 2009. Enclosed is the original Harris Bank Letter of Credit No. HACH262245OS and Amendment Nos. 1 - 9.

If you have any questions concerning the release and surrender of this Letter of Credit, please contact my office at (262) 673-8263.

Sincerely,

CITY OF HARTFORD

Jason W. Schall
City Engineer

JWS:sr

Enclosures

cc: Ian Prust, City Attorney
Justin Drew, City Planner
Michael J. Schiltz, FRED Autumn Ridge

LetterCredit/AutumnRidge-ReleaseBMOHarris-FinalAsphalt

**A RESOLUTION CREATING TAX INCREMENTAL DISTRICT #10,
ESTABLISHING ITS BOUNDARIES, AND
APPROVING THE PROJECT PLAN**

WHEREAS, the Plan Commission held a public hearing on the creation of Tax Incremental District 10, the Project Plan for the District, and its proposed boundaries on September 12, 2016, and has recommended creation of the District and approval of the Project Plan; and

WHEREAS, the chief executive officers or their designees of the Hartford Union High School, Hartford Common School, Washington County Board, the Moraine Park Technical College and the City of Hartford, entities having power to levy taxes on property located within the proposed Tax Incremental District Number 10, were notified of said hearing; and

WHEREAS, the Common Council makes the following findings:

- a) The improvement of the area is likely to enhance significantly the value of substantially all the real property in the District and areas proximate to the District; and
- b) The project costs directly relate to the promotion of rehabilitation and conservation work, consistent with the purpose for which the tax incremental district is created under Wisconsin Statute 66.1337(2m)(a); and
- c) The equalized value of taxable property of the District plus the value increment of all existing Districts in the City does not exceed 12 percent of the total equalized value of taxable property within the City; and
- d) The project plan is feasible and in conformity with the City of Hartford Smart Growth Plan

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Hartford:

- 1) Hereby created Tax Incremental District Number 10 of the City of Hartford as of January 1, 2017, with the formal name of "Tax Incremental District Number Ten, City of Hartford in Washington County" the boundaries of which are as follows:

Commencing at the Northwest corner of Lot 1 of Certified Survey Map No. 4639, Document No. 711619, Volume 31, Pages 161 and 162, and the point of beginning of this description;

From the POINT OF BEGINNING; Thence, S 00° 36' 26" E for a distance of 131.90 feet; Thence, S 89° 41' 49" E for a distance of 20.04 feet; Thence, S 00° 36' 25" E for a distance of 21.22 feet; Thence, S 89° 42' 45" E for a distance of 252.53 feet; Thence, N 00° 31' 34" W for a distance of 7.79 feet; Thence, S 89° 42' 45" E for a distance of 20.00 feet; Thence, N 00° 31' 22" W for a distance of 5.21 feet; Thence, S 89° 42' 45" E for a distance of 118.37 feet; Thence, S 00° 29' 08" E for a distance of 13.00 feet; Thence, S 89° 42' 45" E for a distance of 510.08 feet; Thence, N 00° 31' 51" W for a distance of 2.73 feet; Thence, S 62° 30' 00" E for a distance of 110.61 feet; Thence, S 54° 30' 09" E for a distance of 130.05 feet to a point along the West line of N. Grand Avenue; Thence, S 05° 46' 08" W for a distance of 172.74 feet along said West line to a point along the North line of Park Avenue; Thence, N 87° 41' 33" W for a distance of 156.68 feet along said North line; Thence, N 82° 28' 44" W for a distance of 300.00 feet; Thence, N 69° 18' 43" W for a distance of 180.00 feet; Thence, N 86° 18' 43" W for a distance of 95.00 feet; Thence, N 86° 20' 43" W for a distance of 217.23 feet; Thence, N 00° 58' 35" W for a distance of 9.20 feet; Thence, N 78° 33' 59" W for a distance of 10.50 feet; Thence, S 00° 36' 27" E for a distance of 21.50 feet to a point along the North line of E. Jackson Street; Thence, S 89° 28' 25" W for a distance of 49.50 feet along said North line; Thence, S 00° 36' 24" E for a distance of 49.50 feet; Thence, S 00° 36' 23" E for a distance of 195.13 feet along the West line of Mill Street; Thence, N 89° 56' 34" E for a distance of 49.50 feet; Thence, N 89° 56' 35" E for a distance of 376.07 feet; Thence, S 00° 07' 26" E for a distance of 105.82 feet; Thence, S 00° 00' 00" W for a distance of 199.52 feet to a point on the South line of E. Sumner Street; Thence, N 89° 39' 22" W for a distance of 167.24 feet along said South line; Thence, N 75° 46' 41" W for a distance of 51.06 feet; Thence, S 89° 28' 23" W for a distance of 156.47; Thence, N 00° 36' 50" W for a distance of 66.00 feet to a point on the North line of East Sumer Street; Thence, N 00° 36' 24" W for a distance of 75.00 feet along the West Line of Mill Street; Thence, S 89° 28' 27" W for a distance of 115.00 feet; Thence, S 00° 36' 21" E for a distance of 75.00 feet to a point on the

North line of E. Sumner Street; Thence, S 89° 28' 25" W for a distance of 16.00 feet along said North Line; Thence, N 00° 36' 23" W for a distance of 165.00 feet; Thence, S 89° 29' 04" W for a distance of 1.00 feet; Thence, N 00° 36' 24" W for a distance of 257.00 feet to a point on the South line of E. Jackson Street; Thence, S 89° 28' 26" W for a distance of 165.00 feet along said South line, to a point along the West line of N. Main Street; Thence, N 00° 36' 23" W for a distance of 213.73 feet along said West line; Thence, N 84° 40' 55" W for a distance of 110.13 feet; Thence, N 47° 18' 07" W for a distance of 139.86 feet; Thence, N 85° 58' 21" W for a distance of 0.35 feet; Thence, N 00° 00' 00" E for a distance of 25.70 feet; Thence, N 90° 00' 00" W for a distance of 14.24 feet; Thence, N 89° 59' 42" W for a distance of 54.79 feet to a point on the West line of N. Johnson Street; Thence, N 00° 36' 24" W for a distance of 59.31 feet along said West line; Thence, N 00° 41' 35" W for a distance of 49.50 feet; Thence, N 00° 29' 16" W for a distance of 36.31 feet; Thence, N 00° 40' 28" W for a distance of 64.74 feet; Thence, N 00° 34' 42" W for a distance of 155.46 feet along the West line of N. Johnson Street; Thence, N 00° 41' 37" W for a distance of 49.49 feet; Thence, N 89° 11' 44" E for a distance of 49.50 feet; Thence, N 89° 11' 47" E for a distance of 297.00 feet along the North line of W. State Street to a point on the East line of N. Main Street; Thence, S 00° 36' 23" E for a distance of 55.82 feet; Thence, S 00° 36' 24" E for a distance of 132.01 feet along the East line of N. Main Street; Thence, N 88° 51' 25" E for a distance of 165.01 feet; Thence, N 88° 51' 24" E for a distance of 66.00 feet; Thence, N 88° 51' 27" E for a distance of 66.00 feet; Thence, N 88° 25' 22" E for a distance of 62.01 feet; Thence, S 00° 36' 23" E for a distance of 218.86 feet to a point on the South line of E. Wisconsin Street; Thence N 84° 44' 13" W a distance of 241.27 feet along said South line to the POINT OF BEGINNING, containing 715,419.83 square feet (16.42 acres more or less).

- 2) Hereby approves the Project Plan for Tax Incremental District Number 10 and finds that the Plan is feasible and in conformity with the future Land Use Plan (Master Plan) of the City.

Signed:

Timothy C. Michalak, Mayor

INTRODUCED: October 11, 2016

ADOPTED: October 11, 2016

ATTEST:

Lori Hetzel, City Clerk

CITY OF HARTFORD

TAX INCREMENT DISTRICT #10

Common Council Adoption DRAFT

October 11, 2016

Prepared by:



VANDEWALLE &
ASSOCIATES INC.
Madison . Milwaukee

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EXECUTIVE SUMMARY

Project Background

The City of Hartford proposes to create Tax Increment District #10 (TID #10) in the central part of the City's corporate limits. Several older clusters of commercial and residential parcels and uses are located in the area between W State Street, N Johnson Street, Fourth Street, and E Sumner Street, and the City seeks to capture future growth in these areas in order to finance necessary public improvements and offer redevelopment incentives for aging, vacant or outmoded parcels within the District.

The proposed boundaries of TID #10 includes approximately 8.45 total non-wetland acres of older commercial and residential uses. While many parcels are actively used, others exhibit physical conditions of deterioration, need for rehabilitation and/or conservation, and vacancy that negatively impact property values. The District is proposed to be designated as in need of rehabilitation or conservation work, as defined by Wis. Stat. §66.1337(2m)(a), which provides a lifespan of up to 27 years and a 22-year spending period.

In accordance with the 2015 *Hartford Downtown Economic Opportunity Analysis and Strategic Development Plan* the City is exercising the opportunity to utilize all appropriate tools at its disposal to stimulate redevelopment at catalytic site and provide financing for public and private improvements downtown by capturing new incremental value within the boundaries of a new, fairly compact TID that includes both properties in need of longer term rehabilitation or conservation, and those with more immediate redevelopment value and potential. Targeted acquisition and redevelopment of city-owned land and other available parcels in the District and within one-half mile of its boundaries may, in the short term, generate increment that may be used to construct new public infrastructure, offset extraordinary redevelopment costs and provide incentives for business improvements and expansion, in addition to promoting orderly and robust economic development in the coming years.

This Project Plan for TID #10 has been prepared in compliance with Wis. Stat. §66.1105. The Project Plan establishes the need for the District, lists proposed public improvements, provides an estimated time schedule for completion of priority projects, and their estimated costs. This Project Plan is to be adopted by resolution by the Common Council on recommendation of the City Plan Commission as the official plan and guide for public and private sector development within the boundaries of TID #10.

Implementation of the Project Plan and construction of the public improvements listed will require a case-by-case authorization by the Common Council. Public expenditures for projects listed in the Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this plan, but is limited to the types of expenditures listed herein. Changes to the types of projects will require a formal amendment to the Project Plan with public review (including meetings with the Joint Review Board and Plan Commission public hearing) and Common Council approval. Redistribution of project costs within the budget estimates will not require an amendment to the plan, provided that the projects meet the purpose and intent of the District.

As required by Wis. Stat. §66.1105(4)(f), a copy of this Project Plan will be submitted to the Department of Revenue and used as the basis of their certification of Tax Increment District #10 in the City of Hartford.

Type of District, Size and Location

The TID is proposed to be created as an In Need of Rehabilitation or Conservation District as defined by Wisconsin Statutes Section 66.1337(2m)(a), which provides a lifespan of up to 27 years and a 22 year spending period. The District is comprised of 44 parcels, totaling approximately 8.45 non-wetland acres. Within the Property Conditions Assessment found in Appendix A to this Plan the City has identified those properties within the District that meet the in need of rehabilitation or conservation criteria supporting that designation. As of January 1, 2016, the base value of the land, improvements and personal property located within the District was \$4,603,000.

Estimated Total Project Expenditures

The purpose of the TID is to provide the necessary public infrastructure improvements and incentives needed to promote rehabilitation or conservation, encourage economic development, and increase property values. This Plan is written to provide funding for infrastructure improvements and other expenditures aimed at stimulating and enhancing economic development opportunities within the City of Hartford. During the 22-year expenditure period permitted under the Tax Increment Law, a total of \$5,216,200 in project costs, including finance charges and interest, is proposed.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, and provide other advantages as determined by the Common Council. The Common Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of eligible project costs that the City may undertake as well as a guide for the Plan Commission and Common Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID #10.

Economic Development

As a result of the creation of this District, the City estimates that additional land and improvements value of approximately \$12.7 million (in 2016 dollars) may be created as a result of development and appreciation in the value of the existing properties. Section VII of this Plan provides detailed assumptions as to the timing of new development and associated values. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section VII of this plan, this District is expected to generate sufficient tax increments to recover all project costs by the year 2044, within the 27-year maximum life of this District.

Summary of Findings

As required by Wis. Stat. §66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.

- To support development within the District the City will need to make a substantial investment to pay for the costs of necessary public infrastructure and to close financing gaps as needed to make private development economically feasible. Due to extensive investment required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area as described in the Plan is unlikely to occur.
2. The economic benefits of the Tax Increment District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan (see Section VII), the tax increments projected to be collected are expected to be sufficient to pay for the proposed project costs and provide a surplus of approximately \$2,440,000.
 - Redevelopment and/or expansion projects are expected to occur sporadically throughout the life of the District. Any increment generated by new residential, commercial or industrial construction may provide additional funding for infrastructure and development incentives.
 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
 - If approved, the District's creation would become effective for valuation purposes as of January 1, 2017. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2017, would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is subject to extraordinary site and other costs and requires significant improvements to public infrastructure, it is unlikely to take place or in the same manner or timeframe without the use of TIF. Because the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wis. Stat. §66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix B of this plan.
 4. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 5. The equalized value of taxable property of the District, plus the value increment of all existing tax increment districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

6. More than 50%, by area, of the real property within the District is in need of rehabilitation or conservation work, as defined in Wis. Stat. § 66.1337(2m)(a).
7. While areas of the District are deemed suitable for mixed-use development under the Comprehensive Plan, no newly platted residential uses are anticipated within the District. Any such development will comprise less than 35% of land area within the District as required by Wis. Stat. 66.1105(2)(cm).
8. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. §66.1105(5)(b) and 66.1105(6)(am)1.
9. The Project Plan for the District is economically feasible and is in conformity with the Comprehensive Plan of the City.

I. INTRODUCTION

Wisconsin's Tax Increment Financing Law was created in 1975, in response to a general economic downturn (the mid-1970's recession). The purpose of the law is to help cities and villages rehabilitate blighted areas and improve or develop business, industrial, and affordable housing sites. In creating tax increment financing, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out programs which had previously been authorized by the State for these purposes. The specific Declaration of the State Legislature included findings:

“that the existing system of allocating aggregate property tax revenues among tax levying municipalities had resulted in significant inequities and disincentives. The cost of public works or improvements within a city had been borne entirely by the city while the expansion of tax base which is stimulated, directly or indirectly, by such improvements, benefits not only the city but also all municipalities which share such tax base. This situation is inequitable [and] ... has resulted in the postponement or cancellation of socially desirable projects... The purpose of [the Tax Increment Financing Law] is to create a viable procedure by which a city, through its own initiative and efforts, may finance projects which will tend to accomplish these laudable objectives. Establishing a tax increment system is in all respects for the benefit of the people of this State to serve a public purpose in improving and otherwise promoting their health, safety, welfare and prosperity.”

Wisconsin's Tax Increment Law gives the City the authority, under certain conditions, to designate specific areas within its boundaries as Tax Increment Districts (TIDs), and requires the preparation of Project Plans to develop or redevelop the Districts. The City may then use all extra taxes generated by the increased property value of such development or redevelopment to pay for eligible costs which are incurred to improve the Districts. This law assumes that all governmental units which tax properties within Tax Increment Districts eventually will benefit from the increased value which will be generated. In the meantime, because it is developing the improvements, the municipality which created the Districts is allowed to retain the increased taxes generated during the existence of the Districts to pay for the cost of the public improvements.

Wisconsin law places certain limitations upon the creation of TID's. In general, only whole parcels of property which are contiguous can be included within the District. In addition at least 50% of the real property in a District (excluding road right of way and conservancy areas) must be blighted, in need of rehabilitation or conservation work, suitable for industrial sites, or suitable for two or more mixed uses (industrial, commercial, or residential).

TID's must also involve improvements likely to enhance significantly the value of substantially all the other real property in the District. Project costs must relate directly to eliminating blight, rehabilitation, conservancy, or the promotion of industrial, commercial, or residential development. Before a TID is created, a Joint Review Board (JRB) comprised of representatives of authorities having the power to levy taxes in the District must approve the municipality's action creating the District.

II. DESCRIPTION OF HOW TAX INCREMENT DISTRICT #10 WILL PROMOTE THE ORDERLY DEVELOPMENT OF THE CITY OF HARTFORD

Tax Increment District #10 has been created for the purpose of promoting the orderly development of this area in the City of Hartford. The District allows the City to purchase, prepare and redevelop available parcels in the area, and provide economic development incentives to retain and expand existing businesses, while also attracting new firms. The District will also help to finance critical road, utility and parking improvements needed to service the surrounding area.

Based on work performed as part of the Downtown Strategic Development Plan commissioned by the Hartford Area Development Corporation (HADC) in fall 2015 and the City's ongoing implementation activities, a number of rehabilitation and redevelopment projects are currently being considered in the District. While some of these are still somewhat speculative, others appear to have a high potential for moving ahead very soon or already have been started. These projects include: the proposed hotel on parcels 33-42; mixed use retail and residential developments on parcels 1-8, 11, 12-18, and 19-21; a brewery and restaurant in a historic rehabilitation of the Millstream Building on parcel 22, and potential rehab of other commercial parcels throughout the District (see Table 3 in Section VII for detailed value increment assumptions and estimated timing).

While not all of these may require some form of TIF assistance, all of them are likely to generate tax increment that would provide revenue to the District right away that could be used to help fund some of the planned public improvements that would serve the hotel and other expected redevelopment sites, each of which have substantial acquisition, infrastructure and site preparation costs that often hinder the market viability of urban infill projects in many communities. Accordingly, the creation of a TIF district now would allow the City to capture the incremental growth necessary to offset these kinds of costs, allowing the catalytic projects identified in the Strategic Development Plan to move forward, and likely several others. Further, a TIF district would build on the momentum and excitement the HADC, the City, and property owners have already created and the commitments they've made to continue promoting development in the downtown.

The City has and will continue to recruit retail and other commercial business development to the community for the purposes of providing jobs with living wages, increasing the tax base, and encouraging spin-off development and consumer spending within the community. Redevelopment in TID #10 is best served by a District that specifically allocates new increment to expanding

and/or improving older structures in the District, as well as inducing new residential and commercial uses that will complement the character of the area.

III. TAX INCREMENT DISTRICT BOUNDARY DESCRIPTION AND EQUALIZED VALUES

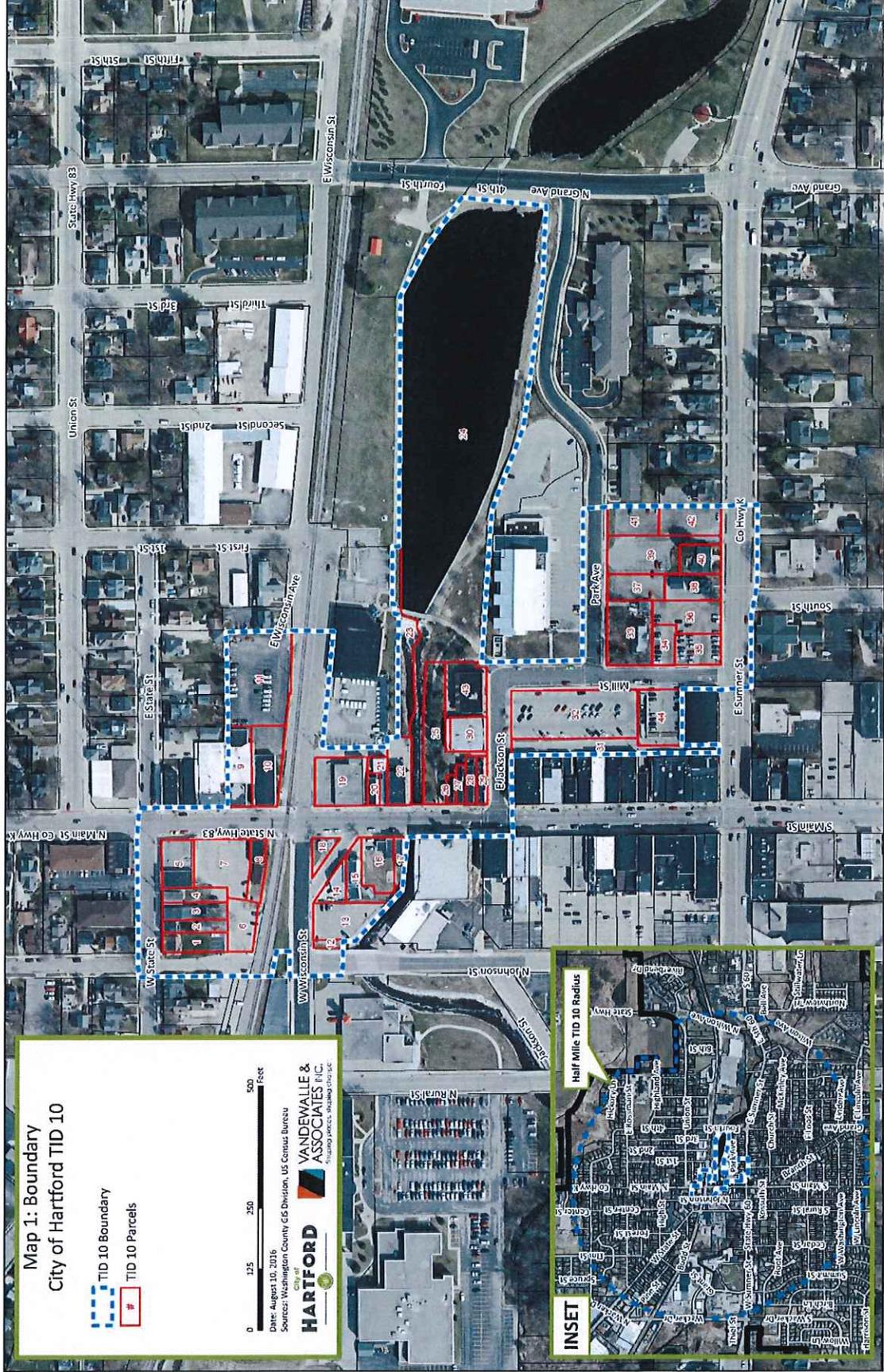
The boundaries of TID #10 are officially designated on Map 1 and include the parcels listed in Table 1 below. The boundary includes mostly B-3 General Business District zoned property, as well as a number of Rs-5 and Rs-6 Single Family Residential Districts in the general downtown area. The District boundary covers 8.45 acres or approximately one-third of all the properties located in downtown running approximately from W State Street east to N Main Street, running south to E Wisconsin Avenue, running east to Fourth Street, running south to Park Avenue, running west to Mill Street, running south to Sumner Street, running west to N Main Street, and running north to W State Street. A full legal description of the District is in Appendix B.

As of January 1, 2016, the real and personal property in TID #10 had an equalized assessed base value of \$4,603,000, and the City's total equalized value was \$1,186,981,700. The TID #10 base value, plus \$12,584,800 in value increment in the five existing TIF districts, equals \$17,187,800 or 1.4% of the City's total. This is less than the 12% maximum currently permitted under the Tax Increment Law.

Table 1: Parcel List and Assessed Values

Map ID	Tax Key	Owner	Physical Address	Parcel Acres	Land Value 2016	Imp. Value 2016	Total Value 2016	Personal Property 2016
1	36_2001015005	JOHN H OHRMUND	37 W STATE ST	0.12	\$25,900	\$145,100	\$171,000	
2	36_2001015004	HARTFORD MAIN & STATE LLC	33-35 W STATE ST	0.08	\$13,100	\$86,600	\$99,700	
3	36_2001015003	JAMES L&HEIDI A SCHAEFER	29 W STATE ST	0.11	\$23,300	\$155,900	\$179,200	
4	36_2001015002	JAMES L&HEIDI A SCHAEFER	23-25 W STATE ST	0.09	\$16,300	\$95,800	\$112,100	
5	36_2001015016	HARTFORD MAIN & STATE LLC	225 N MAIN ST	0.15	\$45,300	\$323,700	\$369,000	\$11,100
6	36_2001015014	CITY OF HARTFORD	212 N JOHNSON ST	0.14	\$0	\$0	\$0	
7	36_2001015017	CITY OF HARTFORD	217 N MAIN ST	0.28	\$0	\$0	\$0	
8	36_2001015015	HARTFORD MAIN & STATE LLC	207-211 N MAIN ST	0.09	\$43,800	\$112,700	\$156,500	
9	36_2102005004	PSD LLC	212 N MAIN ST	0.19	\$62,400	\$109,200	\$171,600	\$20,200
10	36_2102005005	PSD LLC	206 N MAIN ST	0.23	\$50,900	\$113,000	\$163,900	
11	36_2102005007	PSD LLC	44 E WISCONSIN ST	0.57	\$57,700	\$21,300	\$79,000	
12	36_2001006009	CITY OF HARTFORD	43 W WISCONSIN AVE	0.02	\$0	\$0	\$0	
13	36_2001006005	CITY OF HARTFORD ELEC UTIL	39 W WISCONSIN ST	0.21	\$0	\$0	\$0	
14	36_2001006004	BONNIE L HANRAHAN	25 W WISCONSIN ST	0.08	\$18,700	\$82,000	\$100,700	
15	36_2001006003	STEVEN M CYPHER	135 N MAIN ST	0.13	\$31,700	\$72,500	\$104,200	
16	36_2001006002	LINDA M DALLMAN	131 N MAIN ST	0.16	\$41,500	\$101,500	\$143,000	
17	36_2001006007	ELEVEN 99 PROPERTIES LLC	127 N MAIN ST	0.05	\$8,200	\$42,400	\$50,600	\$900
18	36_2001023001	CITY OF HARTFORD	149 N MAIN ST	0.05	\$0	\$0	\$0	
19	36_CONDO543323			0.24	\$0	\$0	\$0	
19a	36_2102003004	DEAN T & MARY J KIRLEY	142 N MAIN ST	0.00	\$35,900	\$94,000	\$129,900	\$6,700
19b	36_2102003005	EDWARD & VICKIE LARSEN	140 N MAIN ST	0.00	\$51,900	\$136,900	\$188,800	8000
20	36_2102003009	EDWARD&VICKIE LARSEN	130 N MAIN ST	0.04	\$11,800	\$64,400	\$76,200	
21	36_2102003010	KENNETH L & S C LEITNER	128 N MAIN ST	0.06	\$15,600	\$80,700	\$96,300	
22	36_2102003011	DAFFY PROPERTIES LLC	120 N MAIN ST	0.16	\$48,700	\$364,100	\$412,800	
23	36_2102003016	CITY OF HARTFORD	119 FIRST ST	0.24	\$0	\$0	\$0	
24	36_2102002035	CITY OF HARTFORD	500 E SUMNER ST	1.30	\$0	\$0	\$0	
25	36_2102002001	CITY OF HARTFORD	114 N MAIN ST	0.34	\$0	\$0	\$0	
26	36_2102002003	JOOSSE COMMERCIAL LLC	110 N MAIN ST	0.03	\$8,400	\$73,900	\$82,300	
27	36_2102002004	LANDMARK CREDIT UNION	104-106 N MAIN ST	0.04	\$15,200	\$78,400	\$93,600	
28	36_2102002005	LANDMARK CREDIT UNION	102 N MAIN ST	0.05	\$15,400	\$138,500	\$153,900	
29	36_2102002006	LANDMARK CREDIT UNION	100 N MAIN ST	0.05	\$15,200	\$143,100	\$158,300	
30	36_2102002007	CHRISTINE M DELONG TOD	28 JACKSON ST	0.12	\$29,400	\$240,800	\$270,200	\$39,900
31	36_2102001017	CITY OF HARTFORD	21 E JACKSON ST	0.26	\$0	\$0	\$0	
32	36_2102001015	CITY OF HARTFORD	23 JACKSON ST	0.58	\$0	\$0	\$0	
33	36_2102002011	JANICE H HATCH	30 MILL ST	0.28	\$38,800	\$118,400	\$157,200	
34	36_2102002012	THOMAS J MASTERS	24 MILL ST	0.09	\$14,700	\$0	\$14,700	
35	36_2102002013	THOMAS J MASTERS	54 E SUMNER ST	0.14	\$6,100	\$0	\$6,100	
36	36_2102002014	THOMAS J MASTERS	62 E SUMNER ST	0.20	\$29,400	\$0	\$29,400	
37	36_2102002047	CITY OF HARTFORD	PARK AVE	0.14	\$0	\$0	\$0	
38	36_2102002048	ANTHONY W GROLL	100 E SUMNER ST	0.14	\$42,700	\$107,400	\$150,100	
39	36_2102002043	CITY OF HARTFORD	105 PARK AVE	0.30	\$0	\$0	\$0	
40	36_2102002044	FRANK PROPERTIES I LLC	108 E SUMNER ST	0.12	\$35,800	\$46,200	\$82,000	\$4,400
41	36_2102002046	CITY OF HARTFORD	113 PARK AVE	0.15	\$0	\$0	\$0	
42	36_2102002045	THOMAS J MASTERS	116 E SUMNER ST	0.17	\$27,800	\$0	\$27,800	
43	36_2102002008	IRISH DEVELOPMENT LLC	46 E JACKSON ST	0.23	\$52,100	\$421,600	\$473,700	\$8,000
44	36_2102001014	CITY OF HARTFORD	27 MILL ST	0.24	\$0	\$0	\$0	
TOTAL				8.45	\$933,700	\$3,570,100	\$4,503,800	\$99,200
					2016 Base Value		\$4,603,000	

Map 1: Boundary



IV. EXISTING USES AND CONDITIONS OF REAL PROPERTY

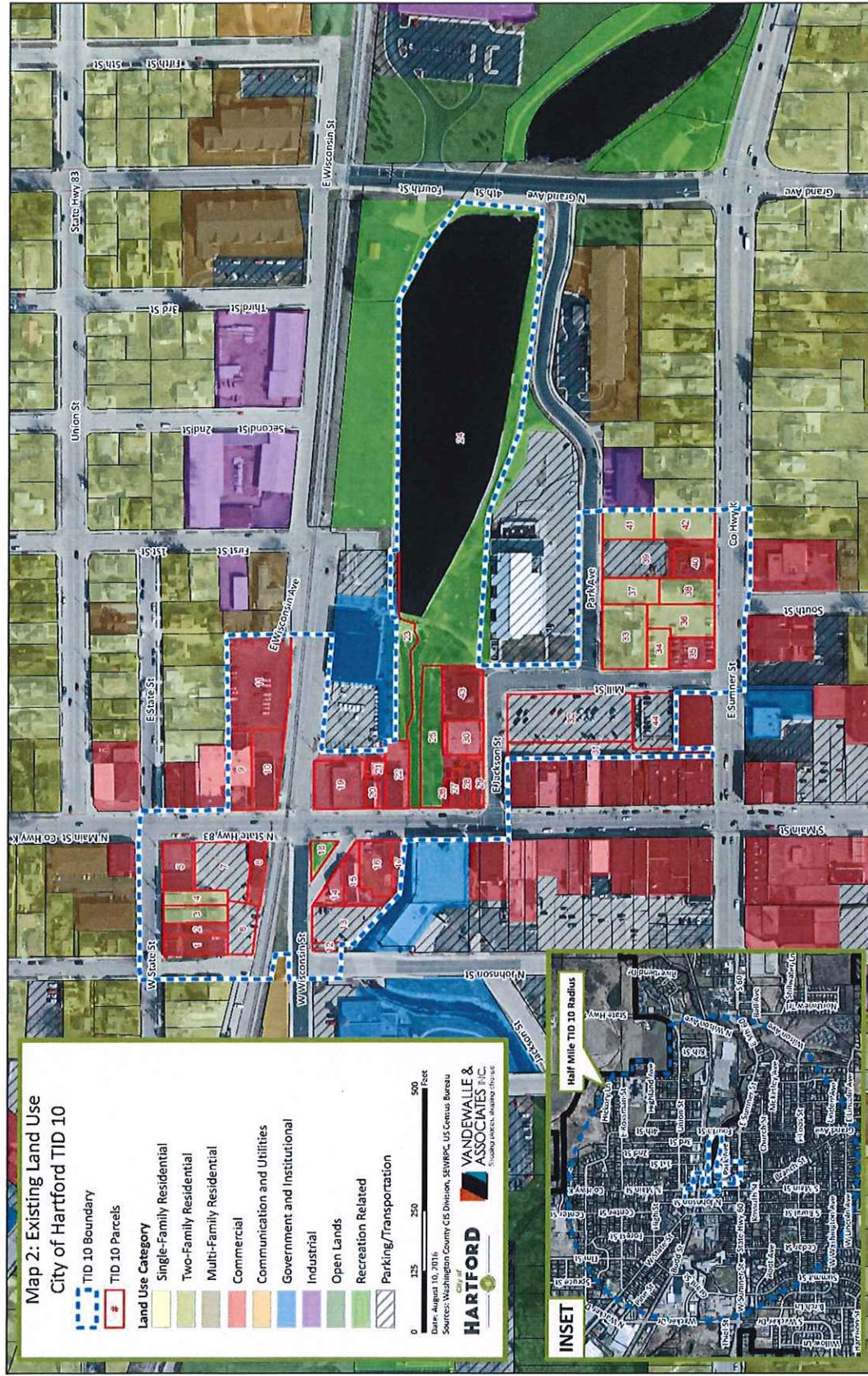
Map 2 depicts existing land uses for the District. Lands within the District are predominantly used for Commercial purposes as is typical of a downtown district. Many of these commercial properties include second story apartment units in addition to first floor retail spaces. A small number of Single and Two-Family Residential properties are also part of the District in addition to approximately 1.25 acres of Recreation Related lands. The District is adjacent to Single and Two-Family Residential uses to the north and south and commercial and recreational uses to the west and east.

Map 3 reflects current zoning designations within TID #10, comprised of a mix of Single and Multifamily, General Business and Institutional districts. The *City of Hartford 2030 Smart Growth Plan* allows the City to rezone property when and if demand for rezoning takes place in order to maintain compatibility with the Future Land Use Map.

While areas of the District are deemed suitable for mixed-use development under the Comprehensive Plan, no newly platted residential uses are anticipated within the District. Any such development will comprise less than 35% of land area within the District as required by Wis. Stat. 66.1105(2)(cm).

More than 50%, by area, of the real property within the District (5.01 of 8.45 acres, or 59.3%) is in need of rehabilitation or conservation work, as defined in Wis. Stat. § 66.1337(2m)(a). A parcel-by-parcel assessment of conditions meeting statutory criteria is shown in Appendix A.

Map 2: Existing Land Use



Map 3: Zoning



V. PROPOSED PUBLIC WORKS AND OTHER PROJECTS AND ESTIMATED COSTS

Per the Joint Review Board's approval of this TID #10 Project Plan, the total level of authorized spending on direct project costs for TID #10 will be \$4,108,000 exclusive of interest and finance charges, to facilitate growth and development over the District's 27-year life. As shown on Tables 6 and 7 in Section VII, the City anticipates additional interest and finance charges of approximately \$1,108,200 for total expenditures of \$5,216,200.

Below are descriptions of the major public improvement categories, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas or those in need of rehabilitation or conservation work. In addition to a general description, each category contains a list of the following types of proposed expenditures. These project expenditures are listed in Table 2, and their general locations shown on Map 5.

Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section VII.

Expenditures within a half-mile are those priority projects, or portions thereof, that may occur within one-half mile of the District boundary per Wis. Stat. §66.1105(2)(f)1.n. and are shown in the descriptions below with an asterisk (*). In most cases, projects outside of the District boundary are incidental to or extensions of projects within the boundary that continue out of the District in order to be fully complete and of the greatest benefit to the District. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Consistent with the goals and purposes of the District as articulated in this Project Plan, all project expenditures are intended to promote orderly development, stimulate commercial revitalization, create jobs, enhance the value of property, and broaden the property tax base of the City of Hartford and the overlying taxing jurisdictions. Below are descriptions of those projects that are considered necessary and standard costs for promoting redevelopment within the District. In addition to a general description of eligible costs, some project categories contain a list of priority projects the City intends - but is not required - to undertake based on the projected tax increments to be received from property in the District.

Implementation and construction of the proposed projects identified herein will require case-by-case authorization by the Common Council. Public expenditures for projects listed in this Project Plan should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this plan. Redistribution of project costs within the total spending estimate will not require an amendment to the Project Plan provided that the expenditures meet the purpose and intent of the District as expressed in the plan. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed projects is to provide the public improvements and inducements necessary to attract and stimulate private reinvestment and redevelopment.

The project costs shown on Table 2 are preliminary estimates provided by the City's departments and its consultants that may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Project Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Project Plan. Other adjustments to this Project Plan will be made on the recommendation of the Plan Commission to be reviewed and acted upon by the Common Council.

1. Capital Costs*

These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable ("green") building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such project may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Projects

- a. **Streetscaping** - These costs may include, but are not limited to the planning and the actual costs of the construction of public works or improvements. These streetscaping elements may improve the aesthetics and functionality of the public streetscape and public domain adjacent to private development including landscaping, screening and beautification of facilities, installation of street furniture, trash receptacles, planters, public art, wayfinding signage, and any other streetscape elements that adds to the unique character of downtown, enhances existing and planned amenities, and enhances integration of public and private space. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.
- b. **Public Parking Improvements** – These costs may include, but are not limited to the planning, design, and the actual costs of the construction of public works or improvements to public parking facilities in downtown. Public parking improvements under this category include repairs, aesthetic improvements, design, organization, configuration, wayfinding, access to, amenities on, and integration with the street and downtown businesses at all downtown public parking facilities. Such projects may occur

within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

- c. **Public Facility and Structure Improvements** – These project costs may include, but are not limited to the planning, design, and the actual costs of the construction of public facilities and structures or the improvement of existing public facilities and structures. Potential projects under this category include, but are not limited to the construction of a multipurpose public pavilion at the N Johnson Street public parking lot, improvements to existing facilities at Centennial Park and all public spaces around the Mill Pond, construction or improvement of additional public spaces and structures. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.
- d. **Utility Upgrades and Improvements** – These project costs may include, but are not limited to the planning, design, and the actual costs of the construction of utility upgrades and improvements. As redevelopment and investment occurs at catalytic downtown sites utilities will need to be relocated, upgraded, and improved. This category may include but is not limited to projects such as undergrounding above ground powerlines, upgrading and improving subsurface infrastructure in public right-of-ways as well as on private development sites, and any other utility upgrades or improvements that contribute to the orderly development within the District. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.
- e. **Miscellaneous Capital Costs** – This category covers any additional projects that may be identified by the City in the future which may not be listed within the body of this document. As additional downtown development occurs within the District the City will identify specific capital improvement projects necessary to continue advancing downtown investment and development. Such projects may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

2. Demolition, Remediation, and Site Preparation*

A majority of the properties in TID #10 were found to be in need of rehabilitation or conservation work, and some existing structures on these properties are not likely to be reused as part of future redevelopment activities, whether on City-owned or private land, during the life of the District. Surveys for asbestos and other potential contaminants have not been conducted by the City in any of these structures, but the age and construction types suggests that such contaminants may be present. Further, significant post-demolition regrading and other site preparation activities also are anticipated. Accordingly, expenditures of this type may occur anywhere in the District in addition to the three priority sites listed below.

Priority Projects

- a. **Downtown Hotel** – This site bounded by Park Avenue, E Sumner Street, and Mill Street is the highest priority redevelopment project in the City identified in the adopted

downtown strategic development plan. The City may utilize the appropriate resources available to ensure the highest likelihood of project success.

- b. **North Bookend** – The North Bookend is a high priority catalytic site identified in the City’s 2015 Downtown Plan. The site consists of 8 separate parcels and four different property owners. The southern parcels on the site are bounded by the Wisconsin & Southern (WSOR) rail corridor and have a high likelihood of needing environmental investigation and remediation.
- c. **North Main Street Redevelopment Area** – The Northern portion of TID 10 contains a number of parcels along N. Main Street, Wisconsin Street, and Wisconsin Avenue with long term redevelopment potential for residential and commercial uses. Redevelopment of this area will more than likely require demolition, remediation and site preparation work. A significant amount of regrading at parcels twelve to seventeen may be necessary to create a suitable site for mixed use development. The age and number of separate parcels composing this redevelopment area may require assistance and support in demolishing and remediating the sites as well.

3. Economic Development Incentives

These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in “pay-as-you-go” payments over time.

Economic Development Incentive payments may be provided to land owners, businesses or lessees anywhere within the District. Incentives for properties within one-half mile of the TID boundary, intended primarily to assist homeowners in the neighborhood adjoining the District to make external and internal repairs and improvements to their properties in order to maintain the safety, health and vibrancy of the neighborhood and the District, are also authorized under this Plan. The amount spent on such half-mile expenditures shall not exceed ten percent of total District expenditures over the life of the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this plan and other City plans and policies.

Priority Projects

a. **Facade Improvement Program** – These project costs will go to establishing a low cost mechanism for property owners within the District or within a half-mile of the District to access funds to improve the front and rear facades of their properties. The specifics of how the program can or should be structured will occur at the time of program creation.

b. **Miscellaneous Development Incentives** – These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. The method used to distribute and the amount of incentive

provided by the City will be negotiated on a project-by-project basis through the creation of a development agreement between a private development entity and the City.

4. Administration and Professional Services

These costs include, but are not limited to, those costs incurred for architectural, planning, engineering, financial, marketing and market analysis, legal advice, and other services necessary to implement this Plan. Among other services, these may include developer recruitment and negotiations, capital improvement and infrastructure design, site design, public space design, and similar services whether conducted by City staff, contractors, or one or more of the City's partner agencies such as the Community Development Authority, Chamber of Commerce, The Hartford Area Development Corporation, The Downtown Business Improvement District, and Economic Development Washington County. In addition, these costs include ongoing administration of the District, including cost recovery for service demands necessitated by and specific to the District's development as well as the completion of required annual reports, forms and audits, and similar efforts.

Priority Projects

Active project management will be a key activity and expenditure for successful implementation of the TID #10 Project Plan. It is the intent of the Hartford Common Council to offer a wide range of services which may include, but are not limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing the District for potential businesses; providing low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; providing grants for façade improvements; site acquisition and preparation; and cost recovery for service demands necessitated by and specific to the District's development. In addition, implementation of this Plan may include the following general tasks, which City staff, contractors or partner organizations may reasonably undertake at the City's discretion:

- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform;
- General guidance and referral of actions to other City committees and the Common Council; Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment;
- Business recruitment;
- Preparation of annual reports and submittal of required forms and fees to the state Department of Revenue; and
- Conducting audits.

5. Property Acquisition and Relocation*

These costs include, but are not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property within the District or within one-half mile for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City acquiring property within the District.

Priority Projects

The District is intended to promote a high-quality mix of residential, commercial and industrial development, redevelopment and expansion. While there are no specific plans to acquire additional real estate within the District, the City may wish to purchase land for redevelopment or easements for public infrastructure purposes, as well as to qualify for grants and other forms of assistance from state and federal agencies. The City also may wish to offer publicly held land at no or significantly reduced cost in order to attract new business development.

6. Finance Charges and Interest

Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

7. Donations to Other Districts

Allocations of surplus increment to other qualifying tax increment Districts within the City are authorized in accordance with Wis. Stat. §66.1105(6)(f). While no such donations are anticipated under this Plan, once all other obligations of the District have been met on an annual basis, and subject to available increment, the City may elect to allocate increment from TID #10 to other qualifying Districts by amending the list of eligible project costs in this Plan pursuant to Wis. Stat. §66.1105(4)(h).

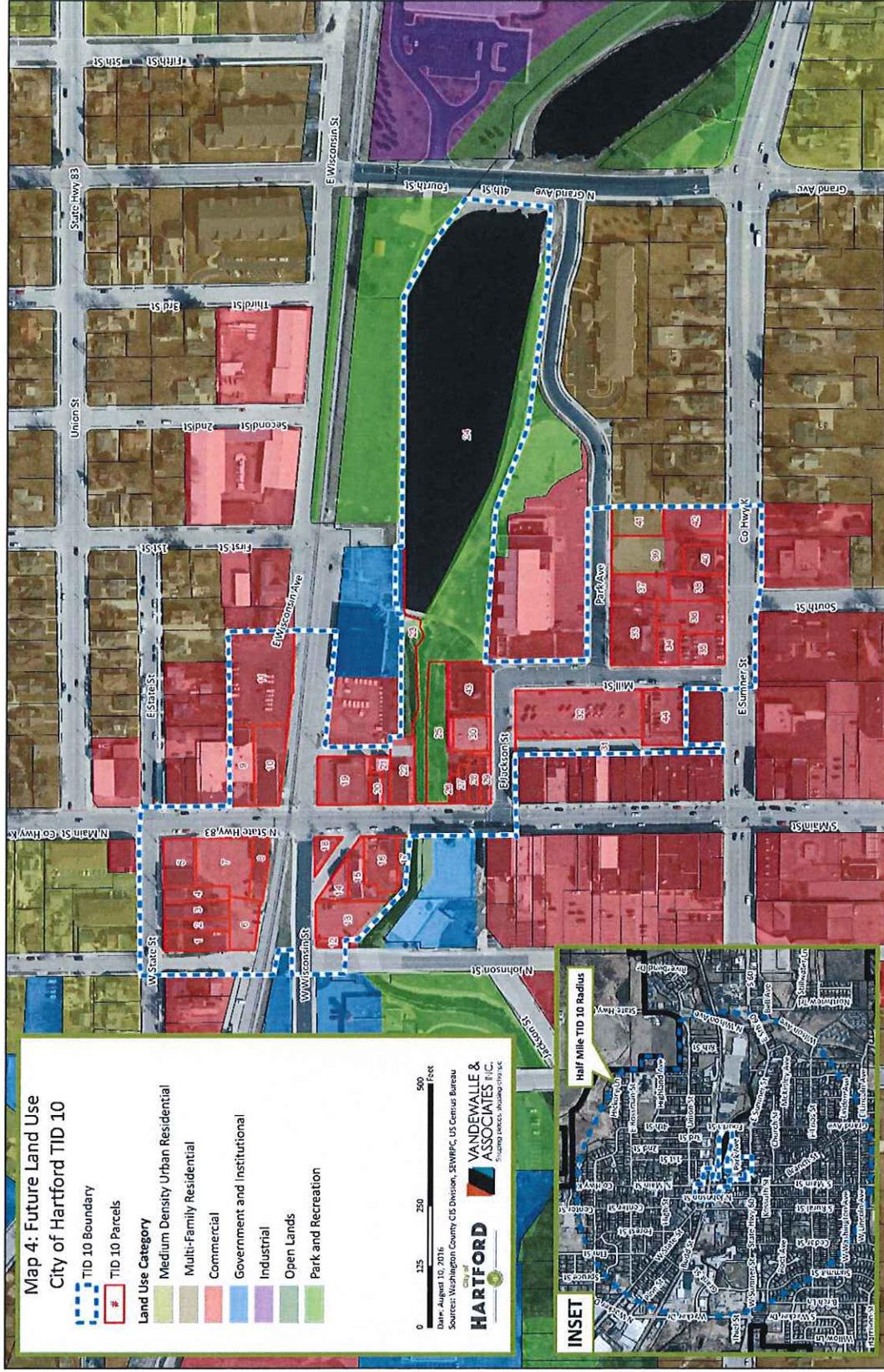
Table 2: Priority Projects and Estimated Costs

	Priority Project	Estimated Project Costs
1	Capital Costs (including potential expenses within 1/2 mile)*	\$ 2,163,000
a.	Streetscaping (including potential expenses within 1/2 mile)*	\$ 450,000
b.	Public Parking Improvements	\$ 150,000
c.	Public Facility and Structure Improvements	\$ 330,000
d.	Utility Upgrades and Improvements	\$ 1,193,000
e.	Miscellaneous Capital Costs	\$ 40,000
2	Demolition, Remediation and Site Prep*	\$ 400,000
a.	Hotel Demolition, Remediation, Site Prep	\$ 100,000
b.	North Bookend Demolition, Remediation, Site Prep	\$ 100,000
c.	North Main Street Redevelopment Demolition, Remediation, Site Prep	\$ 100,000
d.	Miscellaneous Demolition, Remediation, Site Prep	\$ 100,000
3	Economic Development Incentives*	\$ 1,075,000
a.	Façade Improvement Program (front and rear)	\$ 75,000
b.	Miscellaneous Development Incentives	\$ 1,000,000
4	Administration and Professional Service	\$ 220,000
5	Property Acquisition and Relocation*	\$ 250,000
6	Finance Charges and Interest	\$ 1,108,200
7	Donations to Other TIF Districts	\$ -
Total Estimated Project Costs		\$ 5,216,200
Total Projected Tax Increment		\$ 6,538,516

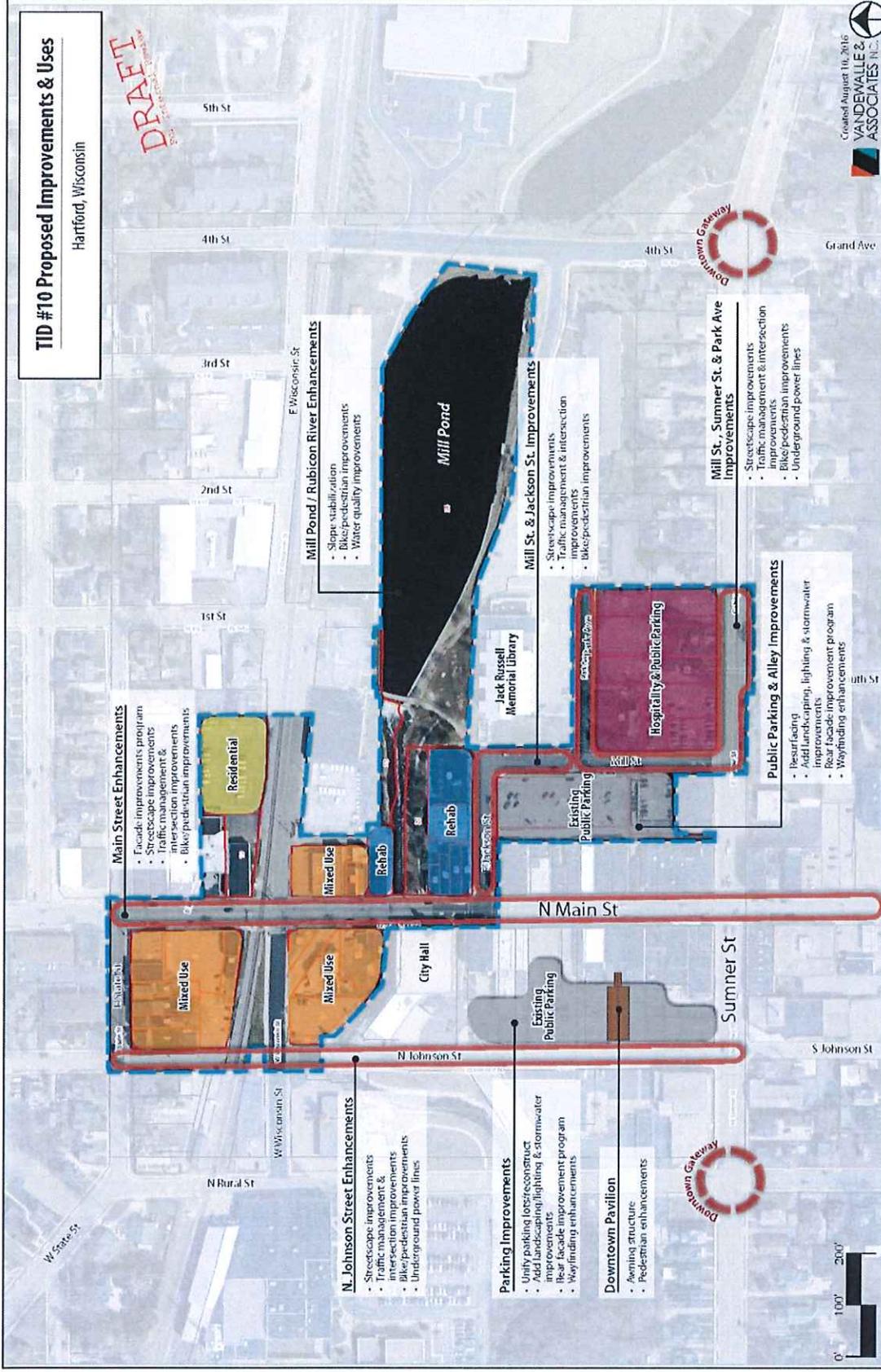
Footnotes:

1. See "TID 10 Proposed Improvements and Uses" (Map 5) for project locations.
2. All preliminary cost estimates are shown in 2016 dollars and subject to inflation and refinement as more information becomes available, including unforeseen future projects and costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan.
3. Expenditures marked with an asterisk (*) may take place within one half mile of the District boundary.

Map 4: Future Land Use Map



Map 5: Proposed Improvements and Uses Map



VI. NON TAX REVENUES AND NON PROJECT COSTS

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. The City does not expect to incur any non-project costs in the implementation of this Plan.

VII. ECONOMIC FEASIBILITY ANALYSIS

The information and exhibits contained within this section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan.
- The City expects to complete the projects in multiple phases and can adjust the timing of implementation as needed to coincide with the pace of redevelopment.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects.

Table 2: Priority Projects and Estimated Costs (Section V), lists priority projects and provides an estimated cost for each over the two expenditure phases throughout the District's life. Hard costs are expected to be borrowed for and built within 1-2 year time frames, while soft costs for discretionary payments, administration and professional services, and finance charges/interest represent ongoing expenses. All costs are shown in 2016 dollars.

Within this section are several additional tables that, together, provide a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all project costs.

Each project will need to be addressed on an individual basis through negotiations and a review of project finances ultimately resulting in a development agreement. Each project also will be reviewed in a manner addressing the criteria of job creation, tax increment creation, and similar development criteria. One development project may address certain criteria while another may address different criteria. Consequently, the Common Council will review each project individually and make its determinations based on the project's implementation goals. The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Table 3: Development Assumptions, provides a more detailed schedule of expected development in TID #10, based on the potential for expansion or redevelopment potential of selected parcels, generally assumed to take place within the first seven year of the District's life. The actual pace of development is difficult to predict, but it is the City's goal to capture increment value from new construction projects to spur additional growth within the District over the next 27 years. A conservative estimate places the value increment from new construction within the District at approximately \$12.7 million, with several near term projects expected to occur by 2018, and longer-term projects spread evenly over the following five years for purposes of projecting the District's total revenue generation potential.

Table 4: Tax Increment Projections, estimates the tax increment to be generated from new construction in the District (Table 3). Note that there is a one-year lag until the value of new construction is added to the tax roll and a two-year lag until the project generates tax increment. Based on the type and intensity of development estimated to occur, new construction in the District is projected to yield tax increment revenues of \$6,538,516 (in 2016 dollars). Increment

estimates are based on assessment data for comparable properties currently paying taxes in the City of Hartford and surrounding municipalities.

Financing for certain priority projects listed in Table 2 will be made on a case-by-case basis. The borrowing could be a mix of General Obligation, Revenue Bonds, and Special Assessment B Bonds in order to keep borrowing flexibility on future City projects. (See Section VIII for detailed descriptions of these and other financing methods available to the City.) Table 5: Estimated Financing Plan, shows one possible scenario that combines a tax-exempt bond issuance in 2017 for priority capital and infrastructure costs, with an additional, smaller borrowing in 2019 covering longer term parking improvements and public facility upgrades. Both notes would allow for additional projects within one-half mile of the District boundary, as noted in Section V, pending available increment revenue. It is estimated that the borrowing interest rate will be approximately 4.0% at prevailing 2016 scale, with gradual payment increases over time to account for capitalized interest. All financial calculations assume an annual inflation rate of 1% and an effective mill rate of 0.01821.

As shown on Table 6: Cash Flow Projection, TID #10 is expected to close on time, as soon as 2039, with a projected positive cash balance of \$2,440,257 available at the end of its statutory life (the final collection year of 2044). The \$2,050,000 cost estimate for total principal debt service for the two bond issuances in Table 5 is intended to be reflective of additional finance related costs; however, this amount is subject to change without having to amend this Project Plan and will vary depending upon the types of financing selected and the associated costs involved.

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” is included in Section VIII.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. Table 5 provides a projection of the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Plan Implementation

To be successful, the District will need to be implemented in accordance with the following objectives:

- Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is shown on Table 5. However, public debt and

expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

- It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.
- The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.
- Projected interest rates are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.
- **If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.**

Table 3: Development Assumptions

PP*	Map ID	Project	Size	Value Increment	Annual Tax Increment	Timing
R.1.	1-8	Residential	50 units	\$ 3,080,200	\$ 56,103	2017
C.1.	33-42	Hotel	60 rooms	\$ 2,728,000	\$ 49,688	2017
**	10	Building Rehab		\$ 22,600	\$ 411.64	2018
	11	Residential	24 units	\$ 1,807,000	\$ 32,913	Beyond 2018
R.4.	26-30, 43	Building Rehab		\$ 219,260	\$ 3,994	2018
R.2.	12-18	Mixed Use Commercial	7,920 sf	\$ 3,891,600	\$ 70,882	Beyond 2018
		Mixed Use Residential	16 units			Beyond 2018
		Residential	24 units			Beyond 2018
C.2.	22	Brewpub Reuse		\$ 72,820	\$ 1,326	2018
		Brewpub Upper Res.	2 units	\$ 160,000	\$ 2,914	2018
R.3.	19-21	Mixed Use Commercial	8,580 sf	\$ 696,500	\$ 12,686	Beyond 2018
		Mixed Use Residential	24 units			Beyond 2018
Totals				\$ 12,677,980	\$ 230,919	
Net Tax Rate (Tax Year 2015)			0.01821			

*Priority Project ID from Hartford Downtown Strategic Development Plan, March 2016.

**Redevelopment Site B from North Main Street RFQ Yield Study, May 2016.

Table 4: 27-Year Tax Increment Projections

Assumptions	
Base Value =	\$4,603,000
Estimated Tax Rate =	\$18.21
Estimated Inflation Rate =	1.00%
Creation Date =	Sept., 2016

Improve- ment Year	Value -			Inflation Increment	Tax Increment Value	Value - End of Year	Tax Rate (\$1,000)	Tax Increment Collected	Collection Year
	Tax Value - Jan. 1	Beginning of Year	Value of Development						
2016	2017	\$4,603,000	\$0	\$0	\$0	\$4,603,000	18.21	\$0	2018
2017	2018	4,603,000	5,808,200	46,030	\$5,854,230	10,457,230	18.21	106,606	2019
2018	2019	10,457,230	474,680	104,572	\$6,433,482	11,036,482	18.21	117,154	2020
2019	2020	11,036,482	1,279,020	110,365	\$7,822,867	12,425,867	18.21	142,454	2021
2020	2021	12,425,867	1,279,020	124,259	\$9,226,146	13,829,146	18.21	168,008	2022
2021	2022	13,829,146	1,279,020	138,291	\$10,643,457	15,246,457	18.21	193,817	2023
2022	2023	15,246,457	1,279,020	152,465	\$12,074,942	16,677,942	18.21	219,885	2024
2023	2024	16,677,942	1,279,020	166,779	\$13,520,741	18,123,741	18.21	246,213	2025
2024	2025	18,123,741	-	181,237	\$13,701,979	18,304,979	18.21	249,513	2026
2025	2026	18,304,979	-	183,050	\$13,885,028	18,488,028	18.21	252,846	2027
2026	2027	18,488,028	-	184,880	\$14,069,909	18,672,909	18.21	256,213	2028
2027	2028	18,672,909	-	186,729	\$14,256,638	18,859,638	18.21	259,613	2029
2028	2029	18,859,638	-	188,596	\$14,445,234	19,048,234	18.21	263,048	2030
2029	2030	19,048,234	-	190,482	\$14,635,717	19,238,717	18.21	266,516	2031
2030	2031	19,238,717	-	192,387	\$14,828,104	19,431,104	18.21	270,020	2032
2031	2032	19,431,104	-	194,311	\$15,022,415	19,625,415	18.21	273,558	2033
2032	2033	19,625,415	-	196,254	\$15,218,669	19,821,669	18.21	277,132	2034
2033	2034	19,821,669	-	198,217	\$15,416,886	20,019,886	18.21	280,741	2035
2034	2035	20,019,886	-	200,199	\$15,617,084	20,220,084	18.21	284,387	2036
2035	2036	20,220,084	-	202,201	\$15,819,285	20,422,285	18.21	288,069	2037
2036	2037	20,422,285	-	204,223	\$16,023,508	20,626,508	18.21	291,788	2038
2037	2038	20,626,508	-	206,265	\$16,229,773	20,832,773	18.21	295,544	2039
2038	2039	20,832,773	-	208,328	\$16,438,101	21,041,101	18.21	299,338	2040
2039	2040	21,041,101	-	210,411	\$16,648,512	21,251,512	18.21	303,169	2041
2040	2041	21,251,512	-	212,515	\$16,861,027	21,464,027	18.21	307,039	2042
2041	2042	21,464,027	-	214,640	\$17,075,667	21,678,667	18.21	310,948	2043
2042	2043	21,678,667	-	216,787	\$17,292,454	21,895,454	18.21	314,896	2044
Estimated New Increment =								\$12,677,980	
								\$3,141,305	
								\$6,538,516	



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Table 5: Estimated Debt Service Financing Plan

	Tax Exempt Borrowing - Est Interest @ 4.00%*		Total Debt Service
	2017 \$1,600,000	2019 \$450,000	
2017			
2018	96,000		96,000
2019	93,400		93,400
2020	97,100	27,000	124,100
2021	100,600	27,800	128,400
2022	99,000	27,400	126,400
2023	107,200	27,000	134,200
2024	110,100	26,600	136,700
2025	112,800	31,100	143,900
2026	115,300	30,500	145,800
2027	117,600	29,900	147,500
2028	124,600	34,200	158,800
2029	126,300	33,400	159,700
2030	127,800	32,600	160,400
2031	134,000	36,700	170,700
2032	139,800	35,700	175,500
2033	145,200	39,600	184,800
2034	145,300	38,400	183,700
2035	150,100	42,100	192,200
2036	159,400	40,700	200,100
2037	163,200	44,200	207,400
2038	0	42,600	42,600
2039	0	45,900	45,900
2040	0	0	0
2041	0	0	0
2042	0	0	0
2043	0	0	0
2044	0	0	0
	<u>2,464,800</u>	<u>693,400</u>	<u>3,158,200</u>

* Includes \$237,000 for estimated capitalized interest.



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Table 6: Summary of Sources & Uses (Cash Flow Analysis)

Assumptions	
Est. Int. on Investments =	1.00%
Est. Int. on Fund Balance Advance =	3.00%
Est. PV Rate =	4.00%

Collection Year	Sources of Funds					Uses of Funds					TID Balance (15,000)
	Tax Increment	City - Cash Contribution	Investment Income	Proceeds of L.T. Debt*	Capital Expenditures	Admin.	Development Incentives	Debt Service	Interest on Fund Balance Advance	Net Cash Flow	
2016	-	-	-	-	-	15,000	-	-	-	(15,000)	-
2017	-	750,000	-	1,600,000	2,163,000	15,000	-	-	450	171,550	156,550
2018	-	-	1,566	-	-	15,000	-	-	-	(109,435)	47,116
2019	106,606	-	471	450,000	400,000	10,000	-	96,000	-	53,677	100,792
2020	117,154	250,000	1,008	-	250,000	10,000	-	93,400	-	(15,938)	84,854
2021	142,454	-	849	-	-	10,000	-	128,400	-	4,903	89,757
2022	168,008	-	898	-	-	10,000	-	126,400	-	32,506	122,262
2023	193,817	-	1,223	-	-	10,000	-	134,200	-	50,840	173,102
2024	219,885	-	1,731	-	-	10,000	50,000	136,700	-	24,916	198,018
2025	246,213	-	1,980	-	-	10,000	75,000	143,900	-	19,293	217,311
2026	249,513	-	2,173	-	-	10,000	75,000	145,800	-	20,886	238,197
2027	252,846	-	2,382	-	-	10,000	100,000	147,500	-	(2,272)	235,926
2028	256,213	-	2,359	-	-	5,000	100,000	158,800	-	(5,228)	230,698
2029	259,613	-	2,307	-	-	5,000	100,000	159,700	-	(2,780)	227,918
2030	263,048	-	2,279	-	-	5,000	100,000	160,400	-	(73)	227,845
2031	266,516	-	2,278	-	-	5,000	100,000	170,700	-	(6,905)	220,940
2032	270,020	-	2,209	-	-	5,000	125,000	175,500	-	(33,271)	187,669
2033	273,558	-	1,877	-	-	5,000	125,000	184,800	-	(39,365)	148,304
2034	277,132	-	1,483	-	-	5,000	125,000	183,700	-	(35,085)	113,219
2035	280,741	-	1,132	-	-	5,000	125,000	188,300	-	(31,565)	81,654
2036	284,387	-	1,979	-	-	5,000	125,000	192,200	-	(27,819)	53,835
2037	288,069	-	2,792	-	-	5,000	125,000	200,100	-	(23,031)	30,804
2038	291,788	-	3,576	-	-	5,000	125,000	207,400	-	(18,612)	12,192
2039	295,544	-	6,054	-	-	5,000	125,000	207,400	-	(13,846)	(3,654)
2040	299,338	-	8,561	-	-	5,000	125,000	207,400	-	(8,885)	(12,539)
2041	303,169	-	11,590	-	-	5,000	125,000	207,400	-	(3,915)	(21,454)
2042	307,039	-	14,687	-	-	5,000	125,000	207,400	-	(1,000)	(30,363)
2043	310,948	-	17,855	-	-	5,000	125,000	207,400	-	(1,000)	(39,312)
2044	314,896	-	21,093	-	-	5,000	125,000	207,400	-	(1,000)	(48,409)
	6,538,516	1,000,000	118,391	2,050,000	2,813,000	220,000	1,075,000	3,158,200	450	2,440,257	2,440,257



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VIII. AVAILABLE FINANCING METHODS

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value. As of the date of this plan, the City has a G.O. debt limit of \$59,349,085, of which approximately \$28,900,000 is currently unused (per the City's 2015 Audited Financial Statements) and could be made available to finance project costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City's statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by its Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment

B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

IX. CONSISTENCY OF ACTIVITIES WITHIN TAX INCREMENT DISTRICT #10 WITH THE CITY ZONING ORDINANCE, MASTER PLAN AND OTHER DEVELOPMENT ORDINANCES

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

X. ANNEXED PROPERTY

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

XI. ESTIMATE OF PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

XII. STATEMENT ON RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable provisions of Wis. Stats. Chapter 32.

APPENDIX A PARCEL LIST WITH PHYSICAL CONDITIONS ASSESSMENT

MAP ID	Tax Key	Owner	Physical Address	Land Value 2016	Improvement Value 2016	Total Value 2016	Parcel Acres	Existing/Former Use	Dilapidated - Serious Building Deficiencies	Deterioration	Age/Obsolescence/No longer suits purpose built for	Faulty street or lot layout	Unsafe conditions	Obsolete platting	Diversity of ownership	Deterioration of structure	Deterioration of site improvement	Impairs sound growth	Acres in Need of Rehabilitation or Conservation Work	Additional Notes
1	36 2001015005	JOHN H OHRUND	37 W STATE ST	\$25,900	\$45,100	\$71,000	0.12	Commercial 1st Floor		X					X				0.12	Structure and landscaping are well maintained. Potential environmental considerations with proximity to rail.
2	36 2001015004	HARTFORD MAIN & STATE LLC	33-35 W STATE ST	\$13,100	\$86,600	\$99,700	0.08	Commercial 1st Floor Residential 2nd Floor			X				X				0.08	Structure and landscaping are well maintained. Potential environmental considerations with proximity to rail.
3	36 2001015003	JAMES LAHEID & SCHAEFER	29 W STATE ST	\$22,300	\$155,500	\$179,200	0.11	Commercial 1st Floor Residential 2nd Floor			X				X				0.11	Residential tenant vacating/commercial appears vacant. Potential environmental considerations.
4	36 2001015002	JAMES LAHEID & SCHAEFER	23-25 W STATE ST	\$16,300	\$95,800	\$112,100	0.09	Commercial 1st Floor Residential 2nd Floor			X				X				0.09	Residential tenant vacating/commercial appears vacant. Potential environmental considerations.
5	36 2001015016	HARTFORD MAIN & STATE LLC	225 N MAIN ST	\$45,300	\$323,200	\$368,500	0.15	Former Retail Building								X			0.15	Vacant commercial. Peeling paint at the south of building. Roof appears in need of replacement.
6	36 2001015014	CITY OF HARTFORD	212 N JOHNSON ST	\$0	\$0	\$0	0.14	Public parking lot		X									0.14	City Parking lot with cracking and faded striping. Potential environmental considerations.
7	36 2001015017	CITY OF HARTFORD	217 N MAIN ST	\$0	\$0	\$0	0.28	Public parking lot		X									0.28	City Parking lot with cracking and faded striping. Potential environmental considerations.
8	36 2001015015	HARTFORD MAIN & STATE LLC	207-211 N MAIN ST	\$43,800	\$112,700	\$156,500	0.09	Salon Enterprise											0.09	Historic Depot. Front facade and landscaping well kept. Rear unkempt and overgrown. Potential environmental considerations.
9	36 2102005004	PSD LLC	212 N MAIN ST	\$82,400	\$109,200	\$191,600	0.19	Doit Automotive			X				X				0.19	Automotive Repair shopfront that appears to be used for office. Potential environmental considerations.
10	36 2102005005	PSD LLC	206 N MAIN ST	\$50,900	\$113,000	\$163,900	0.23	Doit Automotive			X				X				0.23	Automotive Repair garage. Potential environmental considerations.
11	36 2102005007	PSD LLC	44 E WISCONSIN ST	\$57,700	\$11,300	\$71,000	0.57	Doit Automotive			X				X				0.57	Automotive Repair. Parking lot surface cracking, outdoor storage at northeast corner, trees unkempt. Potential environmental considerations.
12	36 2001005009	CITY OF HARTFORD	43 W WISCONSIN AVE	\$0	\$0	\$0	0.02	City Carriage Shop							X					City of Hartford Carriage Shop
13	36 2001006005	UTL	39 W WISCONSIN ST	\$0	\$0	\$0	0.21	Public parking lot		X					X					City Parking Lot
14	36 2001006004	BONNIE L HANRAHAN	28 W WISCONSIN ST	\$18,700	\$82,000	\$100,700	0.08	Residential							X				0.08	Multi-tenant residential
15	36 2001006003	STEVEN M CYRNER	135 N MAIN ST	\$31,700	\$72,300	\$104,000	0.13	Shawn's Antiques							X				0.13	Antique first floor. Residential uppers
16	36 2001006002	LINDA M DALLMAN	131 N MAIN ST	\$41,500	\$101,500	\$143,000	0.16	The Bicycle Shop			X				X				0.16	Bicycle Business Moved. Currently vacant. For rent signs
17	36 2001006007	ELEVEN 99 PROPERTIES LLC	127 N MAIN ST	\$3,200	\$42,400	\$50,600	0.05	CS Insurance		X					X				0.05	Insurance first floor. Residential above. Sign fading
18	36 2001023001	CITY OF HARTFORD	149 N MAIN ST	\$0	\$0	\$0	0.05	Parking							X				0.05	City Parking stalls
19a	36 2102003004	DEAN T & MARY J KIRLEY	142 N MAIN ST	\$35,900	\$94,000	\$129,900	0.12	Downtown Beverage							X				0.12	Well maintained building. Building is non-historic downtown building with need for rehabilitation/development. Parking lot has cracking and uneven surfaces. North facade windows and steps.
19b	36 2102003005	LARSEN EDWARD LARSEN VICKIE	140 N MAIN ST	\$51,900	\$136,900	\$188,800	0.12	Fin Enterprises							X				0.12	Outdated facade and shingles in need of repair. Chimney has crumbling. Overgrown trees and brush on retaining wall.
20	36 2102003006	EDWARD VICKIE LARSEN	130 N MAIN ST	\$11,800	\$54,400	\$76,200	0.04	Fin Enterprises							X				0.04	

MAP ID	Tax Key	Owner	Physical Address	Land Value 2016	Improvement Value 2016	Total Value 2016	Parcel Acres	Existing / Former Use	Dilapidated - Serious Building Deficiencies	Deterioration	Age/ Obsolescence/ No longer suits purpose built for	Faulty street or lot layout	Unsafe conditions	Obsolete platting	Diversity of ownership	Deterioration of structure	Deterioration of site improvement	Impairs sound growth	Acres in Need of Rehabilitation or Conservation Work	Additional Notes
21	36 2102003010	KENNETH L & S C LEINER	128 N MAIN ST	\$15,800	\$80,700	\$96,500	0.06	Specialty Tools Equipment & Supply							X	X			0.06	Cracked facade. Single story space blanked over front window, chimney built.
22	36 2102003011	DAFFEY PROPERTIES LLC	120 N MAIN ST	\$48,700	\$34,100	\$82,800	0.16	Miscellaneous Multiple							X	X			0.16	Fayade bricks, and paint chipping. South wall and west wall truck pointing in need of repair. Rusted fire escapes at the east. Pool holes in parking lot at east of building. Vacant stairs. City owned. Alpine rock garden landscaping improvements underway.
23	36 2102003016	CITY OF HARTFORD	119 FIRST ST	\$0	\$0	\$0	0.24	undeveloped land												The midpond and small park space on south bank are well maintained. The wetland area exempt from the local district acreage is 3.62 acres. The land area for inclusion in the local district acreage is 1.3 acres.
24	36 2102002035	CITY OF HARTFORD	500 E SUNNER ST	\$0	\$0	\$0	1.30	City Park												Well maintained. High quality paved path. Full tree canopy.
25	36 2102002001	CITY OF HARTFORD	114 N MAIN ST	\$0	\$0	\$0	0.34	City Park/Pathway							X	X			0.03	Weeds prevalent. Deteriorated.
26	36 2102002003	JOOSSE COMMERCIAL LLC	110 N MAIN ST	\$8,400	\$73,900	\$82,300	0.03	Beauty Bar							X	X			0.04	Vacant storefront. Truck-painting is damaged. Crumbling bricks. Peeling paint. Rear stairwell and porch have rot.
27	36 2102002004	SECOND CHANCE VENTURES LLC	104-105 N MAIN ST	\$15,300	\$78,400	\$93,700	0.04	Vacant Industrial/warehouse	X	X					X	X			0.05	Vacant. Currently under renovation for commercial and residential.
28	36 2102002005	SECOND CHANCE VENTURES LLC	102 N MAIN ST	\$15,400	\$188,500	\$203,900	0.05	Mole Hoist/Winch	X	X					X	X			0.05	Vacant. Currently under renovation for commercial and residential. Brick on south portion of building crumbling near foundation.
29	36 2102002006	SECOND CHANCE VENTURES LLC	100 N MAIN ST	\$15,200	\$143,100	\$158,300	0.05	Mole Hoist/Winch	X	X					X	X			0.12	Weeds and overgrown brush at north (rear of building).
30	36 2102002007	CHRISTINE M DELONG TOD	28 JACKSON ST	\$29,400	\$240,800	\$270,200	0.12	Publix's kitchen												Some weeds and cracked pavement. Generally good condition. Generally good condition. Stripes are fading. Some cracking pavement.
31	36 2102001017	CITY OF HARTFORD	21 E JACKSON ST	\$0	\$0	\$0	0.28	City alleyway											0.28	Overgrown Landscaping. Peeling Paint. Trees untrimmed. Outdoor storage present. Erosion of hillside on north and south of property.
32	36 2102001015	CITY OF HARTFORD	23 JACKSON ST	\$0	\$0	\$0	0.58	City Parking Lot											0.28	Unpaved private parking lot with uneven gravel surface/foot holes
33	36 2102002011	JANICE HATCH	30 MILL ST	\$38,800	\$118,400	\$157,200	0.28	Residential Single Family Home	X	X					X	X			0.09	Unpaved private parking lot with uneven gravel surface/foot holes
34	36 2102002012	THOMAS J MASTERS	24 MILL ST	\$14,700	\$0	\$14,700	0.09	Mineshaft parking lot	X	X									0.14	Unpaved private parking lot with uneven gravel surface/foot holes
35	36 2102002013	THOMAS J MASTERS	54 E SUNNER ST	\$6,100	\$0	\$6,100	0.14	Mineshaft parking lot	X	X									0.2	Unpaved private parking lot with uneven gravel surface/foot holes
36	36 2102002014	THOMAS J MASTERS	82 E SUNNER ST	\$29,400	\$0	\$29,400	0.20	Mineshaft parking lot	X	X									0.14	Unpaved gravel parking lot with some potholes.
37	36 2102002017	CITY OF HARTFORD	PARK AVE	\$0	\$0	\$0	0.14	Public Parking											0.3	Paved surface appears in good condition.
38	36 2102002018	ANTHONY W GROLL	100 E SUNNER ST	\$42,700	\$107,400	\$150,100	0.14	Public Parking											0.3	Unpaved gravel parking lot.
39	36 2102002019	CITY OF HARTFORD	106 PARK AVE	\$0	\$0	\$0	0.30	Starting Support Structures											0.3	Unpaved gravel parking lot.
40	36 2102002044	FRANK PROPERTIES LLC	108 E SUNNER ST	\$35,800	\$46,200	\$82,000	0.12	Public parking											0.15	Well maintained property and structure
41	36 2102002046	CITY OF HARTFORD	113 PARK AVE	\$0	\$0	\$0	0.15	Public parking											0.17	Unpaved gravel public parking lot.
42	36 2102002045	THOMAS J MASTERS	116 E SUNNER ST	\$27,800	\$0	\$27,800	0.17	Mineshaft parking lot	X	X									0.23	Multiple tenants. Weeds growing on north and east of site. Overall well maintained. Facade can be brought back to original character.
43	36 2102002098	IRISH DEVELOPMENT LLC	46 E JACKSON ST	\$52,100	\$421,600	\$473,700	0.23	Chinese Restaurant											0.23	Well maintained. Screened trash bins. Landscaping and painters to the west.
44	36 2102001014	CITY OF HARTFORD	27 MILL ST	\$0	\$0	\$0	0.24	Public Parking											5.04	Acres in Need of Rehabilitation or Conservation Work
TOTAL				\$933,700	\$3,670,100	\$4,603,800	8.45												59.38	Present District Acreage

APPENDIX B	LEGAL DESCRIPTION
APPENDIX C	IMPACT ON OVERLYING TAXING JURISDICTIONS
APPENDIX D	TAXING JURISDICTION CORRESPONDENCE
APPENDIX E	PROPERTY OWNER CORRESPONDENCE
APPENDIX F	PROOF OF PUBLICATION
APPENDIX G	JOINT REVIEW BOARD MINUTES
APPENDIX H	PLAN COMMISSION PUBLIC HEARING MINUTES
APPENDIX I	RESOLUTION CREATING TAX INCREMENT DISTRICT #10
APPENDIX J	RESOLUTION APPROVING THE PROJECT PLAN
APPENDIX K	CITY ATTORNEY LEGAL OPINION

DRAFT

City of Hartford, Wisconsin

Tax Increment District #10

Legal Description

Commencing at the Northwest corner of Lot 1 of Certified Survey Map No. 4639, Document No. 711619, Volume 31, Pages 161 and 162, and the point of beginning of this description; From the POINT OF BEGINNING; Thence, S 00° 36' 26" E for a distance of 131.90 feet; Thence, S 89° 41' 49" E for a distance of 20.04 feet; Thence, S 00° 36' 25" E for a distance of 21.22 feet; Thence, S 89° 42' 45" E for a distance of 252.53 feet; Thence, N 00° 31' 34" W for a distance of 7.79 feet; Thence, S 89° 42' 45" E for a distance of 20.00 feet; Thence, N 00° 31' 22" W for a distance of 5.21 feet; Thence, S 89° 42' 45" E for a distance of 118.37 feet; Thence, S 00° 29' 08" E for a distance of 13.00 feet; Thence, S 89° 42' 45" E for a distance of 510.08 feet; Thence, N 00° 31' 51" W for a distance of 2.73 feet; Thence, S 62° 30' 00" E for a distance of 110.61 feet; Thence, S 54° 30' 09" E for a distance of 130.05 feet to a point along the West line of N. Grand Avenue; Thence, S 05° 46' 08" W for a distance of 172.74 feet along said West line to a point along the North line of Park Avenue; Thence, N 87° 41' 33" W for a distance of 156.68 feet along said North line; Thence, N 82° 28' 44" W for a distance of 300.00 feet; Thence, N 69° 18' 43" W for a distance of 180.00 feet; Thence, N 86° 18' 43" W for a distance of 95.00 feet; Thence, N 86° 20' 43" W for a distance of 217.23 feet; Thence, N 00° 58' 35" W for a distance of 9.20 feet; Thence, N 78° 33' 59" W for a distance of 10.50 feet; Thence, S 00° 36' 27" E for a distance of 21.50 feet to a point along the North line of E. Jackson Street; Thence, S 89° 28' 25" W for a distance of 49.50 feet along said North line; Thence, S 00° 36' 24" E for a distance of 49.50 feet; Thence, S 00° 36' 23" E for a distance of 195.13 feet along the West line of Mill Street; Thence, N 89° 56' 34" E for a distance of 49.50 feet; Thence, N 89° 56' 35" E for a distance of 376.07 feet; Thence, S 00° 07' 26" E for a distance of 105.82 feet; Thence, S 00° 00' 00" W for a distance of 199.52 feet to a point on the South line of E. Sumner Street; Thence, N 89° 39' 22" W for a distance of 167.24 feet along said South line; Thence, N 75° 46' 41" W for a distance of 51.06 feet; Thence, S 89° 28' 23" W for a distance of 156.47; Thence, N 00° 36' 50" W for a distance of 66.00 feet to a point on the North line of East Sumer Street; Thence, N 00° 36' 24" W for a distance of 75.00 feet along the West Line of Mill Street; Thence, S 89° 28' 27" W for a distance of 115.00 feet; Thence, S 00° 36' 21" E for a distance of 75.00 feet to a point on the North line of E. Sumner Street; Thence, S 89° 28' 25" W for a distance of 16.00 feet along said North Line; Thence, N 00° 36' 23" W for a distance of 165.00 feet; Thence, S 89° 29' 04" W for a distance of 1.00 feet; Thence, N 00° 36' 24" W for a distance of 257.00 feet to a point on the South line of E. Jackson Street; Thence, S 89° 28' 26" W for a distance of 165.00 feet along said South line, to a point along the West line of N. Main Street; Thence, N 00° 36' 23" W for a distance of 213.73 feet along said West line; Thence, N 84° 40' 55" W for a distance of 110.13 feet; Thence, N 47° 18' 07" W for a distance of 139.86 feet; Thence, N 85° 58' 21" W for a distance of 0.35 feet; Thence, N 00° 00' 00" E for a distance of 25.70 feet; Thence, N 90° 00' 00" W for a distance of 14.24 feet; Thence, N 89° 59' 42" W for a distance of 54.79 feet to a point on the West line of N. Johnson Street; Thence, N 00° 36' 24" W for a distance of 59.31 feet along said West line; Thence, N 00° 41' 35" W for a distance of 49.50 feet; Thence, N 00° 29' 16" W for a distance of 36.31 feet; Thence, N 00° 40' 28" W for a distance of 64.74 feet; Thence, N 00° 34' 42" W for a distance of 155.46 feet along the West line of N. Johnson

Street; Thence, N 00° 41' 37" W for a distance of 49.49 feet; Thence, N 89° 11' 44" E for a distance of 49.50 feet; Thence, N 89° 11' 47" E for a distance of 297.00 feet along the North line of W. State Street to a point on the East line of N. Main Street; Thence, S 00° 36' 23" E for a distance of 55.82 feet; Thence, S 00° 36' 24" E for a distance of 132.01 feet along the East line of N. Main Street; Thence, N 88° 51' 25" E for a distance of 165.01 feet; Thence, N 88° 51' 24" E for a distance of 66.00 feet; Thence, N 88° 51' 27" E for a distance of 66.00 feet; Thence, N 88° 25' 22" E for a distance of 62.01 feet; Thence, S 00° 36' 23" E for a distance of 218.86 feet to a point on the South line of E. Wisconsin Street; Thence N 84° 44' 13" W a distance of 241.27 feet along said South line to the POINT OF BEGINNING, containing 715,419.83 square feet (16.42 acres more or less).

O'Meara Law Firm, LLC

Attorneys at Law

124 E. Sumner Street, P. O. Box 270468
Hartford, WI 53027-0468

262-673-7700 Fax: 262-673-7087

TIMOTHY J. ALGIERS

Court Commissioner

IAN PRUST

ANDREW D. KLOPFENSTEIN

KAREN M. CHRISTIANSON

Of Counsel

PATRICK O'MEARA
1845-1934
THOMAS O'MEARA
1878-1937
THOMAS O'MEARA, JR.
1911-1988
STEPHEN O'MEARA
1917-1996

OPINION OF CITY ATTORNEY

TIF DISTRICT NO. 10

In my capacity as City Attorney for the City of Hartford, I have examined the Project Plan for Tax Increment District No. 10, City of Hartford. Based upon my review, I find that the plan is complete and complies with the provisions of Section 66.1105(4)(f), Wis. Stats. The plan includes all items which by statute are required to be included in a Project Plan.

In providing this review, I render no opinion with respect to the accuracy, appropriateness, validity or sufficiency of any statement or finding contained in the Project Plan. Further, I make no judgment with regard to any project enumerated in the plan. This letter opinion is provided solely for the purpose of complying with Section 66.1105(4)(f), Wis. Stats., and for no other purpose.

Dated this 5th day of October, 2016.



Ian Prust
City Attorney, City of Hartford

File No. hh268-1053

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Washington County's Oldest Law Firm

Executive Summary
Resolution No. 3463

Title: Review of the Certified Survey Map for Lots 1 & 2 of a parcel located in the southeast quarter of Section 18 at the current terminus of Liberty Avenue

Background: The Common Council approved the Annexation Petition and assigned a temporary zoning of Rm-3 in July, 2016. The Plan Commission approved a Conditional Use Permit for a Planned Unit Development (PUD) in August and approved a site plan for 84 units in seven buildings in September.

The certified survey map (CSM) consists of two lots. Lot 1 of the proposed CSM measures 228,807 square feet (5.25 acres); Lot 2 measures 408,963 square feet (9.39 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. Lot 1 would have 9,528 square feet per dwelling unit and Lot 2 would have 6,817 square feet per dwelling unit, thus meeting City requirements.

The area between the two lots will be dedicated to the public for roadway purposes as Liberty Avenue extended. The Liberty Avenue Right-of-Way (ROW) extension is proposed as a 66-foot wide ROW, matching the width of the existing Liberty Avenue ROW.

Sanitary Sewer and water main utility easements meeting City requirements are shown on the CSM. In addition, a stormwater access easement meeting City requirements is shown on the CSM. The Developer and Hartford Electric are still working on the electric distribution design plan. In addition, the Development agreement calls for a 10 foot-wide pedestrian easement along the northwestern edge of the Development between the Liberty Avenue Right-of-Way and the Rubicon River Trail. As a result, Hartford Electric easements and the trail easement will need to be created as part of a separate agreement.

Recommendation: The Planning Staff recommends approval of the Certified Survey Map for Lots 1 & 2 of a parcel located in the southeast quarter of Section 18 at the current terminus of Liberty Avenue.

Prepared By: Justin Drew 10/5/16
Justin Drew, Date
City Planner

Reviewed By: Jason W. Schall 10-5-16
Jason Schall Date
City Engineer

Approved By: Steven Volkert 10-6-16
Steven Volkert, Date
City Administrator

ROUTING: Plan Commission 10/10/16
Common Council 10/11/16

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

Project Name: PREMIER BIRCH CROSSING

Project Location (Address or Legal Description): NORTH LIBERTY AVE. EXTENSION

Tax Key Number: 36-180400 3003

Applicant Name: PREMIER BIRCH CROSSING, LLC

Address: 3120 GATEWAY ROAD.

City: BROOKFIELD State: WI Zip: 53045

Daytime Phone: 262-790-4560 Fax: 262-790-4570 Other: _____

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

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

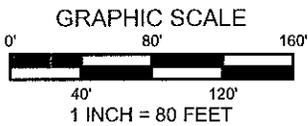
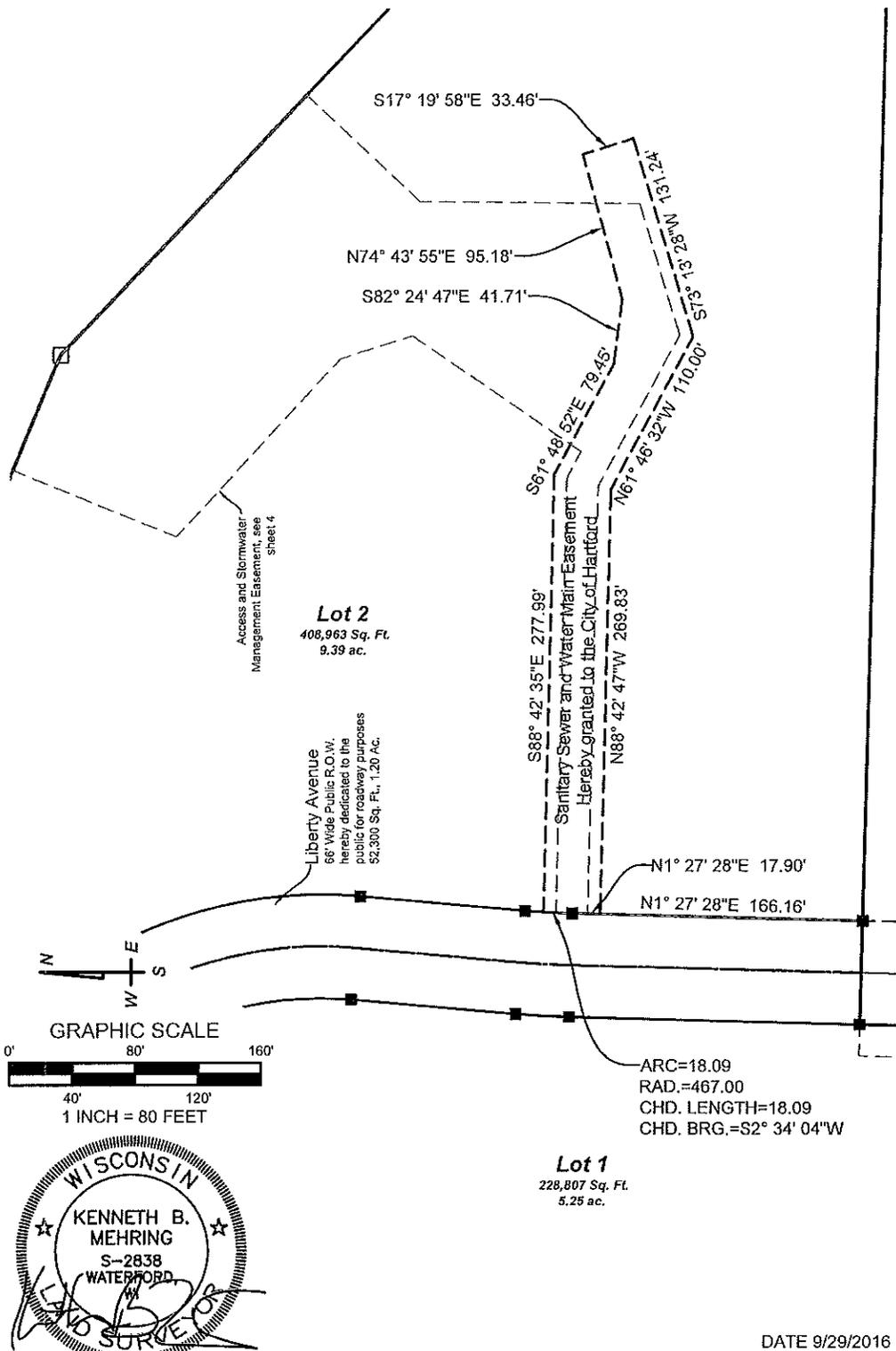
<i>Account Number 100.601.461400.46142 (#77)</i>			
*Conceptual Certified Survey Map	\$150.00	n/a	_____
*Certified Survey Map	\$250.00	n/a	<u>250.⁰⁰</u>
*Final Plat	\$500.00 +	_____	_____
	\$12.00/lot		
*Final Plat Re-App	\$350.00	n/a	_____
*Preliminary Plat	\$500.00 +	_____	_____
	\$15.00/lot		
*Preliminary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

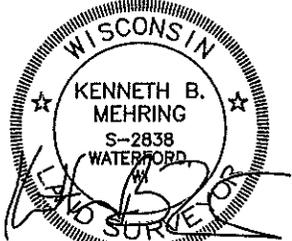
EXTRATERRITORIAL:			
<i>Account Number 100.604.440000.44420 (#78)</i>			
Certified Survey Map	\$150	n/a	_____
Preliminary Plat	\$400 +	_____	_____
	12.00/lot		
Final Plat	\$400 +	_____	_____
	\$10.00/lot		
Date Received:	Total Paid: <u>\$ 250.⁰⁰</u>		

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 18 EAST, CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.



ARC=18.09
RAD.=467.00
CHD. LENGTH=18.09
CHD. BRG.=S2° 34' 04\"W

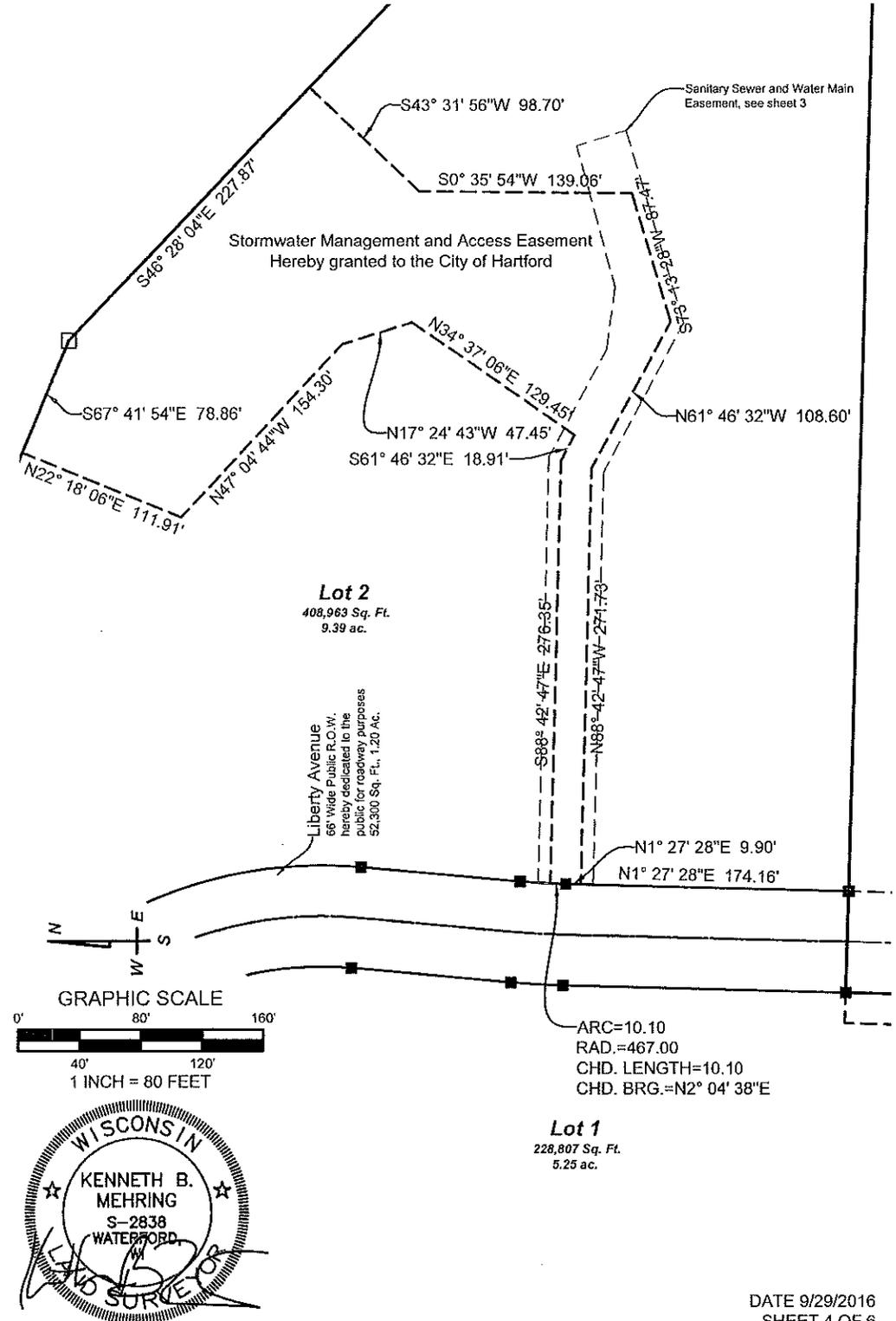


Lot 1
228,807 Sq. Ft.
5.25 ac.

Lot 2
408,963 Sq. Ft.
9.39 ac.

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 18 EAST, CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO. _____
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 10
NORTH, RANGE 18 EAST, CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, KENNETH B. MEHRING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 18 EAST, CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN WHICH SOUTHERLY OF THE STATE OF WISCONSIN RAILROAD RIGHT OF WAY, SAID RAILROAD FORMERLY OWNED BY THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY, EXCEPTING THEREFROM THAT PART AS DESCRIBED ON CERTIFIED SURVEY MAP NO. 6135, RECORDED IN VOLUME 45 OF CERTIFIED SURVEY MAPS ON PAGES 390-395, AS DOCUMENT NO. 1152769 AND FURTHER EXCEPTING THEREFROM THAT PART CONVEYED IN DOCUMENT NO. 1188425, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH BRASS CAP FOUND MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 SECTION; THENCE N1°04'44"E, ALONG THE EAST LINE OF SAID 1/4 SECTION, 350.01' TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 6135; THENCE N88°36'41"W, ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP, 245.53' TO AN IRON BAR FOUND MARKING THE PLACE OF BEGINNING; THENCE N88°36'41"W, CONTINUING ALONG SAID NORTH LINE, 813.81' TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE S1°27'28"W, ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP, 350.07', TO AN IRON PIPE FOUND ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION MARKING THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 6403, RECORDED APRIL 6, 2011 IN VOLUME 48 OF CERTIFIED SURVEY MAPS ON PAGES 222-223, AS DOCUMENT NO. 1276463; THENCE N88°36'55"W, ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP NO. 6403 AND THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION, 255.02' TO AN IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 6403 AND THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 SECTION; THENCE N1°02'08"E, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 SECTION, 1185.90' TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THE AFOREMENTIONED DEED, RECORDED APRIL 9, 2008, AS DOCUMENT NO. 1188425; THENCE S74°27'54"E, ALONG THE SOUTH LINE OF SAID LANDS, 127.62' TO AN IRON BAR FOUND; THENCE S82°53'41"E, CONTINUING ALONG SAID SOUTH LINE, 148.62' TO AN IRON BAR FOUND; THENCE S39°03'51"E, CONTINUING ALONG SAID SOUTH LINE, 260.15' TO AN IRON BAR FOUND; THENCE S73°55'35"E, CONTINUING ALONG SAID SOUTH LINE, 138.95' TO AN IRON BAR FOUND; THENCE S67°41'54"E, CONTINUING ALONG SAID SOUTH LINE, 108.37' TO AN IRON BAR FOUND; THENCE S46°28'04"E, CONTINUING ALONG SAID SOUTH LINE, 345.19' TO AN IRON BAR FOUND; THENCE S46°54'03"E, CONTINUING ALONG SAID SOUTH LINE, 192.26' TO AN IRON BAR FOUND; THENCE S1°05'17"W, ALONG THE WEST LINE OF SAID LANDS, 158.39' TO THE PLACE OF BEGINNING, SAID PARCEL CONTAINS 15.84 ACRES MORE OR LESS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE CITY OF HARTFORD IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 29th DAY OF SEPTEMBER, 2016.



KENNETH B. MEHRING
PROFESSIONAL LAND SURVEYOR



OWNER'S CERTIFICATE

AS OWNERS, WE, PREMIER BIRCH CROSSING, LLC., HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON.

AS OWNERS, WE FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1.) THE CITY OF HARTFORD

DATED THIS _____ DAY OF _____, 2016.

NAME: _____

NAME: _____

STATE OF _____) ss
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016

THE ABOVE NAMED _____, TO ME
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

Instrument drafted by Kenneth B. Mehring, P.L.S. #2838

DATE 9/29/2016
SHEET 5 OF 6
JOB#16-0003

CERTIFIED SURVEY MAP NO. _____
PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 10
NORTH, RANGE 18 EAST, CITY OF HARTFORD, WASHINGTON COUNTY, WISCONSIN.

CERTIFICATE OF CITY TREASURER APPROVAL:

THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CSM

ON THIS _____ DAY OF _____, 2016.

DAWN TIMM
CITY TREASURER

CERTIFICATE OF PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION OF THE CITY OF HARTFORD BY RESOLUTION NO. _____

ON THIS _____ DAY OF _____, 2016.

TIM MICHALEK
MAYOR

LORI HETZEL
CITY CLERK

CERTIFICATE OF CITY COUNCIL APPROVAL:

APPROVED BY THE COMMON COUNCIL OF THE CITY OF HARTFORD BY RESOLUTION NO. _____

ON THIS _____ DAY OF _____, 2016.

TIM MICHALEK
MAYOR

LORI HETZEL
CITY CLERK



October 6, 2016

TO: Mayor Timothy C Michalak

From: City Clerk Lori Hetzel

RE: APPOINTMENT OF ELECTION OFFICIALS FOR CALENDAR YEARS 2016 AND 2017

Please appoint the following individuals as election officials for 2016 and 2017.

1st Alderperson District

Deb Holtan	244 8 th St	414-502-4487
Caleb Hummel	224 Sixth St	262-224-1579
Roberta Kuechler	51 E Rossman	262-673-5670
Elizabeth May	325 Park Ave., Apt 106	262-457-2170
Sharon Orth	223 N Fifth St, Apt 210	262-457-3235

2nd Alderperson District

3rd Alderperson District

David Best	322 Novak St	262-397-8590
Al Lauer	2979 S Gate Dr., #5	414-736-4347
Pamela Pierson	2833 Gateway Ave	262-670-5854

MISCELLANEOUS

COMMITTEE

REPORTS

PLAN COMMISSION
City of Hartford
September 12, 2016

PRESENT: Chairperson Michalak, Members Stapleton, Regan, Henke, Alderperson Liaison Jewell

ABSENT: Member Kuepper

ALSO PRESENT: City Planner Justin Drew

Call to Order – Chairperson Michalak called the meeting to order at 5:30 p.m. in the Common Council Chambers of Hartford City Hall, 109 N. Main Street.

Minutes – Motion by Regan, second by Anderek approving the minutes of August 8, 2016. Motion carried.

Appearances – There were no appearances.

Sign Review: Carpenter Technology, 71 N. Main Street

Executive Summary Review:

David Carpenter submitted an application for a wall sign for his business, Carpenter Technology, at 71 N. Main Street. There are two businesses at the front of this building. Lotus Be Well, the north storefront, received an approval for wall and window signage in 2015. Carpenter Technology occupies the south storefront and proposes a 20' x 3' wall sign above the business windows. Currently there is no wall sign for the south storefront. The proposed sign covers the entire signable area for this storefront. Taken together, the Lotus Be Well sign and the Carpenter Technology sign are within the maximum allowed square footage for the B-3 district. The sign is black and white. The largest portion of the sign is black on white, and includes the name of the company and a telephone logo. On either side of this is white on black informational lettering, including a phone number. The sign is comprised of durabond with a polyurethane finish, designed to be lightweight and durable. No illumination is planned. Planning Staff recommended approval of the sign.

Plan Commission Discussion, Carpenter Technology Sign:

Mr. Drew reviewed the executive summary. Chairperson Michalak requested discussion. There was no discussion. Alderperson Liaison Jewell noted that he would be recusing himself; he is the contractor for the sign. Motion by Henke, second by Stapleton approving the Carpenter Technology sign. Motion carried.

Public Hearing for Proposed Creation of TID #10, Proposed Boundaries, and Proposed Project Plan

Chairperson Michalak opened the hearing and requested reading of the Public Notice. Mr. Drew read the notice and proceeded to the staff review, introducing Vandewalle & Associates representatives Jolena Presti and Jorian Giorno. Mr. Drew reviewed the procedure for the review and approval of a Tax Increment District, noting Joint Review Board, Plan Commission and

Common Council duties and responsibilities, as well as the timeline for meetings for each: Joint Review Board (composed of representatives of all taxing bodies and a citizen representative) meets first to review preliminary documents; a Plan Commission Public Hearing is then held; the Common Council approves the TID and related documents; the Joint Review Board has final approval. Mr. Drew explained the Plan Commission's distinct responsibilities: approve a resolution recommending boundaries of the district, zoning, and conformity to the City's comprehensive plan; render an opinion on the feasibility and legality of the project plan; votes whether or not to approve project plan; makes a recommendation whether or not City should approve creation of the district. Mr. Drew requested that Ms. Presti continue. Ms. Presti reviewed what Tax Incremental Financing is as a financing mechanism and tool for revitalization; went over key terms; reviewed how the mechanism works (where money comes from, where spent, when terminated); explained what is required for specific TIDs; and explained what the "but for" test is (improvements could not occur but for the creation of the TID). Ms. Presti spent some time reviewing the development plan from last fall, explaining the process to put it together, noting that this is a good time for a TID at this location due to interest in immediate development and mentioned some of the 'catalytic sites' under consideration (hotel, brew pub). Mr. Drew reviewed the boundaries of the district, explained the reason for including the Mill Pond (contiguity) and requested that Ms. Presti discuss the ½ mile boundary around the TID. Ms. Presti noted that there is a boundary around the TID which might benefit from development within the TID, possibly for improvement within areas that could connect in some way to the TID (signage, welcoming areas, awning connection locations). The TID area itself includes 44 parcels and covers almost 8.5 acres. Ms. Presti also noted the difference between rehabilitation & conservation, and blight, noting that TID 10 is a rehabilitation and conservation TID and nothing about the TID implies neglect on the part of owners in the TID. Mr. Drew explained some of the possible projects and uses in the TID, such as burying power lines, and finishing the Mill Pond. Ms. Presti also noted a possible façade improvement program, streetscaping, traffic management, bike/pedestrian improvements, parking improvements, signage, and awning connections. Mr. Drew reviewed some value increment/financed projections and options. Chairperson Michalak requested appearances in favor. Tom Hostad, on behalf of the Hartford Area Development Corporation and the Downtown Project Management Team, and Danny Dulak, owner of Second Chance Ventures, spoke in favor of approving the TID, with Mr. Dulak also asking if the ½ mile radius area would be 'tiered' in comparison to the TID itself when allocation decisions were made. Chairperson Michalak requested appearances in opposition. Jan Hatch, 30 Mill Street, appeared with questions about the boundaries and what might precipitate changing them. She also asked when the meetings (for the development plan) took place last fall and how many people attended. Chairperson Michalak closed the hearing and invited discussion by Plan Commissioners. Member Henke asked Mr. Drew to review the questions asked at the podium. Mr. Drew reviewed the process of the downtown plan process, noting that meetings were held in October and December of 2015, with 50 – 60 people at each meeting. The overall downtown plan was approved by the Plan Commission last December, and by the Common Council in early February 2016. Mr. Drew compared the downtown plan process with a detailed vision statement, and the TID process as the 'nuts and bolts' work to fulfill the vision statement. Mr. Drew clarified his remarks about the changing boundaries in a TID: the boundaries in TID 9 were changed at the request of a landowner, to

include more land. The change was incorporated into the TID approval process, which is allowed. TID 10 boundaries have not changed. Ms. Presti then reviewed the question about tiering the ½ mile radius, explaining what to expect as the increment grows. Member Henke asked for some boundary ‘landmarks’ of the ½ mile radius. Mr. Drew explained that landmarks could not be specifically identified but in general, the east boundary is Wilson Avenue; north is around the area of the CBRF (The Gardens of Hartford) north of Prospect; west is almost to Wacker Drive and south is the Chandelier Ballroom on Jefferson Avenue. Chairperson Michalak asked if 100 N. Main is part of the TID. Mr. Drew confirmed and explained that boundaries were chosen to primarily include properties that could see a large value increase. The rest of the area should expect to see values increase as a result of the TID increment increase. Member Henke asked if the base value assessment would be for 2016 or 2017. Mr. Drew responded that the assessment would be for 2017, as there will not be enough building in 2016 to create a desirable increment. Chairperson Michalak requested a motion to approve Resolution PC-2016-001, a resolution approving the district boundaries and project plan for proposed tax increment finance district #10. Motion by Jewell, second by Anderek to approve Resolution PC-2016-001. Chairperson Michalak requested discussion. Member Henke asked if a roll call was required. No roll call was necessary. Motion carried.

Review of a Rezoning Request for 220 Union Street

Executive Summary Review:

Hartford Historic Preservation Foundation requested rezoning for the property located at 220 Union Street, tax key number 36-2102-018-011. The property is currently zoned Rs-4 Single Family Residential District. The requested zoning is B-3 General Business District. Hartford Historical Preservation Foundation wishes to restore the property and use the mansion for small gatherings, dinner parties and wine tastings. In addition, the HHPF intends to use the mansion as an extension of the Chandelier Ballroom, allowing guests to utilize the property as an ‘inn’ for bridal parties to stay when hosting weddings at the ballroom. In August, a change was made to the City of Hartford 2030 Smart Growth Plan to allow for commercial development at this site. Following an approved rezoning, a conditional use permit application will be submitted and reviewed. The property is surrounded by single-family and duplex zonings. One block south is B-3 General Business District zoning for multi-family and commercial uses. The property is approximately 925’ to the east and 265’ to the north of the Downtown Business Improvement District, an area predominately zoned B-3. The property meets the area (5,000 square feet) requirements for B-3. There are no setback requirements in the B-3 district. Planning Staff recommended approval.

Plan Commission Discussion, Rezoning Request, 220 Union Street:

Mr. Drew reviewed the executive summary. Chairperson Michalak requested discussion. Member Henke noted that he would be recusing himself due to his involvement with Hartford Historic Preservation Foundation. Motion by Anderek, second by Jewell to recommend that the Common Council approve the rezone from Rs-4 to B-3 for 220 Union Street. Motion carried.

Site Plan Review for Birch Crossing Apartments, Located North of the Current Terminus of Liberty Avenue

Executive Summary Review:

The Common Council approved the Annexation Petition and assigned a temporary zoning of Rm-3 in July, 2016. The Plan Commission approved a Conditional Use Permit for a Planned Unit Development (PUD) in August. The PUD allows for 12-unit buildings. Premier Real Estate Management has submitted a plan for seven 12-unit buildings. The property is zoned Rm-3 Multi-Family Residential. Multi-Family buildings of this size are allowed in the Rm-3 Multi-Family Residential District as a Conditional Use (up to 24 unit buildings can be approved). Because the development involves the dedication of public Right-of-Way, approval will need to be conditioned upon City approval of a Certified Survey Map. The property is surrounded by the Rubicon River to the north, undeveloped town land to the west, the Libby Lagoon to the east, and Wal-Mart to the south. The proposed multi-family buildings would be arranged around both sides of an extended Liberty Avenue. Three of the buildings east of Liberty Avenue extended would be arranged around a private driveway. Building placement shifted somewhat due to the presence of wetlands and floodplain on the property. The proposed Multi-Family buildings would have the following setbacks and lot coverage:

- **26 feet** from the proposed extended Liberty Avenue Right-of-Way
- **25 feet** from the western property line
- **135 feet** from the eastern property line
- **40 feet** from the northern property line
- Lot Coverage would be approximately **12.4%** of the 15.0-acre site, below the 25% maximum allowed by Code in the Rm-3 District.

The adopted Smart Growth Plan identifies this area for medium density residential development (5.8 – 8.0 units per acre). The area to the west and south calls for commercial development as well. The area to the north is identified as conservancy and is not intended to be developed. The density proposed for this development would be 6.1 units per acre. As proposed, the site plan would meet the zoning requirements of the Rm-3 zoning District with an approved Planned Unit Development. The Developer proposes two bedroom apartments arranged in 12-unit structures. The proposed buildings would be two stories tall. Buildings would have 1-car attached garage stalls for each unit. There would be no common hallways. In addition, a maintenance building is proposed at the south end of the development. The buildings are proposed in a Prairie Style, with low roof pitches and large overhangs. The façade would be composed of a brick wainscot around the first floor, first floor brick at the corners of the buildings, with two tones of vinyl siding on the second floor, as well as vinyl “cedar” shake accents between some of the windows. Numerous changes of plane and windows are present along each façade. Dormers do a good job of breaking up the scale of the building. Colors would include tan, gray, taupe, and green. The plan proposes an extension of the Liberty Avenue Right-of-Way north of its current terminus. The Right-of Way would travel north, then angle towards the northwest. This layout would facilitate the continued expansion of Liberty Avenue towards the northwest. 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 will meet this requirement when the east and west ends of Liberty Avenue connect. In the interim, the buildings flank both sides of the proposed Liberty Avenue extension, and emergency access is satisfactory. Public sidewalk is shown on the west side of Liberty Avenue extended and an 8-foot wide asphalt trail is proposed for the east side of Liberty Avenue extended. At some point in the future, the Rubicon River Trail will extend just north of this development. In order to allow access to this

trail, Staff will work with the Developer to identify potential pathways within the development, as well as identifying a pedestrian easement on the west side of the property. This easement can be incorporated into the Certified Survey Map. The proposal indicates 84 garage stalls, 83 parking stalls, and parking space in front of each attached garage. In total, 251 parking spaces are provided, or an average of 2.9 spaces per unit (the Code requires 2 spaces per unit). The property slopes down from southwest to northeast. The grading plan calls for the southwest portions of the development to be brought down and the lower areas near the river to be brought up, creating a fairly flat development site. Stormwater will be directed to a series of ponds towards the Rubicon River. An engineering consultant is reviewing the grading plan, and City Staff will notify the developer if any changes are required. Sanitary sewer and water main are located in the Liberty Avenue Right-of-Way directly south of the property. Some minor changes to the type, size, and coverage of the mains were required, and the Developer is working to amend the infrastructure construction plans. The Developer is also working with Hartford Electric to establish easement locations. The submitted landscape plan shows 32 Black Hills Spruce, 13 Autumn Blaze Maples, and 8 Thornless Honey Locusts, as well as 81 ornamental trees planted around the buildings and driveways. Many of the spruce trees and some of the junipers are proposed to be located near the south and west property line. This is the most likely location for the electric easement. If the electric easement is located in these areas, those spruce and junipers will need to be relocated to other locations on the site. A large number of deciduous and evergreen shrubs and flowers would surround the foundation of each building (more than 127 per building). No street trees are shown along the Liberty Avenue Right-of-Way on the landscape plan. Street Trees are required by 12.0815 of the Code. The Developer will need to submit a street tree plan within two months. The volunteer City Forester will review and approve the plan. Trash enclosures are shown on each side of each building. Staff recommends that the dumpster be enclosed with wood fencing and a gate. A photometric plan has not been submitted. If exterior parking lot lights are proposed, a photometric plan meeting City requirements will need to be reviewed and approved. Planning Staff recommended approval of the Site Plan for Birch Crossing Apartments subject to City approval of a Certified Survey Map, and submittal of a Street Tree Plan within two months of site plan approval.

Plan Commission Discussion, Birch Crossing Site Plan:

Mr. Drew reviewed the executive summary and noted that a street tree plan had been submitted. Chairperson Michalak asked, on a related issue, if sidewalks were being considered on Wacker Drive for pedestrians trying to walk to WalMart. Mr. Drew noted that the City had looked at the possibility of a walking path south of the airport to the Rubicon River trail but expense was a stumbling block. Discussions continue on a pedestrian/bike path on Wacker. Chairperson Michalak asked if the Birch Crossing development could be pushed to include a path north to State Street. Mr. Drew noted that the City could not connect at this time due to open farmland between the development and any walking areas. Chairperson Michalak encouraged the development of walking paths that would allow people to get to WalMart, since he hears from many constituents on this issue. Member Regan asked if the developer was amenable to the easement needed on the north side. Mr. Drew asked the representative from Lynch & Associates to come to the podium to discuss. The Lynch & Associates representative noted that company attorneys would need to review the request, due to pedestrians being so close to buildings. Mr. Drew noted that an easement could be negotiated as part of the Development Agreement. Member Henke asked if this was the only place a pedestrian path could go. Mr. Drew stated that it is not the only location, but it is the shortest path. It is not directly against the buildings but

City of Hartford Plan Commission, September 12, 2016

against the parking lot, and screening would be appropriate. Chairperson Michalak requested further discussion, and requested a motion. Motion by Henke, second by Regan to approve the Birch Crossing site plan, subject to approval of a Certified Survey Map. Motion carried.

Adjournment – Motion adjourned by call of chairperson at 6:25 p.m.

Respectfully submitted,
Justin Drew, City Planner

Compiled by Char Smelter, Planning Secretary

PUBLIC WORKS COMMITTEE
September 27, 2016

PRESENT: Chairperson Mixon, Members Randolph, Hegy, Carroll

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

Chairperson Mixon called the meeting to order at 6:45 p.m. in the Common Council Chambers of Hartford City Hall, 109 North Main Street.

Roll Call – All members of the Committee were present.

Public Comment Period – None.

2017 Garbage and Recycling Brochure – Director of Public Works Kranz reviewed and commented on the proposed 2017 garbage and recycling brochure, and responded to questions.

Snowplowing/Salting Procedures and Sidewalk Snow/Ice – Director of Public Works Kranz reviewed and commented on the snowplowing/salting procedures for the City of Hartford as well as sidewalk snow/ice removal, and responded to questions. The City maintains approximately 88 miles of streets including connecting highways. There are many City parking lots from which snow must be removed. In addition, the City maintains approximately 2-½ miles of sidewalks and one mile of alleys. The Hartford Municipal Airport is plowed after the City streets are completed.

2017 City Sidewalk Repair/Replacement Program – City Engineer Schall provided information on the streets for repair/replacement as part of the 2017 Sidewalk Repair/Replacement Program, and responded to questions. The sidewalks will be inspected and marked by City staff later this fall. Also as part of the sidewalk program, The Public Works Committee should consider the placement of sidewalk on both sides of Patton Drive and Simon Drive, which is part of the Simon's Pleasant Valley Addition 2 Subdivision, which was deferred.

Accepting Improvements in Autumn Ridge Estates Subdivision – WisDOT requires municipalities to adopt a resolution accepting subdivision street improvements. All of the improvements installed in Autumn Ridge Estates Subdivision have now been inspected to insure proper construction.

MOTION by Alderperson Randolph, and seconded by Alderperson Carroll recommending to the Common Council a Resolution accepting improvements in Autumn Ridge Estates Subdivision. MOTION CARRIED.

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

Respectfully submitted,
Lori Hetzel, City Clerk

LH:pb

PWSEPT27.16

Compiled by Pat Borlen, Deputy Clerk

FOR
INFORMATIONAL
PURPOSES
ONLY

Monthly Department Report
Planning/Building Inspection
September 2016

Planning:

Plan Commission, September 12:

- Sign Review: Carpenter Technology, 71 N. Main Street (approved)
- Site Plan Review - Birch Crossing – North of Current Terminus of Liberty Avenue (approved)
- Rezoning – 220 Union Street (recommended approval)
- Public Hearing for Proposed Creation of TID 10 (approved)

Violation Letters:

- Property Maintenance: 5
- Courtesy Notices: 1
- Housing: 0
- Precitation: 0
- Zoning: 1
- Citations: 0

Scanning Project, Building Plans & Documentation, Storage:

21 boxes of 93 have been scanned and electronically stored.

Scanning Project, Commercial Plans:

2008 commercial plans are in the process of being scanned and electronically stored, and placed in GIS mapping.

Building Inspection:

Permits Issued: 121

Permits Issued YTD: 1028

Violation Letters: 2

Courtesy Notices: 0

MONTHLY DEPARTMENT REPORT SEPTEMBER 2016

DEPARTMENT: HARTFORD POLICE DEPARTMENT

1.) MONTHLY STATISTICAL DATA

ACTIVITY MEASURE	% OF		% OF		2015		3 YR AVG/	% OF		3 YR AVG/		% OF
	2016	2015	YTD TOTAL	2015	2015	YTD TOTAL	MONTH	AVG MON	YTD TOTAL	AVG YTD	2015	% OF
CALLS FOR SERVICE (SEPTEMBER)	587	99%	5308	107%	592	4956	564	104%	5027	106%		
COMPLAINTS FILED (SEPTEMBER)	218	96%	2108	105%	227	2005	217	100%	2128	99%		
WRITTEN WARNINGS (AUGUST)	110	69%	1240	91%	160	1365	175	63%	1252	99%		
TRAFFIC CITATIONS (AUGUST)	110	105%	912	76%	105	1200	131	84%	1364	67%		
MUNICIPAL CITATIONS (AUGUST)	38	79%	399	106%	48	376	51	75%	381	105%		
FIELD INTERVIEW CARDS (AUGUST)	5	167%	21	100%	3	21	1	500%	18	117%		
ADULT ARRESTS (UCR DATA) (AUGUST)	41	103%	449	102%	40	441	50	82%	422	106%		
JUVENILE ARRESTS (UCR DATA) (AUGUST)	16	57%	241	93%	28	258	18	89%	240	100%		
SQUAD FLEET MILEAGE	SEPTEMBER	% OF	2016	% OF	SEPTEMBER	2015	3 YR AVG/	% OF	3 YR AVG/	% OF		
	2016	2015	YTD TOTAL	2015	2015	YTD TOTAL	MONTH	AVG MON	YTD TOTAL	AVG YTD		
SQUAD 1 (PATROL)	1026	51%	18403	107%	2008	17199	1578	65%	16771	110%		
SQUAD 2 (PATROL)	2014	123%	17921	96%	1633	18681	1561	129%	15634	91%		
SQUAD 3 (PATROL)	2334	86%	18797	92%	2718	20487	2541	92%	19234	98%		
SQUAD 4 (PATROL)	2608	98%	19345	76%	2655	25371	2520	103%	24083	80%		
SQUAD 5 (PATROL)	1743	147%	16563	133%	1189	12448	1654	105%	15552	107%		
SQUAD 6 (ADMIN/POLICE AIDES)	548	83%	994	90%	661	1107	N/A	N/A	N/A	N/A		
SQUAD 7 (PATROL/SPECIAL PURPOSE)	478	47%	7303	97%	1019	7500	643	74%	5727	128%		
SQUAD 8 (ADMIN)	1766	135%	9500	104%	1305	9108	969	182%	8486	112%		
SQUAD 9 (PATROL/K-9)	1063	208%	8755	140%	512	6267	1262	84%	11496	76%		
TOTAL SQUAD MILEAGE	13580	99%	117581	100%	13700	118168	12728	107%	120983	97%		
AVERAGE SQUAD MILEAGE	1509	88%	13065	88%	1713	14771	1591	95%	15123	86%		

2.) CHIEF'S ACTIVITIES

- ◆ Attended and presented at the regularly scheduled meeting of the Police and Fire Commission.
- ◆ Attended the monthly meeting of the Washington County Chief's Association.
- ◆ Attended the 9-11 Memorial Ceremony hosted by the Chamber of Commerce.
- ◆ Attended a Meeting of the Citizens Academy Alumni Association to assist Sgt. Zywicki with their MILO demonstration.
- ◆ Attended a United Way Community Listening Session at Broan-NuTone.

3.) ACCOMPLISHED PROJECTS/TASKS/ACTIVITIES

- ◆ After eight years of service, Sergeant Mike Cummings has requested to be removed from his assignment to the Washington County S.W.A.T. team. We are thankful for his service and the opportunity to participate in this important program.
- ◆ Department personnel conducted a bicycle sale to liquidate a surplus of lost and found bicycles.
- ◆ Department personnel conducted our first planning meeting for the 2016 Shop with a Cop program.
- ◆ Department personnel monitored evacuation drills at local schools.
- ◆ Established a current Police Officer's Eligibility list.

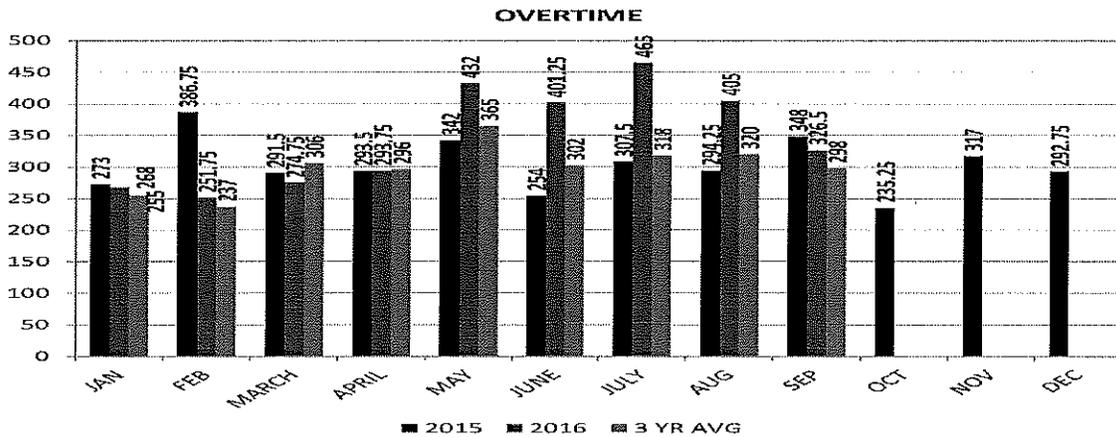
4.) ANTICIPATED PROJECTS/TASKS/ACTIVITIES

- ◆ Officer Nicholas Skelton and Officer Mitchell Kraemer will begin their tours of duty at the Hartford Police Department in October.
- ◆ The Operations Lieutenant's promotional process will be completed.
- ◆ Communications Officer recruitment process will be completed.

5.) TRAINING

- ◆ Sergeant Cummings attended the monthly SWAT team training with the Washington County Sheriff's Department
- ◆ Officers Dorn and Cash completed required K-9 certification training
- ◆ Monthly MILO Training – Patrol Staff
- ◆ Isolation Drill (Professional Communication – Sovereign Citizen) – Patrol/Investigative Staff
- ◆ Officer Krick attended Firearms Instructor Training at Fox Valley Technical College
- ◆ Sergeant Zywicki, Detectives Thickers and Engebretsen, and Officers Dorn and Deckert attended Drug Recognition Expert Recertification training
- ◆ Officers Janzen and Kolbach attended Basic Breath Examiner Training at the Waukesha County Technical College
- ◆ Detective Thickers attended basic CAST training at the FBI Office in St. Francis
- ◆ Detective Engebretsen attended Cyber Investigations 101 at the Waukesha County Technical College
- ◆ Communications Officers Snyder and Jossart attended the first All Hazard Dispatch Training in Wisconsin at Waukesha County Technical College
- ◆ EMD Illuminations Injuries Involving Asthma - Communications Officers Walters and Jossart
- ◆ Communications Officer Italiano and Administrative Assistant Moratz completed Wisconsin Crime Alert Network Transition Training
- ◆ Communications Officers Italiano and Zirbel completed the FEMA IS 144 TERT Basic Course online

6.) OVERTIME



(Note: In September we remained functionally short of our authorized staffing levels. However, the direct impact of our new officers that have recently completed their field training programs has been apparent from the reduction in overtime hours by over 50 hours in each of the past three months. We anticipate that as staffing continues to stabilize, overtime will follow suit.)

Respectfully Submitted,
David A. Groves
 Chief of Police

STREET DEPARTMENT MONTHLY REPORT

September 2016



Advanced Disposal Services/Curbside Solid Waste Pickup:	Past Sept. Solid Waste
324.28 Tons of solid waste for September 2016 (367.31 tons - Aug. 2016)	2013 - 277.87 tons 2014 - 300.97 tons 2015 - 321.12 tons

Advanced Disposal Services/Curbside Recycling Pickup:	
Paper & Cardboard AND Commingles (Glass, Plastic & Cans) RECYCLING CART.....	81.50 Tons (106.39 Tons - Sept. 2015)

1. Normal department projects required to be accomplished during the month of SEPTEMBER	
<ul style="list-style-type: none"> - Pick up and chip brush curbside (1st full week) - Repair & maintain equipment - Cut grass along streets & at airport - Repair & replace street signs as needed 	<ul style="list-style-type: none"> - Patch and asphalt streets as needed - Sweep city streets per schedule - Pick up excessive garbage on Fridays - Inspect & Repair Catch Basins per schedule

2. Special or specific projects/tasks/activities accomplished during the month of SEPTEMBER:	
<ul style="list-style-type: none"> - Crackfill streets - Trimmed tree branches over streets - Clean & Repair Catch Basins & Outfalls - Attend Progress Meetings for STH 83 project - Cut weeds along roadside & vacant lots - Prepare & Submit Recycling Grant Application - Assist TAPCO with Traffic Signal Repairs - Attend School Crossing Guards Meeting 	<ul style="list-style-type: none"> - Paint striping on streets/City Hall Parking Lots - Asphalt after water main breaks - Worked with Mead & Hunt on Airport Runway FONSI - Topsoil/landscape projects - Resolve Recycling & Garbage Complaints - Review & Prepare 2016 Recycling/Garbage Brochure - Meet with City Atty. Regarding Snow Removal Notices - Attend Airport Operations & Land Use Seminar in Stevens Point - 2 day seminar

3. Specific project/task/activities expected to be initiated or accomplished during month of OCTOBER:	
<ul style="list-style-type: none"> - Maintenance of all City equipment - Topsoil & landscape as needed - Assist contractors with construction projects - Inspect & repair catch basins 	<ul style="list-style-type: none"> - Crack fill and asphalt streets where needed - Assist with STH 83 project when needed - Replace or straighten street signs - Continue trimming branches over streets

4. Training/Staff Development activities occurring during the month of SEPTEMBER: CVMIC TRAINING
 --- September 20, 2016 for Work Zone Traffic Safety and Confined Space Training

DATE	PURPOSE FOR OVERTIME	TIME AND ONE HALF	
9/1/2016	Start up Tar Kettle early	1.00	
9/2/2016	Sweep Downtown	2.00	
9/21/2016	Assist with Sanitary Sewer backup; Digging	1.70	
9/30/2016	Sweep Downtown	2.00	
TOTALS		6.70	
<i>September 2015 Overtime Comparison Totals</i>		<i>38.90</i>	
Excel/MonthlyReport/2016/September			

MONTHLY DEPARTMENT REPORT

DEPARTMENT: UTILITIES COVERING THE MONTH OF: SEPTEMBER 2016

REGULAR MONTHLY ACTIVITIES

1. Street Lights
2. Tree Trimming
3. Hydrant Maintenance
4. Water Samples
5. Well Maintenance

SPECIAL MONTHLY ACTIVITIES

1. Circuit 11 Reconnector
2. Line Extension – Oriole Ponds
3. Cleaned Plate Settler – Well #16
4. New Water Mains – Oriole Ponds & Autumn Ridge

UPCOMING ACTIVITES

1. Line Extension – Autumn Ridge
2. Line Extension – Hartford Square
3. Complete Construction – Hwy 83
4. Add 6" Fire Line – 19 E. Sumner St.

TRAINING SESSIONS

1. MEUW Safety Session
2. Traffic Safety & Confined Space
3. Upgraded Mass Unit Manager Program

OVERTIME

<u>PURPOSE FOR OVERTIME</u>	<u>HOURS</u>
Electric Reconnects – Hartford	6.0
Repair Stop & Go Signal Hit by Vehicle – Hwy 60 & Grand Ave.	2.0
Line Extension – Oriole Ponds	0.2
Trouble Call – Slinger	1.6
Maintenance of Pumping Plant	7.9
Reconstruction – Hwy 83	1.3
Well Run – Weekends & Holiday	18.0
TOTAL	37.0